

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 16th District, 2nd 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 9th, 2025
Palms at Paces Ferry, LLC
1583 Bells Ferry Road



COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

Jessica Guinn, AICP

P.O. Box 649

Director

Marietta, GA 30061-0649

Phone (770) 528-2128 Fax: (770) 528-2126

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.

Sincerely,

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 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
Shelby Little, Planning and Zoning Manager, City of Marietta– Via E-Mail

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[signature page continued]

Sincerely,

A handwritten signature in black ink, reading "JoAnn K. Birrell". The signature is written in a cursive style with a horizontal line underneath the name.

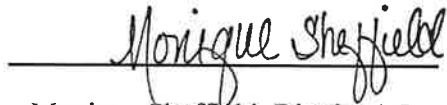
JoAnn K. Birrell, District 3 Commissioner

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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[signature page continued]

Sincerely,

A handwritten signature in cursive script, reading "Monique Sheffield", is written over a horizontal line.

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 16th District.

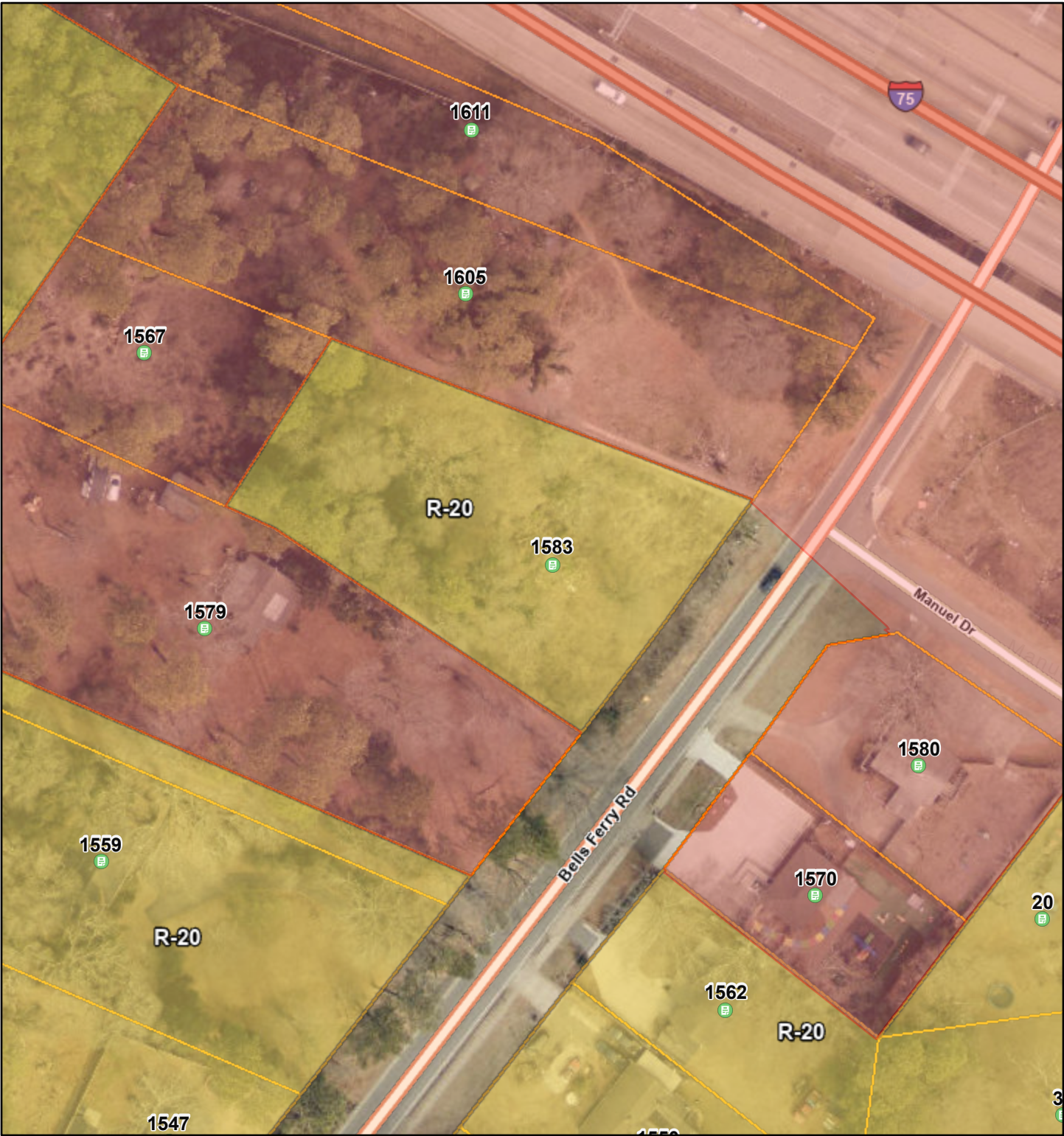
Site Plan Review- Helga Hong

No comment



DOT Reference Map

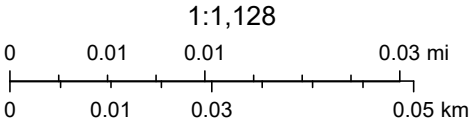
Cobb County Zoning Map



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

- 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: _____

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:

