

**AN ORDINANCE**

**REZONING** property in the corporate limits of the City of Marietta, Georgia in in Land Lot 1076 of the 16<sup>th</sup> District, Parcels 530, 1180, 330, 380, 370, 360, 350, 340, 450, 630, 460, 470, 480, 490, 500, 510, 320, 650, 640, 430, & 410 of the 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as 116 & 122 Burnap Street; 103, 83, 87, 91, 95, & 99 Croft Street; 100, 101, 102, 106, 108, 110, 112, 114, & 116 Jordan Street; 315, 319, 325, & 329 Roselane Street.

**WHEREAS**, application has been filed by **TRATON LLC** for rezoning property in the corporate limits of the City of Marietta, Georgia; and,

**WHEREAS**, following proper notice, a public hearing was held before this body; and,

**NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MARIETTA, GEORGIA, THAT:**

**Section 1:** The following property to wit:

**TRACT 1:**

All that tract or parcel of land lying and being in Land Lot 1076 of the 16th District, 2rd Section, City of Marietta, Cobb County, Georgia, and being more particularly described as follows:

**TO FIND THE TRUE POINT OF BEGINNING, COMMENCE** at a 1/2" rebar found at the intersection of the southerly right of way of Croft Street (variable width public right of way) and the westerly right of way of Roselane Street (variable width public right of way), said point being the **TRUE POINT OF BEGINNING**.

**FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;**

thence leaving said right of way of Croft Street and along said right of way of Roselane Street S00°54'33"W for a distance of 155.63 feet to a nail set at the intersection of the westerly right of way of Roselane Steet and the northerly right of way of Jordan Street (variable width public right of way); thence leaving said right of way of Roselane Street and along said right of way of Jordan Street for the following courses and distances N86°43'43"W for a distance of 28.46 feet to a point; N84°41'23"W for a distance of 49.68 feet to a point; N84°45'52"W for a distance of 113.62 feet to a point; N84°46'47"W for a distance of 175.82 feet to a 1/2" rebar found with cap "D&S Land RLS 2670"; N84°44'33"W for a distance of 262.07 feet to a 1/2" rebar set; thence leaving said right of way 154.90 feet along the arc of a curve to the right, said curve having a radius of 1691.78 feet and being subtended by a chord of N14°08'08"E, 154.84 feet to a 1/2" rebar set at the southerly right of way of Croft Street (variable width public right of way); thence along said right of way the following courses and distances: S85°23'20"E for a distance of 125.17 feet to a 1/2" rebar found (bent); S86°43'41"E for a distance of 193.34 feet to a 1/2" rebar found (bent); S84°45'00"E for a distance of 50.06 feet to a 1/2" rebar found (bent); S83°45'28"E for a distance of 50.01 feet to a 1/2" rebar found (bent); S83°03'57"E for a distance of 49.82 feet to a 1/2" rebar

found; S83°36'09"E for a distance of 125.71 feet to a 1/2" rebar found, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 2.214 acres.

Together with:

**TRACT 2:**

All that tract or parcel of land lying and being in Land Lot 1076 of the 16th District, 2nd Section, City of Marietta, Cobb County, Georgia, and being more particularly described as follows:

**TO FIND THE TRUE POINT OF BEGINNING, COMMENCE** at a 1/2" rebar found at the intersection of the southerly right of way of Croft Street (variable width public right of way) and the westerly right of way of Roselane Street (variable width public right of way); thence leaving said right of way of Croft Street and along said right of way of Roselane Street S00°54'33"W for a distance of 155.63 feet to a nail set at the intersection of the westerly right of way of Roselane Street and the northerly right of way of Jordan Street (variable width right of way); thence leaving said right of way of Jordan Street and along said right of way of Roselane Street S00°58'22"W for a distance of 25.37 feet to a 1/2" rebar set at the intersection of the southerly right of way of Jordan Street and the westerly right of way of Roselane Street; thence leaving said right of way of Roselane Street and along said right of way of Jordan Street the following courses and distances: N84°16'30"W for a distance of 171.74 feet to a point; N84°46'50"W for a distance of 247.14 feet to a 1/2" open top pipe found; N85°10'53"W for a distance of 50.10 feet to a 1" open top pipe found, said point being the **TRUE POINT OF BEGINNING**.

**FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;**

thence leaving said right of way S00°39'19"W for a distance of 153.08 feet to a 1/2" rebar set at the northerly right of way of Burnap Street (variable width public right of way); thence along said right of way the following courses and distances: N79°49'17"W for a distance of 101.07 feet to a 1/2" rebar found; N82°46'58"W for a distance of 71.47 feet to a 1/2" rebar found; thence in a northwesterly direction along the curved intersection of said right of way of Burnap Street and Railroad Street (variable width public right of way) 23.87 feet along the arc of a curve to the right, said curve having a radius of 14.00 feet and being subtended by a chord of N34°17'40"W, 21.08 feet to a 1/2" rebar found; thence along said right of way of Railroad Street the following courses and distances: N14°23'43"E for a distance of 42.64 feet to a point; N05°14'17"E for a distance of 81.46 feet to a 1/2" rebar found at the intersection of said right of way of Railroad Street and the southerly right of way of Jordan Street (variable width public right of way); thence along said right of way of Jordan Street the following courses and distances: S85°24'22"E for a distance of 66.45 feet to a 1/2" rebar found; S85°14'58"E for a distance of 100.09 feet to a 1" open top pipe found, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.579 acres.

Together with:

**TRACT 3:**

All that tract or parcel of land lying and being in Land Lot 1076 of the 16th District, 2nd Section, City of Marietta, Cobb County, Georgia, and being more particularly described as follows:

**TO FIND THE TRUE POINT OF BEGINNING, COMMENCE** at a 1/2" rebar found at the intersection of the southerly right of way of Croft Street (variable width public right of way) and the westerly right of way of Roselane Street (variable width public right of way); thence leaving said right of way of Croft Street and along said right of way of Roselane Street S00°54'33"W for a distance of 155.63 feet to a nail set at the intersection of the westerly right of way of Roselane Street and the northerly right of way of Jordan Street (variable width public right of way); thence leaving said right of way of Jordan Street and along said right of way of Roselane Street S00°58'22"W for a distance of 25.37 feet to a 1/2" rebar set at the intersection of the southerly right of way of Jordan Street and the westerly right of way of Roselane Street, said point being the **TRUE POINT OF BEGINNING**.

**FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;** thence leaving said right of way of Jordan Street and along said right of way of Roselane Street along said right of way of Roselane Street S00°58'52"W for a distance of 155.07 feet to a nail set at the intersection of the westerly right of way of Roselane Street and the northerly right of way of Burnap Street (variable width public right of way); thence along said right of way of Burnap Street N85°05'56"W for a distance of 99.78 feet to a 2" open top pipe found; thence leaving said right of way N02°10'53"E for a distance of 79.05 feet to a 1/2" rebar found; thence N87°16'26"W for a distance of 76.20 feet to a 2" open top pipe found; thence N03°01'50"E for a distance of 81.16 feet to a 1/2" rebar set at said southerly right of way of Jordan Street (variable width public right of way); thence along said right of way S84°16'30"E for a distance of 171.74 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.488 acres.

**Section 2:** The above-described property is hereby rezoned into the corporate limits in the City of Marietta, Georgia from R-2 (Single Family Residential – 2 units/acre) to R-4 (Single Family Residential – 4 units/acre).

**Section 3:** The following is incorporated as a condition of zoning:

1. Letter of Agreeable Stipulations and Conditions to Shelby Little, AICP, Zoning Manager, from J. Kevin Moore dated January 12, 2026.

**Section 4:** It is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses and phrases are severable, and if any section, paragraph, sentence, clause or phrase of this Ordinance is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance.

**Section 5:** All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

**Section 6:** This Ordinance shall become effective upon the signature or without the signature of the Mayor, subject to Georgia laws 1983, page 4119.

