

## REZONING SNAPSHOT: Z2026-01

**Address(es):** 63 Trammell Street

**Rezoning Request:** R-4 to R-4 with increased density of 6.87 units/acre.

**Purpose for Request:** To subdivide the property into two lots.

### Existing Zoning – R-4\*



\*Single-Family Residential – 4 units/acre

### Future Land Use (FLU) – MDR\*



\*Medium Density Residential (5-8 units/acre)

### Considerations and Concerns

#### ● Existing land use context

*Located within an R-4 single family residential neighborhood.*

#### ● Suitability of the land/site

*Developed lot with existing home; proposed subdivision yields two lots below R-4 minimum lot size but are consistent with surrounding parcel sizes.*

#### ● Potential for adverse impacts

*No significant impacts anticipated; similar density approved nearby (Z2024-24 & Z2025-21).*

#### ● Other department concerns

*Side setback reduction to 5 feet requires fire sprinklers; no other departmental concerns noted.*

#### ● Alignment with City vision / Comprehensive Plan

*Proposal aligns with Future Land Use of MDR, supporting 5-8 units/acre.*

**Variances Required:**

63 Trammell Street:

- Variance to decrease the minimum lot width from 75 ft. to 50 ft. [§708.04 (H)]
- Variance to decrease the minimum lot size from 7,500 sq. ft. to 6,300 sq. ft. [§708.04 (H)]

Reynolds Street Lot:

- Variance to decrease the minimum lot width from 75 ft. to 49 ft. [§708.04 (H)]
- Variance to decrease the minimum lot size from 7,500 sq. ft. to 6,300 sq. ft. [§708.04 (H)]

**Additional Variances Requested:**

63 Trammell:

- Variance to reduce the side setbacks from 10 ft. to 5 ft. [§708.04 (H)]

Reynolds Street Lot:

- Variance to reduce the side setbacks from 10 ft. 5 ft. [§708.04 (H)]



Department of Development Services  
205 Lawrence Street  
Marietta, Georgia 30060

## REZONING APPLICATION ANALYSIS

**ZONING CASE #:** Z2026-01

**LEGISTAR:** 20251049

**LANDOWNERS:** Andrew & Jessica McEntyre

**APPLICANT:** Same as above

**AGENT:** N/A

**PROPERTY ADDRESS:** 63 Trammell Street

**PARCEL DESCRIPTION:** Land Lot 12910      District 16      Parcel 0140

**AREA:** +/- 0.291 acres

**COUNCIL WARD:** 3A

**EXISTING ZONING:** R4 (Single Family Residential – 4 units/acre)

**REQUEST:** R4 (Single Family Residential – 4 units/acre) with an increase in density from 4 units/acre to 6.87 units/acre

**FUTURE LAND USE:** MDR (Medium Density Residential)

**REASON FOR REQUEST:** The applicants are seeking rezoning to subdivide the property into two separate lots.

**PLANNING COMMISSION HEARING:** Tuesday, January 6<sup>th</sup>, 2026 – 6:00 pm

**CITY COUNCIL HEARING:** Wednesday, January 14<sup>th</sup>, 2026 – 7:00 pm



## MAP





## FLU MAP





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## PICTURES OF PROPERTY



View of subject property from Trammell Street



View of subject property from Reynolds Street



## STAFF ANALYSIS

### *Location Compatibility*

The owners, Andrew and Jessica McEntyre, are requesting the rezoning of 0.291 acres located at 63 Trammell Street from R4 (Single Family residential – 4 units/acre) to R4 with an increased density of 6.87 units per acre. They intend to subdivide the property into two lots. The existing home faces Trammell Street, while the new lot would front and have access from Reynolds Street. The owners plan to sell the new lot; however, the future of the existing house remains uncertain. All other homes in the immediate vicinity are also zoned R4, consistent with the subject property.

### *Use Potential and Impacts*

The proposed subdivision would yield a density of approximately 6.87 units per acre, creating two lots: one measuring approximately 6,361 square feet (0.146 acres) and the other 6,324 square feet (0.145 acres). Both lots fall below the 7,500 square feet minimum lot size required under R4 regulations, yet this is consistent with the actual built density of the surrounding area. Many nearby properties were developed prior to the adoption of the zoning code (in the 1940s – 1960s) and often do not meet current minimum lot size requirements – the smallest being 169 Wright Street, which measures 0.137 acres.

