

AN ORDINANCE

REZONING property in the corporate limits of the City of Marietta, Georgia Land Lot 1147, District 16, Parcel 0420 of the 2nd Section, Cobb County, Georgia, and being known as **379 Campbell Hill Street**.

WHEREAS, application has been filed by **WALTER K. CARLISLE** 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, 16th district, 2nd section, City of Marietta, Cobb County, Georgia, being more particularly described as follows:

Beginning at a calcium corner being a point of the southwesterly corner of the intersection of the rights of way of Campbell Hill Street and Sessions Street being the true point of beginning; thence south 02 degrees, 06 minutes, 19 seconds west at a distance of 17.05 feet; thence north 33 degrees 00 minutes 00 seconds west a distance of 132.74 feet; thence north 33 degrees, 00 minutes, 02 Seconds west a distance of 21.39 feet; thence north 57 degrees, 12 minutes, 46 seconds east a distance of 102.29 feet; thence south 44 degrees, 03 minutes, 00 seconds east (along the southwesterly right of way of sessions street) a distance of 84.76 feet to the calcium corner and the true point of beginning.

Said tract or parcel of land contains 0.14± acres (6,098 square feet).

Section 2: The above-described property is hereby rezoned into the corporate limits in 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 reduce the minimum lot size from 7,500 sq.ft. to 5,660 sq.ft. [§708.04 H]
2. Variance to reduce the minimum house size from 1,200 sq.ft. to approximately 750 sq.ft. for the existing principal structure. [§708.04 H.]

3. Variance to reduce the front yard setback for the existing principal structure to remain as-is. [§708.04 H]
4. Variance to reduce the side and rear yard setbacks for the barn and shed to remain as-is. [§708.04 F.1]
5. Variance to allow the area of the accessory structures' footprint exceed more than 50% that of the principal structure. [§708.04 F.5]
6. Variance to allow one house on 0.14 acres (7.2 units/acre). [§708.04 H.]

Section 4: The following stipulation is incorporated as a condition of zoning:

- A certificate of occupancy for residential use be obtained within thirty (30) days from the Building Inspections Division to include the correction of any housing violations identified by Code Enforcement.

Section 5: 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.

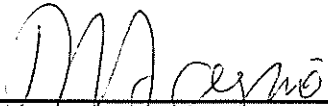
Section 6: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Section 7: 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:


 Rusty Roth, Director
 Department of Development Services

Approved as to form:

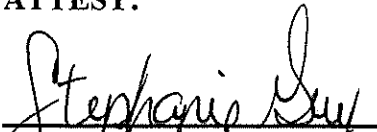

 Douglas R. Haynie, City Attorney

Approved by City Council:

DATE: March 13, 2019

APPROVED:

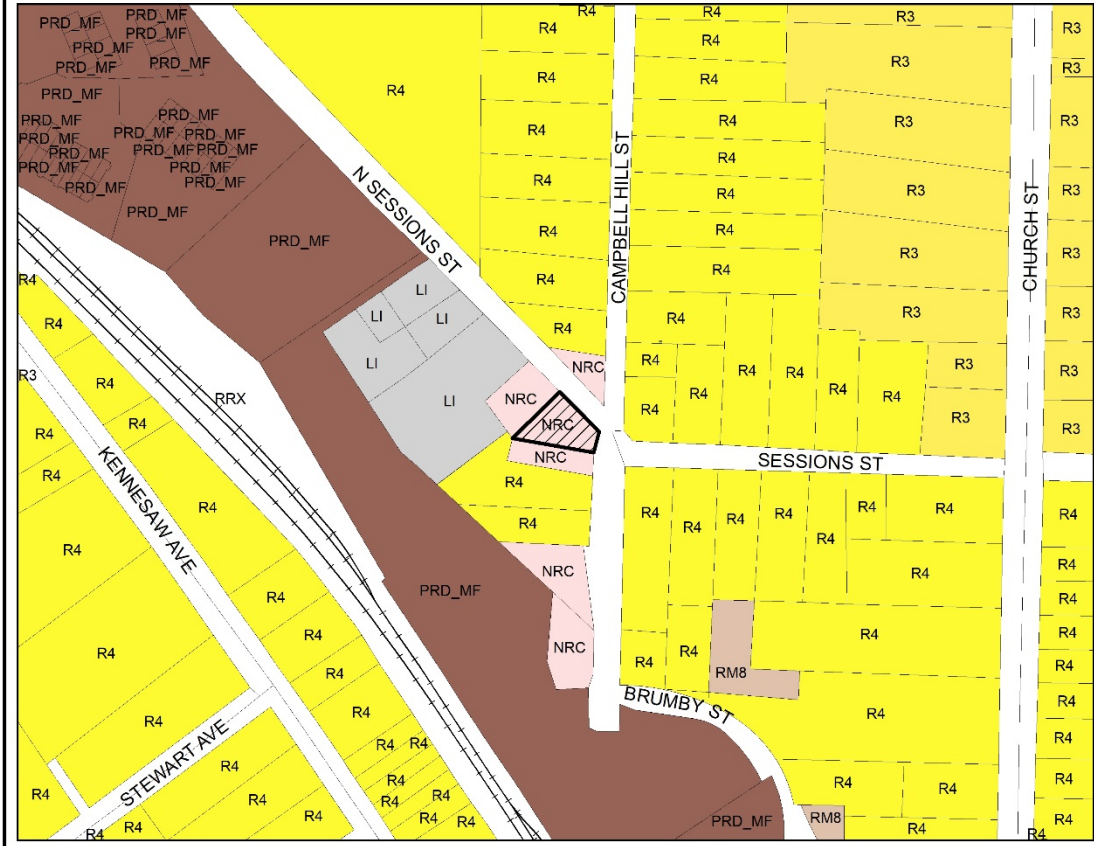
ATTEST:


 Stephanie Guy, City Clerk

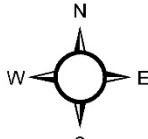


 R. Steve Tumlin, Jr., Mayor

MAP

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 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 OI Office Institutional OS Office Services OHR Office High Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	16	1147	0420	NRC	R-4

Comments: 379 Campbell Hill St	 1" = 200'	
Date: 1/23/2019	Planning & Zoning Division	