1. Agenda

   Documents:

   081226RM.PDF

2. Summary

   Documents:

   081226RM.PDF

3. Z2026-12 Powers Ferry Pl 1155 Pkg

   Documents:

   Z2026-12 POWERS FERRY PL 1155 PKG - CC WEB.PDF

3.I. Request For Approval 8.11.26

   Documents:

   CUMMINGS, DANIEL STIPULATIONS - 8-11-2026.PDF

3.II. Sound Study Report - Bowman Consulting Group, Ltd. (Aug. 2026)

   Documents:

   CUMMINGS DANIEL NOISE STUDY - 08-10-2026.PDF

4. Z2026-16 Atlanta Street 407

   Documents:

   Z2026-16 ATLANTA STREET 407 PKG - DRAFT - WEB.PDF

5. Z2026-18 Lawrence St 373, 385

   Documents:

   Z2026-18 LAWRENCE ST 373, 385 PKG - DRAFT - WEB.PDF

6. Z2026-19 Owenby 1541, Dickson 532

   Documents:

   Z2026-19 OWENBY 1541, DICKSON 532 PKG - WEB.PDF

City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Agenda

CITY COUNCIL

R. Steve Tumlin, Mayor
Cheryl Richardson, Ward 1
Jason Waters, Ward 2
Daniel Gaddis, Ward 3
Byron "Tee" Anderson, Ward 4
M. Carlyle Kent, Ward 5
Andre L. Sims, Ward 6
Joseph R. Goldstein, Ward 7

Wednesday, August 12, 2026 **7:00 PM** **Council Chamber**

CALL TO ORDER:

INVOCATION:

Council Member Cheryl Richardson, Ward 1

PRESENTATION OF COLORS:

MHS AFJROTC

PLEDGE OF ALLEGIANCE:

RETIREMENT OF COLORS:

MHS AFJROTC

PRESENTATIONS:

20260775 **Marietta Back to School**

Presentation introducing the Marietta High School senior football players, cheerleaders, band members and their respective coaches.

20260792 **2026 APWA Awards Presentation**

Presentation of the Public Works Awards received at the 2026 APWA Conference.

PROCLAMATIONS:

ANNOUNCEMENTS OF GENERAL COMMUNITY INFORMATION BY THE MAYOR, COUNCIL AND/OR CITY MANAGER:

SCHEDULED APPEARANCES:

Each speaker is allotted five (5) minutes, for a combined total of 20 minutes.

20260716 **Scheduled Appearance**

Scheduled Appearance - Tracy Stevenson.

20260717 **Scheduled Appearance**

Scheduled Appearance - Lindsey Koch.

20260718 **Scheduled Appearance**

Scheduled Appearance - Donald Barth.

20260719 **Scheduled Appearance**

Scheduled Appearance - Amanda Constantinides.

CONSENT AGENDA:

Consent agenda items are marked by an asterisk (*). Consent items are approved by majority of council. A public hearing will be held only for those items marked by an asterisk that require a public hearing (also noted on agenda).

MINUTES:

* **20260699** **Special Meeting - July 6, 2026**

Review and approval of the July 6, 2026 special meeting minutes.

* **20260715** **Regular Meeting - July 8, 2026**

Review and approval of the July 8, 2026 meeting minutes.

* **20260783** **Special Meeting July 28, 2026**

Review and approval of the July 28, 2026 special meeting minutes.

* **20260784** **Executive Session Minutes**

Review and approval of the following executive session minutes:

October 7, 2024 City Council Agenda Work Session
November 7, 2024 City Council Agenda Work Session
January 6, 2025 City Council Agenda Work Session
January 28, 2025 Special Called Council Meeting Work Session
May 12, 2025 City Council Agenda Work Session

MAYOR'S APPOINTMENTS: (for informational purposes only)

CITY COUNCIL APPOINTMENTS:

* **20260621** **Board of Lights and Water Appointment**

Motion to appoint Stephanie Meyer to the Board of Lights and Water (Non-Resident Member), for a 4-year term expiring August 12, 2030.

* **20260799** **Civil Service Board Appointment**

Motion to appoint Derek Greenacre to the Civil Service Board for a three (3) year term, beginning immediately and expiring December 31, 2029.

ORDINANCES:

20260577

Z2026-12 [REZONING] PRIME STORAGE POWERS FERRY PLACE MARIETTA, LLC.

Z2026-12 [REZONING] PRIME STORAGE POWERS FERRY PLACE MARIETTA, LLC. is requesting the rezoning of 10.73 acres located in Land Lots 787, 788 and 798, 17th District, Parcel 0110 of the 2nd Section, Cobb County, Georgia, and being known as 1155 Powers Ferry Place from CRC (Community Retail Commercial) to CRC (Community Retail Commercial) with an additional use (data infrastructure facility). Ward 7A.

Planning Commission recommends Approval

A motion was made by Mr. Sheehan, seconded by Mr. McClure, to recommend approval. The motion was carried with a vote of 4-3-0.

Should Council vote to approve the request to rezone the property to CRC (Community Retail Commercial) with an additional use for a data infrastructure facility, the following conditions would be incorporated:

1.Letter of agreeable stipulations and conditions from Parks F. Huff of Sams, Larkin & Huff, LLP to Daniel Cummings, Assistant City Manager for the City of Marietta, dated July 1, 2026.

Special Public Comments with Rules

The public hearing required by State law was held before the Mayor and Council on July 8, 2026.
This matter was tabled by the Mayor and Council on July 8, 2026.

Public comments tonight will be held as follows:

- *15-minutes from those in favor of the rezoning (3-minutes limit per speaker)*
- *15-minutes from those in opposition of the rezoning (3-minutes limit per speaker)*
- *Discussion by the Mayor and Council for the City of Marietta.*

Previously Tabled by Council on July 8, 2026

20260677 Z2026-16 [REZONING] DAWN ROSENDAHL (RAE COLLEY)

Z2026-16 [REZONING] DAWN ROSENDAHL (RAE COLLEY) is requesting the rezoning of 0.27 acres located in Land Lot 288, 17th District, Parcel 0330 of the 2nd Section, Cobb County, Georgia, and being known as 407 Atlanta Street from OI (Office Institutional) to OI (Office Institutional) with an additional use (single residence). Ward 1A.

Planning Commission recommends Approval as amended

A motion was made by Ms. McCrae, seconded by Mr. Diffley, to recommend an amended approval of zoning to OIT (Office Institution Transitional) with an additional use as a single-family residence. The motion carried with a vote of 5-0-0.

Should Council approve the request as submitted the property would be zoned OI (Office Institutional) with an additional use as a single-family residence.

Public Hearing (all parties sworn in)

20260682 Z2026-18 [REZONING] COPPERLEAF PARTNERS, LLC.

Z2026-18 [REZONING] COPPERLEAF PARTNERS, LLC. is requesting the rezoning of 0.351 acres located in Land Lot 1216, 16th District, Parcels 0770 & 0760 of the 2nd Section, Cobb County, Georgia, and being known as 373 & 385 Lawrence Street from R-4 (Single Family Residential - 4 units/acre) to R-4 (Single Family Residential - 4 units/acre) with an increase in density. Ward 5A.

Planning Commission recommends Approval

A motion was made by Mr. Diffley, seconded by Mr. Kelly, to recommend approval. The motion carried with a vote of 4-1-0. Ms. McCrae opposed.

Should Council vote to approve the subject property would be zoned R-4 (Single Family Residential - 4 units/acre) with an increased density of 8.6 units/acre (prior to any right of way donation) using the Residential Infill Overlay District standards.

Public Hearing (all parties sworn in)

20260683 **Z2026-19 [REZONING] WHITE HAWK BUSINESS PARK, LLC. & WHITE HAWK BUSINESS PARK III, LLC.**

Z2026-19 [REZONING] WHITE HAWK BUSINESS PARK, LLC & WHITE HAWK BUSINESS PARK III, LLC. are requesting the rezoning of 1.7 acres located in Land Lots 855 & 874, 16th District, Parcels 0350 & 0260, 2nd Section of Cobb County, Georgia, and being known as 1541 Owenby Drive & 532 Dickson Road from R-20 (Single Family Residential - County) and CRC (Community Retail Commercial - City) to LI (Light Industrial). Ward 6B.

Planning Commission recommends Approval

A motion was made by Mr. Diffley, seconded by Mr. Kelly, to recommend approval. The motion carried with a vote of 5-0-0.

Should Council vote to approve the request the subject properties would be zoned LI (Light Industrial) with the following incorporated variances.

1. Variance to reduce the residential buffer on 532 Dickson Road from fifty (50) feet to twenty (20) feet. [§708.26 (I)]

2. Variance to reduce the residential buffer on 1541 Owenby Drive from fifty feet to zero (0) feet. [§708.26 (I)]

Public Hearing (all parties sworn in)

20260684 **A2026-03 [ANNEXATION] WHITE HAWK BUSINESS PARK III, LLC.**

A2026-03 [ANNEXATION] WHITE HAWK BUSINESS PARK III, LLC. is requesting the annexation of property located in Land Lot 855, District 16, Parcel 0350 of the 2nd Section, Cobb County, Georgia, and being known as 1541 Owenby Drive, consisting of approximately 0.86 acres. Ward 6B.

Planning Commission recommends Approval

A motion was made by Mr. Diffley, seconded by Mr. Sheehan, to recommend approval. The motion carried with a vote of 5-0-0.

Public Hearing (all parties sworn in)

20260685 **CA2026-05 [CODE AMMENDMENT]**

CA2026-05 [CODE AMMENDMENT] In conjunction with the requested annexation of property located in Land Lot 855, 16th District, Parcel 0350 of the 2nd Section, Cobb County, Georgia, and being known as property at 1541 Owenby Drive, the City of Marietta proposes to designate the Future Land Use of said property as IW (Industrial Warehousing). Ward 6B.

Planning Commission recommends Approval

A motion was made by Mr. Sheehan, seconded by Mr. Diffley, to recommend approval. The motion carried with a vote of 5-0-0.

Public Hearing (all parties sworn in)

RESOLUTIONS:

CITY ATTORNEY'S REPORT:

* **20260745** **Denial of Claim**

Denial of Claim for Baldwin Ndogo.

* **20260796** **Denial of Claim**

Denial of Claim for Scott A. Davis.

* **20260798** **Denial of Claim**

Denial of Claim for Requel Raines.

CITY MANAGER'S REPORT:

MAYOR'S REPORT:

COMMITTEE REPORTS:

1. Economic/Community Development: Andre Sims, Chairperson

20260747 **Georgia Rehoused Program - Emmanuel's Village**

Motion to approve the MOU between the City of Marietta and Passion With Purpose, Inc. for the Georgia Rehoused grant application for the Emmanuel's Village project.

