

Extension of Services



Extension of Police, Fire, Garbage, Street Maintenance, Water and Sewer Services to Areas of Proposed Annexation in Land Lots 260, 261, & 332 of the 19th District, Cobb County, Georgia

Fire

The City of Marietta, served by 130 fire fighting/rescue personnel based at six fire stations, is currently divided into 18 Fire Management Areas (FMAs). FMAs are the product of the number of fire stations (6) and the number of work shifts (3). Located at 228 Chestnut Hill Road, Station 54 would serve the proposed annexation area and response time for fire service is estimated to be five (5) minutes and thirty (30) seconds for this area. Response time includes receipt of call and tone and getaway time. No additional costs are anticipated with serving this area.

The Department currently has cooperative mutual aid agreements with the Georgia Mutual Aid Group, a 14-department corporation that includes Dobbins AFB. The mutual aid network in place also serves the Hazardous Materials Team. This inter-agency hazardous materials response team responds within a mutual aid framework between Cobb County, Smyrna, and the City. The ability to overcome physical barriers through mutual agreement is essential in meeting this specialized emergency situation.

On July 1, 1998, the City and County began operating under an intergovernmental agreement under which the closest station, regardless of jurisdiction, provides fire service. Under this agreement, Cobb County's Fire Station 10 or 30 are the nearest County Facilities. A boundary drop study conducted by Marietta, Smyrna, and Cobb County to establish automatic aid service areas identified five times more streets in the County that could be served by City forces than streets in the City which could be answered by County forces. This is due to the land area immediately beyond the City's perimeter being greater than unincorporated pockets within the City.

Police

The Marietta Police Department has 139 sworn officers and is the largest municipal police force in Cobb County. The Department currently averages 3 minutes on emergency call response time and 6 to 8 minutes on non-emergency calls.

Mutual aid agreements are in effect between the City, the Cobb County Police Department, and the County Sheriff's Department. Even though mutual aid agreements are not formalized written agreements, back-up assistance is provided when requested as a matter of operational policy. Additional coordination occurs between organizations for special events.

Extension of Services

There are no formalized standards for the location of police station facilities. Since police services are oriented towards response time, and on-duty officers are out on patrol except during shift changes, the actual location of stations is only indirectly related to adequate service levels. The Police Department will post a map of the area, distribute information to each shift, and forward maps and information to the dispatch center. The department will monitor the subject area for calls for service. To keep response time within an acceptable range the Department would adjust manpower accordingly.

Water and Sewer

All water is purchased from the Cobb-Marietta Water Authority and collected sewage in this area is treated by the Cobb County Water System.

Garbage

Residential properties will have all solid waste or refuse collected by the City's Public Works Department. All businesses and industries having solid waste or refuse to be removed shall obtain and pay for the services of a commercial collection provider licensed to conduct business in the city.

Roads

Powder Springs Road (SR-360) is a state highway managed and maintained by the Georgia Department of Transportation, which will not change in response to the annexation. However, the developer would be required to build all new roads to city standards before being dedicated to the City for perpetual maintenance. The City has adequate facilities in the form of manpower and equipment for this maintenance.

Rezoning

The proposed annexation is accompanied by a rezoning request to change the zoning from R-20, Single Family Residential (20,000 square foot lot) in Cobb County to PRD-SF, Planned Residential Development - Single Family in the City of Marietta.

Prepared by:
City of Marietta
Department of Development Services
October 15, 2025
PRE Powder Springs Road, LLC
Unaddressed property on Powder Springs Road



COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

P.O. Box 649
Marietta, GA 30061-0649
Phone (770) 528-2128 Fax: (770) 528-2126
jessica.guinn@cobbcounty.org

Jessica Guinn, AICP
Director

October 20, 2025

Certified Mail

The Honorable R. Steve Tumlin., Jr
Mayor
City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

7020 0090 0000 6545 4455

Re: Petition for Annexation– Land Lots 260, 261, 19th District, Parcels 19026100020 2nd Section, Northwestern side of Powder Springs Road, south of Murray Cir , Cobb County, Georgia; Basis of Objection.

