

REZONING SNAPSHOT: Z2026-03 & A2026-01

Address(es): 1567, 1583, 1605, 1611 Bells Ferry Road

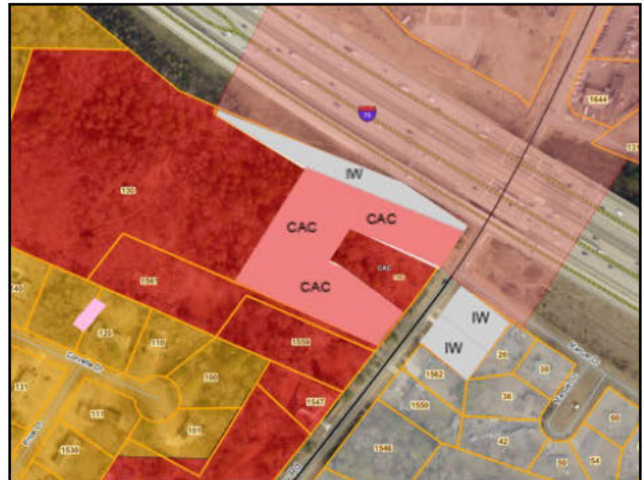
Rezoning Request: R-20 in Cobb County & R-2 in City to PRD-SF in City

Purpose for Request: To construct 20 single-family townhomes.

Existing Zoning – R-20* (Cobb) & R-2 (City)



Future Land Use (FLU) – CAC* (Cobb) & CAC/IW (City)



*Single-Family Residential, 20,000-sf lots (yellow) *Community Activity Commercial (red)

Considerations and Concerns

Existing land use context

Located amidst R-20 (low-density residential) lots in Cobb County and commercial in City.

Suitability of the land/site

Mostly undeveloped land with seemingly few physical limitations. Location off an arterial road typically suitable for higher density development, but existing context is low-density.

Potential for adverse impacts

Proposal of 8.57 units/acre. The site's proximity to I-75 and Bells Ferry Road make this a transitional location between the higher intensity commercial activity and established low density residential in Cobb County.

Other department concerns

Traffic study required. Sidewalks along Bells Ferry Road are missing. Width of road does not meet standards for fire hydrant access. All comments required to be addressed in detail plan stage, should this be approved.

Alignment with City vision / Comprehensive Plan

Proposal does not align with the City or Cobb County's Future Land Use of CAC and IW.

Variances Required:

1. Variance to reduce the minimum tract size from 3 acres to 2.335 acres [§708.09 (H)]
2. Variance to reduce the minimum recreation area from 17,424 sq. ft. to 10,600 sq. ft.
[§708.09 (B.1.h)]



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2026-03

LEGISTAR: 20251051

LANDOWNERS:

[REDACTED]
[REDACTED]
[REDACTED]

APPLICANT: Same as above

AGENT: Parks Huff
Sams, Larkin, & Huff, LLP

PROPERTY ADDRESS: 1567, 1583 1605, & 1611 Bells Ferry Road

PARCEL DESCRIPTION: Land Lot: 08590 District: 16
Parcels: 0480, 0180, 0030, 0470

AREA: +/- 2.335 acres

COUNCIL WARD: 5

EXISTING ZONING: R2 (Single Family Residential – 2 units/acre - City)
R-20 (Single-Family Residential, 20,000-square foot lot
size – Cobb County)

REQUEST: PRD-SF (Planned Residential Development, Single-Family)

FUTURE LAND USE: CAC (Community Activity Center – City & Cobb County)
and IW (Industrial Warehousing – City)

