

AN ORDINANCE

REZONING property in the corporate limits of the City of Marietta, Georgia in Land Lots 1019, 1020, 1068, 1069, and 1093, District 16, Parcel 0190 of the 2nd Section, Cobb County, Georgia, and being known as **787 Horizon Lane and 720 Wilshire Avenue**.

WHEREAS, application has been filed by **PR LAND, 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 LOTS 1019, 1020, 1068, 1069, AND 1093, 16TH DISTRICT, CITY OF MARIETTA, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE COMMON CORNER OF LAND LOTS 1068, 1069, 1092, AND 1093, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE COMMON LINE OF LAND LOTS 1069 AND 1092 NORTH 88 DEGREES 34 MINUTES 26 SECONDS WEST A DISTANCE OF 700.76 FEET TO A 1.5" OPEN TOP PIPE FOUND; THENCE LEAVING SAID LAND LOT LINE NORTH 11 DEGREES 20 MINUTES 57 SECONDS EAST A DISTANCE OF 28.92 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 49 DEGREES 04 MINUTES 41 SECONDS EAST A DISTANCE OF 154.80 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 48 DEGREES 40 MINUTES 27 SECONDS EAST A DISTANCE OF 59.85 FEET TO A 1" CRIMP TOP PIPE FOUND; THENCE NORTH 07 DEGREES 35 MINUTES 02 SECONDS EAST A DISTANCE OF 200.57 FEET TO A #4 REBAR FOUND; THENCE NORTH 79 DEGREES 08 MINUTES 50 SECONDS WEST A DISTANCE OF 162.67 FEET TO A #4 REBAR FOUND ON THE NORTH EASTERLY RIGHT OF WAY OF WILSHIRE AVENUE (50' RIGHT OF WAY); THENCE CROSSING SAID RIGHT OF WAY NORTH 88 DEGREES 39 MINUTES 18 SECONDS WEST A DISTANCE OF 49.93 FEET TO A 0.5" CRIMP TOP PIPE FOUND ON THE SOUTH WESTERLY RIGHT OF WAY OF WILSHIRE AVENUE; THENCE LEAVING SAID RIGHT OF WAY NORTH 72 DEGREES 14 MINUTES 41 SECONDS WEST A DISTANCE OF 351.11 FEET TO A #4 REBAR SET; THENCE SOUTH 30 DEGREES 01 MINUTES 33 SECONDS WEST A DISTANCE OF 42.71 FEET TO A #4 REBAR SET IN THE CENTER OF A CREEK; THENCE ALONG THE CENTER LINE OF SAID CREEK A DISTANCE OF +/- 406 FEET IN A SOUTHERLY DIRECTION WITH A TIE LINE OF SOUTH 28 DEGREES 33 MINUTES 57 SECONDS WEST A DISTANCE OF 395.22 FEET TO A #4 REBAR SET; THENCE LEAVING SAID CREEK NORTH 72 DEGREES 08 MINUTES 04 SECONDS WEST A DISTANCE OF 136.39 FEET TO A #4 REBAR FOUND ON THE COMMON LINE OF LAND LOTS 1069 AND 1070; THENCE

