

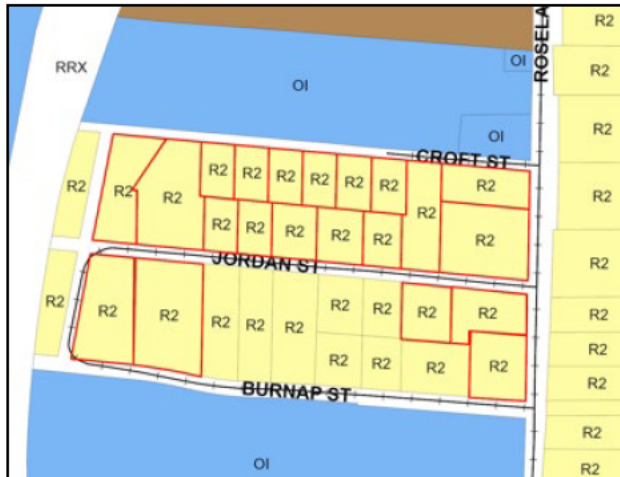
REZONING SNAPSHOT: Z2025-25

Address(es): Burnap Street / Croft Street / Jordan Street / Roselane Street (various)

Rezoning Request: R-2 to R-4 w/ increased density of 5.5 units

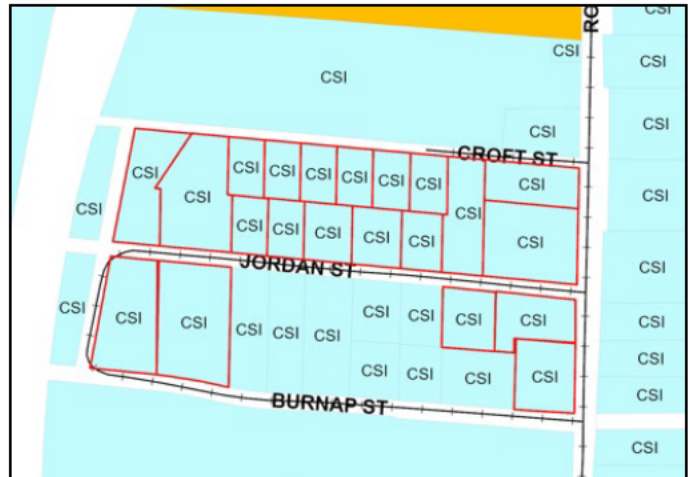
Purpose for Request: To construct up to 18 single-family homes.

Existing Zoning – R-2



*R-2 (Single-Family Residential)

Future Land Use (FLU) – CSI



*CSI (Community Service & Institutional)

Considerations and Concerns

Existing land use context

Located amongst developed/vacant residential lots, medical offices, and a railroad corridor.

Suitability of the land/site

Undeveloped, vacant lots with access to some existing infrastructure. Current lot configurations and lack of sewer access make individual development impractical; coordinated residential infill development is a more viable use.

Potential for adverse impacts

Proposed density of 5.5 units/acre exceeds R-4 standard, the layout aligns closely with City's Residential Infill Overlay standards. Applying the overlay would reduce variances and introduce mandatory design elements – like enhanced architecture, landscaping, and pedestrian improvements – not typically required under R4 zoning.

Other department concerns

Jordan Street does not meet right-of-way or paving width standards. Sidewalks are missing from the site plan. Sanitary sewer extension from Croft Street is required.

Alignment with City vision / Comprehensive Plan

Proposal does not align with FLU of CSI. However, the long-standing vacancy and lack of institutional interest suggest residential use is more realistic and beneficial.

Variances Required:

Option 1

Variances required if rezoned to R-4 with increased density (5.5 units/acre):

- Reduce the minimum lot area for Lots 3 & 4 to 2,900 square feet. *
- Reduce the minimum lot area for Lots 11-17 to 6,500 square feet.
- Reduce the minimum lot area for Lots 2, 6, 9, & 10 to 7,000 square feet.
- Reduce the minimum lot width for Lots 3 & 4 to 36 feet. *
- Reduce the minimum lot width for Lot 2 to 45 feet.
- Reduce the minimum lot width to 50 feet for Lots 1, 5-7, & 9-18.
- Increase the maximum impervious surface to 58% for Lots 3 & 4. *
- Reduce the minor side setbacks to 5 feet for all Lots.
- Reduce the major side setbacks to 10 feet for Lots 1, 7, 8, & 18.
- Reduce the front setback to 15 feet for Lots 3 & 4. *
- Reduce the rear setback to 10 feet for Lots 3 & 4. *

**Five out of the ten variances requested could be reduced or eliminated if Lots 3 and 4 were combined into one parcel.*

Option 2

Variances required if rezoned to R-4 under Infill Overlay regulations:

- Reduce all major side setbacks to 10 feet.
- Reduce minimum lot area for lots 3 & 4 to 2,900 square feet. *
- Reduce minimum lot width for lots 3 & 4 to 36 feet. *
- Reduce rear setbacks for lot 3 & 4 to 10 feet. *

**Three of the four variances listed could be eliminated if Lots 3 and 4 were combined into one parcel.*

Additional Variances required under either option:

- Variance to allow Jordan Street to remain as existing and reduce the required right-of-way width from 50 feet to 20 feet and paving width from 24 feet to 17 feet [§730.01 (F. Table L)]
- Variance to waive the requirement of sidewalk installation along Jordan Street [§732.02 (F)]



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2025-25

LEGISTAR: 20250947

LANDOWNERS: Cherokee Street Associates, LLC;
ACW III Holdings, LLC;
Ricky Brantley Investments, LLC;
Grandkids Investment Fund, LLC;
BRB Holdings, LLLP