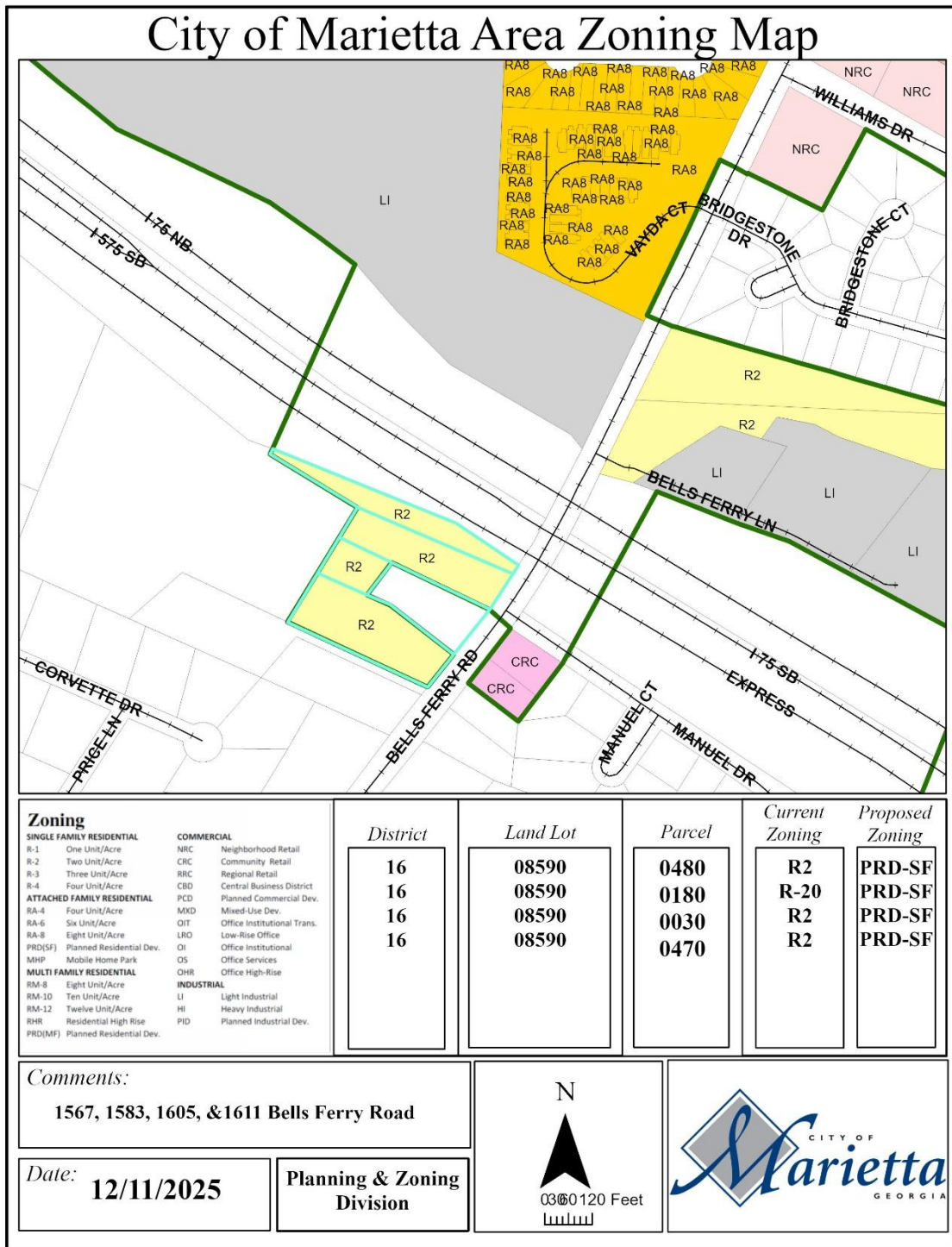
PROPOSED FLU: MDR (Medium Density Residential) in the City

REASON FOR REQUEST: To allow for the construction of 20 single-family
townhouse units.

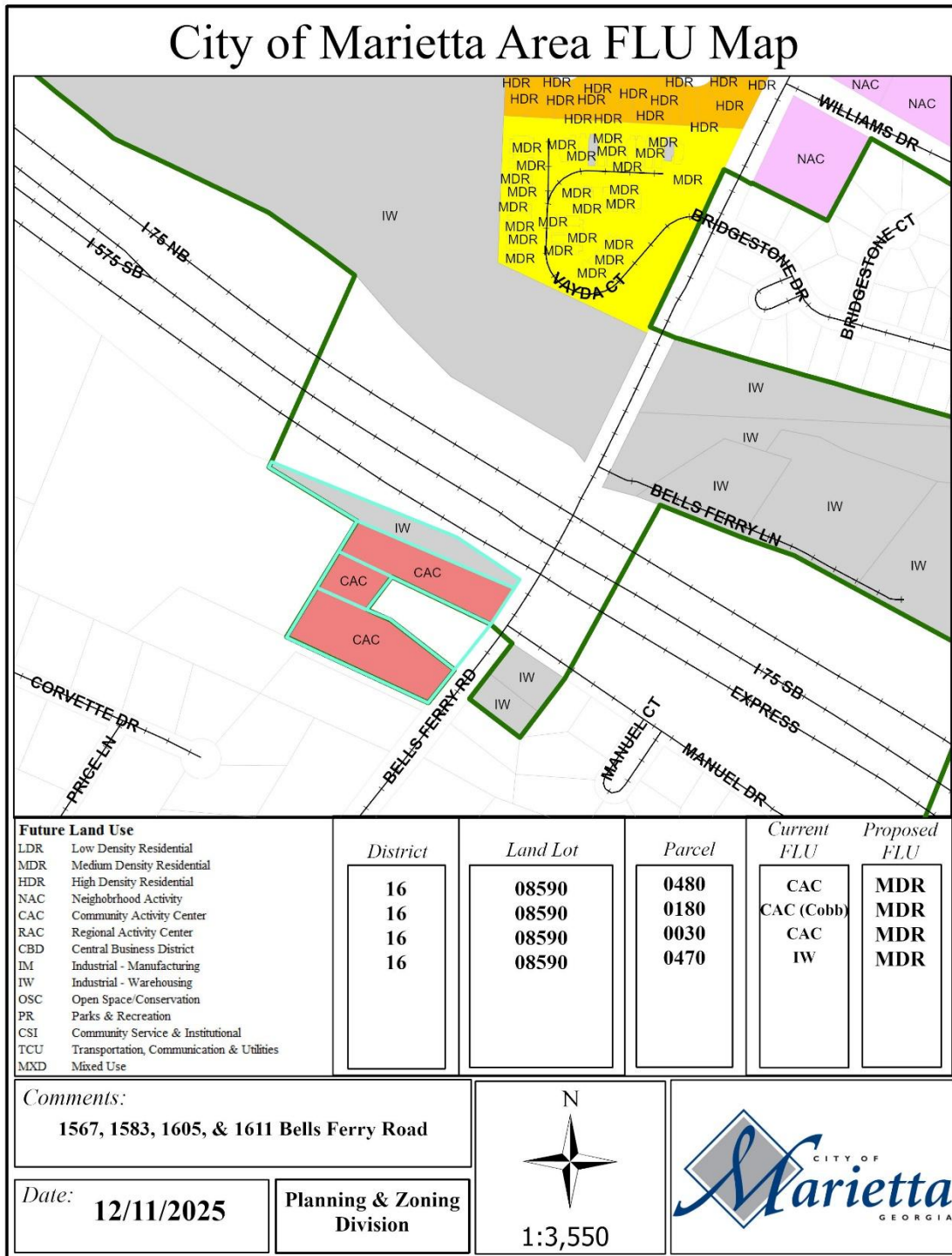
PLANNING COMMISSION HEARING: Tuesday, January 6th, 2026 – 6:00 pm