Council Member Gaddis disclosed that his employer is the Georgia Department of Community Affairs, and as such, he will recuse himself from discussion and voting on that item.

2. Finance/Investment: M. Carlyle Kent, Chairperson

* **20260739** **Tree Fund Alternative Compliance**

Motion to amend the City of Marietta Fee Chart by setting the value of a 2-inch caliper replacement tree at $400 with direction to staff to review annually.

20260725 **Convention Center Funding Allocation**

Motion to authorize the placing of the Hotel/Motel Tax that will stop going to the Cobb/Marietta Coliseum and Exhibit Hall Authority as of this September/October, into a City fund for tourism projects.

3. Judicial/Legislative: Joseph R. Goldstein, Chairperson

4. Parks, Recreation and Tourism: Jason Waters, Chairperson

* **20260735** **Kirby Park Playground**

Motion to rebalance the 2009 Parks Bond to utilize funds for a Kirby Park playground project.

* **20260737** **HarvestFest Additional Street Closure**

Motion to approve the additional street closures of South Park Square and portions of Atlanta Street (Anderson to the Square), Roswell Street (Waddell to the Square), and Winters Street (Anderson to the Square) at 5:00am to reopen at 3:00pm on Saturday, October 17, 2026, for the 2026 HarvestFest.

Council Member Goldstein disclosed that members of his family and entities owned by himself and family members own properties within the downtown area.

Council Member Goldstein Abstaining

* **20260749** **Art in the Park Light Post Banners**

Motion to approve the placement of Art in the Park promotional light post banners around the Marietta Square from August 19 - September 8, 2026.

* **20260738** **City Club Marietta Independent Contractor Agreement Renewal**

Motion to approve the First Modification to the Independent Contractor Agreement with Classic Golf Management, Inc., extending the term for operations of the City Club Marietta until September 30, 2030.

5. Personnel/Insurance: Cheryl Richardson, Chairperson

* **20260724** **Workers' Compensation Excess and Fiduciary Insurance Renewal**

Motion approving the renewal of Workers' Compensation Excess Insurance and Fiduciary Insurance.

6. Public Safety Committee: Byron "Tee" Anderson, Chairperson

* **20260713** **Adoption of the Cobb County Local Hazard Mitigation Plan**

Motion to approve the Resolution authorizing adoption of the Cobb County Local Hazard Mitigation Plan.

* **20260731** **Golf Cart Donation to MPD**

Motion to approve the donation of a 2023 Tomberlin Emerge Defender Ghosthawk Golf Cart from WOW Motorcycles to the Marietta Police Department.

7. Public Works Committee: Daniel Gaddis, Chairperson

* **20260743** **731 Sawyer Road Utilities**

Motion authorizing a variance from the underground utilities ordinance by Comcast Communications for allowing for the installation of 50 feet of new fiber optic cable to be over-lashed on existing fiber optic cable and requiring the removal of all duplicate utility poles where Comcast Communications is "next to transfer" along Canton Drive, adjacent to 748 Sawyer Road to the utility pole located on Canton Drive, adjacent to 1451 Canton Road. This installation is to provide service at 731 Sawyer Road. This motion does not grant a perpetual variance. Comcast Communications must relocate underground at its expense if other utilities at the location are moved underground. Ward 6B

* **20260744** **Georgia Transportation Infrastructure Bank (GTIB) Grant Application**

Motion authorizing the approval of the submittal of the Georgia Transportation Infrastructure Bank (GTIB) grant application and the supporting resolution and commitment of matching funds if awarded.

OTHER BUSINESS:

20260773 **Municipal Electric Authority of Georgia (MEAG) Annual Subscription for Supplemental Power 2027**

Motion to approve a recommendation by the BLW to approve the supplemental power supply nomination and authorize the agreement for the 2027 Annual Subscription with MEAG accordingly.

* **20260807** **286 North Hillcrest Drive Easement Acquisition**

Motion authorizing acquisition of an easement at 286 North Hillcrest Drive (a/k/a 286 East Service Street) from Sarah T Parker & Ted H Parker for the purpose of constructing the Whitlock Drive Intersection Improvements Project in exchange for $500.00. Ward 3A

* **20260808** **289 North Hillcrest Drive Easement Acquisition**

Motion authorizing acquisition of an easement at 286 North Hillcrest Drive (a/k/a 286 East Service Street) from Sarah T Parker & Ted H Parker for the purpose of constructing the Whitlock Drive Intersection Improvements Project in exchange for $500.00. Ward 3A

* **20260809** **310 North Woodland Drive Easement Acquisition**

Motion to authorize the acquisition of property, at 310 North Woodland Drive, owned by Lindy S. Wyche and Joe M. Wyche Jr. on behalf of the City of Marietta by means of eminent domain. A description of the interest to be acquired is attached hereto and incorporated herein by reference, including the legal description of the property and a survey of such property. The City attorney is hereby authorized and directed to take any and all action necessary to acquire such property by virtue of eminent domain, including the right to file any appeals in such case. The Order Authorizing Condemnation attached is incorporated herein by reference. City staff and the City Attorney are authorized to conduct a voluntary purchase if that becomes feasible. Ward 3A

* **20260810** **351 North Woodland Drive Easement Acquisition**

Motion to authorize the acquisition of property, at 351 North Woodland Drive, owned by Paul S. Greenspan and Mour L. Greenspan on behalf of the City of Marietta by means of eminent domain. A description of the interest to be acquired is attached hereto and incorporated herein by reference, including the legal description of the property and a survey of such property. The City attorney is hereby authorized and directed to take any and all action necessary to acquire such property by virtue of eminent domain, including the right to file any appeals in such case. The Order Authorizing Condemnation attached is incorporated herein by reference. City staff and the City Attorney are authorized to conduct a voluntary purchase if that becomes feasible. Ward 3A

* **20260811** **920 Burnt Hickory Rd easement Acquisition**

Motion to authorize the acquisition of property, at 920 Burnt Hickory Road, owned by LTC Griffin, Inc. on behalf of the City of Marietta by means of eminent domain. A description of the interest to be acquired is attached hereto and incorporated herein by reference, including the legal description of the property and a survey of such property. The City attorney is hereby authorized and directed to take any and all action necessary to acquire such property by virtue of eminent domain, including the right to file any appeals in such case. The Order Authorizing Condemnation attached is incorporated herein by reference. City staff and the City Attorney are authorized to conduct a voluntary purchase if that becomes feasible. Ward 3A

* **20260812** **Settlement Agreement - BJF, Jr., LLC**

Motion to approve settlement of the claims in the case of City of Marietta v BJF Jr., LLC, Cobb County Superior Court Case No. 21-21-0557, pursuant to the terms agreed upon at mediation, with the payment of an additional $84,000 to the condemnee, for a total compensation of $125,000.

Council Member Gaddis voting against

* **20260813** **Settlement Agreement - BJ Frye, LLC**

Motion to approve settlement of the claims in the case of City of Marietta v BJ Frye, LLC, Cobb County Superior Court Case No. 21-21-0552, pursuant to the terms agreed upon at mediation, with the payment of an additional $289,800 to the condemnee, for a total compensation of $325,000.

Council Member Gaddis voting against

* **20260728** **BLW Actions of August 10, 2026**

Review and approval of the August 10, 2026 actions and minutes of Marietta Board of Lights and Water.

Council Member Goldstein not participating on 1 item

UNSCHEDULED APPEARANCES:

Each speaker is allotted five (5) minutes,
for a combined total of 30 minutes.

ADJOURNMENT:

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

City of Marietta

Meeting Summary

CITY COUNCIL

R. Steve Tumlin, Mayor
Cheryl Richardson, Ward 1
Jason Waters, Ward 2
Daniel Gaddis, Ward 3
Byron "Tee" Anderson, Ward 4
M. Carlyle Kent, Ward 5
Andre L. Sims, Ward 6
Joseph R. Goldstein, Ward 7

Wednesday, August 12, 2026 **7:00 PM** **Council Chamber**

20260775 **Marietta Back to School**

Presentation introducing the Marietta High School senior football players, cheerleaders, band members and their respective coaches.

Presented

20260792 **2026 APWA Awards Presentation**

Presentation of the Public Works Awards received at the 2026 APWA Conference.

Presented

20260716 **Scheduled Appearance**

Scheduled Appearance - Tracy Stevenson.

Present

20260717 **Scheduled Appearance**

Scheduled Appearance - Lindsey Koch.

Present

20260718 **Scheduled Appearance**

Scheduled Appearance - Donald Barth.

Present

20260719 **Scheduled Appearance**

Scheduled Appearance - Amanda Constantinides.

Present

* **20260699** **Special Meeting - July 6, 2026**

Review and approval of the July 6, 2026 special meeting minutes.

Approved and Finalized

* **20260715** **Regular Meeting - July 8, 2026**

Review and approval of the July 8, 2026 meeting minutes.

Approved and Finalized

* **20260783** **Special Meeting July 28, 2026**

Review and approval of the July 28, 2026 special meeting minutes.

Approved and Finalized

* **20260784** **Executive Session Minutes**

Review and approval of the following executive session minutes:

October 7, 2024 City Council Agenda Work Session
November 7, 2024 City Council Agenda Work Session
January 6, 2025 City Council Agenda Work Session
January 28, 2025 Special Called Council Meeting Work Session
May 12, 2025 City Council Agenda Work Session

Approved and Finalized

* **20260621** **Board of Lights and Water Appointment**

Motion to appoint Stephanie Meyer to the Board of Lights and Water (Non-Resident Member), for a 4-year term expiring August 12, 2030.

Approved and Finalized

* **20260799** **Civil Service Board Appointment**

Motion to appoint Derek Greenacre to the Civil Service Board for a three (3) year term, beginning immediately and expiring December 31, 2029.

Approved and Finalized

20260577 **Z2026-12 [REZONING] PRIME STORAGE POWERS FERRY PLACE MARIETTA, LLC.**

Z2026-12 [REZONING] PRIME STORAGE POWERS FERRY PLACE MARIETTA, LLC. is requesting the rezoning of 10.73 acres located in Land Lots 787, 788 and 798, 17th District, Parcel 0110 of the 2nd Section, Cobb County, Georgia, and being known as 1155 Powers Ferry Place from CRC (Community Retail Commercial) to CRC (Community Retail Commercial) with an additional use (data infrastructure facility). Ward 7A.

