

AN ORDINANCE

REZONING property in the corporate limits of the City of Marietta, Georgia in Land Lots 858 & 859, 16th District of the 2nd Section, Cobb County, Georgia, and being known as **1583, 1567, 1605, and 1611 Bells Ferry Road.**

WHEREAS, application has been filed by **THE PALMS AT PACES FERRY, 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:

1583 Bells Ferry Rd

All that tract or parcel of land lying and being in Land Lot 859 of the 16th District, 2nd Section, Cobb County, Georgia, being part of Lots 3 and 4 of the Property of A.S. Medford Property, as per plat recorded in Plat Book 6, page 110, Cobb County records, and being more particularly described as follows: Beginning at an iron pin on the northwest side of Bells Ferry Road, 880 feet northeast from the intersection of the northwest side of Bells Ferry Road; running thence northwesterly along the north line said Lot 3, 50.9 feet to an iron pin; thence northeasterly 100 feet to an iron pin; thence southeasterly 260 feet to an iron pin on the northwest side of Bells Ferry Road; thence southwesterly along the northwest side of Bells Ferry Road, 140 feet to an iron pin and the point of beginning.

TAX ID # 16085900180

1567 Bells Ferry Rd

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 859 OF THE 16TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING PART OF LOT 4 OF THE MEDFORD PROPERTY, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGE 110, COBB COUNTY GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWEST CORNER OF LOT 3; RUNNING THENCE NORTHEASTERLY A DISTANCE OF 100 FEET TO AN IRON PIN; RUNNING THENCE SOUTHEASTERLY ALONG THE BOUNDARY OF LOT 4 A DISTANCE OF 150 FEET TO AN IRON PIN; RUNNING THENCE SOUTHWESTERLY A DISTANCE OF 100 FEET TO AN IRON PIN; RUNNING THENCE NORTHWESTERLY ALONG THE BOUNDARY OF LOT 3 A DISTANCE OF 150 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

TAX ID # 16085900480

1605 Bells Ferry Rd

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 859 OF THE 16TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF BELLS FERRY ROAD AT THE NORTHEAST CORNER OF LOT OWNED BY ROBERT BRASWELL, BEING LOT 4, AS SHOWN ON A CERTAIN PLAT NOW RECORDED IN THE CLERK'S OFFICE OF COBB COUNTY, GEORGIA RECORDS, AND RUNNING THENCE WESTERLY ALONG ROBERT BRASWELL'S A LINE A DISTANCE OF 400 FEET TO HIS NORTHWEST CORNER; THENCE RUNNING ALONG THE LINE OF THE LANDS OF A. S. MEDFORD FOR A DISTANCE OF 100 FEET TO A POINT; RUNNING THENCE EAST ALONG OTHER LANDS OF THE SAID A. S. MEDFORD A DISTANCE OF 400 FEET TO THE SAID BELLS FERRY ROAD; RUNNING THENCE SOUTH ALONG THE WEST SIDE OF SAID ROAD A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

TAX ID # 16085900030

1611 Bells Ferry Rd

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 858 AND 859 OF THE 16TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING APPROXIMATELY 0.56 ACRES, MORE OR LESS, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 75, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY SIDE OF BELLS FERRY ROAD, AT THE INTERSECTION THEREOF WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID INTERSTATE 75; AND RUNNING THENCE SOUTHWESTERLY ALONG THE WESTERLY SIDE OF SAID BELLS FERRY ROAD A DISTANCE OF 50.80 FEET TO AN IRON PIN AT THE NORTHEASTERLY CORNER OF OTHER PROPERTY OF GRANTEE HEREIN; RUNNING THENCE NORTH 70 DEGREES 29 MINUTES WEST ALONG THE NORTHERLY LINE OF GRANTEE'S SAID OTHER PROPERTY A DISTANCE OF 389.1 FEET TO AN IRON PIN; CONTINUING NORTH 69 DEGREES 40 MINUTES WEST ALONG THE NORTHERLY LINE OF PROPERTY OF CARLETON F. NEVILLE A DISTANCE OF 306.1 FEET TO AN IRON PIN; RUNNING THENCE NORTH 33 DEGREES 38 MINUTES EAST A DISTANCE OF 18.60 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 75; RUNNING THENCE SOUTH 72 DEGREES 46 MINUTES EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 698.3 FEET TO THE POINT OF BEGINNING.

TAX ID # 16085900470

Section 2: The above-described property is hereby rezoned in the corporate limits of the City of Marietta, Georgia from R-20 (Single Family Residential) in unincorporated Cobb County and R-2

(Single Family Residential – 2 units/acre) to PRD-SF (Planned Residential Development – Single Family) in the City.