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

MAP



FLU MAP



PICTURES OF PROPERTY



Aerial Imagery of subject properties



View of the subject properties from Bells Ferry Road



Views from within the subject properties

STAFF ANALYSIS

Location Compatibility

Parks Huff, on behalf of [REDACTED] is requesting the rezoning of 1567, 1605, and 1611 Bells Ferry Road from R2 (Single Family Residential – 2 units/acre) to PRD_SF (Planned Residential Development – Single Family). Additionally, the applicant is requesting the annexation of the middle parcel, 1583 Bells Ferry Road, from Cobb County into the City of Marietta, along with its rezoning to PRD_SF. The Palms at Paces Ferry, LLC proposes to develop 20 single-family townhome units across the five (5) parcels, which together total approximately 2.335 acres.

Interstate 75 borders the northern edge of the subject properties. To the south and west, adjacent parcels are located within Cobb County and are zoned R-20 (Single-Family Residential, 20,000-square foot lot size). To the east, directly across Bells Ferry Road, are two properties zoned CRC (Community Retail Commercial) within the City of Marietta. Both properties are currently occupied by a child daycare facility, according to City records.

Use Potential and Impacts

The applicant is requesting the rezoning of 2.335 acres to PRD_SF to construct a 20-unit single-family townhome development that will include a recreation facility and walking trail surrounding the site. From a Planning and Zoning standpoint, the development appears to follow the general requirements of PRD_SF zoning regulations within the City. However, the absence of a tree plan and architectural elevations makes it difficult to assess conformity with the tree ordinance and the four-sided architecture requirements. As such, Staff will need to defer evaluation of these elements to the detailed plan stage, should the rezoning be approved and the plans move forward.

Each unit is proposed as a 3,000 square-foot, three-story residence, served by individual driveways that, according to Staff measurement, meets the required 20-foot depth. It remains unclear, however, whether two car garages are incorporated into the design; this will be evaluated when architectural elevations are provided. An adequate number of guest parking spaces are provided per code (five [5] are provided, while only four [4] are required).

The resulting density of the development, if approved, will be 8.57 units per acre. For context, below is a table comparing densities of similarly sized attached townhome developments approved by the City:

| Townhome Development | Units | Acreage | Density |
|-------------------------------------|-------|---------|---------|
| <i>Current Proposal (The Palms)</i> | 20 | 2.34 | 8.57 |
| Sessions Walk | 18 | 1.7 | 11.0 |
| Cambridge Walk | 30 | 4.3 | 7.0 |
| Registry Townhomes | 12 | 1.0 | 11.8 |
| Grammercy Park | 31 | 3.3 | 9.7 |
| Kennesaw Battle Townhomes | 20 | 2.01 | 10.0 |

The proposed development includes a passive recreation space (a recreation building, approximately 4,320 square feet) and an active recreation amenity (a 6,280 square-foot walking trail). While the combined recreation area surpasses the minimum requirement of 10,000 square feet at 10,600 square feet, it does not meet the ratio requirement of one acre per 50 units. For 20 units, this equates to a minimum of 17,424 square feet.