Dear Mayor Tumlin:

This correspondence is the **Basis of Objection** in response to the above-referenced annexation petition. For the reasons indicated below, Cobb County respectfully **objects** to this proposed annexation and rezoning, in accordance with the provisions of O.C.G.A. Section 36-36-113.

In accordance with O.C.G.A. § 36-36-113, Cobb County objects to this annexation on the basis that it would create a material increase in burden upon the county directly related to the following:

1. The proposed change in zoning O.C.G.A. § 36-36-113(a)(1); and,
2. The proposed increase in density O.C.G.A. § 36-36-113(a)(2).

Upon annexation, the applicant proposes to rezone the site to PRD-SF for the purpose of a residential development consisting of 60 homes on property located on the northwestern side of Powder Springs Rd, south of Murray Cir. The property is currently zoned R-20 (Single Family Residential) and has been since 2008. The owner submitted a rezoning application to Cobb County on April 6, 2006, to consider the RSL (Residential Senior Living) Zoning District, which would allow 50 attached residential senior living units (4.58 upa). That application was approved to RSL unsupported on August 15, 2006, for 40 units (3.66 upa) along with a revisions clause stating "Developer (Camelot Signature Development LLC) to close on property within twelve (12) months, and installation of curb and gutter within eighteen (18) months of rezoning, or subject property will revert to the R-20 zoning district".

Adjacent land uses include a mix of Kennesaw Mountain National Battlefield Park, Joanne P. Stratton Library, and single family homes. Contiguous existing single family subdivisions include Elizabeth Acres Subdivision units 1, 2, and 3, totaling 29.3 acres, which yield 1.36 units per acre.

Re: Petition for Annexation– Land Lots 260, 261, 19th District, Parcels 19026100020 2nd Section, Northwestern side of Powder Springs Road, south of Murray Cir , Cobb County, Georgia; Basis of Objection

Westgate Subdivision units 1 and 2, totaling 75.7 acres, which yield 1.70 units per acre. Hammond Woods Subdivision units 1 and 2, totaling 1.27 units per acre.

The Cobb County Future Land Use Plan indicates this tract of land is Low Density Residential (LDR). In examining the intent of the Low Density Residential category of the Land Use Plan, LDR permits single-family dwelling units and some non-supportive residential senior living developments.

The Cobb County 2040 Comprehensive plan states:

Low Density Residential provides for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses.

Compatible County zoning districts permitted in LDR (Low-Density Residential) are RR (Rural Residential), R-80 (Single Family Residential 0.5 average units per acre), R-40 (Single Family Residential 1.0 average units per acre), R-30 (Single Family Residential 1.1 average units per acre), R-20 (Single Family Residential 1.75 average units per acre), OSC (open space community), and RSL non-supportive (Residential Senior Living).

The proposed density of this proposed subdivision at 5.49 units per acre is not consistent with the Cobb County Comprehensive plan, nor is it consistent with any of the contiguous County land use categories. The Cobb County Comprehensive Plan Policy Guidelines for LDR also states “proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential areas”. This annexation petition differs substantially from the existing uses suggested for the property by the county's comprehensive land use plan.

This tract of land has a unique pathway that provides continuity to the city limits. This path, which is more than 950 feet from the property, uses the Joanne P. Stratton Library property and two undeveloped county-owned tracts. This unique path, although in compliance with State Law, will create an island surrounded by unincorporated land, and if approved, it will significantly differ from nearby unincorporated land use categories.

For these reasons, the County **objects** to the proposed annexation.

This letter is being sent because there has been no resolution resulting from informal negotiation **and/or** the timeframe for initiating arbitration will soon lapse in accordance with O.C.G.A. § 36-36-113 (c). This letter will be provided to the Georgia Department of Community Affairs (DCA) along with the forms for requesting that an arbitration panel be appointed. DCA must provide a list(s) of potential panel members from which you will be provided the opportunity to excuse a set number. This must be accomplished in fifteen (15) days from the date you receive this letter.

