

**AN ORDINANCE**

**REZONING** property in the corporate limits of the City of Marietta, Georgia in Land Lots 716, 717, 724 & 725, 17<sup>th</sup> District, Parcel 0060 of the 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as **1033 (aka 1019) Franklin Gateway**.

**WHEREAS**, application has been filed by **CITY OF MARIETTA, GEORGIA** 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 716, 717, 724 & 725 of the 17<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County Georgia and being more particularly described as follows:

BEGINNING AT A #4 REBAR SET WITH CAP ON THE NORTHEASTERLY RIGHT OF WAY LINE OF FRANKLIN GATEWAY (F/K/A FRANKLIN ROAD, PUBLIC, VARIABLE R/W), SAID #4 REBAR SET WITH CAP HAVING GEORGIA STATE PLAN COORDINATES (WEST ZONE) OF N. 1429500.92 & E.2196986.53 AND BEING THE TRUE POINT OF BEGINNING:

THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE OF FRANKLIN GATEWAY NORTH 37 DEGREES 50 MINUTES 31 SECONDS EAST 666.82 FEET TO A #4 REBAR FOUND; THENCE NORTH 37 DEGREES 57 MINUTES 11 SECONDS EAST 701.74 FEET TO A #4 REBAR FOUND WITH CAP ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (PUBLIC, VARIABLE R/W); THENCE FOLLOWING ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 75 THE FOLLOWING COURSES AND DISTANCES; ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 613.96 FEET, WITH A RADIUS OF 5285.00 FEET, SUBTENDED BY A CHORD OF 613.61 FEET, WITH A CHORD BEARING OF SOUTH 37 DEGREES 48 MINUTES 17 SECONDS EAST TO A #4 REBAR SET WITH CAP; THENCE NORTH 40 DEGREES 55 MINUTES 53 SECONDS EAST 47.33 FEET TO A COMPUTED POINT 0.5 FEET NORTHEAST OF A #4 REBAR FOUND; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 944.98 FEET, WITH A RADIUS OF 5588.71 FEET, SUBTENDED BY A CHORD OF 943.85 FEET, WITH A CHORD BEARING OF SOUTH 29 DEGREES 50 MINUTES 08 SECONDS EAST TO A COMPUTED POINT AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 75 AND THE CENTERLINE OF ROTTENWOOD CREEK; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 75 AND

FOLLOWING ALONG THE CENTERLINE OF ROTTENWOOD CREEK IN A SOUTHWESTERLY DIRECTION FOR 1203.4± FEET AND BEING SUBTENDED BY THE FOLLOWING TIE LINES:

SOUTH 72 DEGREES 23 MINUTES 42 SECONDS WEST 758.67 FEET TO A COMPUTED POINT IN THE CENTERLINE OF ROTTENWOOD CREEK; THENCE SOUTH 46 DEGREES 24 MINUTES 56 SECONDS WEST 397.18 FEET TO A COMPUTED POINT IN THE CENTERLINE OF ROTTENWOOD CREEK AT ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF FRANKLIN GATEWAY; THENCE LEAVING SAID CENTERLINE OF ROTTENWOOD CREEK AND FOLLOWING ALONG THE NORTHEASERLY RIGHT OF WAY LINE OF GRANKLIN GATEWAY THE FOLLOWING COURSES AND DISTANCES:

NORTH 36 DEGREES 43 MINUTES 08 SECONDS WEST 31.19 FEET TO A #4 REBAR SET WITH CAP; THENCE NORTH 81 DEGREES 43 MINUTES 08 SECONDS WEST 12.33 FEET TO A #4 REBAR SET WITH CAP; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 169.06 FEET, WITH A RADIUS OF 1214.00 FEET, SUBTENDED BY A CHORD OF 168.92 FEET, WITH A CHORD BEARING OF NORTH 42 DEGREES 06 MINUTES 49 SECONDS WEST TO A PK NAIL SET; THENCE NORTH 46 DEGREES 06 MINUTES 10 SECONDS WEST 346.24 FEET TO A PK NAIL SET; THENCE NORTH 22 DEGREES 20 MINUTES 02 SECONDS WEST 27.29 FEET TO A PK NAIL SET; THENCE NORTH 46 DEGREES 06 MINUTES 10 SECONDS WEST 109.60 FEET TO A #4 REBAR SET WITH CAP; THENCE NORTH 06 DEGREES 02 MINUTES 50 SECONDS EAST 33.43 FET TO A #4 REBAR SET WITH CAP; THENCE NORTH 46 DEGREES 49 MINUTES 09 SECONDS WEST 80.73 FEET TO A #4 REBAR SET WITH CAP; THENCE SOUTH 89 DEGREES 51 MINUTES 09 SECONDS WEST 52.08 FEET TO A #4 REBAR SET WITH CAP; THENCE NORTH 46 DEGREES 42 MINUTES 10 SECONDS WEST 159.57 FEET TO A #4 REBAR SET WITH CAP, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL TO CONTAIN 34.13 ACRES (1,486,900 S.F.) MORE OR LESS.

**Section 2:** The above-described property is hereby rezoned in the corporate limits of the City of Marietta, Georgia from PCD (Planned Commercial Development) to PCD (Planned Commercial Development).

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

1. Variance to increase the allowable fence height to 20' [§710.04 (D.)]
2. Variance to reduce the required parking stall dimensions from 9'x20' to 9'x18.' [§716.08 (C.4.)]
3. Variance to allow curb cuts greater than 30 feet in width. [§716.02 (B.)]
4. Variance to locate an accessory structure (guard shack) in the front yard and closer to the right of way than the principal building. [§708.19 (F.)]
5. Variance to eliminate the 10' planted border along Franklin Gateway and allow street trees be planted within the City right-of-way. [§712.08 (G.2.a)]
6. Variance to increase the maximum number of parking spaces between tree islands from 12 to 17/14 in two locations. [§712.08 (G.1.a)]

7. Variance to allow planter islands less than 125 square feet in area. [*§712.08 (G.1.b)*]
8. Variance to waive the continuous island in front of the EV parking spaces. [*§712.08 (G.1.b)*]
9. Variance to waive the requirement that a billboard shall be regulated as a principal use. [*§714.04 (G.1.)*]
10. Variance to increase the allowable height for a billboard from 70 feet to 138 feet from sign base or 109 feet from I-75 managed lanes. [*§714.04 (G.6.)*]
11. Variance to allow a billboard on a parcel with other signage. [*§714.04 (G.9.)*]
12. Variance to reduce the setback for a monument sign to 0.' [*§714.04 (F.2.)*]
13. The 8-page plan titled "Atlanta NWSL Training Facility: Planning Commission Submittal – 04.07.2026" shall serve as the approved general plan and detailed plan for the site. Listed development standards are as follows with proposed limits that would trigger a revision to the detailed plan:

	<u>As Shown</u>	<u>Limits</u>
Parking:	294 spaces	Less than 237 or when 20/field 1/300 office exceeded
Front Yard Setback (Franklin Gateway)	0'	
Side Yard Setback (South):	5'	<5'
Side Yard Setback (North):	0'	
Rear Yard Setback:	5'	<5'
Impervious Surface:	32%	35% (max)
FAR:	0.0282	0.03 (max)
Building Height:	1-3 stories	> 3 stories
Fence Height:	20'	>20'
Net Height:	40'	>40'

**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.

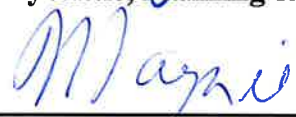
**Section 5:** All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

**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:**

  
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 Shelby Little, Planning & Zoning Manager

**Approved as to form:**

  
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**Douglas R. Haynie, City Attorney**