At this time, the only variances needed are:

- Variance to reduce the minimum tract size from 3 acres to 2.335 acres [§708.09 (H)]
- Variance to reduce the minimum area for recreation from 17,500 sq.ft. to 10,600 sq.ft. [§708.09 (B.1.h)]

Cobb County's Future Land Use (FLU) for the subject property is CAC (Community Activity Center). The City shares this FLU for most of the remaining subject properties, excluding the one adjacent to I-75, which has a FLU of IW (Industrial Warehousing) likely due to its proximity to I-75. CAC districts are intended to support low and medium intensity office and commercial developments, with residential components typically incorporated into mixed-use developments.

An appropriate new Future Land Use for the parcel, if annexed by the City, along with the incorporated parcels included in this proposal, would be MDR (Medium-Density Residential), which supports PRD-SF developments with densities ranging from five (5) to eight (8) units per acre.

Environmental Impacts

There is no indication of any streams, wetlands, or endangered species on the property.

Economic Functionality

Two of the five parcels are considered undevelopable under the current R2 zoning regulations, as their lot sizes do not meet minimum standards. Redeveloping the parcels together as a single development would create a more functional site layout and strengthen the residential use already established in the area. Given the current market conditions and the ongoing demand for housing, rezoning the property to PRD_SF for a more compact residential form is both suitable and economically functional.

Infrastructure

The subject properties are not served by Marietta Power or Marietta Water. The remaining departments made the following comments:

Marietta Fire:

- *Entry onto the site from Bells Ferry Rd. will require a 35-foot turning radius relative to the face of curb; the minimum turning radius within the site is 28 feet.*
- *Fire hydrants, while not shown on the exhibit, will be required within 300 feet of each building and must be serviceable before vertical construction begins. Also, for fire hydrants set along the road, the road width shall be 26 feet for a distance of 40 feet centered on the hydrant.*

Public Works – Engineering

- *Site development plan review required.*
- *Stormwater concept meeting required.*
- *Traffic study required.*
- *Sidewalk required along frontage on Bells Ferry Road & to have 2-ft. grass strip*

Overhead Electrical/Utilities

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. No major impediments are foreseen.

History of Property

A rezoning application that included 1567 Bells Ferry Road, along with other properties not part of this request (Z2002-28), was initially submitted to rezone the parcels to OS (Office Services) but was later withdrawn. No other history of variances, rezonings, or special land use permits exists for the remaining properties. Because 1583 Bells Ferry Road lies outside of the City limits, records for that parcel are unavailable.

Other Issues

If rezoned to PRD-SF, the submission and approval of a Detailed Plan for the project would be required prior to development, to include a conceptual site plan, tree plan, and architectural elevations.

ANALYSIS & CONCLUSION

Parks Huff, on behalf of the applicant, [REDACTED] is requesting the rezoning of five parcels totaling 2.335 acres for the purpose of developing 20 single-family townhomes with a resulting density of 8.57 units per acre. The property is located along Bells Ferry Road, adjacent to Interstate 75. The surrounding area consists primarily of residential zoning within Cobb County, with two small commercial uses located within the City limits. The site's proximity to I-75 and Bells Ferry Road makes it a transitional location between higher-intensity commercial activity and established residential neighborhoods.

Features of the proposed development include:

- Twenty (20) three-story townhome units, each approximately 3,000 square feet.
- Driveways that meet the required 20-foot depth
- An adequate number of guest parking spaces (five (5) spaces provided, exceeding the minimum of four [4]).
- A passive recreation facility (a 4,320-square-foot clubhouse) and an active recreation amenity (a 6,280-square-foot walking trail), totaling 10,600 square feet.

While architectural elevations and a tree plan were not provided with this proposal, their compliance will be evaluated at the detailed plan stage should this rezoning be approved. Additionally, comments from other departments stemmed from the lack of detail in the current submittal, and those items will likewise be addressed during the detailed plan stage if approved.

At this time, the only variances required for the plan as it stands are:

1. Variance to reduce the minimum tract size from 3 acres to 2.335 acres [§708.09 (H)]
2. Variance to reduce the minimum recreation area from 17,424 sq. ft. to 10,600 sq. ft. [§708.09 (B.1.h)]

The current Future Land Use designations for the parcels are CAC (Community Activity Commercial – both Cobb County and City) and IW (Industrial Warehousing). An appropriate new Future Land Use designation for the parcels would be MDR (Medium-Density Residential), which supports PRD-SF developments with densities ranging from five (5) to eight (8) units per acre. While the proposed density of 8.57 units per acre slightly exceeds this range, the Comprehensive Plan notes that higher densities may be suitable when housing is located near major commercial corridors such as Bells Ferry Road.