APPLICANT: Traton, LLC
720 Kennesaw Avenue
Marietta, GA 30060

AGENT: J. Kevin Moore
Moore, Ingram, Johnson & Steele, LLP

PROPERTY ADDRESS: 116, 122 Burnap Street
83, 87, 91, 95, 99, 103 Croft Street
100, 101, 102, 106, 108, 110, 112, 114, 116 Jordan Street
315, 319, 325, 329 Roselane Street

PARCEL DESCRIPTION: Land Lot: 16-10760 Parcels: 0530; 1180; 0380; 0370;
0360; 0350; 0340; 0330; 0450; 0630; 0460; 0470; 0480;
0490; 0500; 0510; 0320; 0650; 0640; 0430; 0410

AREA: +/- 3.28 acres **COUNCIL WARD:** 4B

EXISTING ZONING: R2 (Single Family Residential – 2 units/acre)

REQUEST: R4 (Single Family Residential -4 units/acre) with
increased density 5.5 units/acre.

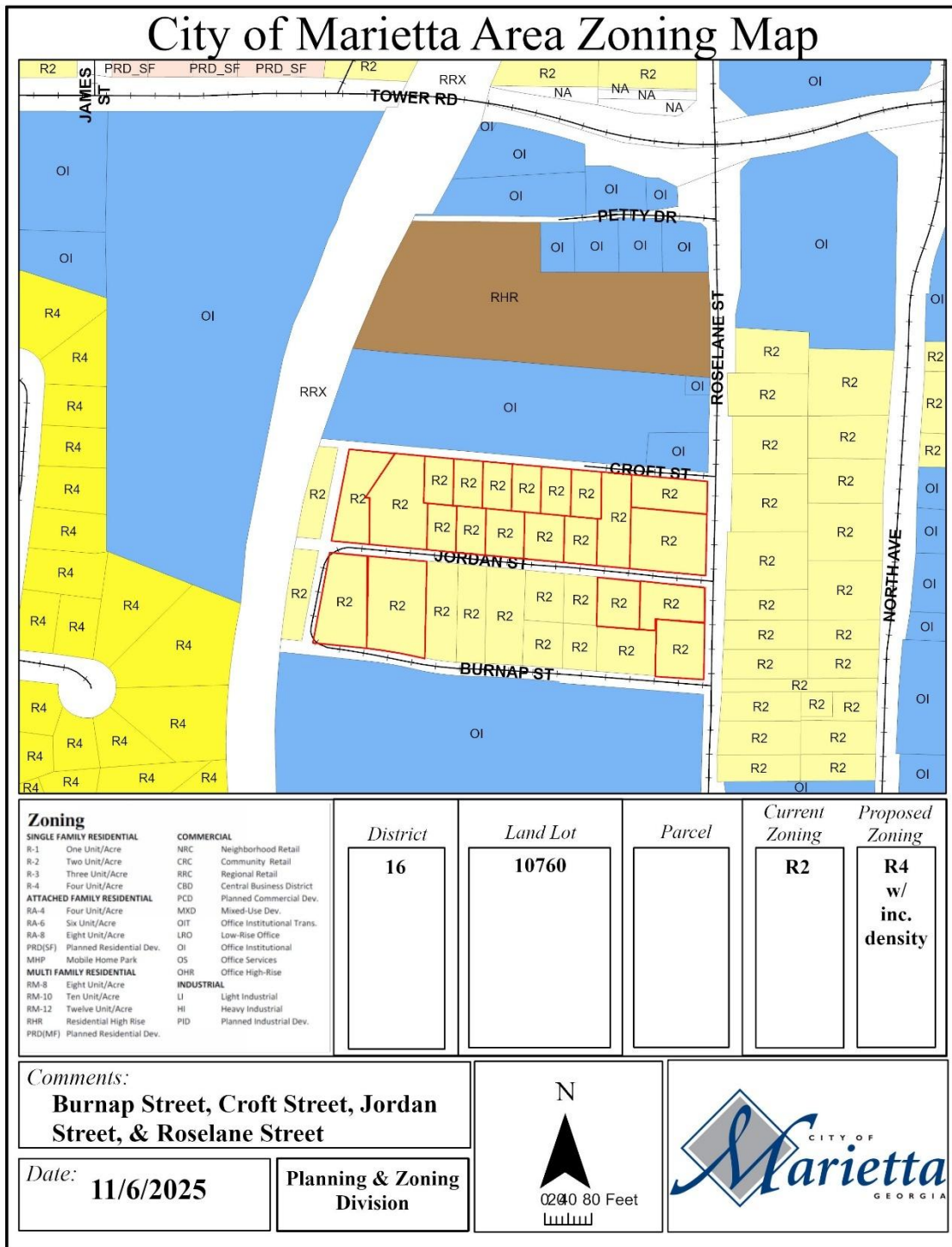
FUTURE LAND USE: CSI (Community Service & Institutional)

REASON FOR REQUEST: To construct 18 single-family detached homes.