Planning Commission recommends Approval

A motion was made by Mr. Sheehan, seconded by Mr. McClure, to recommend approval. The motion was carried with a vote of 4-3-0.

Should Council vote to approve the request to rezone the property to CRC (Community Retail Commercial) with an additional use for a data infrastructure facility, the following conditions would be incorporated:
1. Letter of agreeable stipulations and conditions from Parks F. Huff of Sams, Larkin & Huff, LLP to Daniel Cummings, Assistant City Manager for the City of Marietta, dated July 1, 2026.

Special Public Comments with Rules

The public hearing required by State law was held before the Mayor and Council on July 8, 2026.
This matter was tabled by the Mayor and Council on July 8, 2026.
· Public comment tonight will be held as follows:
o 15-minutes from those in favor of the rezoning (3-minutes limit per speaker)
o 15-minutes from those in opposition of the rezoning (3-minutes limit per speaker)
o Discussion by the Mayor and Council for the City of Marietta.

Previously Tabled by Council on July 8, 2026

Motion to rezone the subject property from CRC (Community Retail Commercial) to CRC (Community Retail Commercial) with an additional use for a data infrastructure facility.

The following stipulations and conditions are incorporated into the zoning approval:
1. Letter of agreeable stipulations and conditions from Parks F. Huff of Sams, Larkin & Huff, LLP to Daniel Cummings, Assistant City Manager for the City of Marietta, dated August 11, 2026.

2. Stipulation #1 modified to limit the use to less than fifty percent (50%) of the floor area of the largest building on the site.
3. Stipulation #4 regarding noise level limits, shall be amended to limit the noise level maximums to 56 dBA and 77 dBc to match sound levels found within the August 2026 Sound Study report.
4. Propylene glycol shall be the only additive used in the cooling system (Stipulation #6).
5. Stipulation #13 shall require continuous, not annual, acoustical monitoring reported to City staff with any sounds exceeding stated limits incurring a violation.
6. The cooling system shall feature continuous monitoring for leak detection, automatic shutoff valves, and containment controls to ensure system leaks cannot enter the municipal wastewater or stormwater system. All wastewater generated by the cooling system must be disposed of off-site at a properly permitted treatment facility.
7. No exception to maximum noise levels shall be made for any emergency situations, regardless of any stated exceptions in the stipulation letter or noise ordinance. Noise maximums shall be limited at all times to 56 dBa and 77 dBc to match sound levels modeled in the referenced study.
8. An independent acoustical sound study must be conducted within 3 months of completing the building and installing equipment. Any discrepancies between the new study and the August 2026 study will be immediately addressed by upgrading equipment until compliance is achieved.
9. An independent heat dispersion study (Computational Fluid Dynamics model) must be conducted within 3 months of the building being completed and equipment installed. Heat increases shall not exceed the following:

- *5°-15° rise within chiller yard;*
- *1°-5° rise 20'-50' outside the sound wall;*
- *1° rise expected 100'- 300' from installation, as measured 20', 25', and 35' above the yard.*

10. The specific manufacturer, model, dimensions and configuration of equipment shall be provided to the City, once selected.
11. Generators shall be equipped with sound mitigation measures as described in the Sound Study (August 2026) and will also be equipped with a continuous emissions monitoring system. Testing will be as described and will not exceed EPD thresholds (153 total hours annually) for classifying the site as a Synthetic Minor Resource.
12. The use of this property shall be site specific and bound to Exhibits A. and C. attached.
13. No other storage facility sites or other commercial properties within the City limits, including 155 Heathersett Drive and 45 Whitlock Place, will

converted to data infrastructure facilities.
14. Must comply with all EPD regulations and permitting requirements.
15. Final report shall be sent to Council prior to issuance of the Certificate of Occupancy.

Approved and Finalized

20260677 **Z2026-16 [REZONING] DAWN ROSENDAHL (RAE COLLEY)**

Z2026-16 [REZONING] DAWN ROSENDAHL (RAE COLLEY) is requesting the rezoning of 0.27 acres located in Land Lot 288, 17th District, Parcel 0330 of the 2nd Section, Cobb County, Georgia, and being known as 407 Atlanta Street from OI (Office Institutional) to OI (Office Institutional) with an additional use (single residence). Ward 1A.

Planning Commission recommends approval as amended

A motion was made by Ms. McCrae, seconded by Mr. Diffley, to recommend an amended approval of zoning to OIT (Office Institution Transitional) with an additional
use as a single-family residence. The motion carried with a vote of 5-0-0.
Should Council approve the request as submitted the property would be zoned OI (Office Institutional) with an additional use as a single-family residence.

Public Hearing (all parties sworn in)

Motion to rezone the property from OI (Office Institutional) to OIT (Office Institution Transitional) with an additional use as a single residence.

Approved as Amended

20260682 **Z2026-18 [REZONING] COPPERLEAF PARTNERS, LLC.**

Z2026-18 [REZONING] COPPERLEAF PARTNERS, LLC. is requesting the rezoning of 0.351 acres located in Land Lot 1216, 16th District, Parcels 0770 & 0760 of the 2nd Section, Cobb County, Georgia, and being known as 373 & 385 Lawrence Street from R-4 (Single Family Residential - 4 units/acre) to R-4 (Single Family Residential - 4 units/acre) with an increase in density. Ward 5A.

Planning Commission recommends approval

A motion was made by Mr. Diffley, seconded by Mr. Kelly, to recommend approval.
The motion carried with a vote of 4-1-0. Ms. McCrae opposed.
Should Council vote to approve the subject property would be zoned R-4 (Single Family Residential - 4 units/acre) with an increased density of 8.6 units/acre (prior to any right of way donation) using the Residential Infill Overlay District standards.

Public Hearing (all parties sworn in)

Motion to rezone the property from R-4 (Single Family Residential - 4 units/acre) to R-4 (Single Family Residential - 4 units/acre) with an increased density of 8.6 units/acre using the Residential Infill Overlay standards, with the following variances and stipulations are incorporated as conditions of zoning:
1. The properties will be developed using a combination of pervious pavers for driveways and on-site conveyance by routing downspouts directly to the City's stormwater infrastructure to address runoff concerns.
2. Sufficient right-of-way to establish ten (10) feet of right-of-way between the property line and curb along Lawrence Street will be donated. Any sidewalk construction or the necessary donation of right-of-way on Lake and Rigby Street will be determined by the Director of Public Works and Director of Development Services.
3. Density shall be calculated and building setbacks depicted using the property boundaries prior to any right of way dedication. [§712.11 (M.3.) & §712.11 (N.)]

Approved as Amended

20260683 **Z2026-19 [REZONING] WHITE HAWK BUSINESS PARK, LLC. & WHITE HAWK BUSINESS PARK III, LLC.**

Z2026-19 [REZONING] WHITE HAWK BUSINESS PARK, LLC & WHITE HAWK BUSINESS PARK III, LLC are requesting the rezoning of 1.7 acres located in Land Lots 855 & 874, 16th District, Parcels 0350 & 0260, 2nd Section of Cobb County, Georgia, and being known as 1541 Owenby Drive & 532 Dickson Road from R-20 (Single Family Residential - County) and CRC (Community Retail Commercial - City) to LI (Light Industrial). Ward 6B.

Planning Commission recommends approval

A motion was made by Mr. Diffley, seconded by Mr. Kelly, to recommend approval.
The motion carried with a vote of 5-0-0.
Should Council vote to approve the request the subject properties would be zoned LI (Light Industrial) with the following incorporated variances.
1. Variance to reduce the residential buffer on 532 Dickson Road from fifty (50) feet to twenty (20) feet. [§708.26 (I)]
2. Variance to reduce the residential buffer on 1541 Owenby Drive from fifty feet to zero (0) feet. [§708.26 (I)]

Public Hearing (all parties sworn in)

Motion to rezone the property from R-20 (Single Family Residential - County) and CRC (Community Retail Commercial - City) to LI (Light Industrial) in the City, with the following variances and stipulations are incorporated as conditions of zoning:
1. Variance to reduce the residential buffer on 532 Dickson Road from fifty (50) feet to twenty (20) feet. [§708.26 (I)]
2. Variance to reduce the residential buffer on 1541 Owenby Drive from fifty (50) feet to zero (0) feet with a stipulation that the parcel shall only be used for stormwater detention with the proper fencing and evergreen screening. [§708.26 (I)]
3. The trucks and trailers parked at the corner of Dickson and Canton Road (1377 & 1325 Canton Road) will be removed within ninety (90) days.
4. The truck court area, as shown on site plan dated 6/23/2026, at 532 Dickson Road is limited to truck maneuvering and loading/unloading and is not to be used for long term parking or storage.

Approved as Amended

20260684 **A2026-03 [ANNEXATION] WHITE HAWK BUSINESS PARK III, LLC.**

A2026-03 [ANNEXATION] WHITE HAWK BUSINESS PARK III, LLC. is requesting the annexation of property located in Land Lot 855, District 16, Parcel 0350 of the 2nd Section, Cobb County, Georgia, and being known as 1541 Owenby Drive, consisting of approximately 0.86 acres. Ward 6B.

Planning Commission recommends approval

A motion was made by Mr. Diffley, seconded by Mr. Sheehan, to recommend approval. The motion carried with a vote of 5-0-0.

Public Hearing (all parties sworn in)

Approved and Finalized

20260685 **CA2026-05 [CODE AMMENDMENT]**

CA2026-05 [CODE AMMENDMENT] In conjunction with the requested annexation of property located in Land Lot 855, 16th District, Parcel 0350 of the 2nd Section, Cobb County, Georgia, and being known as property at 1541 Owenby Drive, the City of Marietta proposes to designate the Future Land Use of said property as IW (Industrial Warehousing). Ward 6B.

Planning Commission recommends approval

A motion was made by Mr. Sheehan, seconded by Mr. Diffley, to recommend approval. The motion carried with a vote of 5-0-0.

Public Hearing (all parties sworn in)

Approved and Finalized

* **20260745** **Denial of Claim**

Denial of Claim for Baldwin Ndogo.

Approved to Deny Claim

* **20260796** **Denial of Claim**

Denial of Claim for Scott A. Davis.

Approved to Deny Claim

* **20260798** **Denial of Claim**

Denial of Claim for Requel Raines.

Approved to Deny Claim

* **20260814** **Denial of Claim**

Denial of Claim for Vyanah Campbell.

Approved to Deny Claim

20260747 **Georgia Rehoused Program - Emmanuel's Village**

Motion to approve the MOU between the City of Marietta and Passion With Purpose, Inc. for the Georgia Rehoused grant application for the Emmanuel's Village project.