DATA APPENDIX

COBB COUNTY SEWER & WATER

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? | Noonday 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 |
| Are there storm water issues related to the application? | No |
| Potential presence of endangered species in the area? | No |
| <ul style="list-style-type: none"> • <i>Site development plan review required.</i> • <i>Stormwater concept meeting required.</i> • <i>Traffic study required.</i> • <i>Sidewalk required along frontage on Bells Ferry Road & to have 2-ft. grass strip</i> | |

TRANSPORTATION

| | |
|---|------------------|
| What is the road affected by the proposed change? | Bells Ferry Road |
| What is the classification of the road? | Arterial |
| What is the traffic count for the road? | |
| Estimated # of trips generated by the proposed development? | |
| Estimated # of pass-by cars entering proposed development? | |
| Do sidewalks exist in the area? | |
| Transportation improvements in the area? | |
| If yes, what are they? | |



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

| | |
|--|----------------|
| Nearest city or county fire station from the development? | 56 |
| Distance to nearest station? | 2.3 miles |
| Most likely station for 1 st response? | 56 |
| Service burdens at the nearest city fire station (under, at, or above capacity)? | Below Capacity |

Entry onto the site from Bells Ferry Rd. will require a 35-foot turning radius relative to the face of curb; the minimum turning radius within the site is 28 feet.

Fire hydrants, while not shown on the exhibit, will be required within 300 feet of each building and must be serviceable before vertical construction begins. Also, for fire hydrants set along the road, the road width shall be 26 feet for a distance of 40 feet centered on the hydrant.

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].

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No X

If not, can this site be served? Yes _____ No X

What special conditions would be involved in serving this site?



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

| | |
|---|--------------------|
| Elementary School System Servicing Development: | Sawyer Road |
| Capacity at Elementary School: | 800 |
| Current enrollment of Elementary School: | 533 |
| | |
| 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 |
| | |
| 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: | 10 |
| 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 #: Z2026-03 Legistar #: 20251051 PZ #: 025-84
Planning Commission Hearing: Jan. 6th, 2026 City Council Hearing: Jan. 14th, 2026

Redacted for security purposes. Information is available by calling or emailing Zoning Division.

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: _____
EMAIL Address: _____
Mailing Address _____ Zip Code: _____
Telephone Number _____ Add'l Email Address: _____

Address of property to be rezoned: 1567, 1605, 1611 & Unnumbered Parcel Bells Ferry Road
Land Lot (s) 859 District 16 Parcel 48, 3, 47, 18 Acreage 2.335 ac Ward 5 Future Land Use: CAC
Present Zoning Classification: R-2-City Proposed Zoning Classification: PRD-SF
R-20-Cobb County for Parcel 5 to be annexed and rezoned.