Furthermore, an application approved last year (Z2024-24) allowed for an increased density to 6.5 units/acre in R4 for the subdivision of the neighboring 0.309-acre property – now 67 Trammell Street (6,538 sq. ft.) and 325 Wright Street (6,923 sq. ft.). Additionally, the adjacent property on the other side of the subject property was approved this year (Z2025-21) for an increased density of 5.5 units/acre, subdividing 0.361 acres into 59 Trammell Street (8,194 sq. ft.) and an unaddressed Reynolds Street lot (7,501 sq. ft.).

Although the property is not located within the City's Residential Infill Overlay District, the proposed subdivision aligns with the intent of that district, which encourages increased residential density in central areas of the City. If the property were within the overlay boundaries, it would be eligible for subdivision, provided additional criteria – such as tree planting, right-of-way dedication, sidewalk installation, and architectural standards – were met.

The future of the existing home on the property is uncertain. While the existing home encroaches into the side setbacks, **no variances are needed** because the house is **legally nonconforming**. Variances would only be necessary if the existing home is expanded within the setback areas. However, the owners are requesting additional side setbacks for the Trammell Street lot, presumably to accommodate the construction of a new residence, although no specific reasoning has been provided.



The following variances are required to subdivide the property into two lots as currently configured:

63 Trammell Street

- Variance to decrease the minimum lot width from 75 ft. to 50 ft. [§708.04 (H)]
- Variance to decrease the minimum lot size from 7,500 sq. ft. to 6,300 sq. ft. [§708.04 (H)]

Reynolds Street Lot

- Variance to decrease the minimum lot width from 75 ft. to 49 ft. [§708.04 (H)]
- Variance to decrease the minimum lot size from 7,500 sq. ft. to 6,300 sq. ft. [§708.04 (H)]

In addition, the owners are requesting side setback variances for both lots, mirroring those approved in case Z2024-24, but previously denied in case Z2025-21:

63 Trammell Street:

- Variance to reduce the side setbacks from 10 ft. to 5 ft. [§708.04 (H)]

Reynolds Street Lot:

- Variance to reduce the side setbacks from 10 ft. 5 ft. [§708.04 (H)]

*Note: Fire sprinklers will be required if any structure is built to the reduced 5 ft. setback.*

With a future land use designation of MDR (Medium Density Residential), which supports densities between five (5) and eight (8) units per acre, an additional residence on site would be supported by the Comprehensive Plan.

### *Environmental Impacts*

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

### *Economic Functionality*

While the property is desirable as-is, housing is in high demand in Marietta. It could be argued, then, that creating a second lot on this site would be a more efficient use of land.

### *Infrastructure*

The addition of a new single-family home would not negatively affect the transportation, education, water, sewer, electricity, or other public infrastructure in the area.

### *Overhead Electrical/Utilities*

There are overhead power lines running along both road frontages of the subject property. No potential conflicts are anticipated.



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### *History of Property*

There is no history of any variances, Special Land Use Permits, rezonings, etc. for this property.

### *Historical Impacts*

The subject property, built in 1942, is located within the Whitlock Avenue National Register Historic District. However, the structure itself does not meet the criteria on the National Register. Additionally, it is not located within any of the city's locally designated historic districts.

### *Other Issues*

If this request is approved, an exemption plat submitted and approved by the City will be necessary to reconfigure the property lines.



## ANALYSIS & CONCLUSION

The owners, Andrew and Jessica McEntyre, are requesting the rezoning of 0.291 acres at 63 Trammell Street from R4 (Single Family Residential – 4 units/acre) to R4 with an increased density of 6.87 units/acre to allow subdivision into two lots. The existing home fronts Trammell Street while the new lot would front Reynolds Street. The size of both proposed lots – 6,361 sq. ft. and 6,324 sq. ft. – fall below the R4 minimum lot size requirement but remain consistent with surrounding lot sizes in the area.