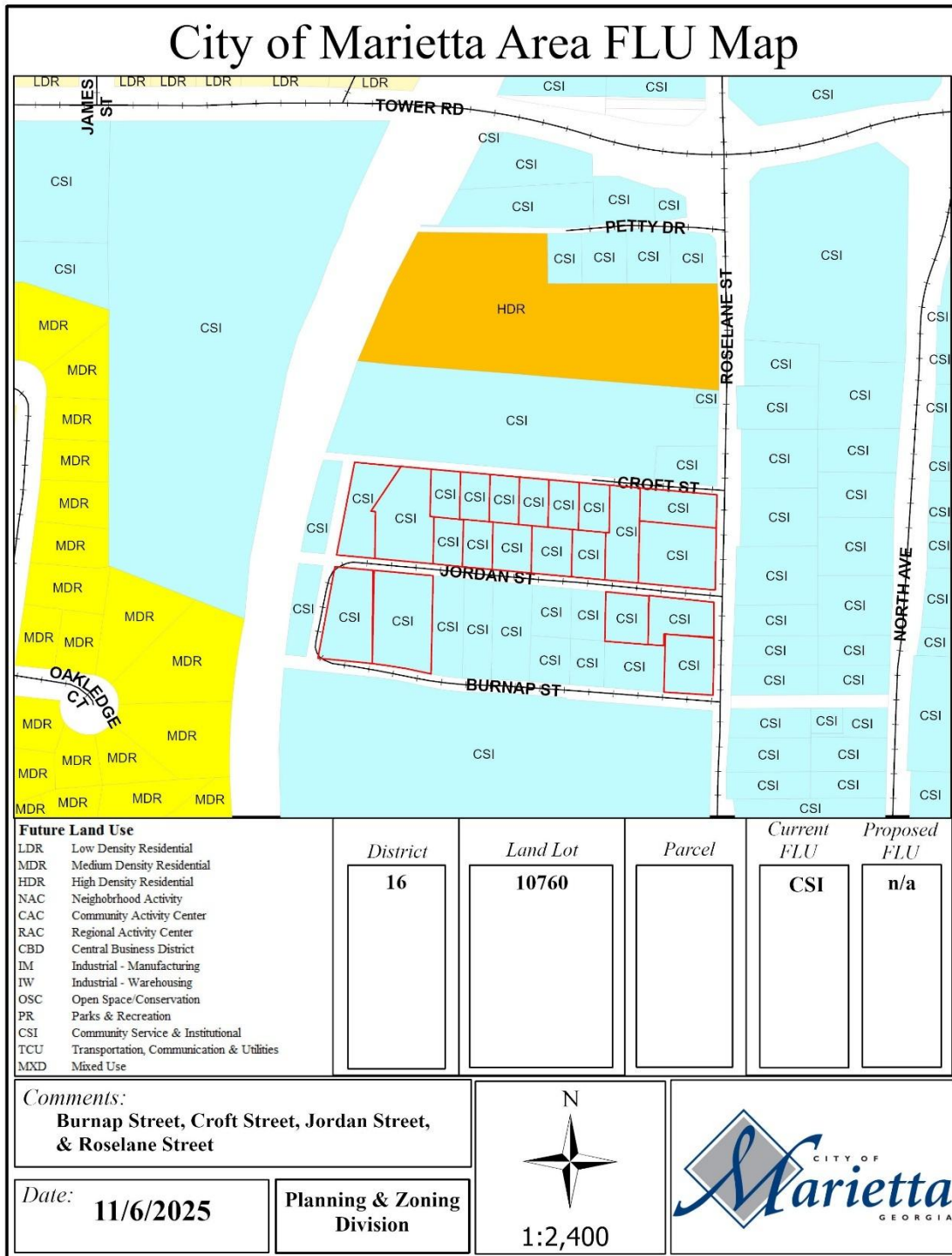
PLANNING COMMISSION HEARING: Tuesday, January 6, 2026 – 6:00pm

CITY COUNCIL HEARING: Wednesday, January 14, 2026 – 7:00pm

MAP



FLU MAP



PICTURES OF PROPERTY



View of Jordan Street, the only access serving all proposed lots.



View of Croft Street; not currently used or proposed as an access street.



View of neighboring properties – 106 (left) & 108 (right) Burnap Street – these houses will remain and are not included in the proposal.



View of neighboring properties – 110 (right) & 112 (left) Burnap Street – these houses will remain and are not included in the proposal.

All existing houses not included in the proposed development face Burnap Street, while houses shown in the proposal face Jordan Street.

STAFF ANALYSIS

Location Compatibility

Kevin Moore, on behalf of Traton, LLC, is requesting the rezoning of approximately 3.28 acres to R4 (Single Family Residential – 4 units/acre) with an increased density of 5.5 units an acre to accommodate the construction of 18 single-family residences. The site is currently comprised of twenty-one (21) parcels, all zoned R2 (Single Family Residential – 2 units/acre). The applicant intends to reconfigure these parcels to create 18 buildable lots, all of which are currently vacant and would be accessed via Jordan Street. Several adjacent parcels not included in the request are also zoned R2, with some developed as single-family homes and others remaining vacant.

To the north, 335 Roselane Street is zoned OI (Office Institutional) and contains an office building serving multiple health clinics. To the south, 613 Roselane Street – also zoned OI – is home to the Roselane Health Center. To the east along Roselane Street are vacant, undeveloped parcels zoned R2, while the western boundary of the site is bordered by a railroad corridor.

