

AN ORDINANCE

REZONING property in the corporate limits of the City of Marietta, Georgia in Land Lots 1147, 16th District, Parcel 0590 of the 2nd Section, Cobb County, Georgia, and being known as **353 Campbell Hill Street**.

WHEREAS, application has been filed by **DAVID M. FLOYD (JUDSON R. KNIGHTON)** 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 1147 of the 16th District, 2nd Section of Cobb County, Georgia and being in the City of Marietta, having a house thereon formerly known as No. 103 Campbell Hill Street and now known as 353 Campbell Hill Street according to present system of numbering therein, more fully described as follows:

BEGINNING at a point on the west side of Campbell Hill Street at the southeast corner of property now or formerly owned by Alice M. Howard (Deed Book 179, Page 397); running thence S. 0 degrees 19' W. along the west side of said Campbell Hill Street a distance of 77.7 feet to the fence of the property of Blair Aluminum Company (formerly M.F.M. Company); thence S. 82 degrees 30' W. a distance of 62.4 feet to an iron stake; thence N. 30 degrees 02' W. a distance of 39.9 feet to a stake; thence N. 2 degrees 47' W. a distance of 83.7 feet to a point on the south line of said Howard property; thence S. 69 degrees 28' E. along said Howard property a distance of 72 feet to the point of BEGINNING.

Section 2: The above-described property is hereby rezoned in the corporate limits of the City of Marietta, Georgia from NRC (Neighborhood Retail Commercial) to R-4 (Single Family Residential – 4 units/acre).

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

1. Variance to increase the allowable density from 4 units per acre to 6.3 units per acre. [*§708.04 H*]
2. Variance to reduce the minimum lot size from 7,500 square feet to 7,011 square feet. [*§708.04 H*]
3. Variance to reduce the front setback from 25 feet to 0 feet for the existing structure only (per survey dated 4/20/26 by Ryan F. Snyder, GA RLS No. 3582). [*§708.04 H*]
4. Variance to reduce the rear setback for an addition to the primary structure from 30 feet to 3 feet. [*§708.04 H*]

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:

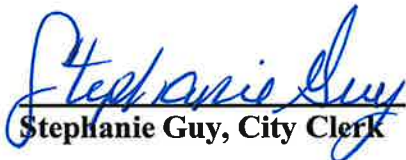
DATE: June 10, 2026

APPROVED:

ATTEST:

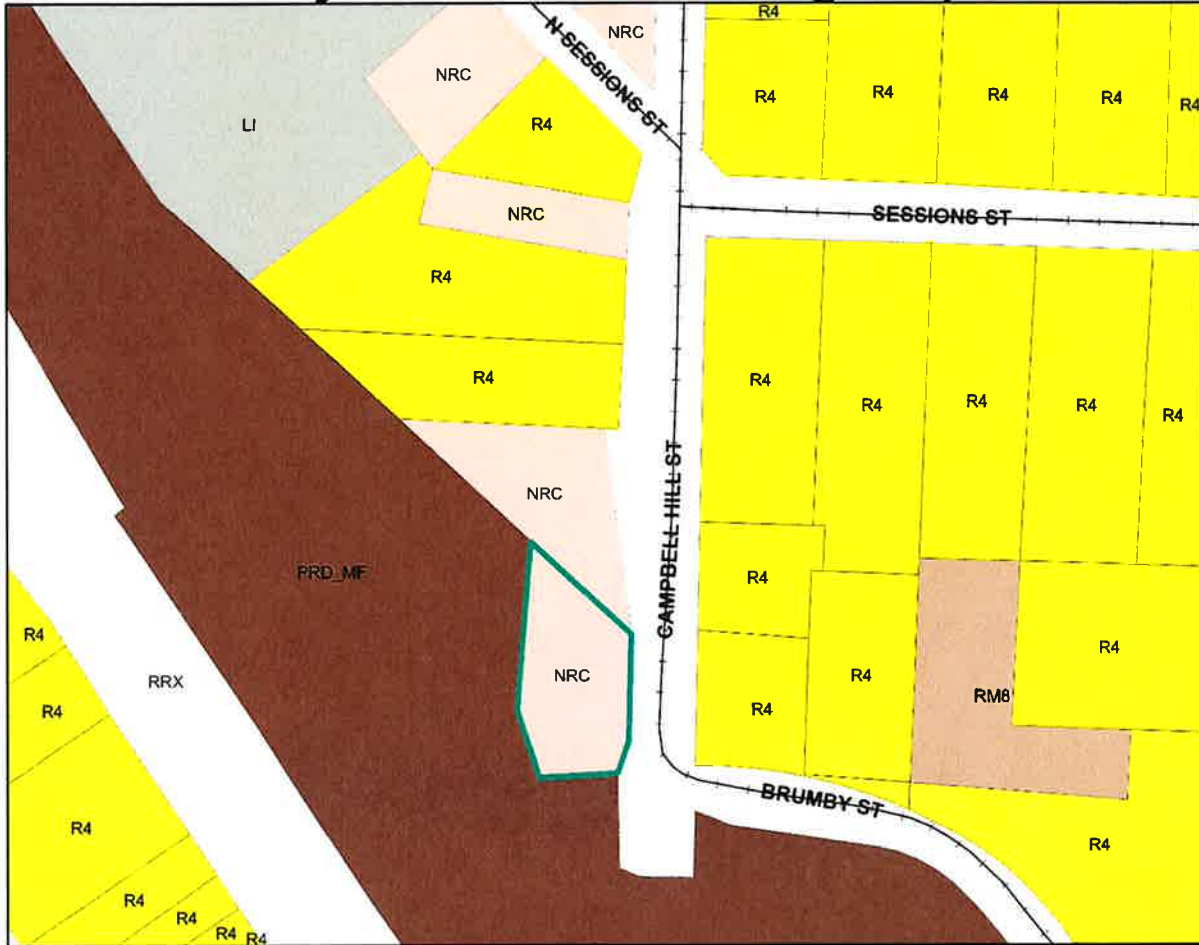


R. Steve Tumlin, Jr., Mayor



Stephanie Guy, City Clerk

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(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 MKD Mixed Use Dev OIT Office Institutional Trans LRO Low Rise Office O Office Institutional OS Office Services OHR Office High Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev	16	11470	0590	NRC	R4

Comments:
353 Campbell Hill Street

Date: 5/5/2026

Planning & Zoning Division

