

**AN ORDINANCE**

**REZONING** property in the corporate limits of the City of Marietta, Georgia in Land Lots 641 & 656 of the 17<sup>th</sup> District, Parcel 0050 of the 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as **1401 Cobb Parkway South**.

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**WHEREAS**, application has been filed by **AVIS MOBILITY VENTURES, LLC. (FVR GEORGIA, 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:

All that tract or parcel of land in Marietta, Georgia being in Land Lots 641 and 656 of the 17th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

Beginning at a nail found at the intersection of the southern right of way of Franklin Drive and the Eastern right of way of Cobb Parkway (aka US Highway 41 & Georgia Hwy 3) and thence run along said southern right of way North 29 degrees 31 minutes 51 seconds East, a distance of 183.08 feet to a 1-1/2-inch iron rod; thence leaving said right of way and run South 37 degrees 24 minutes 41 seconds East, a distance of 142.28 feet to a 1-inch open top pipe; thence South 51 degrees 39 minutes 02 seconds West, a distance of 168.36 feet to a nail found on said eastern right of way; thence along said right of way North 37 degrees 30 minutes 10 seconds West, a distance of 73.33 feet to a nail found and the Point of Beginning.

Said tract of land contains 0.417 Acres

**Section 2:** The above-described property is hereby rezoned into the corporate limits in the City of Marietta, Georgia from CRC (Community Retail Commercial) to CRC (Community Retail Commercial).

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

1. The storage of operable passenger vehicles be reinstated as a legally nonconforming use subject to restrictions outlined in Section 706.

**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:

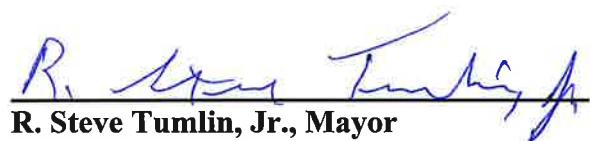
  
Daniel White, City Attorney

Approved by City Council:

**DATE:** January 14, 2026

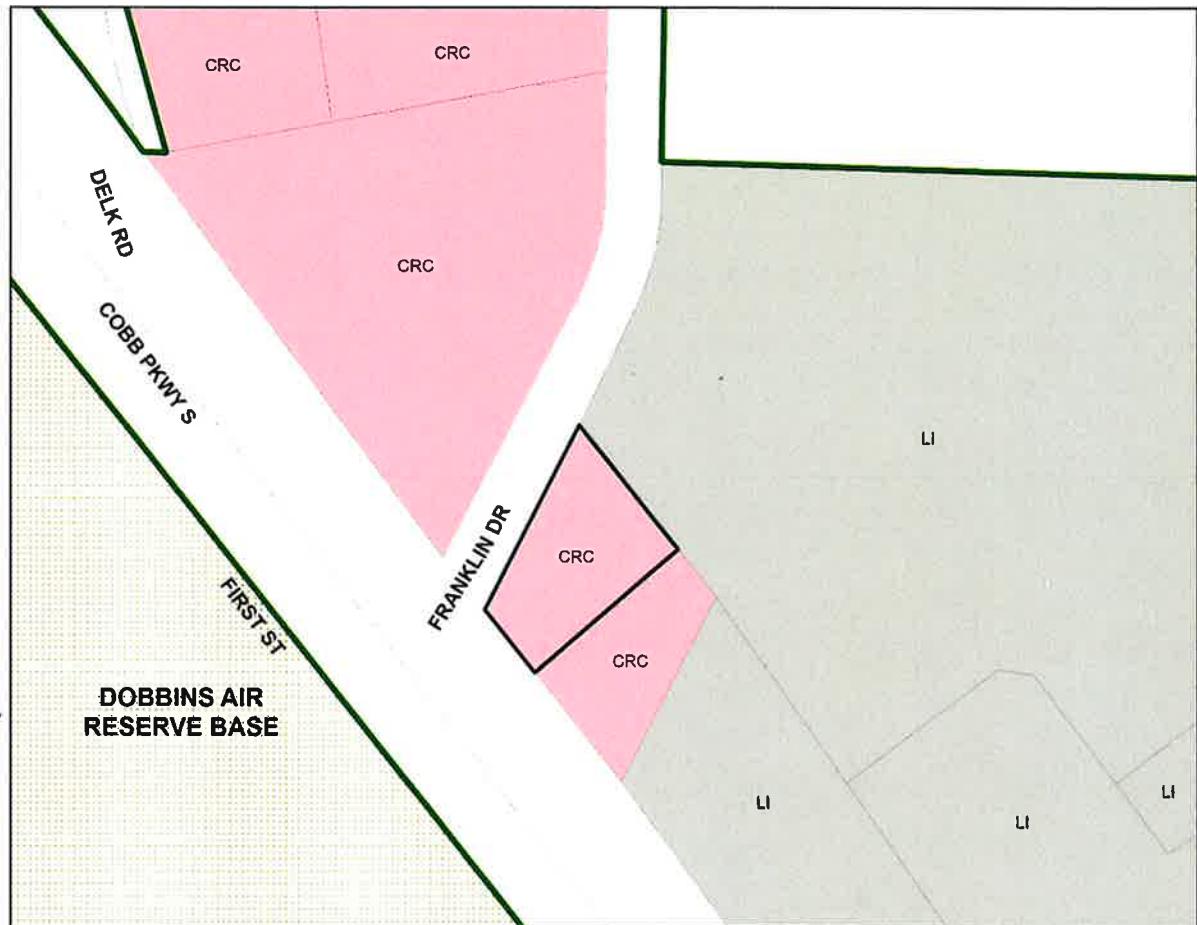
**APPROVED:**

ATTEST:

  
R. Steve Tumlin, Jr., Mayor

  
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	RRC Regional Retail					
R 4 Four Unit/Acre	CBD Central Business District					
ATTACHED FAMILY RESIDENTIAL	PCD Planned Commercial Dev					
RA 4 Four Unit/Acre	MKD Mixed Use Dev					
RA 6 Six Unit/Acre	OIT Office Institutional Trans					
RA 8 Eight Unit/Acre	LRO Low Rise Office					
PRODIST Planned Residential Dev	OI Office Institutional					
MHP Mobile Home Park	OS Office Services					
MULTI FAMILY RESIDENTIAL	OHR Office High Rise					
RM 8 Eight Unit/Acre	INDUSTRIAL					
RM 10 Ten Unit/Acre	LI Light Industrial					
RM 12 Twelve Unit/Acre	HI Heavy Industrial					
RHR Residential High Rise	PID Planned Industrial Dev					
PRDIMFI Planned Residential Dev						

Comments: 1401 Cobb Pkwy SE		
Date: 01/06/2026	Planning & Zoning Division	 1:1,599