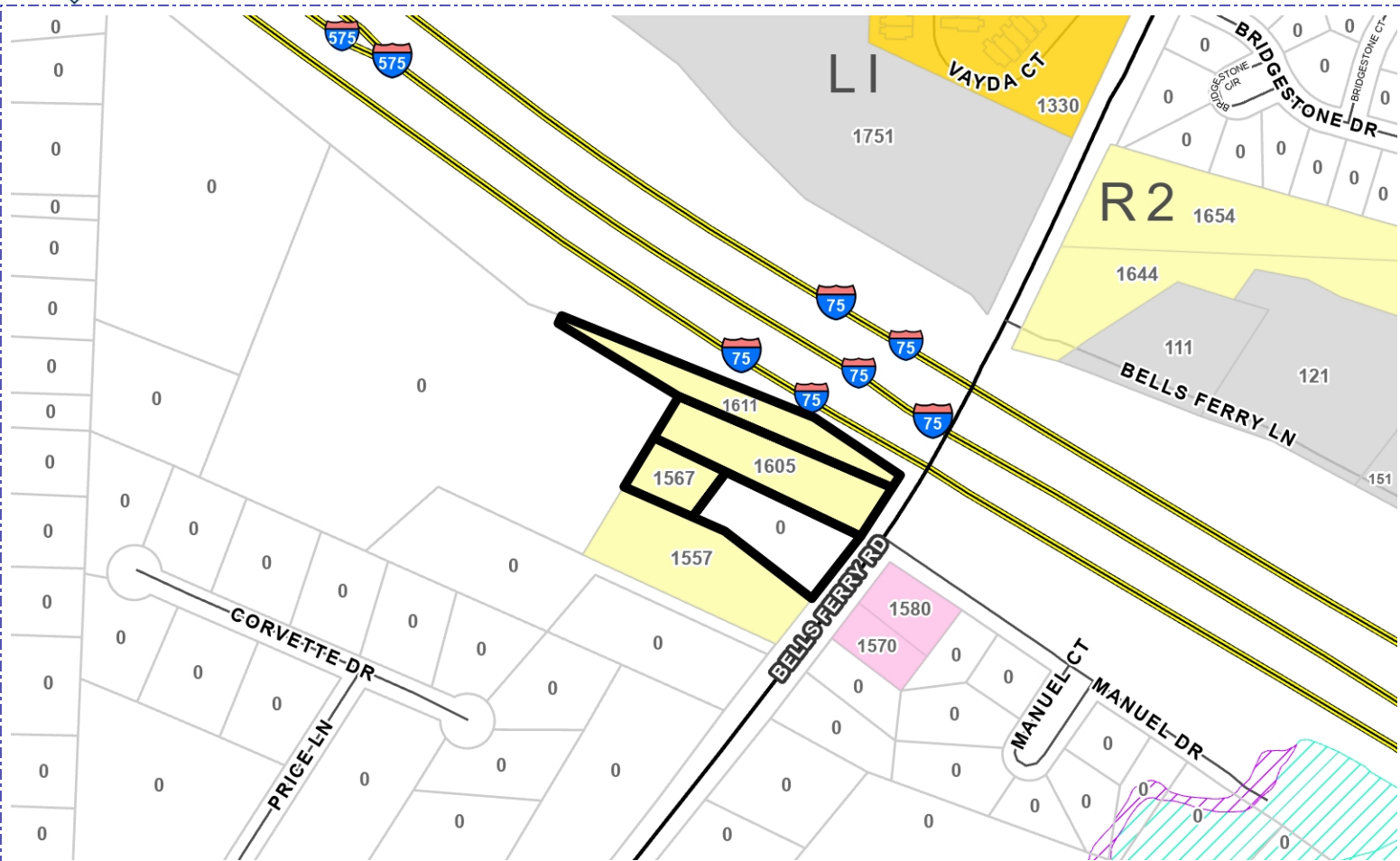
REQUIRED INFORMATION

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.

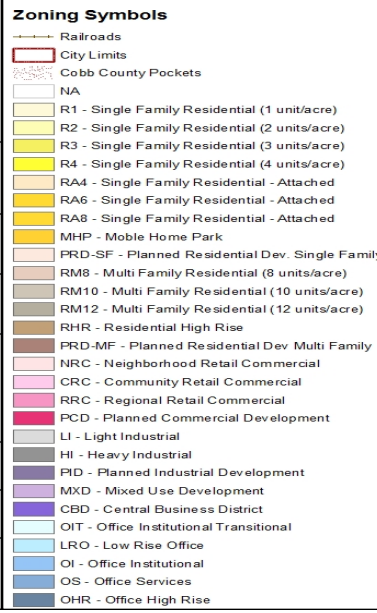
1. Application
2. Legal Description.
3. Copy of the deed that reflects the current owner(s) of the property. Documentation showing names of principals authorized to sign application is **required for Corporations.**
4. Copy of current tax bill showing payment or a certification from the City of Marietta 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 |
|---------------------|---------------|---------|------|--------|-----|
| 1567 BELLS FERRY RD | 16085900480 | 0.335 | 5B | R2 | CAC |
| 1605 BELLS FERRY RD | 16085900030 | 0.938 | 5B | R2 | CAC |
| 1611 BELLS FERRY RD | 16085900470 | 0.737 | 5B | R2 | IW |
| 0 | C | 0.723 | | | |

| | | |
|------------------------------------|--------------|--|
| Property Owner: | | Zoning Symbols  |
| Applicant: | | |
| Proposed Zoning: | | |
| Agent: | | |
| Proposed Use: | | |
| Planning Commission Date: | Jan 6, 2026 | |
| City Council Hearing Date: | Jan 14, 2026 | Case Number: Z2026-03 |
| City of Marietta Planning & Zoning | | |



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Phone (770) 794-5440

APPLICATION FOR ANNEXATION

(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#: A2026-01 Legistar#: 20251052 PZ #: 25-84
PC Hearing: Jan. 6th, 2026 CC Hearing: Jan. 14th, 2026

The Honorable Mayor
Members of the City Council
City of Marietta
205 Lawrence Street
Marietta, GA 30060

Dear Mayor and Council:

This application/letter is a request that the City of Marietta annex into the city the property described below:

Redacted for security purposes. Information is available by calling or emailing Zoning Division.

Property Owner's Name (please print): _____
Documentation showing names of Principals authorized to sign application is **required for Corporations.**

Address of property to be Annexed: Unassigned Street Number-Bells Ferry Road

Land Lot 859 District: 16 Parcel: 18 Number of Acres: 0.6+/- ac

Redacted for security purposes. Information is available by calling or emailing Zoning Division.

Redacted for security purposes. Information is available by calling or emailing Zoning Division.

Current land use of the property: _____
(i.e., commercial, residential, vacant, etc.)

If the current land use of the property is residential, how many people are living on the property:
_____.

