

AN ORDINANCE

REZONING property in the corporate limits of the City of Marietta, Georgia in Land Lots 1001, 1002, 1015, and 1016, 16th District, Parcel 0060 of the 2nd Section, Cobb County, Georgia, and being known as **890 Canton Road**.

WHEREAS, application has been filed by **PDC LAND ACQUISITION LLC. (O.E. MATLOCK JR, JOHN MATLOCK JR & LILY GRACE HUDSON)** 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 the City of Marietta in Land Lot 1001, 1002, 1015 and 1016 of the 16th District, 2nd Section of Cobb County Georgia and being more particularly described as follows:

Commencing at the South end of the mitered intersection of the easterly right of way of Canton Road having a variable right of way and the southerly right of way of Industrial Park Drive having a variable right of way and thence run along said easterly right of way South 13 degrees 12 minutes 32 seconds West a distance of 51.69 feet to a 5/8" rebar set and the True Point of Beginning; Thence from said True Point of Beginning thus established and leaving said right of way and run along the property now or formerly belonging to MRW Properties, LLC South 40 degrees 23 minutes 01 seconds East a distance of 368.85 feet to a 1/2" rebar found at the corner of the property now or formerly belonging to North Cobb, LLC; Thence run along said property South 15 degrees 35 minutes 14 seconds East a distance of 122.72 feet to a 1" iron rod at the corner of the property now or formerly belonging to Fountainbleau Partners, LLC; Thence run along said property South 15 degrees 31 minutes 09 seconds East a distance of 101.29 feet to a 1/2" rebar set at the corner of the property now or formerly belonging to HSJI Holdings, LLC; Thence run along said property North 88 degrees 09 minutes 37 seconds West a distance of 268.00 feet to a pk nail set on said easterly right of way; Thence run along said easterly right of way the following 7 courses; Thence North 17 degrees 22 minutes 01 seconds West a distance of 77.59 feet to a 5/8" rebar set; Thence along the arc of a curve to the right having a radius of 920.00 a distance of 52.17 feet to a 5/8" rebar set with said curve being subtended by a chord bearing of North 15 degrees 44 minutes 33 seconds West and a chord distance of 52.16 feet; Thence North 01 degrees 53 minutes 00 seconds West a distance of 71.11 feet to a 5/8" rebar set; Thence North 01 degrees 53 minutes 04 seconds West a distance of 38.53 feet to a 5/8" rebar set; Thence along the arc of a curve to the right having a radius of 950.00 a distance of 188.22 feet to a r/w stake found with said curve being subtended by a chord bearing of North 03 degrees 26 minutes 03 seconds West and a chord distance of 187.91 feet; Thence South 83 degrees 46 minutes 56 seconds East a distance of 10.58 feet to a 5/8" rebar set; Thence North 08 degrees 45

minutes 28 seconds East a distance of 68.69 feet to a 5/8" rebar set and the True Point of Beginning.

Said tract or parcel to contain 2.144 acres.

Section 2: The above-described property is hereby rezoned in the corporate limits of the City of Marietta, Georgia from HI (Heavy Industrial) to RHR (Residential High Rise).

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

1. The proposed community shall be age-restricted to those persons fifty-five (55) years of age and older, in accordance with the the "housing for older persons" exemption requirements established by the U.S. Department of Housing and Urban Development (HUD).

Section 4: The following variances are incorporated as conditions of zoning:

1. Variance to reduce the front yard setback from 50' to 35'. [*§708.13 (H)*]
2. Variance to reduce the parking minimum from 136 to 85 spaces. [*§708.13 (H)*]
3. Variance to reduce the minimum building height from 5 stories to 4 stories. [*§708.13 (H)*]

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: 
Douglas R. Haynie, City Attorney

Approved by City Council:

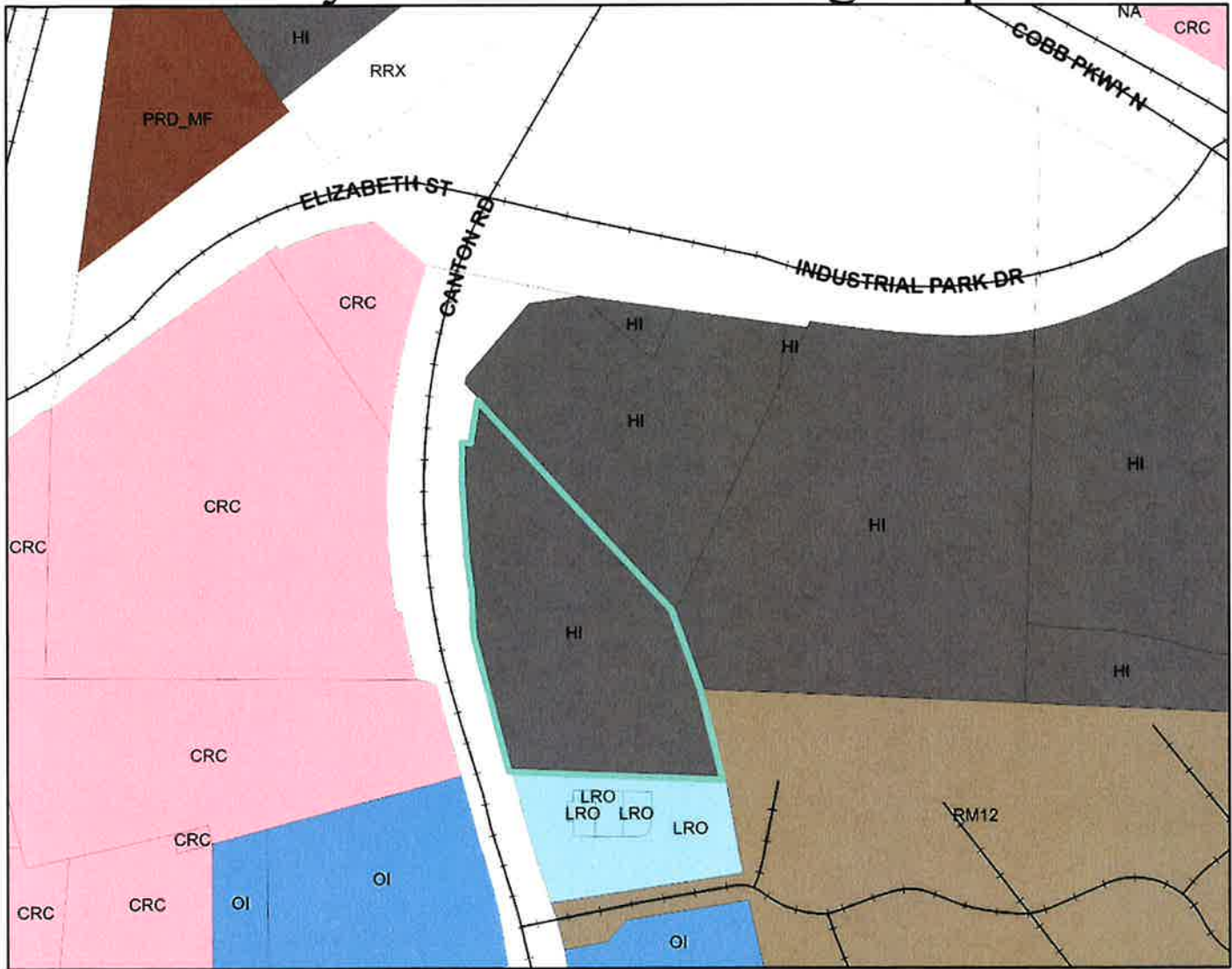
DATE: April 15, 2026

APPROVED:

ATTEST:

Stephanie Guy, City Clerk


R. Steve Tumlin, Jr., Mayor

City of Marietta 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.
- 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.

District

16

Land Lot

10160

Parcel

0060

Current Zoning

HI

Proposed Zoning

RHR

Comments:

890 Canton Road Northeast

Date:

3/11/2026

**Planning & Zoning
Division**

N



0200 80 Feet