Use Potential and Impacts

The applicant is requesting a rezoning to R4 with an increased density to accommodate a proposed development consisting of 18 single-family residential lots. This request would produce a density of 5.5 units an acre, exceeding the 4 units an acre allowed under R4. The initial request includes the following variances:

- Reduce the minimum lot area for Lots 3 & 4 to 2,900 square feet. *
- Reduce the minimum lot area for Lots 11-17 to 6,500 square feet.
- Reduce the minimum lot area for Lots 2, 6, 9, & 10 to 7,000 square feet.
- Reduce the minimum lot width for Lots 3 & 4 to 36 feet. *
- Reduce the minimum lot width for Lot 2 to 45 feet.
- Reduce the minimum lot width to 50 feet for Lots 1, 5-7, & 9-18.
- Increase the maximum impervious surface to 58% for Lots 3 & 4. *
- Reduce the minor side setbacks to 5 feet for all Lots.
- Reduce the major side setbacks to 10 feet for Lots 1, 7, 8, & 18.
- Reduce the front setback to 15 feet for Lots 3 & 4. *
- Reduce the rear setback to 10 feet for Lots 3 & 4. *

**A significant portion of these variances – specifically five out of ten – are associated with Lots 3 and 4. These could be substantially reduced or eliminated if the two lots were combined into a single parcel, with the home oriented horizontally rather than as two narrow vertical units.*

Infill Overlay

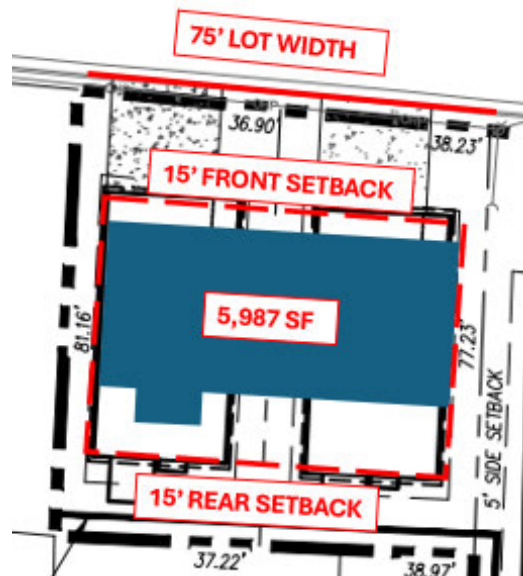
Upon closer review, the proposed lot sizes, setbacks, and overall layouts appear to closely align with the standards outlined in the Residential Infill Overlay District. While the subject property is not located within the boundaries of the overlay, **the applicant is essentially requesting the bulk and area regulations associated with it.** The Infill Overlay was created to encourage residential development in areas with existing infrastructure, while also ensuring design compatibility with surrounding neighborhoods. Applying these standards to the current proposal would eliminate many of the variances associated with the request and, importantly, introduce mandatory design requirements that the City has deemed appropriate for infill development.

The applicant is proposing to utilize and expand upon existing infrastructure by redeveloping several vacant and undersized lots that are currently undevelopable under standard zoning. By applying the dimensional standards of the Infill Overlay, the proposal would require fewer variances and gain the added benefit of mandatory design standards – standards that are not required under conventional single-family zoning and offer more of an architectural quality and neighborhood compatibility.

If evaluated under the Infill Overlay, the variances would be reduced to:

- Reduce all major side setbacks to 10 feet.
- Reduce minimum lot area for lots 3 & 4 to 2,900 square feet.
- Reduce minimum lot width for lots 3 & 4 to 36 feet.
- Reduce rear setbacks for lot 3 & 4 to 10 feet.

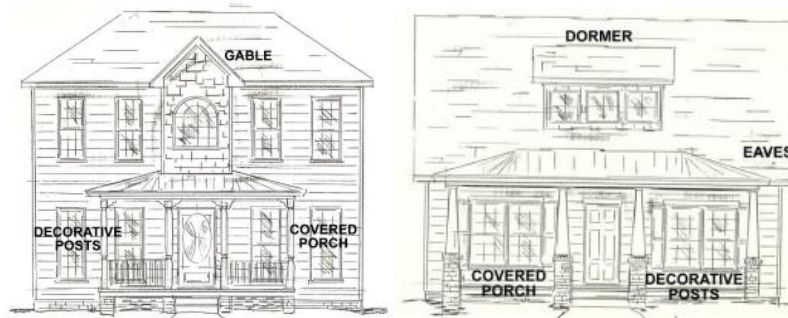
Furthermore, if Lots 3 and 4 were combined into a single parcel with a horizontally oriented home, as illustrated below, **three of the four** remaining variances could be eliminated entirely.



Potential outcome for the combination of Lots 3 & 4 under Infill Regulations

Applying the Infill Overlay standards would not alter the requested R-4 zoning designation but would add the stipulation of design accountability not present in standard single-family zoning. These standards are intended to ensure that new development contributes positively to the surrounding neighborhood and reflects the City's commitment to quality infill housing through neighborhood revitalization and infrastructure efficiency.

Architectural requirements include four-sided architecture, enhanced landscaping, building orientations that reinforce streetscape. Additionally, homes must incorporate at least five distinctive design features – such as dormers, gables, recessed entries, decorative porches, shutters, bay windows, cupolas, eaves, off-sets in building face or roof, and rear or side-access garages – to ensure visual interest and alignment with the City's residential character.



Visuals of additional design elements required under Infill Overlay

Beyond architectural elements, the overlay also mandates several site-level improvements that are not typically required under standard single-family zoning. These include:

- Installation of sidewalks and tree plantings along all roadways
- Creation of a homeowner's association for developments with 8 or more units
- Prohibits short-term rentals
- Requires compliance with stormwater recommendations

Together, these requirements not only reduce the number of required variances but also ensure a higher standard of neighborhood design, long-term maintenance, and infrastructure coordination – benefits that go beyond what is typically required under the R4 single-family zoning.