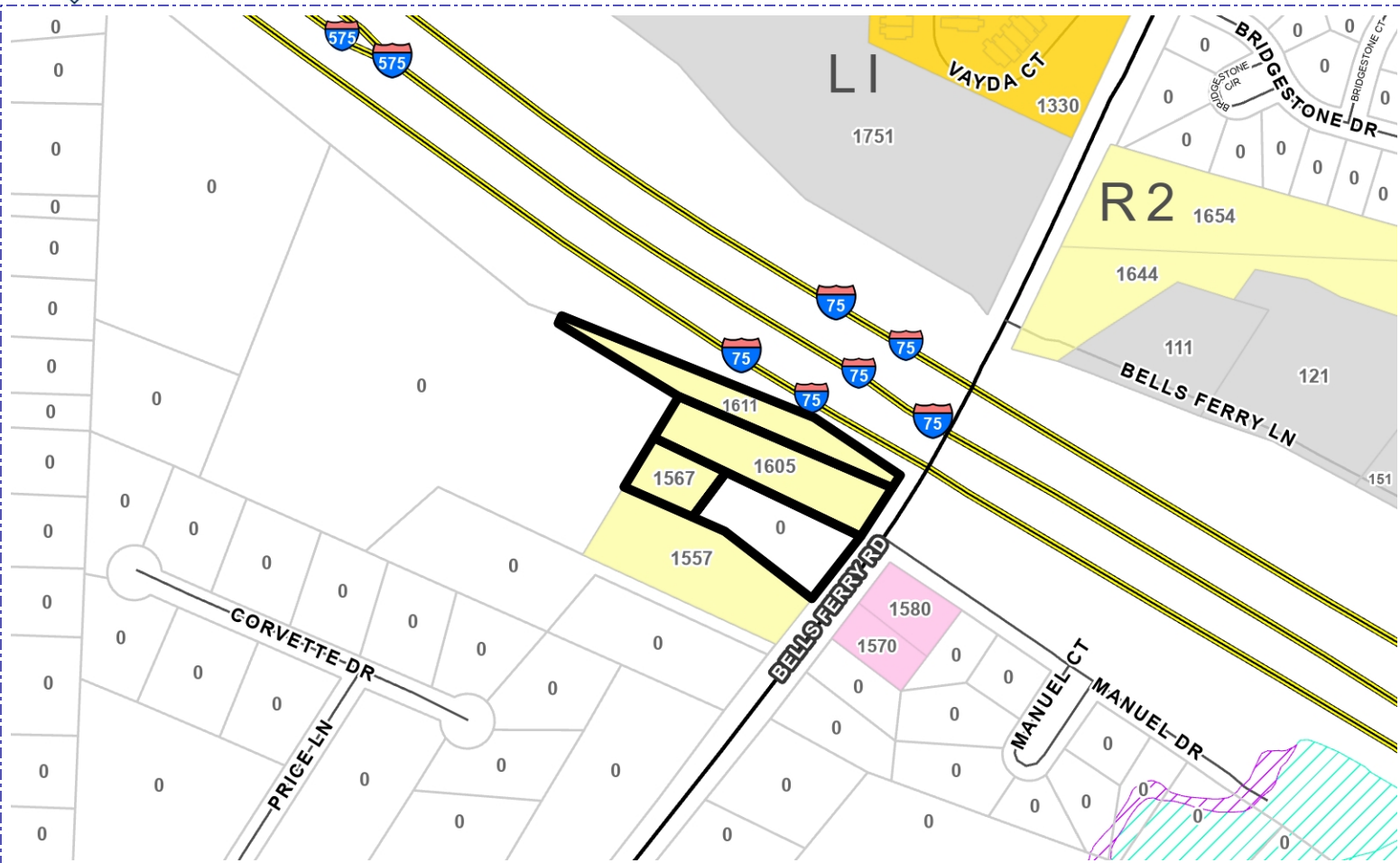
1. Legal Description in WORD format.
2. One (1) copy of survey.
3. One (1) copies of county tax plat.
4. Copy of the Certificate of Occupancy (CO) from Cobb County Building Department (if applicable). If the property is vacant, no CO is necessary.