ALONG SAID LAND LOT LINE NORTH 01 DEGREES 17 MINUTES 05 SECONDS EAST A DISTANCE OF 1370.07 FEET TO A 1" ROD AT THE COMMON CORNER OF LAND LOTS 1019, 1020, 1069, AND 1070; THENCE ALONG THE LINE OF LAND LOTS 1019 AND 1070 NORTH 88 DEGREES 39 MINUTES 36 SECONDS WEST A DISTANCE OF 344.17 FEET TO A #5 REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE NORTH 06 DEGREES 12 MINUTES 02 SECONDS EAST A DISTANCE OF 8.52 FEET TO A #4 REBAR FOUND; THENCE NORTH 68 DEGREES 25 MINUTES 27 SECONDS WEST A DISTANCE OF 132.92 FEET TO A #4 REBAR FOUND; THENCE NORTH 06 DEGREES 47 MINUTES 38 SECONDS WEST A DISTANCE OF 29.90 FEET TO A #4 REBAR FOUND; THENCE NORTH 70 DEGREES 03 MINUTES 30 SECONDS EAST A DISTANCE OF 115.04 FEET TO A #4 REBAR; THENCE NORTH 25 DEGREES 42 MINUTES 30 SECONDS EAST A DISTANCE OF 130.00 FEET TO A #4 REBAR SET; THENCE NORTH 51 DEGREES 37 MINUTES 30 SECONDS EAST A DISTANCE OF 344.00 FEET TO A #4 REBAR SET; THENCE NORTH 15 DEGREES 49 MINUTES 00 SECONDS EAST A DISTANCE OF 75.21 FEET TO A #4 REBAR FOUND ON THE WESTERLY RIGHT OF WAY OF INTERSTATE 75 (R/W VARIES); THENCE FOLLOWING SAID RIGHT OF WAY SOUTH 38 DEGREES 18 MINUTES 46 SECONDS EAST A DISTANCE OF 32.87 FEET TO A RIGHT OF WAY MONUMENT; THENCE SOUTH 45 DEGREES 25 MINUTES 24 SECONDS EAST A DISTANCE OF 30.66 FEET TO A #4 REBAR SET; THENCE SOUTH 45 DEGREES 36 MINUTES 31 SECONDS EAST A DISTANCE OF 174.24 FEET TO A #4 REBAR SET; THENCE SOUTH 38 DEGREES 07 MINUTES 56 SECONDS EAST A DISTANCE OF 599.99 FEET TO A #4 REBAR SET; THENCE SOUTH 30 DEGREES 16 MINUTES 56 SECONDS EAST A DISTANCE OF 102.09 FEET TO A #4 REBAR SET; THENCE SOUTH 55 DEGREES 37 MINUTES 57 SECONDS EAST A DISTANCE OF 47.10 FEET TO A #4 REBAR SET; THENCE SOUTH 37 DEGREES 45 MINUTES 03 SECONDS EAST A DISTANCE OF 92.40 FEET TO A #4 REBAR SET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 363.59 FEET, WITH A RADIUS OF 25022.00 FEET, WITH A CHORD BEARING OF SOUTH 38 DEGREES 10 MINUTES 02 SECONDS EAST, WITH A CHORD LENGTH OF 363.59 FEET, TO A #4 REBAR SET; THENCE SOUTH 38 DEGREES 35 MINUTES 00 SECONDS EAST A DISTANCE OF 98.70 FEET TO A #4 REBAR SET; THENCE SOUTH 33 DEGREES 45 MINUTES 56 SECONDS EAST A DISTANCE OF 147.05 FEET TO A #4 REBAR SET; THENCE SOUTH 33 DEGREES 12 MINUTES 53 SECONDS EAST A DISTANCE OF 98.86 FEET TO A #4 REBAR SET; THENCE SOUTH 19 DEGREES 08 MINUTES 58 SECONDS EAST A DISTANCE OF 63.15 FEET TO A #4 REBAR SET; THENCE SOUTH 39 DEGREES 58 MINUTES 11 SECONDS EAST A DISTANCE OF 395.53 FEET TO A #4 REBAR SET; THENCE SOUTH 49 DEGREES 26 MINUTES 57 SECONDS EAST A DISTANCE OF 80.76 FEET TO A #4 REBAR SET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 38 DEGREES 27 MINUTES 03 SECONDS WEST A DISTANCE OF 120.00 FEET TO A #4 REBAR SET; THENCE SOUTH 49 DEGREES 43 MINUTES 16 SECONDS EAST A DISTANCE OF 120.00 FEET TO A #4 REBAR SET; THENCE NORTH 38 DEGREES 26 MINUTES 59 SECONDS EAST A DISTANCE OF 91.70 FEET TO A #4 REBAR SET; THENCE SOUTH 38 DEGREES 40 MINUTES 42 SECONDS EAST A DISTANCE OF 269.74 FEET TO A #4 REBAR SET; THENCE SOUTH 52 DEGREES 11 MINUTES 27 SECONDS WEST A DISTANCE OF 401.49 FEET TO A 1" CRIMP TOP FOUND ON THE COMMON LINE OF LAND LOTS 1092 AND 1093; THENCE ALONG SAID LAND LOT LINE NORTH 01 DEGREES 36 MINUTES 26 SECONDS EAST A DISTANCE OF 279.50 FEET TO A #4 REBAR FOUND AT THE

COMMON CORNER OF LAND LOTS 1068, 1069, 1092, AND 1093, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT HAVING AN AREA OF +/-36.9 ACRES (+/-1,610,016 SQUARE FEET), MORE OR LESS.

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

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

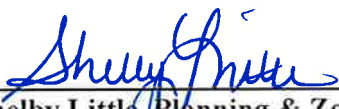
1. Letter of agreeable stipulations and conditions to Russell J. Roth, Director, City of Marietta from Brian E. Daughdrill of Giacom Roberts & Daughdrill, LLC dated May 20, 2026.
2. The maximum number of units to be constructed as part of the development is 136. Phase 1 of the development, as identified on the site plan, shall include a maximum of 108 units.
3. All homes constructed will be detached.
4. Access will be provided to the public to the linear park, to be used as passive recreation fields. Minimal maintenance such as mowing will be provided by the development's Homeowner's Association.
5. An active recreation amenity, such as a trail or playground, will be provided near the Bothwell Place entrance to the development.
6. Evergreen trees shall be planted along the perimeter of the subject property to provide screening for existing residents to be impacted by the construction of the development. The developer will work with the City arborist and/or City staff to determine the most appropriate species to plant.

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:

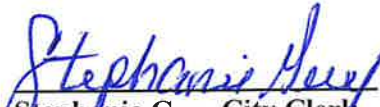

Douglas R. Haynie, City Attorney

Approved by City Council:

DATE: July 28, 2026

APPROVED:

ATTEST:


Stephanie Guy, City Clerk


R. Steve Tumlin, Jr., Mayor

City of Marietta Area Zoning Map

Zoning	District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL S-1: One Unit/Acre S-2: Two Units/Acre S-3: Three Units/Acre S-4: Four Units/Acre ATTACHED FAMILY RESIDENTIAL A-1: Attached Single-Family A-2: Attached Two-Family A-3: Attached Three-Family A-4: Attached Four-Family MULTI-FAMILY RESIDENTIAL M-1: Multi-Family Medium Density M-2: Multi-Family High Density COMMERCIAL C-1: Neighborhood Retail C-2: Community Retail C-3: Regional Retail C-4: Limited Business District C-5: Planned Commercial District C-6: Office Institutional Types C-7: Low-Rise Office C-8: Office Institutional C-9: Office Services C-10: Office High-Rise INDUSTRIAL I-1: Light Industrial I-2: Heavy Industrial I-3: Planned Industrial District	16	1069	0190	LI	PRD-SF

Comments:

787 Horizon Ln and
720 Wilshire Dr

Date: **11/3/2024**

Planning & Zoning
Division

N

0490180 Feet