

AN ORDINANCE

REZONING property in the corporate limits of the City of Marietta, Georgia in Land Lots 1143, 16th District, Parcel 0940 of the 2nd Section, Cobb County, Georgia, and being known as **544 Birney Street**.

WHEREAS, application has been filed by **WEBCO BUILDERS, INC (CERTIFIED REAL ESTATE, 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 lying and being in Land Lot 1143 of the 16th District, 2nd Section of Cobb County, Georgia, being lot 28 of Will Stokes property, as per plat recorded in Plat Book 5, Page 87, Cobb County, Georgia records; which plat is hereby referred to and made a part of this description; said property being known as 544 Birney Street, according to the present system of numbering in Cobb County, Georgia.

Section 2: The above-described property is hereby rezoned in the corporate limits of the City of Marietta, Georgia from CRC (Community Retail Commercial) to CRC (Community Retail Commercial).

Section 3: The following condition is incorporated as a condition of zoning:

1. Reestablish the previously non-conforming residential use at 544 Birney Street to allow the completion of the current renovation project and subsequent residential use.

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Section 5: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.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

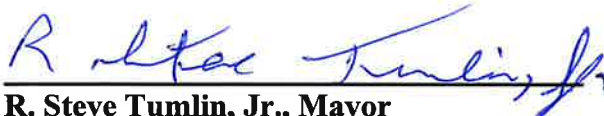
DATE: June 10, 2026

APPROVED:

ATTEST:

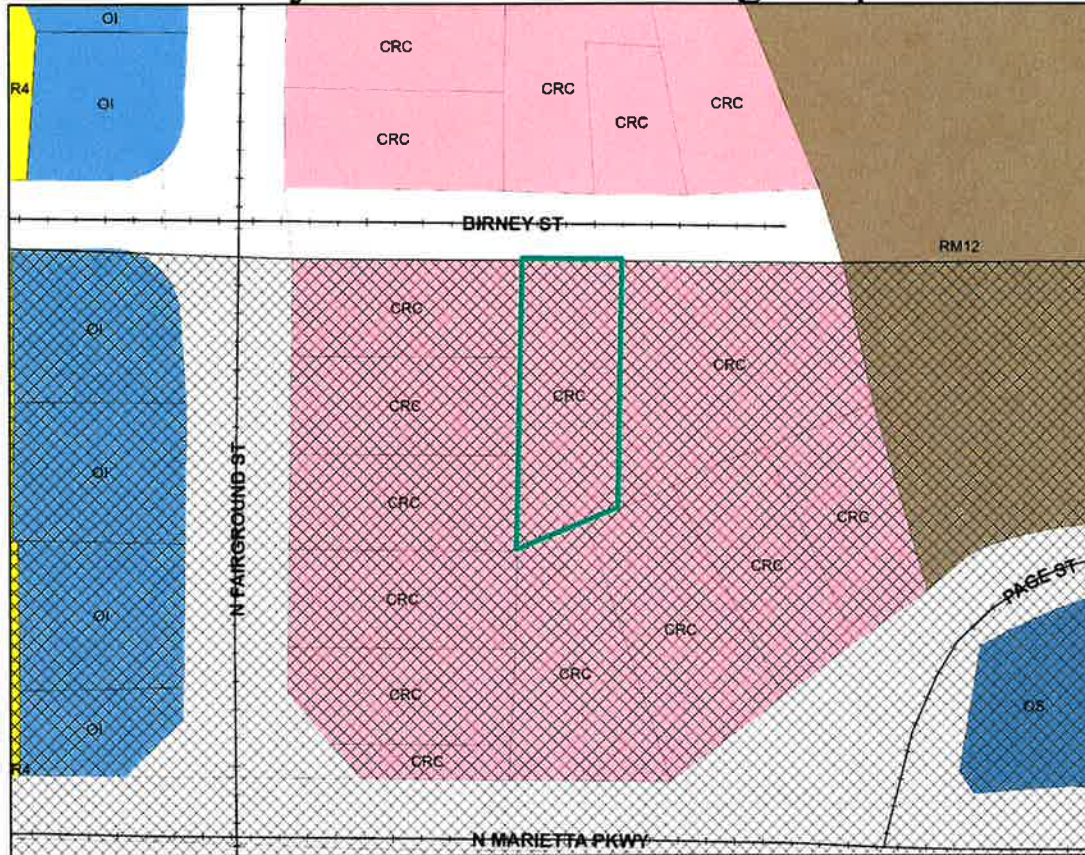


Stephanie Guy, City Clerk



R. Steve Tumlin, Jr., Mayor

City of Marietta 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(RF) Planned Residential Dev MHP Mobile Home Park MULTI FAMILY RESIDENTIAL RM-R Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(RMF) Planned Residential Dev	COMMERCIAL NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Use MXD Mixed Use Dev. OIT Office Institutional Transit 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	16	11430	0940	CRC	R4

Comments:
544 Birney Street

Date: 5/5/2026

Planning & Zoning
Division

