

## **Extension of Services**



### **Extension of Police, Fire, Garbage, Street Maintenance, Water and Sewer Services to Areas of Proposed Annexation in Land Lot 859 of the 16<sup>th</sup> District, 2<sup>nd</sup> Section, 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 850 Sawyer Road, Station 56 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**

Bells Ferry Road is maintained jointly by Cobb DoT and City of Marietta. The developer would be required to build any and 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**  
**December 9<sup>th</sup>, 2025**  
**Palms at Paces Ferry, LLC**  
**1583 Bells Ferry Road**



COBB COUNTY  
COMMUNITY DEVELOPMENT AGENCY

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*Jessica Guinn, AICP*  
P.O. Box 649  
Director  
Marietta, GA 30061-0649  
Phone (770) 528-2128 Fax: (770) 528-2126  
[jessica.guinn@cobbcounty.gov](mailto:jessica.guinn@cobbcounty.gov)

CERTIFIED MAIL  
7020 0090 0000 6545 4479

December 8, 2025

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

**Re: Petition for Annexation- The Palms at Paces Ferry, LLC - Land Lots 859 & 858, District 16, Parcel 0180; 1583 Bells Ferry Road; Cobb County, Georgia; Notice of Non-Objection**

Dear Mayor Tumlin:

We are in receipt of the above-referenced annexation and rezoning request. Please accept this response to the annexation proposal for 1583 Bells Ferry Road. The subject property is currently zoned R-20, and is within an area identified as CAC (Community Activity Center) according to the Cobb County Future Land Use Map. The subject parcel has the required contiguity with the existing Marietta boundary for annexation. No unincorporated islands would be created or extended; in fact, approval of this request would eliminate an existing island. The applicant is proposing to incorporate this property into a larger new residential development with surrounding parcels. The overall density, including parcels currently incorporated with Marietta for the proposed townhome development, is proposed at 8.55 upa.

The proposed City of Marietta zoning district of PRD-SF is acceptable within the Community Activity Center Land Use Category according to Exhibit A of the HB 489 Intergovernmental Agreement.

In summary, please accept this letter as the County's formal **notice of non-objection** to the proposed annexation. Please see the attached comments from the Cobb County departments below. If you have any questions or need additional information, please contact Donald Wells, Intergovernmental Coordinator, at (770) 528-2199 or [donald.wells@cobbcounty.gov](mailto:donald.wells@cobbcounty.gov).

**Petition for Annexation- The Palms at Paces Ferry, LLC - Land Lots 859 & 858, District 16, Parcel 0180; 1583 Bells Ferry Road; Cobb County, Georgia; Notice of Non-Objection**

Sincerely,

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Lisa Cupid, Chair

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  
Pamela Mabry, County Clerk – Via E-Mail  
Rusty Roth, Planning & Zoning Director, City of Marietta– Via E-Mail  
Shelby Little, Planning and Zoning Manager, City of Marietta– Via E-Mail

**Petition for Annexation- The Palms at Paces Ferry, LLC - Land Lots 859 & 858, District 16, Parcel 0180; 1583 Bells Ferry Road; Cobb County, Georgia; Notice of Non-Objection**

[signature page continued]

Sincerely,

Keli A. 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  
Pamela Mabry, County Clerk – Via E-Mail  
Rusty Roth, Planning & Zoning Director, City of Marietta– Via E-Mail  
Shelby Little, Planning and Zoning Manager, City of Marietta– Via E-Mail

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[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  
Pamela Mabry, County Clerk – Via E-Mail  
Rusty Roth, Planning & Zoning Director, City of Marietta– Via E-Mail  
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[signature page continued]

Sincerely,



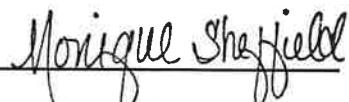
JoAnn K. Birrell, District 3 Commissioner

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  
Pamela Mabry, County Clerk – Via E-Mail  
Rusty Roth, Planning & Zoning Director, City of Marietta– Via E-Mail  
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Petition for Annexation- The Palms at Paces Ferry, LLC - Land Lots 859 & 858, District 16, Parcel 0180; 1583 Bells Ferry Road; Cobb County, Georgia; Notice of Non-Objection