Council Member Gaddis disclosed that his employer is the Georgia Department of Community Affairs, and as such, he will recuse himself from discussion and voting on that item.

Approved as Amended

* **20260739** **Tree Fund Alternative Compliance**

Motion to amend the City of Marietta Fee Chart by setting the value of a 2-inch caliper replacement tree at $400 with direction to staff to review annually.

Approved and Finalized

20260725 **Convention Center Funding Allocation**

Motion to authorize the placing of the Hotel/Motel Tax that will stop going to the Cobb/Marietta Coliseum and Exhibit Hall Authority as of this September/October, into a City fund for tourism projects.

Approved as Amended

* **20260735** **Kirby Park Playground**

Motion to rebalance the 2009 Parks Bond to utilize funds for a Kirby Park playground project.

Approved and Finalized

* **20260737** **HarvestFest Additional Street Closure**

Motion to approve the additional street closures of South Park Square and portions of Atlanta Street (Anderson to the Square), Roswell Street (Waddell to the Square), and Winters Street (Anderson to the Square) at 5:00am to reopen at 3:00pm on Saturday, October 17, 2026, for the 2026 HarvestFest.

Council Member Goldstein disclosed that members of his family and entities owned by himself and family members own properties within the downtown area.

Council Member Goldstein Abstaining

Approved and Finalized

* **20260749** **Art in the Park Light Post Banners**

Motion to approve the placement of Art in the Park promotional light post banners around the Marietta Square from August 19 - September 8, 2026.

Approved and Finalized

* **20260738** **City Club Marietta Independent Contractor Agreement Renewal**

Motion to approve the First Modification to the Independent Contractor Agreement with Classic Golf Management, Inc., extending the term for operations of the City Club Marietta until September 30, 2030.

Approved and Finalized

* **20260724** **Workers' Compensation Excess and Fiduciary Insurance Renewal**

Motion approving the renewal of Workers' Compensation Excess Insurance and Fiduciary Insurance.

Approved and Finalized

* **20260713** **Adoption of the Cobb County Local Hazard Mitigation Plan**

Motion to approve the Resolution authorizing adoption of the Cobb County Local Hazard Mitigation Plan.

Approved and Finalized

* **20260731** **Golf Cart Donation to MPD**

Motion to approve the donation of a 2023 Tomberlin Emerge Defender Ghosthawk Golf Cart from WOW Motorcycles to the Marietta Police Department.

Approved and Finalized

* **20260743** **731 Sawyer Road Utilities**

Motion authorizing a variance from the underground utilities ordinance by Comcast Communications for allowing for the installation of 50 feet of new fiber optic cable to be over-lashed on existing fiber optic cable and requiring the removal of all duplicate utility poles where Comcast Communications is "next to transfer" along Canton Drive, adjacent to 748 Sawyer Road to the utility pole located on Canton Drive, adjacent to 1451 Canton Road. This installation is to provide service at 731 Sawyer Road. This motion does not grant a perpetual variance. Comcast Communications must relocate underground at its expense if other utilities at the location are moved underground. Ward 6B

Approved and Finalized

* **20260744** **Georgia Transportation Infrastructure Bank (GTIB) Grant Application**

Motion authorizing the approval of the submittal of the Georgia Transportation Infrastructure Bank (GTIB) grant application and the supporting resolution and commitment of matching funds if awarded.

Approved and Finalized

* **20260807** **286 North Hillcrest Drive Easement Acquisition**

Motion authorizing acquisition of an easement at 286 North Hillcrest Drive (a/k/a 286 East Service Street) from Sarah T Parker & Ted H Parker for the purpose of constructing the Whitlock Drive Intersection Improvements Project in exchange for $500.00. Ward 3A

Approved and Finalized

* **20260808** **289 North Hillcrest Drive Easement Acquisition**

Motion authorizing acquisition of an easement at 286 North Hillcrest Drive (a/k/a 286 East Service Street) from Sarah T Parker & Ted H Parker for the purpose of constructing the Whitlock Drive Intersection Improvements Project in exchange for $500.00. Ward 3A

Approved and Finalized

* **20260809** **310 North Woodland Drive Easement Acquisition**

Motion to authorize the acquisition of property, at 310 North Woodland Drive, owned by Lindy S. Wyche and Joe M. Wyche Jr. on behalf of the City of Marietta by means of eminent domain. A description of the interest to be acquired is attached hereto and incorporated herein by reference, including the legal description of the property and a survey of such property. The city attorney is hereby authorized and directed to take any and all action necessary to acquire such property by virtue of eminent domain, including the right to file any appeals in such case. The Order Authorizing Condemnation attached is incorporated herein by reference. City staff and the City Attorney are authorized to conduct a voluntary purchase if that becomes feasible. Ward 3A

Approved and Finalized

* **20260810** **351 North Woodland Drive Easement Acquisition**

Motion to authorize the acquisition of property, at 351 North Woodland Drive, owned by Paul S. Greenspan and Mour L. Greenspan on behalf of the City of Marietta by means of eminent domain. A description of the interest to be acquired is attached hereto and incorporated herein by reference, including the legal description of the property and a survey of such property. The city attorney is hereby authorized and directed to take any and all action necessary to acquire such property by virtue of eminent domain, including the right to file any appeals in such case. The Order Authorizing Condemnation attached is incorporated herein by reference. City staff and the City Attorney are authorized to conduct a voluntary purchase if that becomes feasible. Ward 3A

Approved and Finalized

* **20260811** **920 Burnt Hickory Rd easement acquisition**

Motion to authorize the acquisition of property, at 920 Burnt Hickory Road, owned by LTC Griffin, Inc. on behalf of the City of Marietta by means of eminent domain. A description of the interest to be acquired is attached hereto and incorporated herein by reference, including the legal description of the property and a survey of such property. The city attorney is hereby authorized and directed to take any and all action necessary to acquire such property by virtue of eminent domain, including the right to file any appeals in such case. The Order Authorizing Condemnation attached is incorporated herein by reference. City staff and the City Attorney are authorized to conduct a voluntary purchase if that becomes feasible. Ward 3A

Approved and Finalized

* **20260812** **Settlement Agreement - BJF, Jr., LLC**

Motion to approve settlement of the claims in the case of City of Marietta v BJF Jr., LLC, Cobb County Superior Court Case No. 21-21-0557, pursuant to the terms agreed upon at mediation, with the payment of an additional $84,000 to the condemnee, for a total compensation of $125,000.

Council Member Gaddis voting against

Approved and Finalized

* **20260813** **Settlement Agreement - BJ Frye, LLC**

Motion to approve settlement of the claims in the case of City of Marietta v BJ Frye, LLC, Cobb County Superior Court Case No. 21-21-0552, pursuant to the terms agreed upon at mediation, with the payment of an additional $289,800 to the condemnee, for a total compensation of $325,000.

Council Member Gaddis voting against

Approved and Finalized

* **20260728** **BLW Actions of August 10, 2026**

Review and approval of the August 10, 2026 actions and minutes of Marietta Board of Lights and Water.

Council Member Goldstein not participating on 1 item.
Council Member Goldstein discloses that a member of his family owns an entity that owns property believed to be the subject of the discussed easement. Council Member Goldstein is abstaining from any part of this item related to the discussed easement and appeal process.

Approved and Finalized

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2026-12 **LEGISTAR: #20260577**

LANDOWNERS: [redacted]

APPLICANT: Same as above

AGENT: [redacted]

PROPERTY ADDRESS: 1155 Powers Ferry Place

PARCEL DESCRIPTION: Land Lot 07870 District 17 Parcel 0110

AREA: +/- 10.727 acres **COUNCIL WARD:** 7A

EXISTING ZONING: CRC (Community Retail Commercial)

REQUEST: CRC with an additional use (data infrastructure facility)

FUTURE LAND USE: RAC (Regional Activity Center)

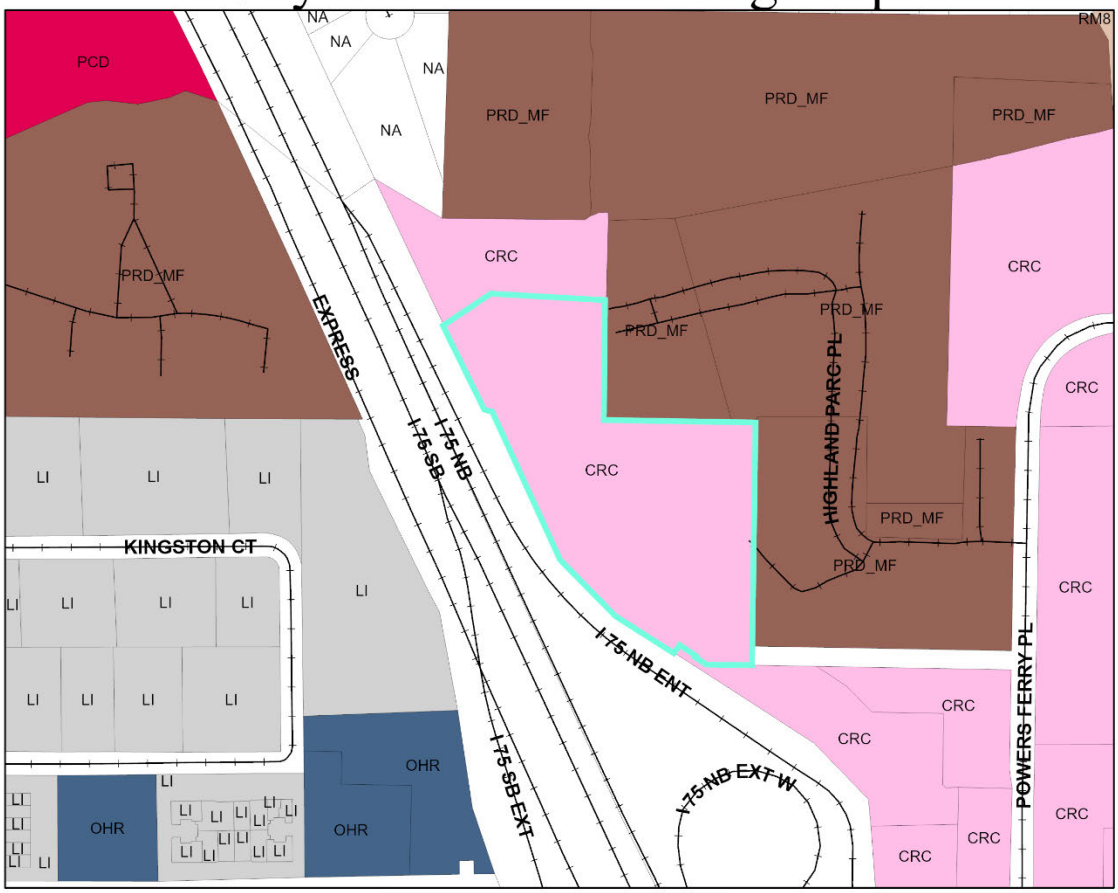
REASON FOR REQUEST: To allow the existing site and building to be converted into a data infrastructure facility.

