

AN ORDINANCE

REZONING property in the corporate limits of the City of Marietta, Georgia in Land Lots 260, 261, & 332, 19th District of the 2nd Section, Cobb County, Georgia, and being known as **unaddressed property on Powder Springs Road SW.**

WHEREAS, application has been filed by **PRE POWDER SPRINGS ROAD LLC (LAURA WILSON HARDING)** 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:

Beginning at a point at the intersection of the Northwesterly right of way of Powder Springs Road and the West line of Land Lot 332; running thence North along the West line of Land Lots 332 and 261, 848.6 feet to a point; thence South 76° 33' East, along a fence line, 387.1 feet to a point; thence South 81° 31' East, along the fence line, 500 feet to a point; thence South 85° 48' East, along the fence line, 100 feet to a point; thence North 84° 12' East, still along a fence line, 313.9 feet to a point on the Northwesterly right-of-way of Powder Springs Road; thence Southwesterly along the Northwesterly right-of-way of Powder Springs Road 412 feet to a point at the Southeast corner of property deeded to Hazel A. Harris; thence North 32° West, along the property of Hazel A. Harris, 175 feet to a point; thence Southwesterly, at an exterior angle of 90°, 150 feet to a point; thence South 32° East 175 feet to a point on the Northwesterly right-of-way of Powder Springs Road; thence Southwesterly, along the Northwesterly right-of-way of Powder Springs Road, 922.7 feet to the intersection of the Northwesterly right-of-way of Powder Springs Road and the West line of Land Lot 332, being the Point of Beginning.

Included in this conveyance is the Grantor's interest in that portion of Camp Farm Road obtained by the Grantor herein by the closing of said Camp Farm Road.

Excepted from this conveyance is that property conveyed to Cobb County, Georgia described as follows:

All that tract or parcel of land lying and being in Land Lots 260 and 261 of the 19th District, 2nd Section, Cobb County, Georgia, as shown on plat of survey made by A. O. Carlile, Registered Surveyor, dated April 27, 1973 and recorded in Plat Book 58, Page 78, Cobb County Records, and being more particularly described as follows:

Beginning at an iron pin on the northwest right-of-way of Powder Springs Road (State Highway #5) 162 feet southwesterly as measured along the northwest side of Powder Springs road from the

intersection of the northwest side of Powder Springs Road and the center-line of Murray Circle and from Said Point of Beginning, running thence Southwesterly along the northwesterly side of Powder Springs Road 412 feet to an iron pin; running thence North 31° 41' West 276.6 feet to an iron pin; running thence South 81°, 09' East 57.9 feet to an iron pin; running thence South 85° 38' East 61 feet to an iron pin; running thence North 86° 37' 39" East 131.4 feet to an iron pin; running thence North 84° 10' East 97.16 feet to an iron pin; running thence North 84° 12' East 124.7 feet to an iron pin on the northwestern right-of-way of Powder Springs Road and the Point of Beginning.

Section 2: The above-described property is hereby rezoned in the corporate limits of the City of Marietta, Georgia from R-20 (Single Family Residential) in unincorporated Cobb County to PRD-SF (Planned Residential Development – Single Family) in the City.

Section 3: 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 4: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

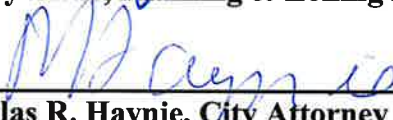
Section 5: This Ordinance shall become effective upon the signature or without the signature of the Mayor, subject to Georgia laws 1983, page 4119.

Final Ordinance submitted by:



Shelby Little, Planning & Zoning Manager

Approved as to form:



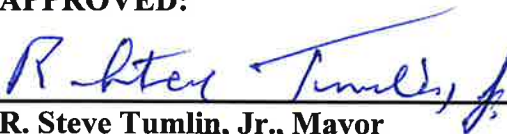
Douglas R. Haynie, City Attorney

Approved by City Council:

DATE: April 15, 2026

APPROVED:

ATTEST:

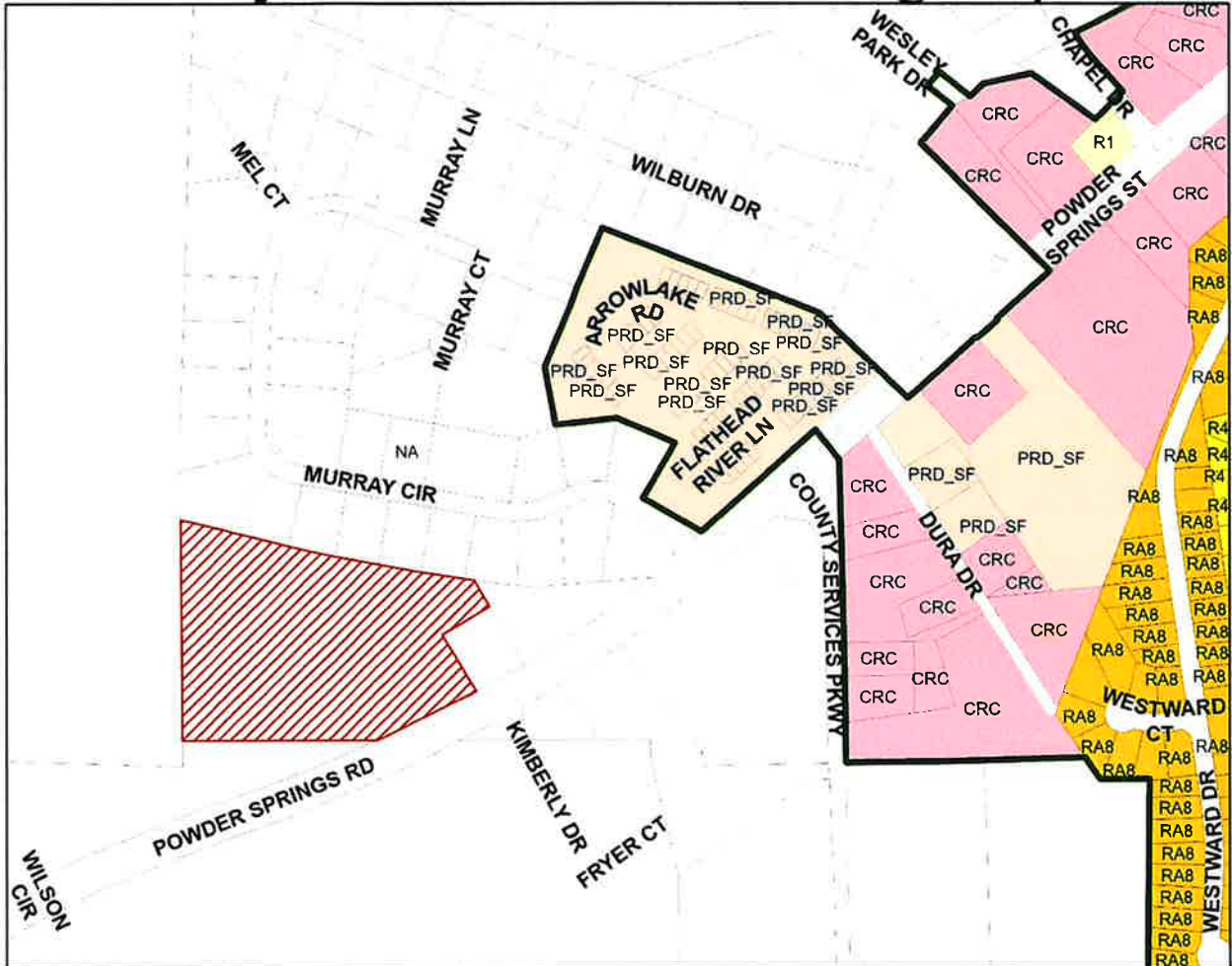


R. Steve Tumlin, Jr., Mayor



Stephanie Guy, City Clerk

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 Units/Acre R-3 Three Units/Acre R-4 Four Units/Acre ATTACHED FAMILY RESIDENTIAL RA-2 Four Units/Acre RA-6 Six Units/Acre RA-8 Eight Units/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park MULTI FAMILY RESIDENTIAL RM-8 Eight Units/Acre RM-10 Ten Units/Acre RM-12 Twelve Units/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.	19	261	0020	R-20 Cobb	PRD-SF City

Comments: unaddressed property on Powder Springs Road

Date: 10/15/2025

Planning & Zoning Division