**Final Ordinance submitted by:**

  
Shelby Little, Planning & Zoning Manager

**Approved as to form:**

  
Daniel White, City Attorney

**Approved by City Council:**

**DATE:** January 14, 2026

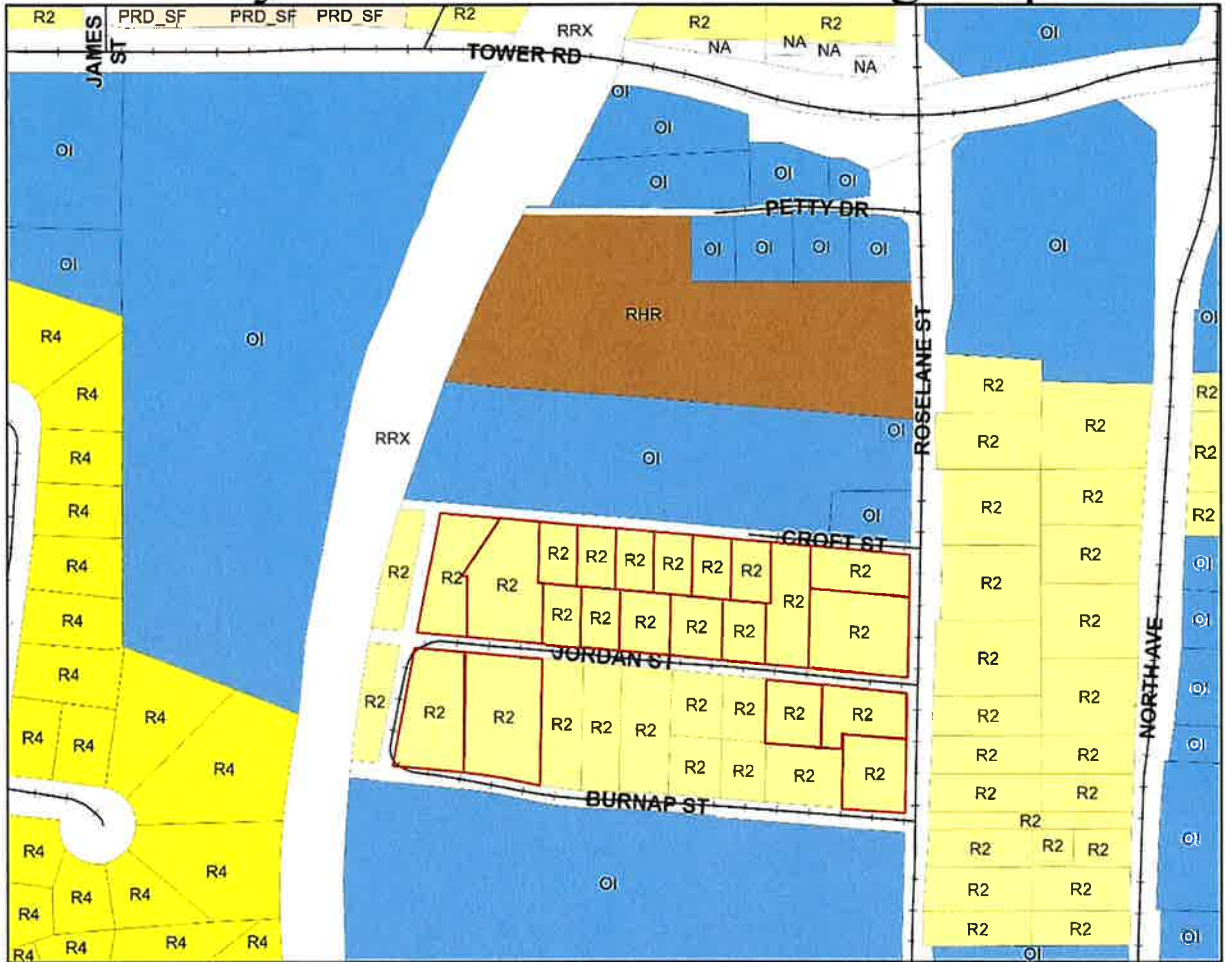
**APPROVED:**

**ATTEST:**

  
Stephanie Guy, City Clerk

  
R. Steve Tumlin, Jr., Mayor

# City of Marietta Area Zoning Map



## Zoning

### SINGLE FAMILY RESIDENTIAL

- R-1 One Unit/Acre
- R-2 Two Unit/Acre
- R-3 Three Unit/Acre
- R-4 Four Unit/Acre

### ATTACHED FAMILY RESIDENTIAL

- RA-4 Four Unit/Acre
- RA-6 Six Unit/Acre
- RA-8 Eight Unit/Acre
- PRD(SF) Planned Residential Dev

### MHP Mobile Home Park

### MULTI FAMILY RESIDENTIAL

- RM-8 Eight Unit/Acre
- RM-10 Ten Unit/Acre
- RM-12 Twelve Unit/Acre
- RHR Residential High Rise
- PRD(MF) Planned Residential Dev

### COMMERCIAL

- NRC Neighborhood Retail
- CRC Community Retail
- RRC Regional Retail
- CBD Central Business District
- PCD Planned Commercial Dev
- MKD Mixed Use Dev
- OIT Office Institutional Trans
- LRO Low-Rise Office
- OI Office Institutional
- OS Office Services
- OHR Office High-Rise

### INDUSTRIAL

- LI Light Industrial
- HI Heavy Industrial
- PID Planned Industrial Dev

## District

16

## Land Lot

10760

## Parcel

## Current Zoning

R2

## Proposed Zoning

R4  
w/  
inc.  
density

## Comments:

**Burnap Street, Croft Street, Jordan Street, & Roselane Street**

## Date:

**11/6/2025**

**Planning & Zoning  
Division**

N



0 20 40 80 Feet