[signature page continued]

Sincerely,



Monique Sheffield, District 4 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  
Pamela Mabry, County Clerk – Via E-Mail  
Rusty Roth, Planning & Zoning Director, City of Marietta– Via E-Mail  
Shelby Little, Planning and Zoning Manager, City of Marietta– Via E-Mail

## **County Staff Comments and Recommendations**

**1583 Bells Ferry Road  
City of Marietta**

### **Water System- Christopher Duggan**

Water service for the proposed annexed property will be provided by the existing CCWS water mains in Bells Ferry Rd

Wastewater for the property will be treated at the South Cobb treatment plant where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements.

Because CCWS will continue to own and maintain the utilities in public rights-of-way and public easements, there would be no infrastructure loss.

### **Planning- Historic Preservation-Mandy Elliott**

No comment

### **Cobb County Fire Marshal's Office-Rock Toler**

No comment

### **GIS- Brad Gordon**

No comment

### **Stormwater Management- Matthew Zaki**

Proposed annexation will lie outside Cobb county's stormwater division authority, and all stormwater enforcement will be under the jurisdiction of the city of Marietta.

## **County Staff Comments and Recommendations**

### **1583 Bells Ferry Road City of Marietta**

#### **Cobb DOT-Wilson Collins**

Bells Ferry Road, classified as an arterial road, is located within the right-of-way fronting Parcel PIN: 16085900180 (1583 Bells Ferry Road). As this annexation creates a contiguous city boundary from Manuel Drive to the western property corner of Parcel PIN: 16085800060 (1570 Bells Ferry Road), the right-of-way, roadway, and any associated stormwater infrastructure within this newly defined boundary—along with all related maintenance responsibilities, including but not limited to asphalt, pavement markings, signage, and mowing—will transfer to the City of Marietta. The attached graphic illustrates the roadway and known drainage infrastructure located within the new boundary.

#### **Code Enforcement- Brent Farrell**

No comment

#### **Cemetery Preservation Committee- Helga Hong**

Shady Grove Cemetery is located on the north side of I-75 in Land Lot 858 of the 16<sup>th</sup> District.