**Re: Petition for Annexation– Land Lots 260, 261, 19th District, Parcels 19026100020 2nd Section,
Northwestern side of Powder Springs Road, south of Murray Cir , Cobb County, Georgia; Basis of
Objection**

The County is open to and encourages good faith negotiations to be had with the applicant and/or City of Marietta regarding this annexation and rezoning request. 

If you have questions or need any additional information, please contact Donald Wells, Intergovernmental Coordinator, at 770-528-2199 or donald.wells@cobbcounty.org.

**Re: Petition for Annexation– Land Lots 260, 261, 19th District, Parcels 19026100020 2nd Section,
Northwestern side of Powder Springs Road, south of Murray Cir , Cobb County, Georgia; Basis of
Objection**

[signature page continued]

Sincerely,

Keli Gambrill

Keli Gambrill, District 1 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail
James Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Bill Buton, City Manager, City of Marietta- Via E-mail
Daniel Cummings, Assistant City Manager, City of Marietta- Via E-mail
Pamela Mabry, County Clerk – Via E-Mail
Sarah Ciccone, Planning & Zoning Administrator, City of Marietta– Via E-Mail
Shelby Little, Planning and Zoning Manager, City of Marietta– Via E-Mail

**Re: Petition for Annexation– Land Lots 260, 261, 19th District, Parcels 19026100020 2nd Section,
Northwestern side of Powder Springs Road, south of Murray Cir , Cobb County, Georgia; Basis of
Objection**

[signature page continued]

Sincerely,



Erick Allen, District 2 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail
 James Gisi, Deputy County Manager – VIA E-mail
 H. William Rowling, Jr., County Attorney- VIA E-mail
 Brian Johnson, Senior Associate County Attorney, VIA E-mail
 Jessica Guinn, Community Development Director – VIA E-mail
 Bill Buton, City Manager, City of Marietta- Via E-mail
 Daniel Cummings, Assistant City Manager, City of Marietta- Via E-mail
 Pamela Mabry, County Clerk – Via E-Mail
 Sarah Ciccone, Planning & Zoning Administrator, City of Marietta– Via E-Mail
 Shelby Little, Planning and Zoning Manager, City of Marietta– Via E-Mail

**Re: Petition for Annexation– Land Lots 260, 261, 19th District, Parcels 19026100020 2nd Section,
Northwestern side of Powder Springs Road, south of Murray Cir , Cobb County, Georgia; Basis of
Objection**

[signature page continued]

Sincerely,



JoAnn K. Birrell, District 3 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail
James Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Bill Buton, City Manager, City of Marietta- Via E-mail
Daniel Cummings, Assistant City Manager, City of Marietta- Via E-mail
Pamela Mabry, County Clerk – Via E-Mail
Sarah Ciccone, Planning & Zoning Administrator, City of Marietta– Via E-Mail
Shelby Little, Planning and Zoning Manager, City of Marietta– Via E-Mail



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#: A2025-03 Legistar#: 20250817 PZ #: _____
PC Hearing: December 2, 2025 Jan 6, 2026 CC Hearing: December 10, 2025 Jan 14, 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:

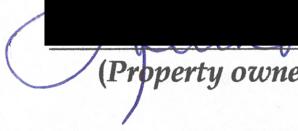
Property Owner's Name (please print): Laura Wilson Harding

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

Address of property to be Annexed: Powder Springs Road (No assigned number)

Land Lot 260, 261, and 332 District: 19 Parcel: 19026100020 Number of Acres: 10.923 ac

Property owner's signature, date of signature and telephone number: Documentation showing names of Principals authorized to sign application is required for Corporations.

 (Property owner's signature)

 (Date)

 (Telephone Number)

Property owner's EMAIL: 

Property owner's mailing address if different from property being annexed:



Current land use of the property: Undeveloped/Unincorporated Cobb County Zoned R-20
(i.e., commercial, residential, vacant, etc.)

If the current land use of the property is residential, how many people are living on the property: 0.