Future Land Use

The FLU (Future Land Use) designation for the subject property is CSI (Community Service & Institutional). CSI is intended to provide for institutional land uses such as governmental buildings, schools, churches, hospitals, etc. Within CSI developments, residential opportunities should be limited to a mixed-use capacity and accompanied by pedestrian friendly improvements. However, the long-standing vacancy of the site and lack of institutional interest suggest that such development is unlikely. As a result, while the proposed rezoning is ***not supported*** by the City's Comprehensive Plan, residential redevelopment may represent a more realistic and beneficial use of the property.

Environmental Impacts

The properties are currently vacant and undeveloped. There is no indication of any streams, wetlands, or endangered species on the property.

Economic Functionality

Given that most of the subject properties have never been developed and others have remained vacant since at least 2011, the area has experienced prolonged underutilization. The existing lot configurations, combined with the lack of sewer access, render the parcels largely unbuildable under current conditions. As such, a coordinated redevelopment of the entire area presents a more practical and economically viable approach, allowing for infrastructure improvements and cohesive residential development that would otherwise be infeasible on a lot-by-lot basis.

Infrastructure

Existing utilities and roadways generally serve the site; however, the following issues still require attention.

Jordan Street Width and Improvements

The Fire Department and Public Works have identified concerns related to the width of Jordan Street in their reviews. Jordan Street currently has a 20-foot right-of-way width and 17-foot paved width. Newly developed streets are required under Section 730.01 (F) to have a 50-foot right-of-way width and a 24-foot paving width (measured from back of curb).

If Jordan Street remains in its current configuration, the following variance would be required:

- Variance to allow Jordan Street to remain as existing and reduce the required right-of-way width from 50 feet to 20 feet and paving width from 24 feet to 17 feet. [§730.01 (F. Table L)]

Marietta Fire has indicated that Jordan Street would need to be posted as a fire lane to prevent vehicle obstruction of emergency access.

Sidewalk Requirements

The site plan submitted with the rezoning request does not show the incorporation of sidewalks; however, they are required along all streets for new developments. City standards call for a 5-foot-wide sidewalk with a 2-foot grass strip. *At minimum, the proposal should include continuation of sidewalk along Roselane Street.*

If the development is to move forward as submitted, the following variance would be required:

- Variance to waive the requirement of sidewalk installation along Jordan Street. [§732.02 (F)]

Sanitary Sewer Access

There is no existing sanitary sewer access along Jordan Street, Burnap Street, or Roselane Street. The only available connection is located along Croft Street. As confirmed by Marietta Water, a new sanitary sewer main will need to be installed as part of this project to serve the proposed lots.

Overhead Electrical/Utilities

Overhead utilities run along the south side of Jordan Street. New connections to existing overhead utilities will be required to go underground should the project be approved. No vertical structures could be built within 10 feet of any overhead power lines.

History of Property

On October 13, 2004 (A2004-10), City Council annexed the subject properties and rezoned the properties (Z2004-33) from County zoning (R-20) to City of Marietta zoning (R-2).

Other Issues

Stormwater Runoff

The current site plan shows the underground detention discharging to the neighboring property at 335 Roselane Street. An easement will be required to allow discharge into the off-site detention pond.

Tree Ordinance

Section 728.02 (B) states: “The division of a parcel resulting in three or more new lots is considered a subdivision development and shall require the submittal of a preliminary plat, subdivision improvement construction plans, and final plat subject to the requirements below” [§728.02 (B)].

If approved, the proposed development will result in 18 new developable lots, meeting the criteria in requiring submission of a preliminary plat, site development plans, and a final plat. As part of the platting and subdivision review process, the project must also comply with the City’s tree ordinance under Section §712.08.

ANALYSIS & CONCLUSION

Kevin Moore, on behalf of Traton, LLC, is requesting the rezoning of 3.28 acres from R2 (Single Family Residential – 2 units/acre) to R4 (Single Family Residential – 4 units/acre) with an increased density of 5.5 units an acre. The site currently consists of 21 vacant parcels zoned R2; the proposal would reconfigure these into 18 buildable lots to be accessed from Jordan Street. Adjacent properties include OI-zoned (Office Institutional) health clinics to the north and south, vacant R2 parcels to the east, and a railroad corridor to the west.

The request for rezoning to R4, with an increased density of 5.5 units an acre, as submitted to allow for the construction of 18 single-family residences, would require the following variances:

- Reduce the minimum lot area for Lots 3 & 4 to 2,900 square feet. *
- Reduce the minimum lot area for Lots 11-17 to 6,500 square feet.
- Reduce the minimum lot area for Lots 2, 6, 9, & 10 to 7,000 square feet.
- Reduce the minimum lot width for Lots 3 & 4 to 36 feet. *
- Reduce the minimum lot width for Lot 2 to 45 feet.
- Reduce the minimum lot width to 50 feet for Lots 1, 5-7, & 9-18.
- Increase the maximum impervious surface to 58% for Lots 3 & 4. *
- Reduce the minor side setbacks to 5 feet for all Lots.
- Reduce the major side setbacks to 10 feet for Lots 1, 7, 8, & 18.
- Reduce the front setback to 15 feet for Lots 3 & 4. *
- Reduce the rear setback to 10 feet for Lots 3 & 4. *

**Five out of the ten variances requested could be reduced or eliminated if Lots 3 and 4 were combined into one parcel.*

Alternatively, rezoning to R4 under the Infill Overlay regulations would allow the applicant to utilize and expand upon existing infrastructure by redeveloping currently vacant and undersized lots. This approach would require the development to comply with the **overlay's mandatory design standards** – enhancing architectural quality and neighborhood compatibility – and would require the following variances:

- Reduce all major side setbacks to 10 feet.
- Reduce minimum lot area for lots 3 & 4 to 2,900 square feet. *
- Reduce minimum lot width for lots 3 & 4 to 36 feet. *
- Reduce rear setbacks for lot 3 & 4 to 10 feet. *

**Three of the four variances listed could be eliminated if Lots 3 and 4 were combined into one parcel.*

Most of the subject properties have remained vacant or undeveloped for years due to irregular lot configurations and lack of sewer access, making individual development impractical. A coordinated redevelopment effort presents a more practical solution, enabling infrastructure upgrades and cohesive residential development that would not be

feasible on a lot-by-lot basis. While existing utilities and roadways generally serve the site, several issues remain, including the need to extend a new sanitary sewer main from Croft Street. To proceed as currently proposed, the following variances are required:

- Variance to allow Jordan Street to remain as existing and reduce the required right-of-way width from 50 feet to 20 feet and paving width from 24 feet to 17 feet [§730.01 (F. Table L)]
- Variance to waive the requirement of sidewalk installation along Jordan Street [§732.02 (F)]

The FLU (Future Land Use) designation for the subject property is CSI (Community Service & Institutional). While this designation is intended for institutional uses, the long-standing vacancy of the site and lack of institutional interest suggest that such development is unlikely. As a result, while the proposed rezoning is ***not supported*** by the City's Comprehensive Plan, residential development may represent a more realistic and beneficial use of the property.



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	10 inch and 6 inch available
Capacity of the water line?	A fire flow test may be required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - WASTEWATER

Is a sewer line adjacent to the property?	Only on Croft Street
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	8 inch in Croft St only
Capacity of the sewer line?	A.D.F Peak
Estimated waste generated by proposed development?	Not Provided
Treatment Plant Name?	S. Cobb W.R.F.
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	No
What percentage of the property is in the flood plain?	N/A
What is the drainage basin for the property?	Noses Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	N/A
Do stream buffers exist on the parcel?	No



Are there other topographical concerns on the parcel?	No
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Are there storm water issues related to the application?	No
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Potential presence of endangered species in the area?	No
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- *Site development plan review required.*
- *Stormwater concept meeting required.*
- *Traffic study required.*
- *Easement required to discharge into off site detention pond.*
- *Sidewalk required along all frontages.*

TRANSPORTATION

Jordan Street only has a 20-foot right-of-way. This street must be improved to a 50-foot right-of-way with 24-feet of edge of paving to edge of paving.

EMERGENCY SERVICES

Nearest city or county fire station from the development?	Station 51
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Distance of the nearest station?	1.5 miles
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Most likely station for 1 st response?	Station 51
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Service burdens at the nearest city fire station (under, at, or above capacity)?	Below Capacity
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Site and building construction will be required to conform to state and local Fire/Safety Minimum Standards, and Georgia Accessibility Code.

New buildings will be subject to the Marietta Fire Protection Sprinkler ordinance [2-6-140].

The current road width is +/- 17 feet, which is acceptable as a one way fire access road, the prescriptive road width for two way travel is 20 feet of drivable surface. upon being improved to minimum standards the streets would be posted as fire lane, as parking vehicles would obstruct the minimum fire access road width requirement. There is also a requirement to provide 26 feet of road width around fire hydrants for a distance of 40 feet (20 feet each way) centered on the hydrant.

MARIETTA POWER - ELECTRICAL

There shouldn't be an issue with Marietta Power feeding this project. Contact will be Tee Thomas. 770-794-5259 or tthomas@mariettaga.gov when ready to discuss.



MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	West Side
Capacity at Elementary School:	567
Current enrollment of Elementary School:	562
Capacity at Middle School:	1,350
Current enrollment of Middle School:	1,379
Capacity at Marietta Sixth Grade Academy:	775
Current enrollment of 6 th Grade Academy:	619
High School Servicing Development:	Marietta High School
Capacity at High School:	2,350
Current enrollment of High School:	2,608
Number of students generated by present development:	0
Number of students projected from the proposed development:	.5 x 19 = 8
New schools pending to serve this area:	NA
<u>Comments:</u> 	



APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: Z2025-25 Registrar #: 20250947 PZ #: 25-080
Planning Commission Hearing: December 2, 2025 Jan 6, 2026 City Council Hearing: December 10, 2025 Jan 14, 2026

Owner's Name: _____

Documentation showing names of Principals authorized to sign application is **required for Corporations**.

EMAIL Address: _____

Mailing Address See Attached Exhibit "C" Zip Code: _____ Telephone Number: _____

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant & Owners' Representative: J. Kevin Moore; Moore Ingram Johnson & Steele, LLP

Applicant: Traton, LLC

EMAIL Address: _____

Mailing Address: _____ Zip Code: 3 _____

Telephone Number: _____ Add'l Email Address: tthrasher@tratonhomes.com; lpriide@tratonhomes.com

Address of property to be rezoned: See Attached Exhibit "D" Jordan, Burnap, Croft, Roselane Streets

Land Lot (s) 10760 District 16 Parcel See Exh. D Acreage 3.50+/- Ward 4B Future Land Use: CSI

Present Zoning Classification: R-2 Proposed Zoning Classification: R-4

REQUIRED INFORMATION

Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. Application
2. Legal Description.
3. Copy of the deed that reflects the current owner(s) of the property. Documentation showing names of principals authorized to sign application is **required for Corporations**.
4. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
5. Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.
6. A detailed written description of the proposed development/project must be submitted with the application.
7. **REZONING REQUESTS TO PRD, PCD, PID, or MXD MUST INCLUDE THE GENERAL PLAN CHECKLIST WITH THIS APPLICATION.**
8. Application fee – *see next page*

Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
116 BURNAP ST	16107600530	0.369	4B	R2	CSI
100 JORDAN ST	16107600450	0.2	4B	R2	CSI
101 JORDAN ST	16107600630	0.139	4B	R2	CSI
106 JORDAN ST	16107600470	0.125	4B	R2	CSI
108 JORDAN ST	16107600480	0.122	4B	R2	CSI
319 ROSELANE ST	16107600640	0.173	4B	R2	CSI
325 ROSELANE ST	16107600430	0.315	4B	R2	CSI
329 ROSELANE ST	16107600410	0.167	4B	R2	CSI
103 CROFT ST	16107600330	0.092	4B	R2	CSI
102 JORDAN ST	16107600460	0.103	4B	R2	CSI
110 JORDAN ST	16107600490	0.091	4B	R2	CSI
112 JORDAN ST	16107600500	0.091	4B	R2	CSI
114 JORDAN ST	16107600510	0.319	4B	R2	CSI
116 JORDAN ST	16107600320	0.216	4B	R2	CSI
83 CROFT ST	16107600380	0.095	4B	R2	CSI
87 CROFT ST	16107600370	0.095	4B	R2	CSI
91 CROFT ST	16107600360	0.092	4B	R2	CSI
95 CROFT ST	16107600350	0.092	4B	R2	CSI
99 CROFT ST	16107600340	0.092	4B	R2	CSI
315 ROSELANE ST	16107600650	0.184	4B	R2	CSI
122 BURNAP ST	16107601180	0.286	4B	R2	CSI

Applicant : *Traton, LLC.* Case Number: *Z2025-25* Agent: *Kevin Moore*

Planning Commission Meeting: *January 6, 2026*

City Council Meeting Date: *January 14, 2026*

Legend:
 Blue - Zoned OI (Office Industrial)
 Lt. Yellow - Zoned R-2 (Single Family Residential, 2 units/acre)
 Dk. Yellow - Zoned R-4 (Single Family Residential, 4 units/acre)

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: Z2025-25
Legistar No.: 20250947
Hearing Dates: **December 2, 2025** Jan 6, 2026 - Planning Comm
December 10, 2025 Jan 14, 2026- CC

Applicant:
Property Owners:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

DESCRIPTION OF PROPOSED DEVELOPMENT/PROJECT

The property which is the subject of the Application for Rezoning by Applicant, Traton Homes, LLC (hereinafter "Applicant") is 3.50e acres, more or less, and is an assemblage of twenty-one (21) parcels located on Roselane Street, Jordan Street, Croft Street, and Burnap Street, as more particularly set forth in the Application, and being located in Land Lot 1076, 16th District, 2nd Section, City of Marietta, Cobb County, Georgia (hereinafter collectively the "Property" or the "Subject Property"). The Application for Rezoning seeks approval of a request to rezone the Subject Property from its existing zoning classification of R-2 to the proposed R-4 zoning classification. Applicant seeks rezoning of the Property for construction of nineteen (19) single-family detached homes.

The proposed project is an assemblage of a total of twenty-one (21) parcels, most of which are undeveloped. Applicant proposes the construction of a maximum of nineteen (19) single-family detached homes. All residences shall be traditional or Craftsman style in architecture and design, with the exteriors consisting of brick, stone, stacked stone, cedar shake, board and batten, and combinations thereof, and shall have two car garages.

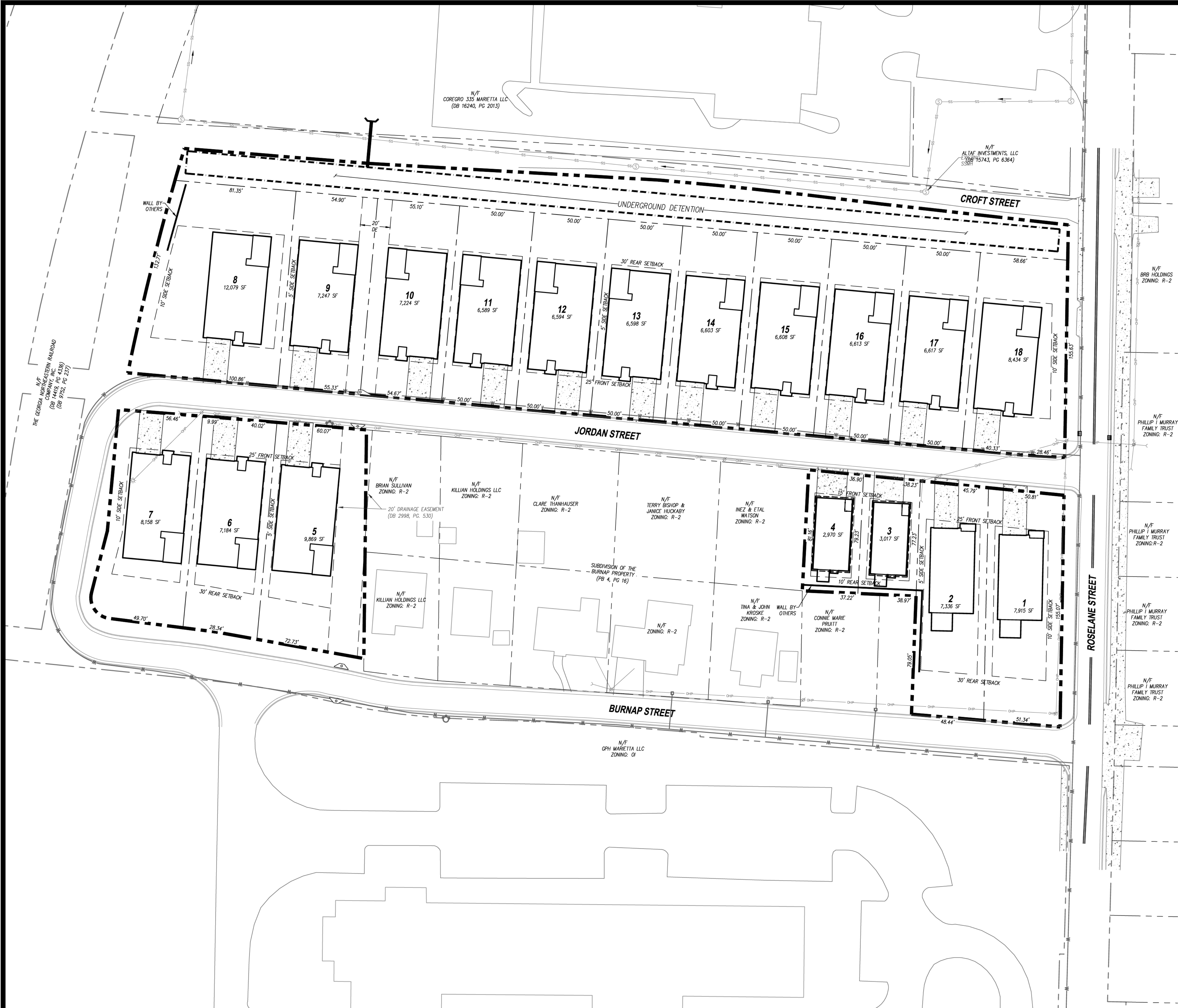
The twenty-one (21) existing parcels are considered grandfathered as same were originally platted in 1941. However, any redevelopment or construction of new homes requires rezoning approval. As such, Applicant's proposal reduces the total number of individual parcels from twenty-one (21) to nineteen (19) and allows for new home construction.