#### **Site Plan Review- Helga Hong**

No comment

DOT Reference Map

164

1606

四

Manuel Dr

1580

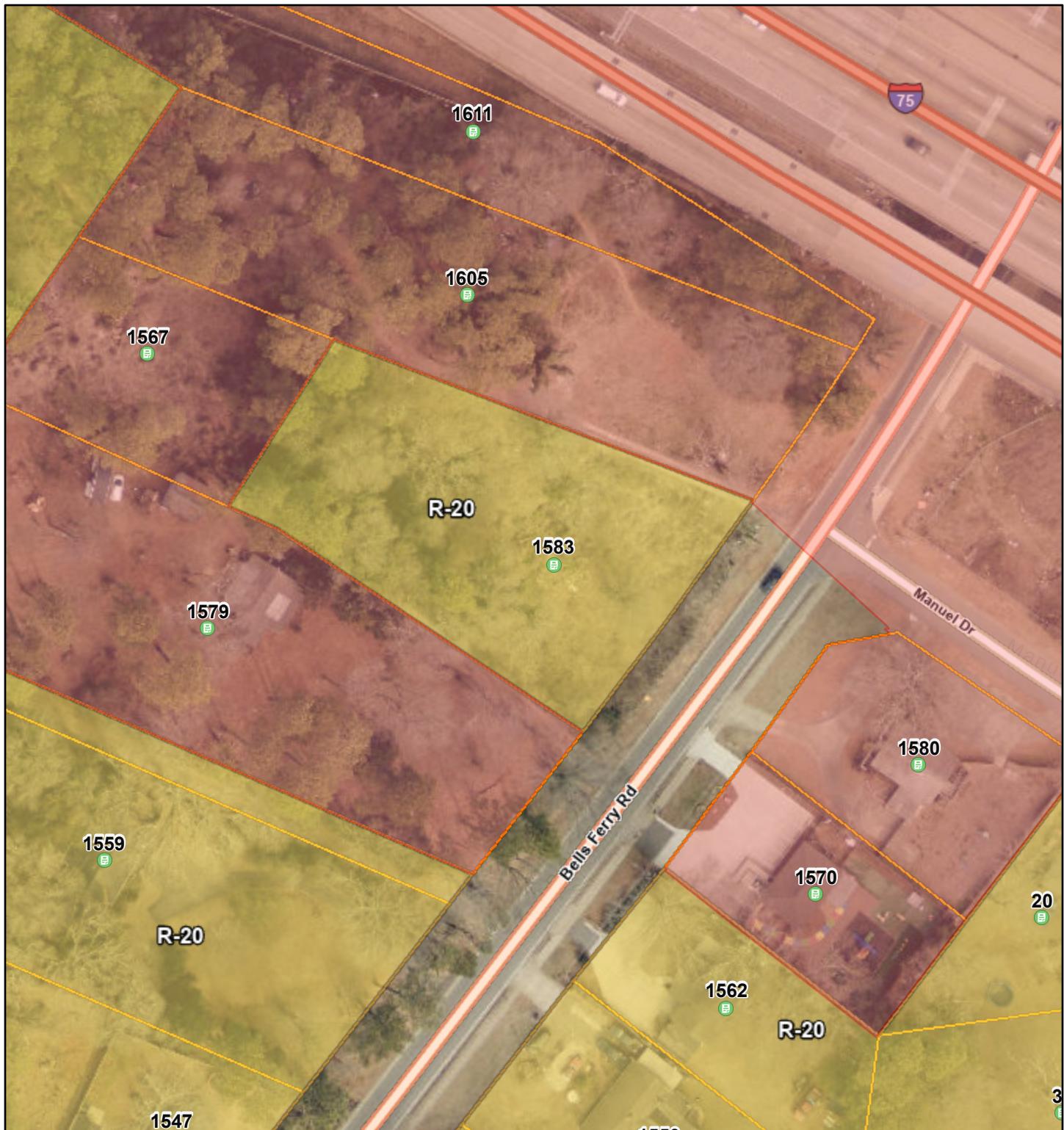
Bell's Ferry Rd

103

1570

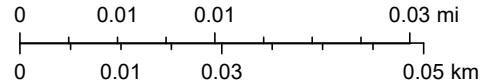
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# Cobb County Zoning Map



11/26/2025, 12:57:24 PM

1:1,128



- Active Address
- Commissioner Districts
- District Two (E and SE Cobb): Erick Allen
- Cities
- Marietta
- Zoning Districts
- R-20
- Cobb Parcels
- Cobb Roads
  - Interstates
  - Arterials
  - Local
- ORTHO
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

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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:

Property Owner's Name (please print): The Palms at Paces Ferry, LLC  
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

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: [REDACTED]

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

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:

