

AN ORDINANCE

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

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

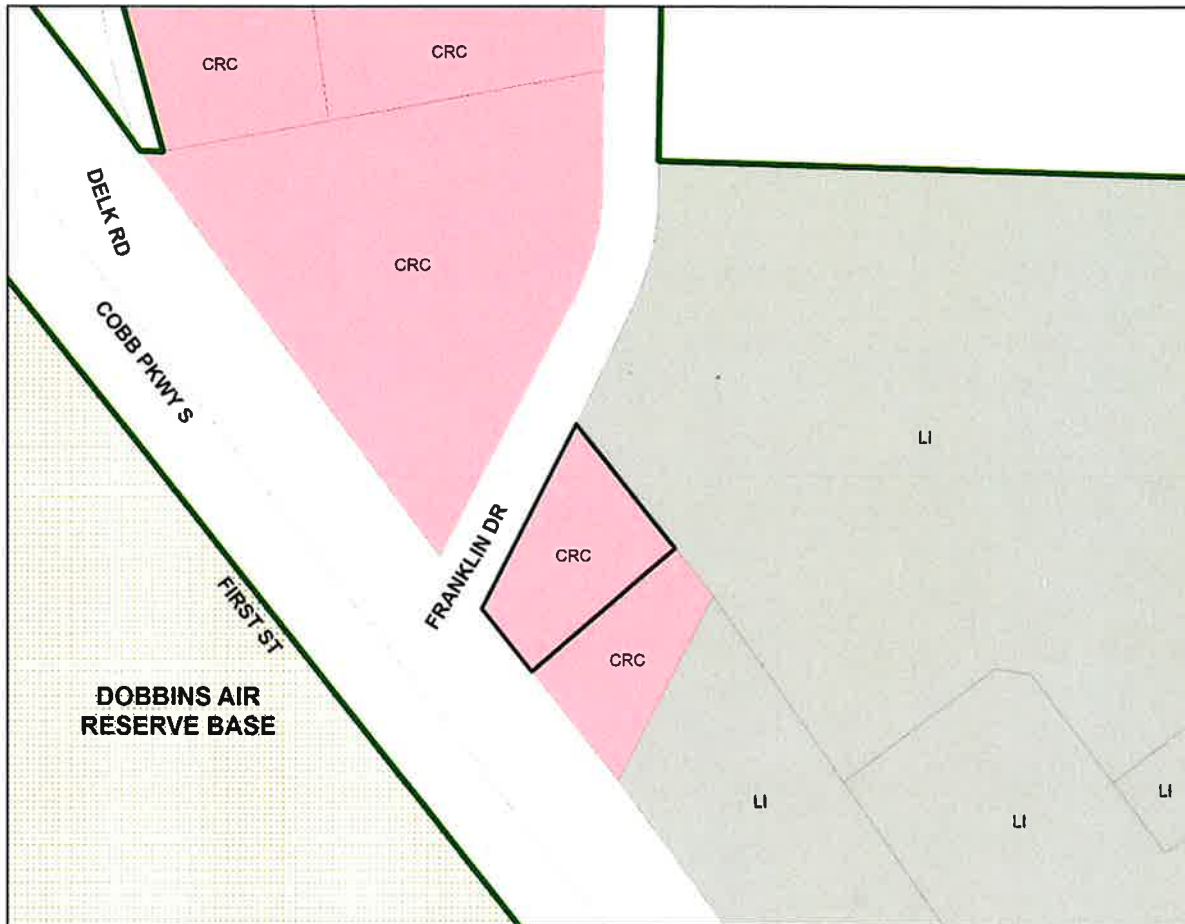
APPROVED:

ATTEST:


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.
MXD Mixed Use Dev.
OIT Office Institutional Trans.
IRO 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

17

Land Lot

06410

Parcel

0050

Current Zoning

CRC

Proposed Zoning

CRC w/
add use
as car
storage
lot

Comments:

1401 Cobb Pkwy SE

Date:

01/06/2026

Planning & Zoning
Division