Applicant will supplement its Application for Rezoning with additional items; including, but not limited to the following, throughout the rezoning process:

- (1) Updated and revised Zoning Plan, if necessary;
- (2) Landscape and/or Tree Plan; and
- (3) Elevations.

A detailed letter of agreeable zoning stipulations and conditions will be submitted on behalf of Applicant prior to the hearings before the Planning Commission and Mayor and City Council.

Applicant is excited about the opportunity for development of the Property to provide single-family detached residences within this area of the City of Marietta. The project will meet, and exceed, the standards established by Applicant in its other communities throughout the Metropolitan Atlanta area; as well as all standards and ordinances established by the City for similar developments.



DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-2
PROPOSED ZONING (MARIETTA)	R-4
AREA	
SITE AREA	3.28 ACRES
MINIMUM LOT AREA	7,500 SF*
MINIMUM LOT WIDTH	75 FEET*
DENSITY	
MAXIMUM DENSITY	4 UNITS/ACRE*
NUMBER OF UNITS	18 UNITS
PROPOSED DENSITY	5.50 UNITS/ACRE*
SETBACKS	
FRONT	25 FEET
SIDE	10 FEET*
SIDE MAJOR	25 FEET
REAR	30 FEET
PERIMETER	N/A
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM FLOOR AREA	1,200 SF*
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM IMPERVIOUS SURFACE	50%

***VARIANCES:**

***REDUCE MINIMUM LOT AREA FOR LOT 2 TO 7,000 SF.**

***REDUCE MINIMUM LOT AREA FOR LOTS 3 & 4 TO 2,900 SF.**

***REDUCE MINIMUM LOT AREA FOR LOTS 8-18 TO 6,500 SF.**

***REDUCE MINIMUM LOT WIDTH TO 50 FEET FOR ALL LOTS EXCEPT LOT 2 TO BE 45 FEET AND LOTS 3 & 4 TO BE 36'.**

***INCREASE MAXIMUM DENSITY TO 5.50 UNITS/ACRE BASED ON BOUNDARY SURVEY.**

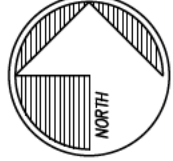

***INCREASE MAXIMUM IMPERVIOUS SURFACE FOR LOTS 3 & 4 TO 58%.**

***REDUCE SIDE SETBACKS TO 5 FEET.**

***REDUCE ALL MAJOR SIDE SETBACKS TO 10 FEET.**

*** REDUCE LOTS 3 & 4 FRONT SETBACK TO 15' AND REDUCE THE REAR SETBACK TO 10 FEET.**

24 HOUR CONTACT:
JOHN MORGAN
770.375.7655

(IN FEET)
1 inch = 30 ft.

GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



RIDGE PLANNING AND ENGINEERING®
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OFFICE 770.938.9000

LAND PLAN

ROSELANE ROAD

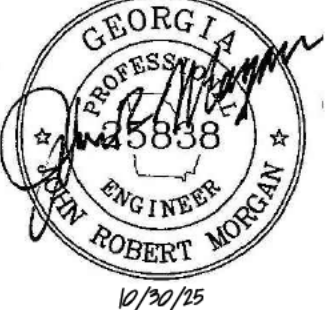
LAND LOT 1076
16TH DISTRICT
CITY OF MARIETTA, GEORGIA

OWNER/DEVELOPER



TRATON HOMES

720 KENNESSTONE AVENUE
MARIETTA, GA 30060



ROBERT MORGAN
12/20/25

REVISIONS

ZONING PLAN-2

Z100

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