PLANNING COMMISSION HEARING: Wednesday, July 1st, 2026 – 6:00 pm

CITY COUNCIL HEARING: Wednesday, July 8th, 2026 – 7:00 pm ***TABLED***
Wednesday, August 12th, 2026 – 7:00 pm

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

City of Marietta Zoning Map



Zoning

SINGLE FAMILY RESIDENTIAL		**COMMERCIAL**	
R-1	One Unit/Acre	NRC	Neighborhood Retail
R-2	Two Unit/Acre	CRC	Community Retail
R-3	Three Unit/Acre	RRC	Regional Retail
R-4	Four Unit/Acre	CBD	Central Business District
ATTACHED FAMILY RESIDENTIAL		PCD	Planned Commercial Dev.
RA-4	Four Unit/Acre	MXD	Mixed-Use Dev.
RA-6	Six Unit/Acre	OIT	Office Institutional Trans.
RA-8	Eight Unit/Acre	LRO	Low-Rise Office
PRD(SF)	Planned Residential Dev.	OI	Office Institutional
MHP	Mobile Home Park	OS	Office Services
MULTI FAMILY RESIDENTIAL		OHR	Office High-Rise
RM-8	Eight Unit/Acre	**INDUSTRIAL**	
RM-10	Ten Unit/Acre	LI	Light Industrial
RM-12	Twelve Unit/Acre	HI	Heavy Industrial
RHR	Residential High Rise	PID	Planned Industrial Dev.
PRD(MF)	Planned Residential Dev.		

District	*Land Lot*	*Parcel*	*Current Zoning*	*Proposed Zoning*
17	**07870**	**0110**	**CRC**	**CRC w/ additional use**

Comments:
1155 Powers Ferry Place

Date: **6/10/2026**

Planning & Zoning Division

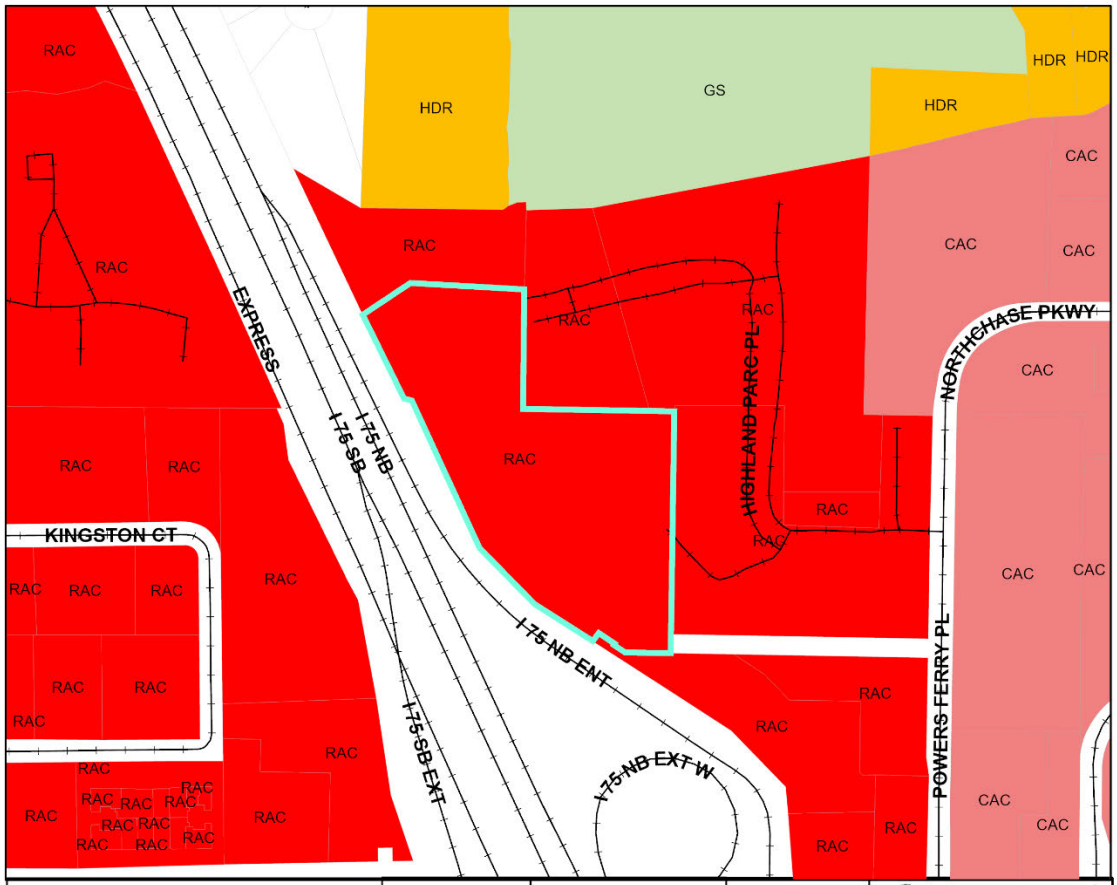
N

0 40 80 160 Feet

CITY OF Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

City of Marietta Area FLU Map



Future Land Use

LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
NAC	Neighobrhood 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	*Land Lot*	*Parcel*	*Current FLU*	*Proposed FLU*
17	07870	0110	RAC	n/a

Comments:
1155 Powers Ferry Place

N

1:4,400

Date: **6/10/2026**

Planning & Zoning Division

PICTURES OF PROPERTY



View of the entrance of the subject property





Internal views of the subject property



Aerial imagery of the subject property (billboards represented in red)



Views of the existing billboards on the subject property

STAFF ANALYSIS

Location Compatibility

[redacted] represented by Parks Huff, is requesting the rezoning of 10.727 acres located at 1155 Powers Ferry Place from CRC (Community Retail Commercial) to CRC with an additional use to allow a 'regional mission critical digital infrastructure' (data infrastructure facility/data center) within an existing commercial self-storage facility. The site contains a one-story concrete building and multiple rows of exterior self-storage units.

Surrounding zoning includes PRD-MF (Planned Residential Development – Multi-Family) to the northeast developed with Elme Apartments, CRC to the south developed with the Rodeway Inn hotel, CRC to north consisting of a vacant lot, and Interstate 75 forming the western boundary.

Use Potential and Impacts

The applicant proposes converting a portion of the existing concrete building on the site into an 18 megawatt data center, with operations taking place inside the existing building. The exterior portion of the site would be significantly changed, as most of the existing self-storage rows are planned for demolition to make room for an exterior support area. Some portions of the storage structures would remain and be used for service-related functions.

Data centers rely on cooling and electrical systems that run continuously, which can create steady mechanical noise. Under Marietta's Noise Ordinance (10-6), a noise disturbance is established when sound levels received by a property exceed specific limits. For residential properties, the limits are 65 dBA/84 dBC between 7 a.m. and 11 p.m. and 60 dBA/79 dBC between 11 p.m. and 7 a.m. Because the project includes a new exterior support area, the placement of equipment, noise control, lighting, and screening will be important considerations, especially with Elme Apartments to the northeast and the Rodeway Inn to the south. The applicant indicates that exterior mechanical and electrical equipment would be housed within purpose-built enclosures and screened areas designed to reduce noise and visibility and utilize a closed-loop air-cooled system. These systems reduce water usage but increase the need for high-velocity fans. However, no additional information or specifications were provided to verify how these systems would be designed or operated. Since Marietta's zoning code does not include specific requirements for data center equipment, noise levels, or screening standards, more detailed information on these items would need to be provided to evaluate the potential impacts on surrounding properties.

How Other Jurisdictions are Responding to Data Centers

Some nearby jurisdictions have taken different approaches to regulating data centers as they have become more common, and a few have recently updated their zoning codes to address noise, water usage, equipment placement, and compatibility with nearby development. Cobb County, the City of Atlanta, Athens-Clarke County, and Clayton County have each adopted moratoriums or new zoning standards intended to address these issues.

Consideration for Marietta's Zoning Code

Marietta's zoning ordinance does not currently define data centers as a separate use, distinguish between large-scale and small-scale centers, or include standards specific to their equipment or operations. As a result, applications of this type are reviewed under existing commercial categories, which may not fully address the unique characteristics of data center development. This case also highlights a type of use that the City may want to evaluate further as part of future zoning code updates.

Comprehensive Plan

The City's Comprehensive Plan designates this parcel's Future Land Use (FLU) as Regional Activity Center (RAC), which is intended to support medium and high intensity office and commercial development serving regional markets and trade areas along major arterials and Interstate 75. Although the rezoning request is for CRC with an additional use, data centers are more commonly associated with industrial-type development due to their reliance on large-scale mechanical equipment, continuous electrical demand, and exterior support areas. These operational characteristics align more closely with industrial uses than with the commercial and office activities envisioned within the RAC designation. Therefore, this rezoning request does not align with the City's Comprehensive Plan.

Environmental Impacts

Approximately 2.5% of the property lies within the floodplain associated with Rottenwood Creek. The applicant's concept plan does not show any exterior improvements, grading, or development activity within the mapped floodplain.

The application states that closed-loop air-cooled system and energy management systems will be employed but no specific details have been provided, making it difficult to gauge how the project will impact nearby Rottenwood Creek.

Economic Functionality

The property is developed and operating as a commercial self-storage facility, which provides an established and economically viable use under the existing CRC zoning. The site functions as intended within this zoning district, and the current use continues to support a reasonable level of economic activity without indications of underutilization. The request to introduce a data center would change the nature of activity occurring within the building, shifting the property from a customer-oriented commercial use to a specialized operational use. While the proposed use would alter how the building functions, the property remains economically functional in its present condition.

Infrastructure

The proposed data center use is not expected to generate notable transportation impacts, as the facility would operate with limited on-site staff and minimal daily traffic. No changes to public roadways or access points are proposed. A public sewer line runs through the property, and any future development activity would be required to avoid placing permanent structures within the sewer easement area. No additional impacts to public infrastructure or services have been identified at this time.

The site contains 127 existing parking spaces, which is sufficient to support both the continued self-storage operations and the proposed data center use. Estimated parking needs for the combined uses—based on the self-storage formula of one space per 40 units and the data center classification under warehouse and distribution at one space per 2,000 square feet—are substantially lower than the existing supply. As a result, no parking issues are anticipated, and it does not appear that parking-related variances will be necessary. Any future modifications to the site will be required to comply with Section §716.07(J).