Section 3: The following variances are incorporated as conditions of zoning:

1. Variance to reduce the minimum tract size from 3 acres to 2.335 acres [§708.09 (H)]
2. Variance to reduce the minimum recreation area from 17,424 sq. ft. to 10,600 sq. ft. [§708.09 (B.1.h)]

Section 4: The following stipulations are incorporated as conditions of zoning:

1. The units will be staggered.

Section 5: 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 6: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Section 7: 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:

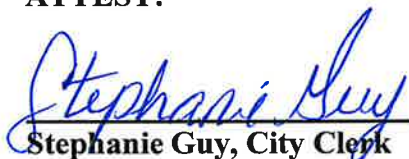

Daniel White, City Attorney

Approved by City Council:

DATE: January 14, 2026

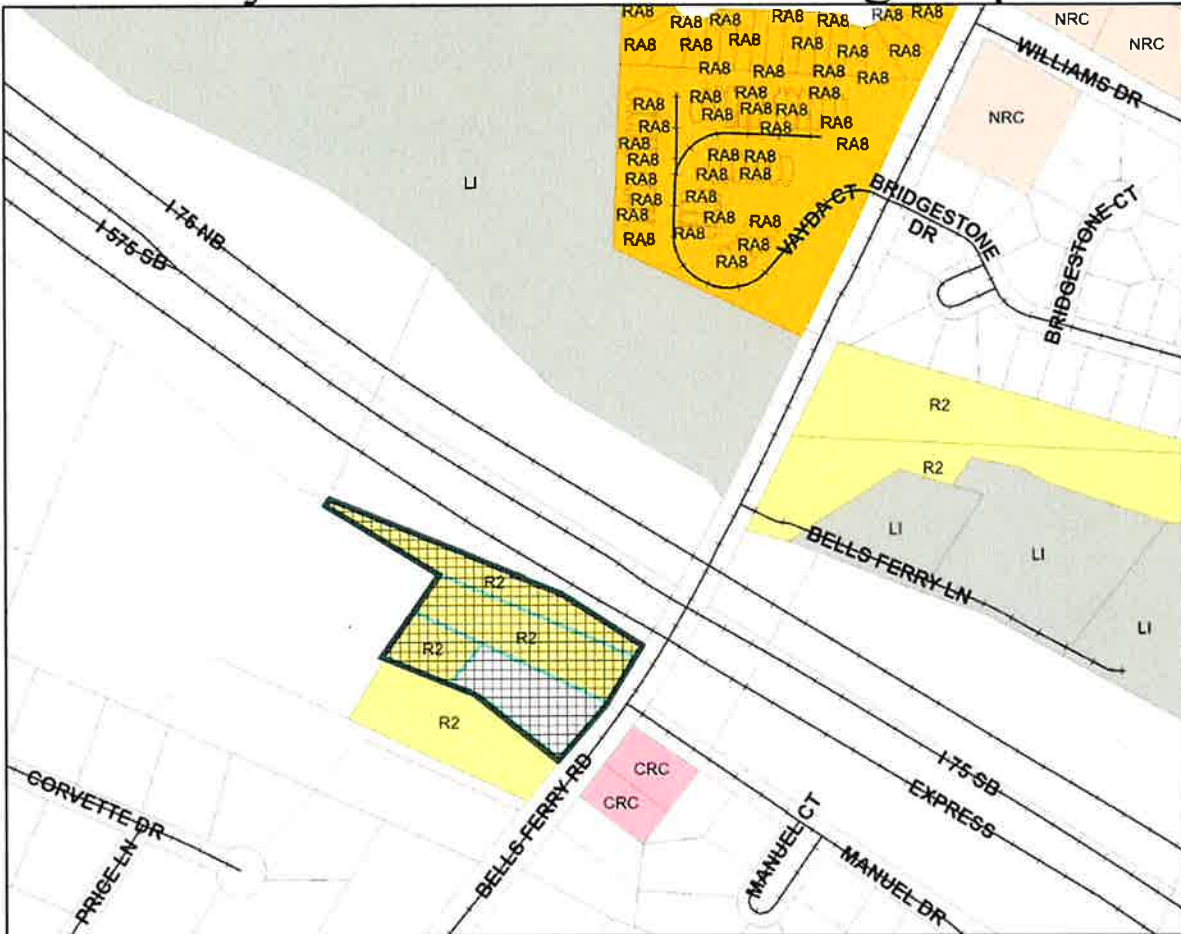
APPROVED:

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-1 Four Unit/Acre
 RA-2 Six Unit/Acre
 RA-3 Eight Unit/Acre
 PRE(SF) Planned Residential Dev.
 M(SF) Mobile Home Park
MULTI FAMILY RESIDENTIAL
 RM-8 Eight Unit/Acre
 RM-10 Ten Unit/Acre
 RM-12 Twelve Unit/Acre
 RH-1 Residential High Rise
 IND(MF) Planned Residential Dev.

COMMERCIAL
 NRC Neighborhood Retail
 CRC Community Retail
 RRC Regional Retail
 CBD Central Business District
 PCD Planned Commercial Dev.
 MUD Mixed Use Dev.
 OIT Office Institutional Trans.
 LOO Low-Rise Office
 OII Office Institutional
 OS Office Services
 OHR Office High-Rise
INDUSTRIAL
 LI Light Industrial
 HI Heavy Industrial
 PID Planned Industrial Dev.

District

16
16
16
16

Land Lot

08590
08590
08590
08590

Parcel

0480
0180
0030
0470

Current Zoning

R2
R-20
R2
R2

Proposed Zoning

PRD-SF
PRD-SF
PRD-SF
PRD-SF

Comments:

1567, 1583, 1605, & 1611 Bells Ferry Road

Date:

12/11/2025

Planning & Zoning
Division

N



0360 120 Feet