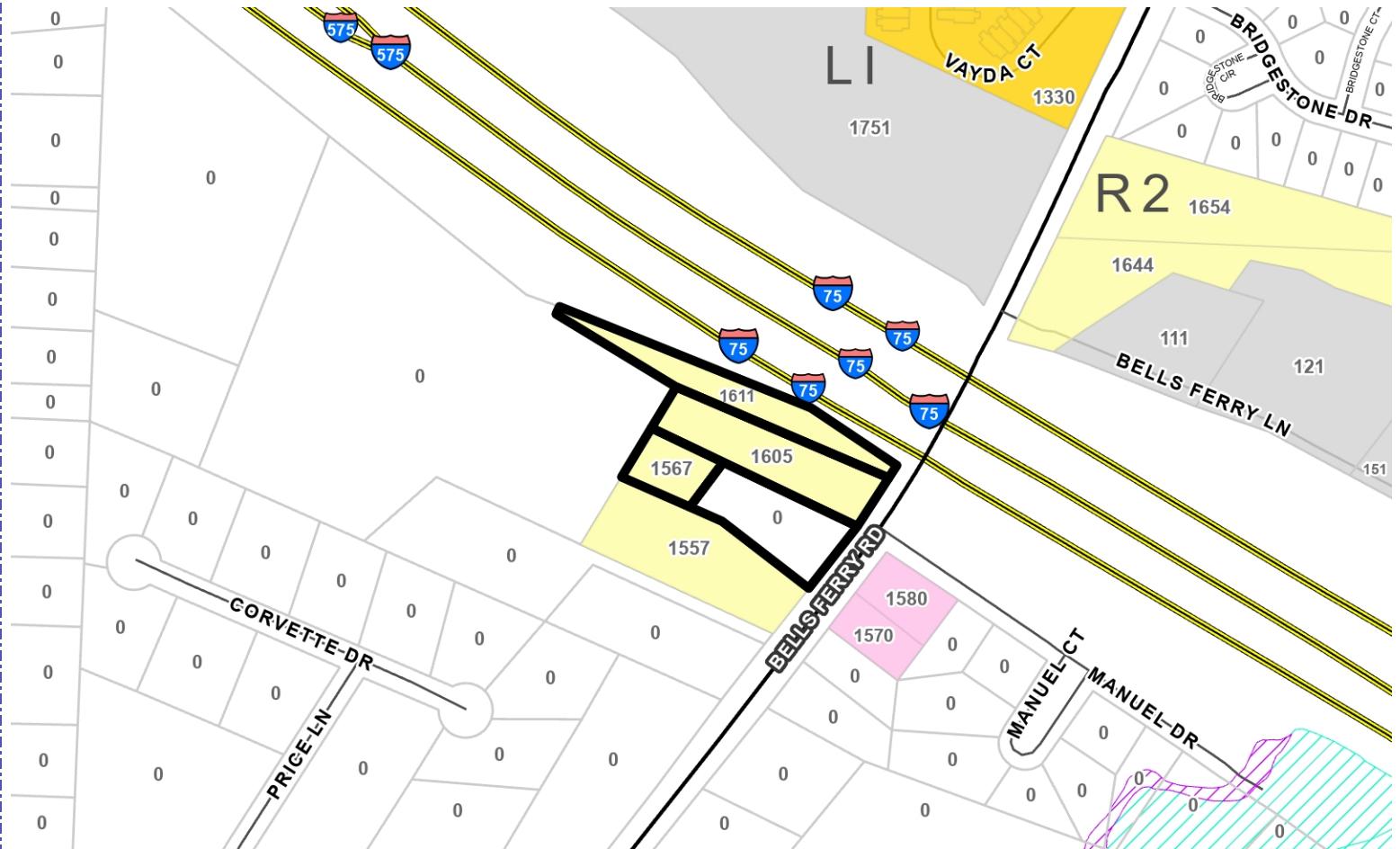
1. Legal Description in WORD format.
2. One (1) copy of survey.
3. One (1) copies of county tax plat.
4. Copy of the Certificate of Occupancy (CO) from Cobb County Building Department (if applicable). If the property is vacant, no CO is necessary.