Existing fencing and controlled access points will also remain. The applicant is not proposing new perimeter fencing or gate installations as part of this request. Any future modifications to fencing or gates would be required to comply with Section §710.04 and applicable fire and safety standards, but no such changes are included in the current proposal.

Overhead Electrical/Utilities

There are no overhead utilities located on the site. Any new utility installations associated with the project would be required to be placed underground in accordance with current development standards.

History of Property

In 1985, an administrative variance was approved to allow grading within the 50-foot undisturbed landscape buffer (AV-8541). In 2000, an administrative variance permitted a 90-foot monopole tower on the property (AV2000-26). In 2001, five variances were approved to allow a billboard on the site (V2001-26). Most recently, a variance was granted to allow the existing billboard to be converted into a digital billboard within 500 feet of residential zoning (V2026-04).

Other Issues

Nonconforming status
The site contains several existing nonconformities, including encroachments into the sewer easement, building and paving encroachments into the required landscape buffer, and the presence of chain-link fencing where a solid buffer fence is required under Section §710.05. In accordance with Section §706.03, these nonconforming conditions may remain as long as they are not expanded or intensified. Staff does not recommend granting variances for these existing conditions as part of the rezoning request. Any additional site nonconformities

identified during permitting will be addressed at that stage and regulated under Section §706.03.

Billboards

Two (2) billboards are located on the property and, aside from the northernmost billboard being converted into a digital billboard (V2026-04), are unchanged. The billboards together are considered legally nonconforming under the existing CRC zoning category because they are less than the required 1,000 feet apart and not located on separate, independent parcels of property.

Assuming the applicant wishes to retain the billboards and City Council agrees, rather than granting numerous variances to legitimize the multitude of nonconformities, Staff suggest the stipulation listed below become a condition of rezoning. Such a stipulation will allow the billboards to remain if the development moves forward, but it would not encourage the structures' perpetual survival, as is intended by Section 706, Nonconforming Uses.

- Stipulation to allow the two (2) existing billboards to remain and continue their nonconforming status in association with the existing buildings and additional site work for this project only, their status to be reevaluated in any future redevelopment.

ANALYSIS & CONCLUSION

[redacted] represented by Parks Huff, is requesting a rezoning at 1155 Powers Ferry Place from CRC (Community Retail Commercial) to CRC with an additional use to allow a data center within an existing commercial self-storage facility. Surrounding zoning includes PRD-MF (Planned Residential Development – Multi-Family) to the northeast (Elme Apartments), CRC to the south (Rodeway Inn), CRC to north (vacant lot), and Interstate 75 forming the western boundary. The proposal involves converting a portion of the existing building into a data center and demolishing most of the exterior self-storage rows to create an infrastructure support area.

Data centers rely on continuously operating mechanical and electrical systems, which can generate steady noise. Because the project introduces a new exterior support area adjacent to residential and hotel uses, the placement and of equipment and site design will be important considerations. The applicant has indicated that mechanical equipment would be housed within purpose-built enclosures and utilize a closed-loop air-cooled system; however, no technical specifications or operational details were provided. Since Marietta's zoning code does not include standards specific to data centers, additional information would be needed to evaluate potential impacts on surrounding properties.

Some nearby jurisdictions have taken different approaches to regulating data centers as they have become more common, and a few have recently updated their zoning codes to address noise, water usage, equipment placement, and compatibility with nearby development. Cobb County, the City of Atlanta, Athens-Clarke County, and Clayton County have each adopted moratoriums or new zoning standards intended to address these issues.

The property contains several existing nonconformities, including buffer and sewer easement encroachments and chain-link fencing where a solid buffer fence is required. Two billboards on the site are also legally nonconforming due to spacing and parcel requirements. Under Section §706, these conditions may remain but should not be expanded or intensified. Staff does not recommend granting variances to legitimize them. If the applicant wishes to retain the billboards and City Council agrees, staff recommends a stipulation allowing them to continue their nonconforming status for this project only, with their status reevaluated upon any future redevelopment.

The City's Comprehensive Plan designates this parcel as Regional Activity Center (RAC), intended for medium- and high-intensity office and commercial development along major corridors. Although the request maintains CRC zoning with an additional use, data centers operate more like industrial facilities. These characteristics do not align with the commercial and office uses envisioned within RAC, and the request is therefore not consistent with the Comprehensive Plan.

A public hearing for this request was held on Wednesday, July 12th, 2026, but was tabled until the August 12th, 2026, City Council meeting.

ch

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

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?	8 inch
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?	12 inch
Capacity of the sewer line?	A.D.F Peak
Estimated waste generated by proposed development?	Not Provided
Treatment Plant Name?	R. L. Sutton W.R.F.
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	Yes
What percentage of the property is in the flood plain?	2.5%
What is the drainage basin for the property?	Rottenwood Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	Unknown
If so, is the use compatible with the possible presence of wetlands?	Unknown
Do stream buffers exist on the parcel?	If not piped, Yes. If piped, 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

- *Floodplain elevation certificate will be required.*

TRANSPORTATION

What is the road affected by the proposed change?	
What is the classification of the road?	
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?	

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	55
Distance to nearest station?	1.2 miles
Most likely station for 1st response?	55
Service burdens at the nearest city fire station (under, at, or above capacity)?	Below Capacity

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].

Maintain fire department access road for building circulation. On site fire hydrants are required to be maintained. Remote power disconnect may be required upon building construction. Building fire protection sprinklers may require upgrade to protect new commodities and arrangement.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes__X__ No_____

If not, can this site be served? Yes_____ No_____

What special conditions would be involved in serving this site?
Jacob Howell will be the contact for this job: jhowell@mariettaga.gov/7707945704

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

RECEIVED 05/19/2026

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 #: Z2026-12 **Legistar #:** 20260577 **PZ #:** 26-027

Planning Commission Hearing: July 1, 2026 **City Council Hearing:** July 8, 2026

Owner's Name [redacted]

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

EMAIL Address: [redacted]

Mailing Address [redacted] Zip Code: [redacted] Telephone Number [redacted]

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: 1155 Powers Ferry Place, Marietta, GA 30067

Land Lot (s) 787, 788, and 789 District 17 Parcel 17078700110 Acreage 10.7269 ac Ward 7A Future Land Use: RAC

Present Zoning Classification: CRC Proposed Zoning Classification: CRC

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*

1. INTRODUCTION

This Application for Rezoning seeks certain entitlements in order to adapt and reuse a portion of their existing commercial self-storage facility for a regional mission critical digital infrastructure use. Approximately 40% of the existing one-story concrete building area will be converted into a secure enterprise mission critical data infrastructure facility. The remaining 60% of the building will continue to operate as self-storage under the current use. This conversion will modernize underutilized commercial space while preserving the existing building shell, parking and circulation. No significant building expansion is proposed.

The Subject Property is zoned CRC in the City of Marietta and is located on the west side of Powers Ferry Place, and the east side of I-75, north of Delk Road, and is located within the RAC land use designation on the City of Marietta's Future Land Use Map ("FLUM"). The proposed use is not clearly defined in the Marietta code, so the request is to approve this mission critical data facility. The facility is located close to businesses and residents, so mission critical data processing is available with minimal latency which is important in critical needs such as traffic control automation and similar functions.

2. IMPACT ANALYSIS

The Subject Property is surrounded by a mix of other commercial and multi-family residential zonings and uses. The proposed mission critical data facility will occupy a small portion of the existing self-storage facility. Limited exterior support infrastructure associated with mission critical operations may be located within existing paved portions of the site adjacent to Interstate 75. Such improvements are intended to support resilient facility operations and will be screened and designed to minimize visual, acoustical, and operational impacts to adjacent properties. No material expansion of the building footprint is proposed.

To the extent exterior support infrastructure is implemented, improvements are anticipated to occur primarily within existing impervious paved areas and are intended to minimize land disturbance. No significant grading, expansion of impervious surface, or broad site disturbance is anticipated.

Facility infrastructure will be designed in accordance with applicable utility, environmental, and municipal requirements.

No increase in water consumption is anticipated, utilizing sustainability measures such as energy management systems and a closed-loop air-cooled system. No increase in electricity costs to other ratepayers is anticipated, with the applicant funding any required infrastructure improvements and paying the applicable utility rates.

The design incorporates measures intended to minimize acoustical impacts, including sound barriers and equipment enclosures. The proposed adaptive reuse is also expected to generate limited traffic impacts and less vehicular noise than many alternative commercial uses. The white space area (21,570 square feet) is contemplated as mission critical infrastructure use. Grey space (15,365 square feet) and office/administration (6,317 square feet) remain support functions and CRC compatible uses. As a result, only approximately 22% of the total existing building area is proposed for mission critical digital infrastructure use, with the balance of the facility remaining existing storage and CRC compatible operations. The proposed mission critical data processing facility will provide computing and data needs close to the end users, which is critical for situations where latency is an issue, such as traffic controls or medical facility operations.

The Subject Property is tucked between the rear of a multi-family residential development and I-75. The proposed use will be situated on the side of the property that is on the closer side to 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 residential uses. To the east, the property abuts PRD (MF), to the north is PRD (MF) and CRC, and to the west is I-75.

3. CONCLUSION

Based upon the foregoing, Prime Storage Powers Ferry Place Marietta, LLC respectfully requests that its Application for 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 this Application for Rezoning.

Respectfully submitted, this the 19th day of May 2026.

SAMS, LARKIN & HUFF, LLP

By: [redacted]

376 Powder Springs Street, Suite 100
Marietta, GA 30064
(770) 422-7016

ITEMS CORRESPONDING TO SCHEDULE B–II

Old Republic National Title Insurance Company
Commitment No.: ORGA640459
Commitment Date: September 1, 2018 8:00 AM

SCHEDULE B, PART II

8. Short form of Lease recorded on May 23, 2000 in Book 13264, Page 3571; Memorandum of Assignment of Lease recorded on March 9, 2015 in Book 15222, Page 5840; Memorandum of Assignment of Lease recorded on January 4, 2005 in Book 14080, Page 1604 and Memorandum of Assignment of Lease recorded on March 2, 2012 in Book 14924, Page 232.
LEASE AREA AS SHOWN ON SURVEY

9. Memorandum of Assignment of Lease recorded on January 4, 2005 in Deed Book 14060, Page 1590; as affected by Memorandum of Assignment of Lease recorded on June 19, 1995 in Deed Book 8824, Page 205; as affected by Memorandum of Assignment of Lease recorded on June 22, 2017 in Deed Book 15453, Page 1917; as affected by Estoppel Certificate recorded on October 2, 2001, Book 13424, Page 4110 and Sub-lease Agreement recorded on February 5, 2014 in Book 15136, Page 5458.
DOUBLE FACE OUTDOOR ADVERTISING BILLBOARD SIGN AS SHOWN ON SURVEY

10. Memorandum of Assignment of Lease recorded on January 4, 2005 in Book 14093, Page 1597; as affected by Memorandum of Assignment of Lease recorded on June 19, 1995 in Book 8824, Page 219.
ASSIGNMENT OF LEASE IS NOT A SURVEYING ISSUE-LEASE AREA AS DESCRIBED IN DEED BOOK 8824, PAGE 219 DOES NOT LIE UPON SUBJECT PROPERTY-OFFSITE AS SHOWN ON SURVEY - AS SHOWN ON SURVEY.