THE FOLLOWING INFORMATION MUST BE SUBMITTED BY THE PROPERTY OWNER BEFORE THE APPLICATION DEADLINE:

1. Legal Description in WORD format.
2. One (1) copy of survey.
3. One (1) copies of county tax plat.
4. Copy of the Certificate of Occupancy (CO) from Cobb County Building Department (if applicable). If the property is vacant, no CO is necessary.



RRR

1. INTRODUCTION

These Applications for Rezoning seek certain entitlements in order to allow the development and construction of a Townhouse Development. The Subject Property is comprised of three parcels currently zoned R-2 and in the IC land use designation in the City of Marietta, and one parcel zoned R-20 in the CAC land use designation in unincorporated Cobb County.

The Subject Property is located on the northwest side of Bells Ferry Road and the southwest side of I-75.

This proposal includes redeveloping and repurposing the Subject Property by annexing the one parcel in unincorporated Cobb County and combining and rezoning it with the existing three parcels in the City of Marietta for rezoning to the PRD (SF) into the City for the purpose of developing the Subject Property for 20 single-family townhouse units.

Imagery in the form of the architecture proposed for the development will be provided under separate cover. The proposed townhouse development will include visitor parking, recreation area, walking trail, and green space area.

2. IMPACT ANALYSIS

The Subject Property is surrounded by property zoned R-20 in the CAC land use designation in unincorporated Cobb County and is across Bells Ferry Road from properties in the City of Marietta zoned CRC in Marietta's IW land use designation.

The proposed townhouse development will serve as a transition in residential uses along this section of Bells Ferry Road on the south side of I-75.

The proposed Rezoning of the Subject Property is entirely appropriate from a land use planning perspective and particularly in light of the use and development of adjacent and nearby properties which consist of a mixture of commercial and some residential uses. The Sub



Property is an ideal location for this proposed townhouse development that will act as a transition from single-family, multi-family to commercial. This proposed townhouse development seeks to reinvigorate this area with single-family residential development.

3. CONCLUSION

Based upon the foregoing, The Palms at Paces Ferry, LLC respectfully requests that its Applications for Annexation and Rezoning be approved while soliciting any comments from the City's staff and/or City officials so that such recommendations or input may be incorporated as conditions of approval of these Applications for Annexation and Rezoning.

Respectfully submitted, this the 25 day of Nov, 2025.
SAMS, LARKIN & HUFF, LLP

Redacted for security purposes. Information is available by calling or emailing Zoning Division.

**ZONING IMPACT STATEMENT FOR THE ANNEXATION AND
REZONING APPLICATIONS OF THE PALMS AT PACES FERRY, LLC**

COMES NOW, [REDACTED] and files this its Zoning Impact Statement, as follows:

- A. The zoning proposal will permit utilization of the Subject Property which is suitable within the context of development and existing zonings in direct contiguity to the Subject Property. Additionally, the proposed townhouse development will be complementary to the type of quality development and redevelopment which the City of Marietta has been inclined to embrace in the recent past.

The proposed townhouse development will occupy a preponderance of an area formed by southwest corner as I-75 crosses over Bells Ferry Road.

- B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties, the preponderance of which are residentially zoned and utilized.
- C. The Subject Property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility. The Annexation and Rezoning of the Subject Property for a townhouse development will allow undeveloped property to be utilized in the City of Marietta for single-family housing.
- D. The zoning proposal will have no adverse impact upon the existing City infrastru



including, but not limited to, existing streets, transportation facilities, utilities or schools.

- E. The zoning proposal is not consistent with those uses and purposes contemplated under the City of Marietta's Comprehensive Land Use Plan and Future Land Use Map ("FLUM") with properties in this area being within the IW land use designation on the City's FLUM; however, the proposed annexation and rezoning will act as a transition of residential use driving south on this part of Bells Ferry Road.
- F. There is no substantial relationship between the existing zoning classifications of the Subject Property within unincorporated Cobb County which limit the property in terms of its present utilization and the public's health, safety and general welfare. Additionally, considered in the context of existing development in this area southeast of Bells Ferry Road, there are no established land use planning principles or political considerations which would have an adverse effect upon this proposed rezoning.

Respectfully submitted, this the 25 day of Nov 2025.