RECEIVED
11/25/25

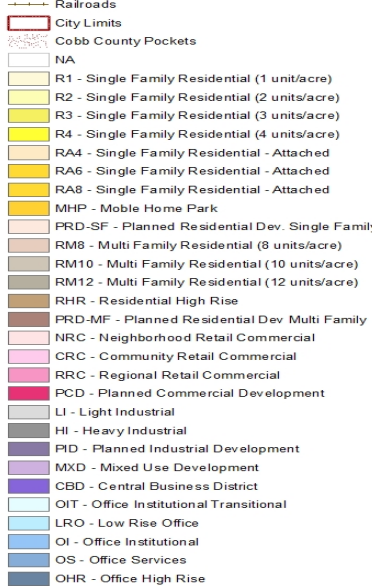
Revised: 01/11/2021

RRR

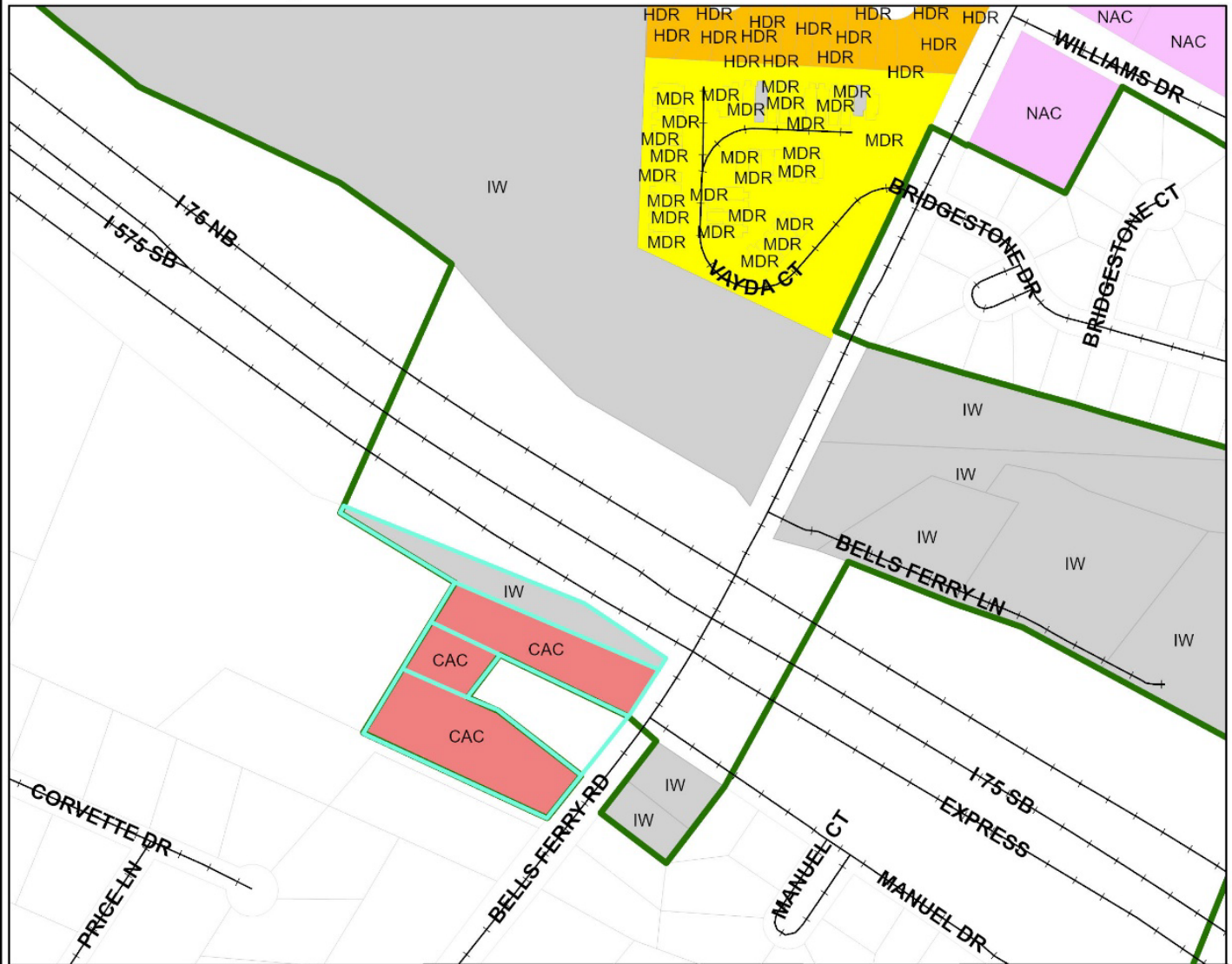
Annexation



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		Zoning Symbols 
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		

City of Marietta Area FLU Map



Future Land Use

LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
NAC	Neighborhood Activity Center
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

