

**AN ORDINANCE**

**REZONING** property in the corporate limits of the City of Marietta, Georgia in Land Lots 858 & 859, 16<sup>th</sup> District of the 2<sup>nd</sup> 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

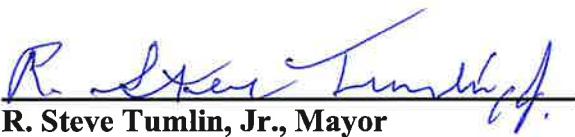
Approved as to form:

  
Daniel White, City Attorney

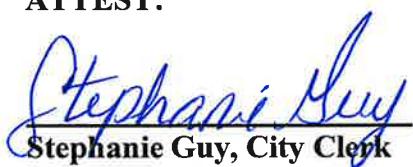
Approved by City Council:

DATE: January 14, 2026

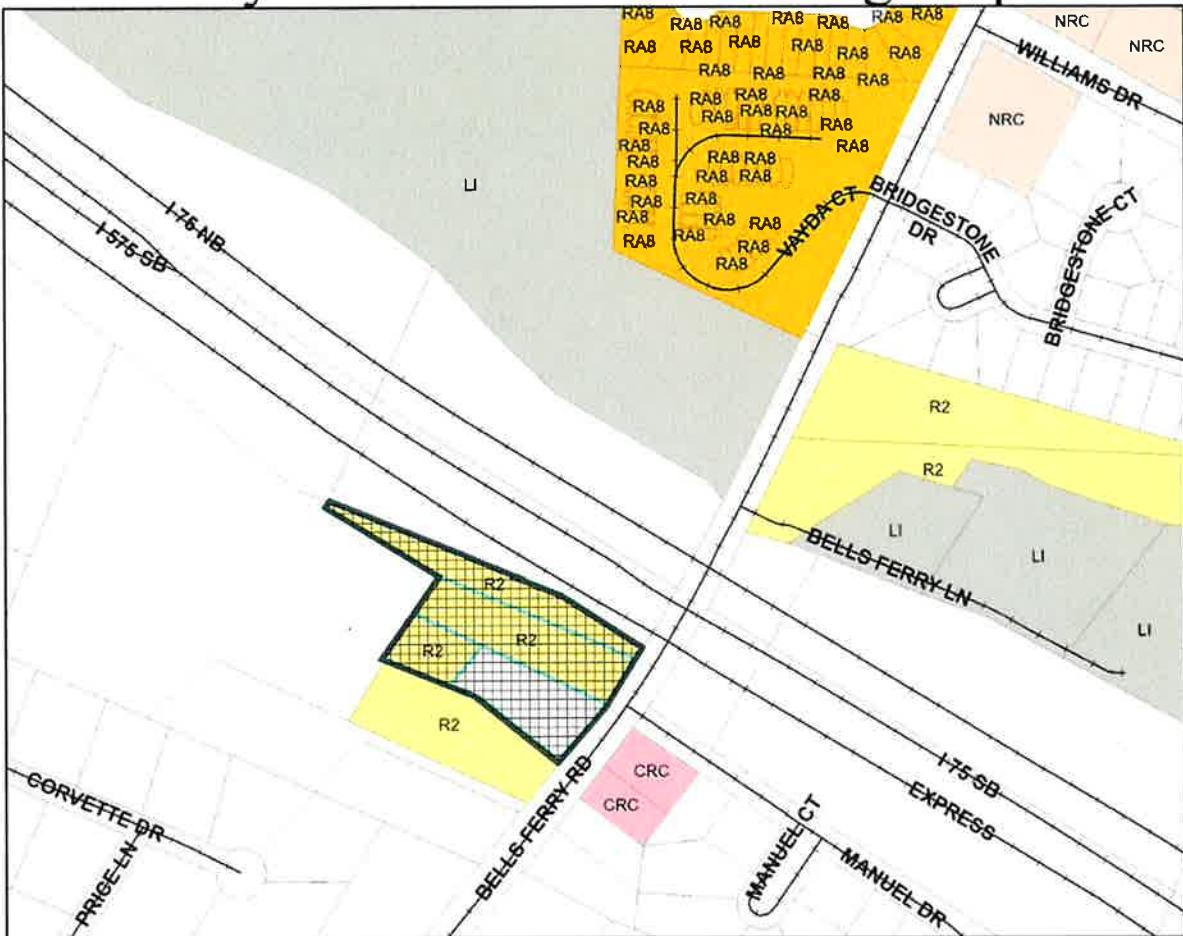
APPROVED:

  
R. Steve Tumlin, Jr., Mayor

ATTEST:

  
Stephanie Guy, City Clerk

# City of Marietta Area Zoning Map



Zoning	COMMERCIAL	District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL						
R-1 One Unit/Acre	NRC Neighborhood Retail					
R-2 Two Unit/Acre	CRC Community Retail					
R-3 Three Unit/Acre	PRC Regional Retail					
R-4 Four Unit/Acre	PCD Planned Commercial Dev					
ATTACHED FAMILY RESIDENTIAL	MUD Mixed-Use Dev					
RAD-1 Four Unit/Acre	OIT Office Institutional Trans.					
RAD-2 Six Unit/Acre	LRO Low-Rise Office					
RAD-3 Eight Unit/Acre	OI Office Institutional					
PRD-SF Planned Residential Dev	OS Office Services					
MFH Middle Income House	OHR Office High-Rise					
MULTI FAMILY RESIDENTIAL	INDUSTRIAL					
RM-8 Eight Unit/Acre	LI Light Industrial					
RM-10 Ten Unit/Acre	HI Heavy Industrial					
RM-12 Twelve Unit/Acre	PID Planned Industrial Dev					
RM-14 Residential (2) Story						
PRD-MF Planned Residential Dev						

## Comments:

1567, 1583, 1605, & 1611 Bells Ferry Road

Date:

12/11/2025

Planning & Zoning  
Division

