

AN ORDINANCE

REZONING property in the corporate limits of the City of Marietta, Georgia in Land Lot 648 of the 17th District, Parcel 0310 of the 2nd Section, Cobb County, Georgia, and being known **1663 Crestridge Drive**.

WHEREAS, application has been filed by **JOHN KING CARTER, III** 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 lying and being in Land Lot 648 of the 17th District, 2nd Section, Cobb County, Georgia, and being Lots 22 and 23, Block C, Powers Ferry Hills, Unit I, as per plat recorded at Plat Book 10, Page 86, Cobb County, Georgia records, which plat is referred to hereby as reference for more particular description and delineation of the lot dimensions, thereof. Property being Improved property known as 1663 Crestridge Drive, according to the present system of numbering houses in the City of Marietta, Georgia.

Parcel No. 17064800310

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-2 (Single-Family Residential, 2 units/acre) with an increased density of 3.7 units/acre.

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

1. Variance to decrease the minimum lot size from 15,000 square feet to 11,766 square feet for "Lot 22" (1663 Crestridge Drive) and to 11,880 square feet for "Lot 23" (unaddressed Crestridge Drive), as shown on the site plan which accompanies the rezoning application [*§708.02 (H.)*]
2. Variance to decrease the minimum lot widths from 100 feet to 70 feet for "Lot 22" (1663 Crestridge Drive) and "Lot 23" (unaddressed Crestridge Drive), as shown on the site plan which accompanies the rezoning application [*§708.02 (H.)*]

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.

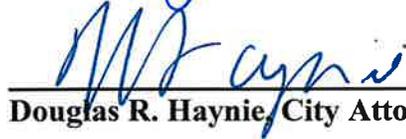
Section 6: This Ordinance shall become effective upon the signature or without the signature of the Mayor, subject to Georgia laws 1983, page 4119.

Final Ordinance submitted by:



Shelby Little, Planning & Zoning Manager

Approved as to form:



Douglas R. Haynie, City Attorney

Approved by City Council:

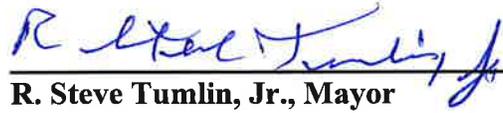
DATE: February 11, 2026

APPROVED:

ATTEST:

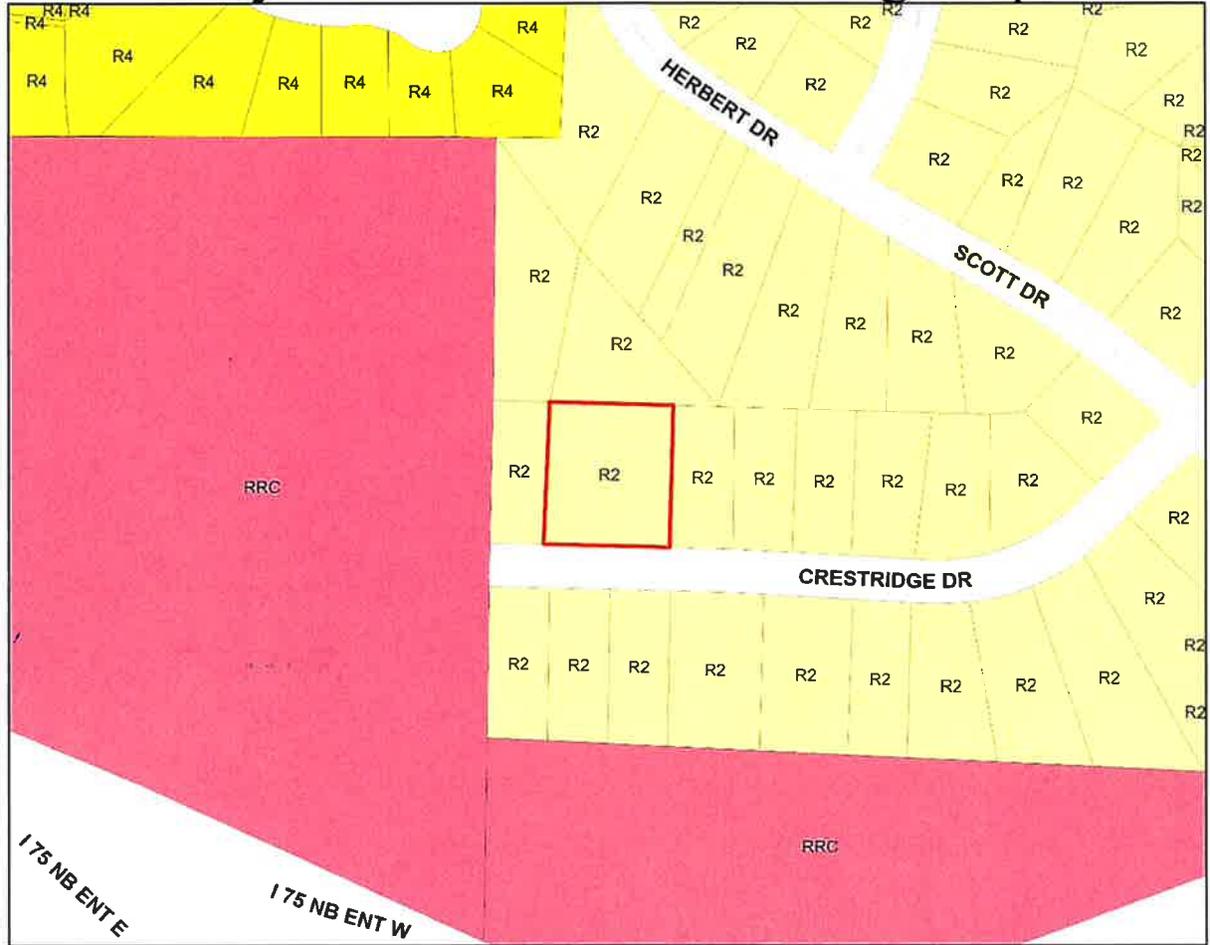


Stephanie Guy, City Clerk



R. Steve Tumlin, Jr., Mayor

City of Marietta Area Zoning Map



Zoning		District	Land Lot	Parcel	Current Zoning	Proposed 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(MH) 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 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	17	648	0310	R-2	R-2 w/ inc density

Comments: 1663 Crestridge Dr

Date: 6/10/2025

Planning & Zoning Division

North arrow and scale: 0 Feet 62.5 125