**Approved by City Council:**

**DATE: April 15, 2026**

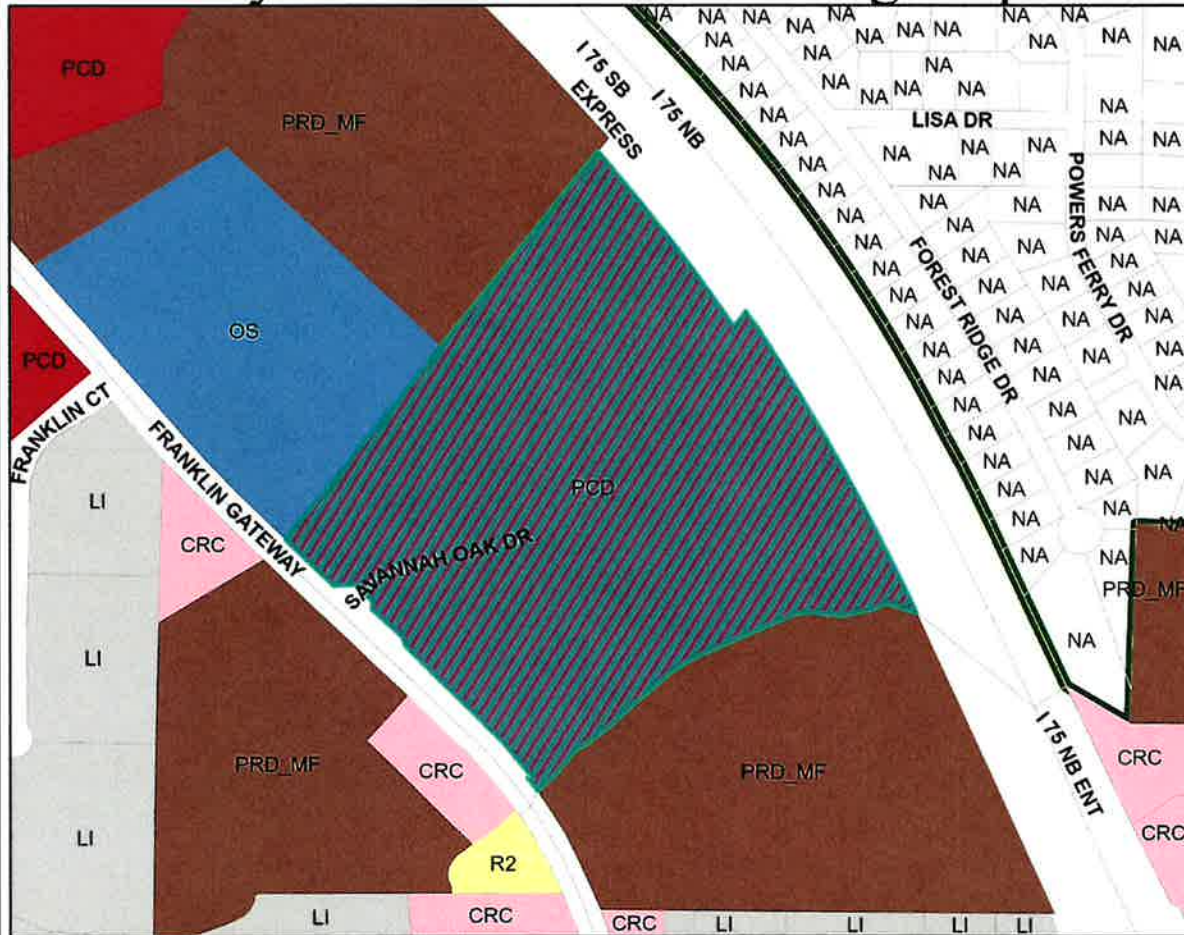
**APPROVED:**

**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
<b>SINGLE FAMILY RESIDENTIAL</b> R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre <b>ATTACHED FAMILY RESIDENTIAL</b> RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev MHP Mobile Home Park <b>MULTI FAMILY RESIDENTIAL</b> RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PKD(MF) Planned Residential Dev	<b>COMMERCIAL</b> NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev MKD Mixed-Use Dev OIT Office Institutional Trans LRO Low-Rise Office O Office Institutional OS Office Services OHR Office High Rise <b>INDUSTRIAL</b> LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev	17	716 717 724 725	0050	PCD	PCD

**Comments:**  
 1033 (aka 1019) Franklin Gateway

**Date:** 3/25/2026

Planning & Zoning Division

