

AN ORDINANCE

REZONING property in the corporate limits of the City of Marietta, Georgia in Land Lot 1153, 16th District, Parcel 0270 of the 2nd Section, Cobb County, Georgia, and being known as **187 Mountain View Road (aka 770 Polk Street)**.

WHEREAS, application has been filed by **REGGIE LOPES (GINA BRYANT)** 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 1153 of the 16th District, 2nd Section, Cobb County, Georgia, being 1.380 acres designated as Tract 1 as per plat of survey prepared for Bobby Bearden, dated June 10, 2003 and prepared by Betterton Surveying & Design, Inc. Robert B. Betterton, G.R.L.S. No 2496, as recorded in Plat Book 210, page 42, Cobb County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

Section 2: The above-described property is hereby rezoned in the corporate limits of the City of Marietta, Georgia from R-1 (Single Family Residential / Agriculture) to R-2 (Single Family Residential – 2 units/acre).

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Section 4: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.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: June 10, 2026

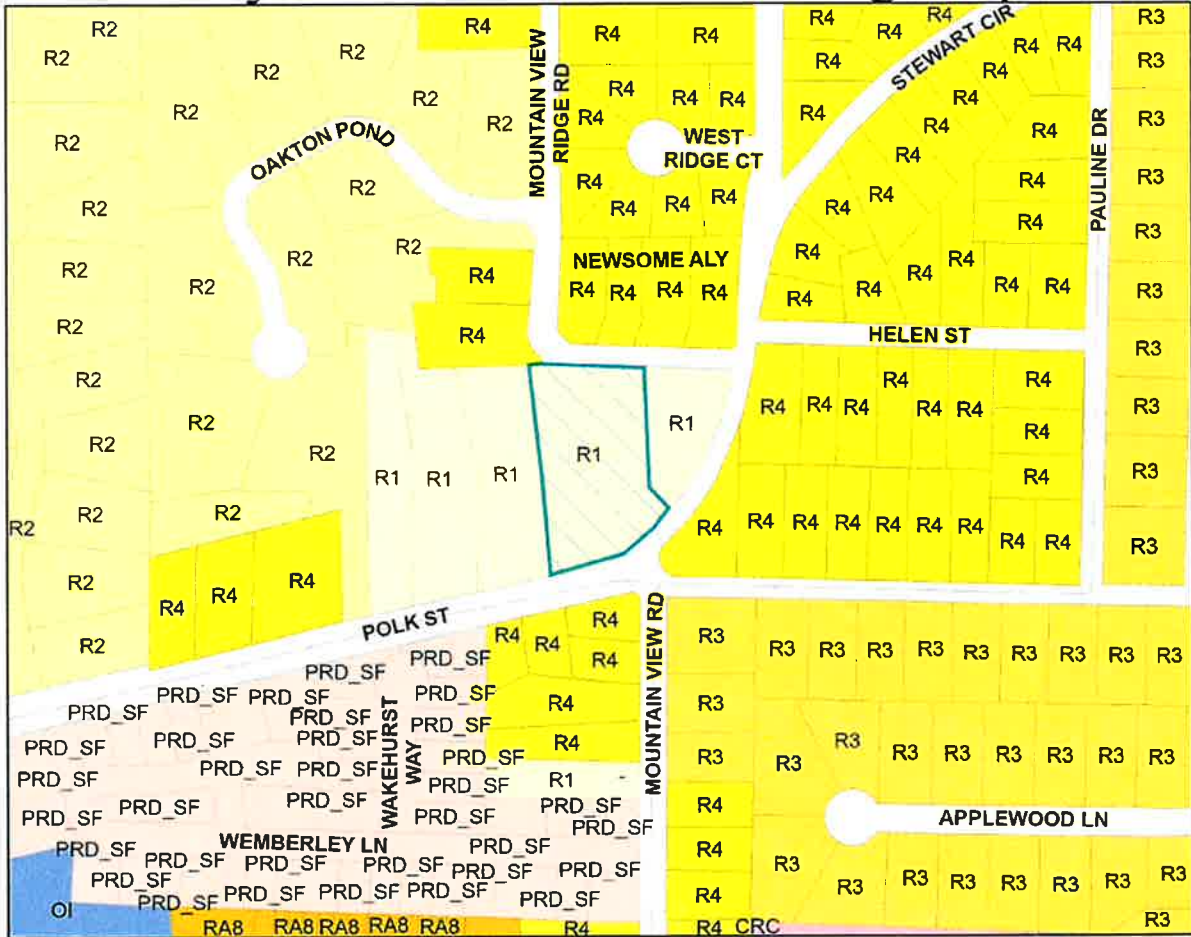
ATTEST:


Stephanie Guy, City Clerk

APPROVED:


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 Units/Acre R-3 Three Units/Acre R-4 Four Units/Acre ATTACHED FAMILY RESIDENTIAL RA-2 Four Units/Acre RA-3 Six Units/Acre RA-4 Eight Units/Acre PRD-SF1 Planned Residential Dev. MH-1 Mobile Home Park MULTI FAMILY RESIDENTIAL RM-3 Eight Units/Acre RM-10 Twelve Units/Acre RM-12 Twelve Units/Acre RH-1 Residential High Rise PRD-SF15 Planned Residential Dev.	COMMERCIAL NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MUD Mixed Use Dev. OI Office Institutional Trans. LRO Low Rise Office OI Office Institutional OS Office Services OHR Office High Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PDI Planned Industrial Dev.	16	1153	0270	R-1	R-2

Comments: **770 Polk Street (aka 187 Mountain View Rd)**

Date: **4/28/2026**

Planning & Zoning Division