11. Assignment of Billboard Lease Purchase Agreement recorded on July 25, 2017 in Book 15462, Page 5317.
DESCRIPTION OF LEASE AREA SAME AS SHOWN AT DEED BOOK 15136, PAGE 5458, SEE EXCEPTION #9.

12. Tenancy in Common Agreement recorded on January 4, 2005, Book 14093, Page 1574 and Consent to Voluntary Transfer recorded on April 20, 2005 in Book 14142, Page 896 and Consent to Voluntary Transfer recorded on March 2nd, 2012 in Book 14824, Page 335.
NOT A SURVEYING ISSUE

13. Easement from J.T. Spinks, to Board of Lights and Water Works, dated November 22, 1935, recorded in Book 336, Page 128.
ORIGINAL DEED TOO VAGUE TO DETERMINE LOCATION
10' SANITARY SEWER EASEMENT AS SHOWN ON SURVEY AS TO EXISTING SEWER LINE
DESCRIPTION IS NOT SUFFICIENT TO DETERMINE EXACT LOCATION

14. Limited Warranty Deed recorded on January 4, 1985 in Book 3365, Page 280; grantor retains right of easement for drainage facilities.
AS SHOWN ON SURVEY

15. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
NOT A SURVEYING ISSUE

16. Easement recorded on November 4, 1955 in Deed Book 335, Page 26, as partially released by Quitclaim Deed recorded (SIC) on March 14, 1995 in Deed Book 8767, Page 374.
AS SHOWN ON SURVEY

17. Easement recorded on March 19, 1985 in Deed Book 3434, Page 521.
AS SHOWN ON SURVEY

18. Easement recorded on December 30, 1985 in Deed Book 3775, Page 383.
20' SANITARY SEWER EASEMENT AS SHOWN ON SURVEY

19. Easement recorded on November 10, 1955 in Book 335, Page 82, partially released by Quitclaim Deed recorded on March 14, 1995 in Book 8767, Page 377.
AS SHOWN ON SURVEY

20. Distribution Line Permit from Pace Warehouse, Inc. to Board of Lights and Water, dated July 24, 1985, recorded in Deed Book 3595, Page 22.
GRAPHICALLY PLOTTED TO EXHIBIT AS SHOWN ON SURVEY

21. Slope Easement contained in Declaration of Taking in that Action of condemnation styled Department of Transportation vs G and B Properties, a Georgia general partnership, et alm, being Civil Action file number 86A6542-99 in the Superior Court of Cobb County, Georgia.
AS SHOWN ON SURVEY

22. Declaration of Billboard and Related Easements, Covenants and Restrictions recorded July 23, 1997 in Deed Book 10515, Page 300 and assigned in Assignment of Easements, Covenants and Restrictions recorded August 17, 1999 in Deed Book 12806, Page 344.
AS SHOWN ON SURVEY

23. Sign Easement in Warranty Deed recorded November 10, 9171 in Deed Book 1267, Page 410.
AS SHOWN ON SURVEY

24. Sign Easement in QuitClaim Deed recorded August 30, 1978 in Deed Book 1922, Page 175.
AS SHOWN ON SURVEY

ZONING INFORMATION

THE PLANNING & ZONING RESOURCE COMPANY
PZR SITE NUMBER: 121456-1
DATE: 6/28/2018
JURISDICTION: CITY OF MARIETTA
CURRENT ZONING: "CRC" COMMUNITY RETAIL COMMERCIAL

SETBACKS:
a. Front: Arterial – 40 feet
Collector/Local – 35 feet
b. Side: Major – 25 feet
Minor – 15 feet
c. Rear: 35 feet
d. Landscape Buffer: Directing Abutting Residential – 40 feet

BUILDING SIZE:
a. Maximum Building Height or Stories: 75 feet
b. Existing Building Height or Stories: 9.5 feet to 33.2 feet
c. Building Site Area Requirements: Minimum Lot Size: 20,000 sq. ft.
Existing: 467,275 sq. ft.
Minimum Lot Width: 100 feet
Existing: 100 feet
Minimum Landscaped Area: 15%
Existing: 18%

PARKING:
a. Parking Space Formula: Self Storage Facility: 1 space per 40 units
Estimated 800 units / 40 = 20
b. Parking Spaces Required: 20 Total Parking Spaces
c. Existing Parking Spaces: 127 Total Parking Spaces including 1 handicap space

VICINITY MAP – NOT TO SCALE



MISCELLANEOUS NOTES

MN1. AT THE TIME OF THE SURVEY WE OBSERVED NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WITHIN THE PAST TWO MONTHS.

MN2. AT THE TIME OF THE SURVEY WE OBSERVED NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

MN3. AT THE TIME OF THE SURVEY, WE OBSERVED NO VISIBLE EVIDENCE OF AREAS OF SUBSTANTIAL REFUSE.

MN4. AT THE TIME OF THE SURVEY THERE EXIST THE FOLLOWING PARKING SPACES:

REGULAR PARKING SPACES:	126 SPACES
HANDICAPPED SPACES:	1 SPACES
TOTAL PARKING SPACES:	127 SPACES

MN5. AT THE TIME OF THE SURVEY WE DID NOT OBSERVE THE ADDRESS OF THE PROPERTY 1155 POWERS FERRY PLACE, OBTAINED THRU TAX DOCUMENTS.

MN6. SUBJECT PROPERTY HAS DIRECT ACCESS TO THE WEST R/W OF POWERS FERRY PLACE, A 60' PUBLIC RIGHT OF WAY.

MN7. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVESITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.

MN8. AT THE TIME OF THE SURVEY NO LOCATION OF WETLAND AREAS WERE DELINEATED BY APPROPRIATE AUTHORITIES.

MN9. AT THE TIME OF THE SURVEY NO PARTY WALLS ALONG PROPERTY LINES WERE OBSERVED.

SURVEYOR'S NOTES

1. THIS SURVEY IS CLASSIFIED AS A "ALTA/NSPS LAND TITLE SURVEY".

2. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A NIKON DTM 550 TOTAL STATION AND A TOPCON GRS-1 GPS ROVER (CORRECTED WITH THE I-NET REALTIME GPS NETWORK) ON JULY 06, 2018.

3. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND WAS ADJUSTED USING THE LEAST SQUARES METHOD, AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR AN ALTA/NSPS SURVEY OF 0.07+50 PPM.

4. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION RATIO OF 1' IN 429,354.

5. NO UNDERGROUND UTILITY LOCATION AS PER TABLE A 11.

6. THIS SURVEY MAY NOT REFLECT ALL SITE IMPROVEMENTS SUCH AS MANHOLES, DRAINAGE STRUCTURES, ETC THAT MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE SURVEY.

SIGNIFICANT OBSERVATIONS

1. 15" CMP CROSSES NORTHERLY PROPERTY LINE INTO ADJACENT PROPERTY.
2. 15" CMP CROSSES NORTHERLY PROPERTY LINE INTO ADJACENT PROPERTY.
3. SUBJECT PROPERTY ASPHALT PAVEMENT CROSSES NORTHERLY PROPERTY LINE INTO ADJACENT PROPERTY.
4. ADJOINERS FENCE CROSSES SUBJECT PROPERTY LINE.
5. ADJOINERS FENCE CROSSES SUBJECT PROPERTY LINE.
6. ADJOINERS FENCE CROSSES SUBJECT PROPERTY LINE.
7. ADJOINERS IRON FENCE CROSSES SUBJECT PROPERTY LINE.
8. SUBJECT PROPERTY WATER VAULT CORNER EXTENDS ONTO ADJOINERS PROPERTY.
9. ADJOINERS FENCE CROSSES SUBJECT PROPERTY LINE.
10. ADJOINERS CONCRETE WALK CROSSES PROPERTY LINE INTO SUBJECT PROPERTY
11. SUBJECT PROPERTY FENCE CROSSES SUBJECT PROPERTY LINE ONTO D.O.T. R/W.
12. SUBJECT PROPERTY FENCE CROSSES SUBJECT PROPERTY LINE ONTO D.O.T. R/W.
13. D.O.T. FENCE CROSSES SUBJECT PROPERTY LINE.
14. D.O.T. FENCE CROSSES SUBJECT PROPERTY LINE.
15. RETAINING WALL CROSSES SUBJECT PROPERTY LINE.
16. BUILDING CROSSES INTO 30' SANITARY SEWER EASEMENT.

LEGEND OF SYMBOLS & ABBREVIATIONS

POWER POLE
LIGHT POLE
A/Y WIRE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC VAULT
TRANSFORMER
AIR CONDITIONER UNIT
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
CABLE BOX
STORM DRAIN MANHOLE
STORM DRAIN INLET
STORM PIPE
GREASE TRAP
TRAFFIC SIGNAL BOX
SIGNAL LIGHT POLE
SIGNAL LIGHT
VAULT
SIGN (AS NOTED)
POWER
MONITORING WELL
FLAG POLE
WATER VALVE
FIRE HYDRANT
SIAMESE FIRE HYDRANT
WATER MANHOLE
BACKFLOW PREVENTER
WATER METER
WELL HEAD
SANITARY MANHOLE
CLEAN OUT
GAS MANHOLE
GAS VALVE
GAS METER
HANDICAPPED PARKING
MITERED END SECTION
BENCHMARK
(R) RECORD
(M) MEASURED
(C) CALCULATED
VOL VOLUME
PG PAGE
O.R. OFFICIAL RECORDS
P.B. PLAT BOOK
1/2"RBF 1/2" RE-BAR FOUND
1/2"RBS 1/2" RE-BAR SET
POINT OF ACCESS
CMP CORRUGATED METAL PIPE
DOT DEPT. OF TRANSPORTATION
60D PK NAIL FOUND

OH — OVERHEAD WIRES
E — UNDERGROUND ELECTRIC LINE
GAS — GAS LINE
W — WATER LINE
SD — STORM DRAIN LINE
S — SEWER LINE

EASEMENT AREAS

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS IN ZONE "X" AND ZONE "AE " OF THE FLOOD INSURANCE RATE MAP NUMBER 13067C0136G WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 16, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV). NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
07/13/18	FIRST DRAFT	08/21/18	NETWORK COMMENTS
08/16/18	NETWORK COMMENTS	08/25/18	NETWORK COMMENTS
08/27/18	NETWORK COMMENTS	09/06/18	NETWORK COMMENTS
FIELD WORK: 07/26/18	DRAFTED: SM	CHECKED BY: LS/GS	FB & PG:

LOCATED IN
LAND LOTS 787, 788 & 798
17TH DISTRICT, 2ND SECTION
CITY OF MARIETTA, COBB
COUNTY, GEORGIA
PROJ. NUMBER: 18–06–330

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.
©2018 BOCK AND CLARK CORP.