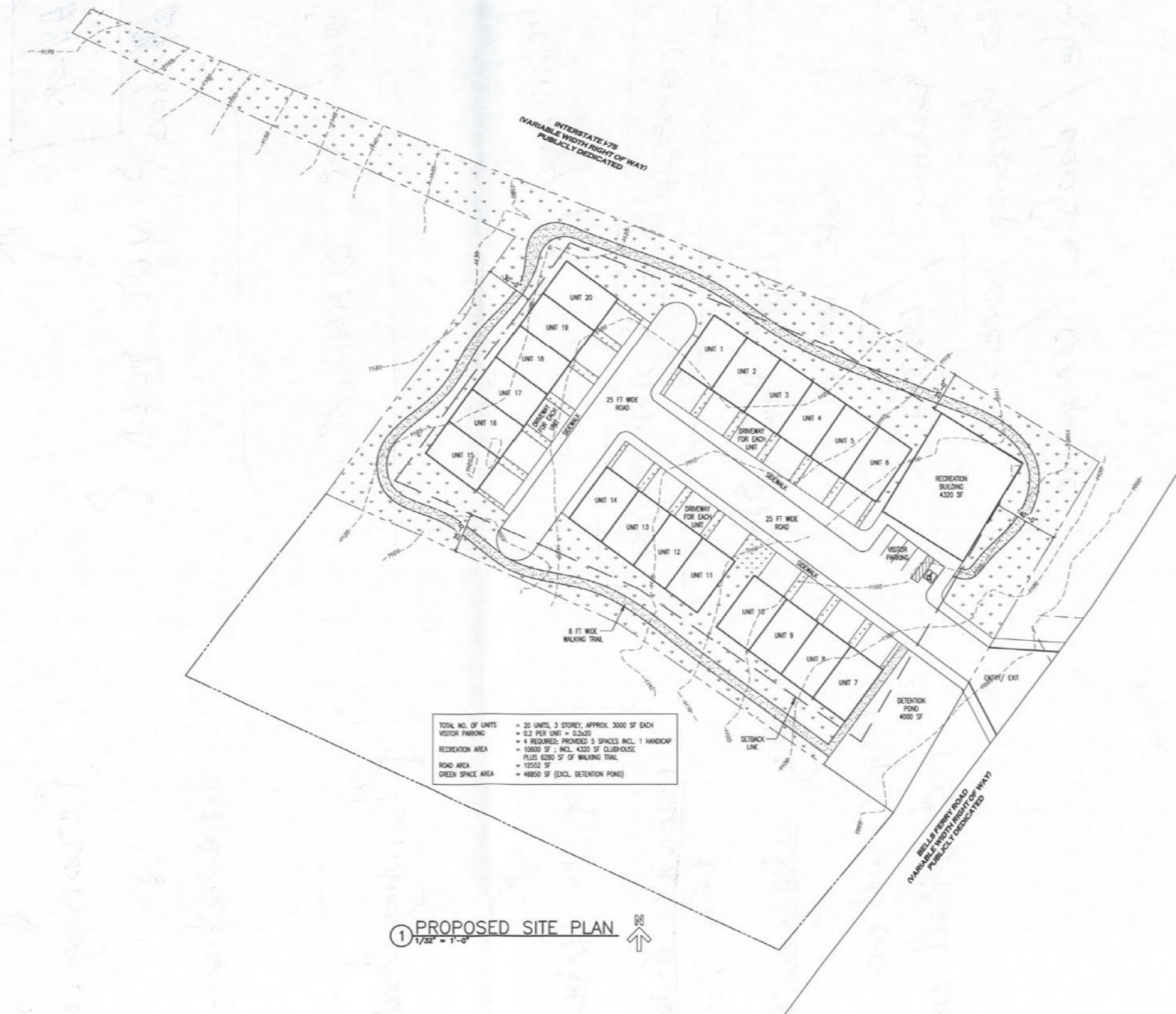
SAMS, LARKIN & HUFF, LLP

Redacted for security purposes. Information is available by calling or emailing Zoning Division.



**1611 BELLS FERRY ROAD TOWNHOMES
MARIETTA, GEORGIA**

MAY 12, 2025



| | |
|--------------------|--|
| TOTAL NO. OF UNITS | = 20 UNITS, 3 STOREY, APPROX. 3000 SF EACH |
| VISITOR PARKING | = 0.2 PER UNIT = 0.2x20 |
| RECREATION AREA | = 4 REQUIRED; PROVIDED 5 SPACES INCL. 1 HANDICAP |
| ROAD AREA | = 10600 SF; INCL. 4320 SF CLUBHOUSE |
| GREEN SPACE AREA | = 12552 SF (EXCL. DETENTION POND) |

1 PROPOSED SITE PLAN
1/32" = 1'-0"



Parshia Associates, LLC
1611 BELLS FERRY RD.,
MARIETTA, GA 30066

SITE ADDRESS:
1611 BELLS FERRY
RD.,
MARIETTA, GA 30066

NOT RELEASED FOR
CONSTRUCTION

EDITION
05-08-25 PRELIMINARY PLAN
05-09-25 FINAL PROP. SITE PLAN

PROJECT NO.: 250004
DRAWN BY: BY
CHECKED BY:
APPROVED BY:
PILOT DATE:

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RECORDING, OR BY ANY INFORMATION
STORAGE AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF THE ARCHITECT.
THE ARCHITECT'S OFFICE SHALL BE
CONTACTED FOR ANY REQUESTS.

PROPOSED SITE
PLAN

RECEIVED
11/25/25

A001