Recent rezoning cases, including Z2024-24 involving nearby parcels at 67 Trammell Street and 325 Wright Street, and Z2025-21 involving 59 Trammell Street and the adjacent Reynolds Street lot, have approved increased densities of 6.5 and 5.5 units per acre. These approvals reflect an increased trend toward higher residential density in the area and prompt consideration whether the current R4 density limitation remains appropriate for this part of the City.

Although the subject property is not located within the City's Residential Infill Overlay District, the request aligns with the district's goals of promoting increased residential density in central areas. Given the frequency of similar requests in this part of the City, it may be worth considering whether the Overlay boundaries should be **expanded** to more consistently support increases in density.

Should the request be approved, the following variances are required:

63 Trammell Street:

- Variance to decrease the minimum lot width from 75 ft. to 50 ft. [§708.04 (H)]
- Variance to decrease the minimum lot size from 7,500 sq. ft. to 6,300 sq. ft. [§708.04 (H)]

Reynolds Street Lot:

- Variance to decrease the minimum lot width from 75 ft. to 49 ft. [§708.04 (H)]
- Variance to decrease the minimum lot size from 7,500 sq. ft. to 6,300 sq. ft. [§708.04 (H)]

Additionally, the owners are requesting the following variances:

63 Trammell:

- Variance to reduce the side setbacks from 10 ft. to 5 ft. [§708.04 (H)]

Reynolds Street Lot:

- Variance to reduce the side setbacks from 10 ft. 5 ft. [§708.04 (H)]

An additional residence on site would be supported by the Comprehensive Plan, as the future land use designation for this property is MDR (Medium Density Residential), which supports densities between five (5) and eight (8) units per acre.

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## 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?	6 inch (Reynolds Street)
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?	Yes
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	8 inch (Reynolds Street)
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



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## DATA APPENDIX CONTINUED

### ***DRAINAGE AND ENVIRONMENTAL CONCERNS***

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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?	Ward 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"><li>• <i>Submit site plan with building permit application.</i></li></ul>	

### ***TRANSPORTATION***

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What is the road affected by the proposed change?	Reynolds Street
What is the classification of the road?	Local
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?	



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## DATA APPENDIX CONTINUED

### EMERGENCY SERVICES

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Nearest city or county fire station from the development?	51
Distance to nearest station?	0.8 miles
Most likely station for 1 <sup>st</sup> response?	51
Service burdens at the nearest city fire station (under, at, or above capacity)?	Below Capacity

*The requested 5-foot side setback may expose owners to having to provide fire sprinklers in new buildings. Marietta's Fire Sprinkler Code extends to detached residential buildings arranged closer than 10 feet to a property line or 20 feet to another building.*

*Site and building construction will be required to conform to state and local Fire/Safety Minimum Standards, and Georgia Accessibility Code.*

### **MARIETTA POWER - ELECTRICAL**

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Does Marietta Power serve this site? Yes  No \_\_\_\_\_

If not, can this site be served? Yes \_\_\_\_\_ No \_\_\_\_\_

What special conditions would be involved in serving this site?



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

## 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 #: Z2026-01 Legistar #: 20251049 PZ #: 25-82  
Planning Commission Hearing: January 6, 2026 City Council Hearing: January 14, 2026

Owner's Name Andrew and Jessica McEntyre

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

EMAIL Address: [REDACTED]

Mailing Address: [REDACTED]

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: [REDACTED]

EMAIL Address: [REDACTED]

Mailing Address: [REDACTED] Zip Code: [REDACTED]

Telephone Number: [REDACTED] Add'l Email Address: [REDACTED]

Address of property to be rezoned: 63 Trammell St. Marietta, GA 30064

Land Lot (s) 12910 District 16 Parcel 0190 Acreage 0.291 Ward 3A Future Land Use: MDR

Present Zoning Classification: R-4

Proposed Zoning Classification: R-4 with

*increased density from  
4 units/acre to 6.5 units/acre.*

### 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					
63 TRAMMELL ST	16129100140	0.3	3A	R4	MDR					
Property Owner:	ANDREW & JESSICA McENTYRE									
Applicant:										
Proposed Zoning:										
Agent:										
Proposed Use:										
Planning Commission Date:	JAN 6, 2026									
City Council Hearing Date:	JAN 14, 2026		Case Number: Z2026-01							
City of Marietta Planning & Zoning										
<b>Zoning Symbols</b> 										