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

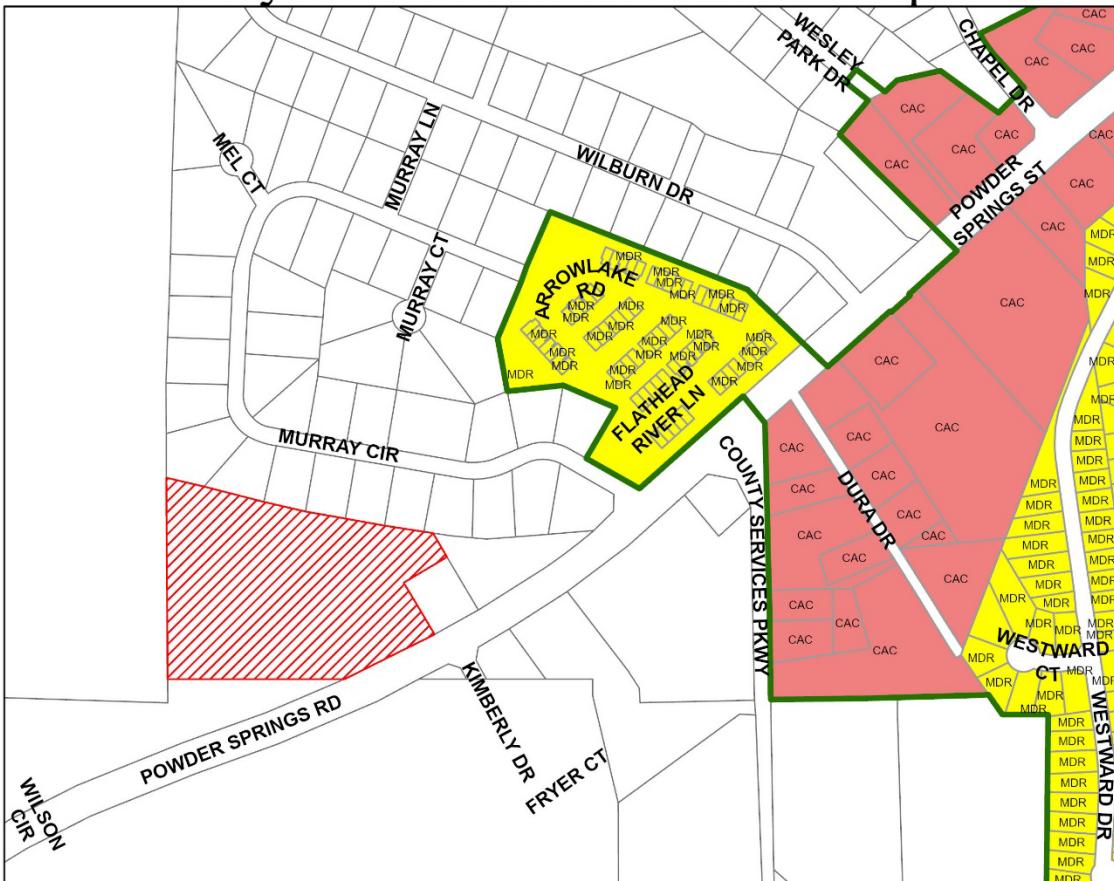
1. Legal Description in WORD format.
2. One (1) copy of survey.
3. One (1) copies of county tax plat.
4. Copy of the Certificate of Occupancy (CO) from Cobb County Building Inspections Department (if applicable). If the property is vacant, no CO is necessary.



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

FLU MAP

City of Marietta Area FLU Map



Future Land Use

LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
NAC	Neighborhood Activity
CAC	Community Activity Center
RAC	Regional Activity Center
CBD	Central Business District
IM	Industrial - Manufacturing
IW	Industrial - Warehousing
OSC	Open Space/Conservation
PR	Parks & Recreation
CSI	Community Service & Institutional
TCU	Transportation, Communication & Utilities
MDX	Mixed Use

District

19

Land Lot

261

Parcel

0020

Current FLU

LDR

Proposed FLU

MDR

Comments:

unaddressed property on
Powder Springs Road

Date:

10/15/2025

Planning & Zoning
Division