RECEIVED  
11/25/25

RRR

Revised: 01/11/2021

# Annexation

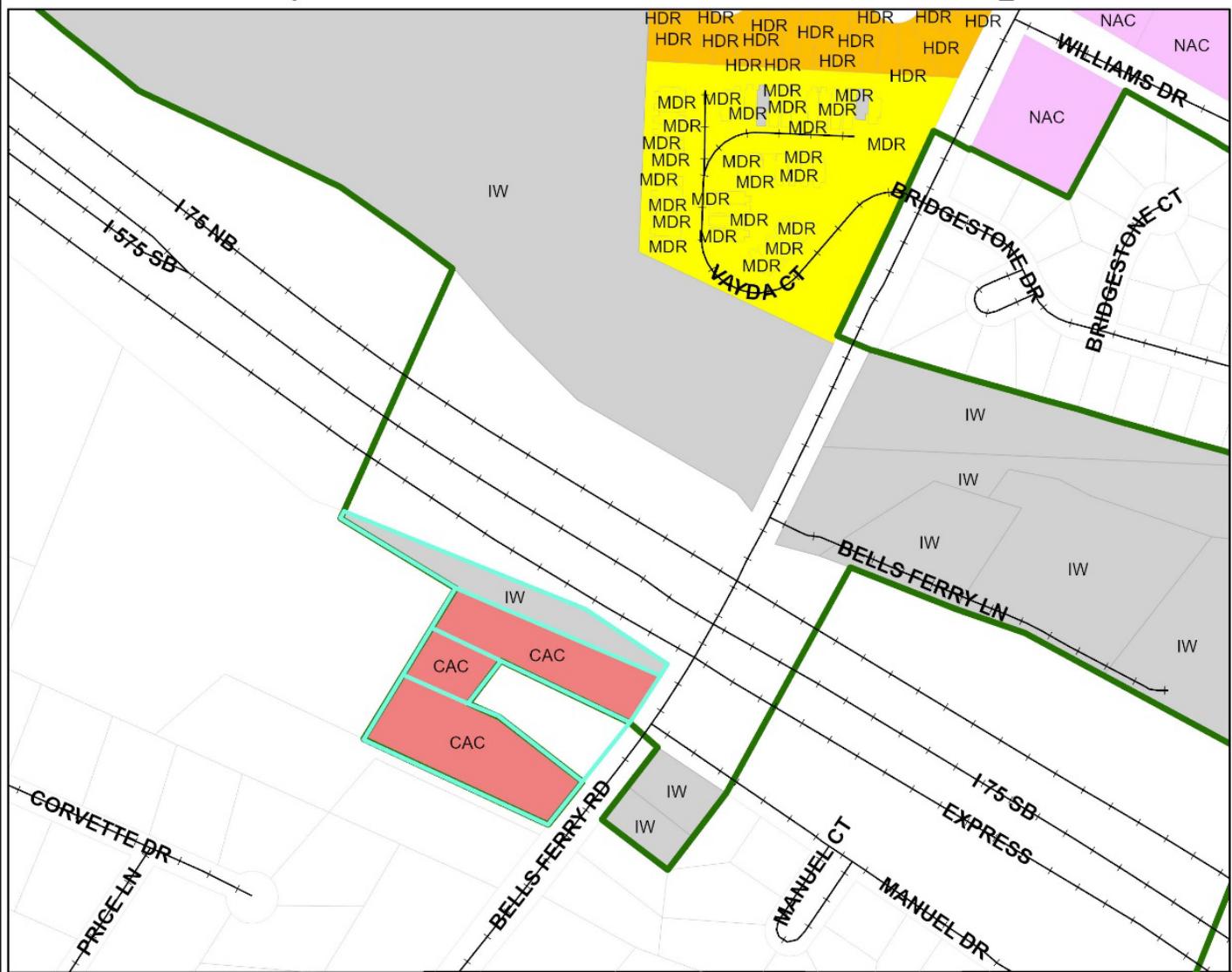


Address	Parcel Number	Acreage	Ward	Zoning	FLU
1567 BELLS FERRY RD	16085900480	0.335	5B	R2	CAC
1605 BELLS FERRY RD	16085900030	0.938	5B	R2	CAC
1611 BELLS FERRY RD	16085900470	0.737	5B	R2	IW
0	C	0.723			
Property Owner:	The Palms at Paces Ferry , LLC				
Applicant:					
Proposed Zoning:					
Proposed Use:					
Acquisition Date:		Fair Market Value:			
City Council Hearing Date:	Jan 14, 2026		Case Number:		
Description of Property:					
City of Marietta Planning & Zoning					

**Zoning Symbols**

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise

# 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
MXD	Mixed Use

## District

16  
16  
16  
16

## Land Lot

08590  
08590  
08590  
08590

## Parcel

0480  
0180  
0030  
0470

## Current FLU

CAC  
CAC (Cobb)  
CAC  
IW

## Proposed FLU

MDR  
MDR  
MDR  
MDR

## Comments:

1567, 1583, 1605, & 1611 Bells Ferry Road

Date:

12/11/2025

Planning & Zoning  
Division



1:3,550

