

AN ORDINANCE

REZONING property in the corporate limits of the City of Marietta, Georgia in Land Lot 1144, District 16, Parcel 1440, 2nd Section, Marietta, Cobb County, Georgia, and being known as **390 Wellons Street**.

WHEREAS, application has been filed by **COMPASS RESIDENTIAL LLC** for rezoning of 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 1144 of the 16th District, 2nd Section of Cobb County, Georgia and being Lot 21 of Harold P. Griggs Property, as per plat recorded in Plat Book 5, Page 166, Cobb County, Georgia Records, as revised at plat book 6, page 127, aforesaid records, which plat is incorporated herein by this reference and made a part of this description.

Said tracts or parcels contains .22 acres, more or less (9,583 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 major side yard setback from 25 feet to 19 feet. [§708.04 (H)]
2. Variance to allow the accessory structure to be located closer to the right-of-way than the principal structure. [§708.04 (F.1)]

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Section 5: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.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

Rusty Roth
Rusty Roth, Director
Department of Development Services

Approved as to form:

Douglas R. Haynie
Douglas R. Haynie, City Attorney

Approved by City Council:

DATE: March 14, 2018

APPROVED:

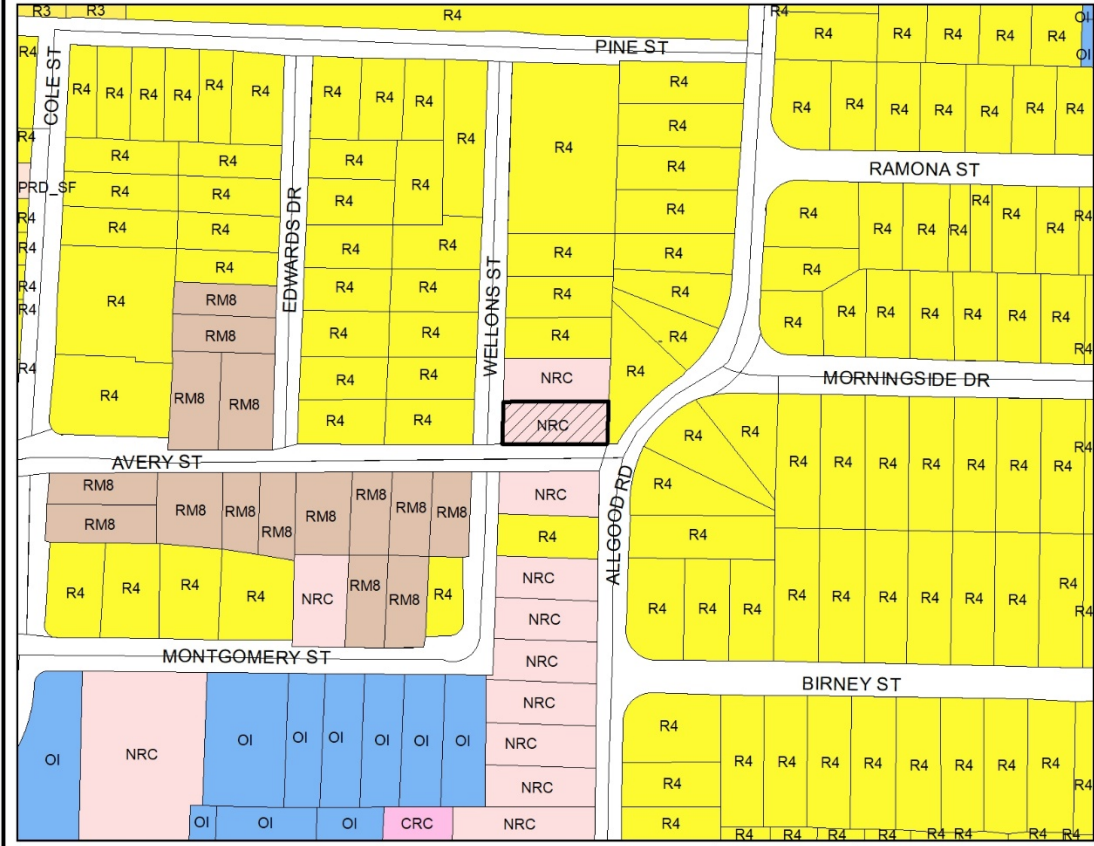
ATTEST:

R. Steve Tumlin, Jr.
R. Steve Tumlin, Jr., Mayor

Stephanie Guy
Stephanie Guy, City Clerk

MAP

City of Marietta Area Zoning Map

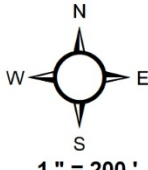


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home 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. MXD 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	11440	1440	NRC	R-4

Comments:
390 Wellons St

Date: 12/28/2017

Planning & Zoning Department


 1" = 200'