RECORD DESCRIPTION

The Land referred to herein below is situated in the County of Cobb, State of GA, and is described as follows:

Parcel 1 - Fee Parcel

ALL THAT TRACT or parcel of land lying and being in Land Lots 787, 788 and 798 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin placed on the line formed by the southerly line of Land Lot 788 and the northerly line of Land Lot 787, 663.0 feet in a westerly direction along said line from the northeast corner of said Land Lot 787; thence North 02 degrees 00 minutes 38 seconds East for a distance of 3.00 feet to an iron pin placed; thence South 88 degrees 09 minutes 06 seconds East for a distance of 163.70 feet to an iron pin placed; thence South 01 degrees 40 minutes 40 seconds West for a distance of 592.80 feet to an iron pin placed; thence South 88 degrees 27 minutes 14 seconds East for a distance of 679.89 feet to an iron pin placed on the westerly right-of-way line of Powers Ferry Place (60-foot right-of-way); thence South 01 degree 30 minutes 19 seconds West along said westerly right-of-way 50.00 feet to an iron pin found; thence departing said westerly right-of-way and proceeding North 88 degrees 27 minutes 10 seconds West for a distance of 682.76 feet to an iron pin placed; thence North 88 degrees 27 minutes 20 seconds West for a distance of 163.04 feet to an iron pin placed on the northeasterly right-of-way of Interstate 75 (variable right-of-way); thence North 36 degrees 57 minutes 44 seconds West along the said northeasterly right-of-way for a distance of 219.09 feet to an iron pin placed; thence continuing along said right-of-way North 43 degrees 04 minutes 06 seconds West for a distance of 213.44 feet to a concrete monument found; thence continuing along said right-of-way North 24 degrees 15 minutes 05 seconds West for a distance of 429.86 feet to a concrete monument found; thence continuing along said right-of-way North 85 degrees 22 minutes 39 seconds West for a distance of 22.55 feet to a concrete monument found; thence continuing along said right-of-way North 24 degrees 12 minutes 19 seconds West for a distance of 261.28 feet to an iron pin placed; thence departing said right-of-way and proceeding North 63 degrees 17 minutes 55 seconds East for a distance of 149.85 feet to an iron pin placed; thence South 07 degrees 23 minutes 49 seconds East for a distance of 292.61 feet to an iron pin placed; thence South 01 degree 10 minutes 04 seconds West for a distance of 313.58 feet to an iron pin placed; thence South 88 degrees 09 minutes 06 seconds East for a distance of 237.00 feet to the POINT OF BEGINNING. Shown as 10.727 acres.

Parcel 2 - Leasehold Parcel

That certain Leasehold interest as evidenced by a Memorandum of Assignment of Lease recorded in Deed Book 8824, Page 219, as effected by Memorandum of Assignment of Lease recorded in Deed Book 14060, Page 1597, as further effected by Memorandum of Assignment of Lease recorded _____, 2018, more particularly described as follows:

All that tract or parcel of land lying and being in land lot 798, 17th District, 2nd section, Cobb county, Georgia, and being more particularly described as follows:

Beginning at an iron pin found at the intersection of the Western side of Powers Ferry Place (60-foot right of way) with the Northern right of way of Delk Road (said point being 130 feet North of the center line of Delk Road); from said point traveling along the Northern right of way of Delk Road North 88 degrees 23 minutes 40 seconds West, a distance of 45.0 feet to a point on said right of way thence leaving said right of way and traveling North 01 degree 36 minutes 05 seconds East, 65.00 feet to a point; thence Traveling South 88 degrees 09 minutes 06 seconds East, 30 feet to a point; thence traveling North 01 degree 36 minutes 05 seconds East, 135 Feet to a point; thence traveling North 88 degrees 23 minutes 55 seconds West, 125 feet to a point; thence traveling North 1 degree 36 minutes 5 Seconds East, 107.8 feet to a point; thence traveling South 88 degrees 23 minutes 55 seconds ENst, 140 feet to a point located on the Western right of way of Powers Ferry Place; thence traveling along the Western right of way of Powers Ferry Place South 1 degree 36 minutes 5 seconds West, 306.67 feet to an iron pin found at the true point of beginning being more Particularly described as demised premises, 20,038 square feet (includes Signage area) as shown on that survey of pace sign lease area for Devon/Atlanta, I.P., a California limited partnership and Chicago title insurance company, prepared by Watts & Browning Engineers, Inc., bearing The seal of v. t. Hammond, G.R.L.S. no. 2554, dated February 28, 1995, most Recently revised March 21, 1995. Said survey being incorporated herein and made a part hereof by reference.

The property shown hereon is the same property described on Exhibit A of the Old Republic National Title Insurance Company Commitment No.: ORGA640459, effective date of September 1, 2018 8:00 AM

ALTA/NSPS LAND TITLE SURVEY

PFP MARIETTA
B&C Project No. 20180025E3_001
1155 Powers Ferry Place, S.E., Marietta, GA 30067

Based upon Title Commitment ORGA640459
of Old Republic National Title Insurance Company
bearing an effective date of September 1, 2018 8:00 AM

Surveyor's Certification

To: Prime Storage Powers Ferry Place Marietta, LLC, a Delaware limited liability company and Natixis Real Estate Capital LLC, and each of their respective successors and assigns; Old Republic National Title Company; and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on July 6, 2018.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.
Furthermore, the undersigned surveyor certifies that
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

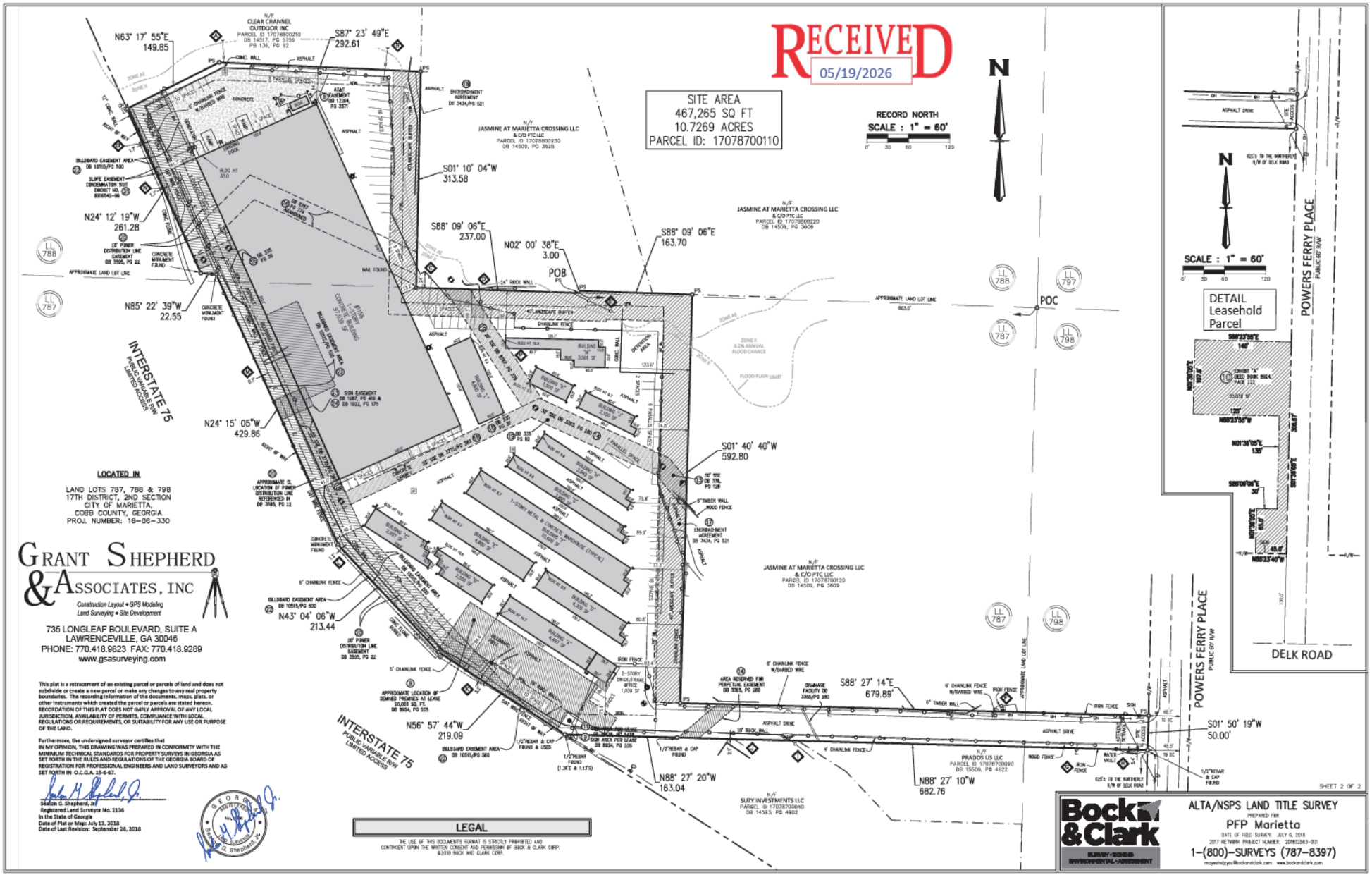
Seaton G. Shepherd, Jr.
Registered Land Surveyor No. 2136
In the State of Georgia
Date of Plat or Map: July 13, 2018

SHEET 1 OF 2

RECEIVED
05/19/2026

GRANT SHEPHERD & ASSOCIATES, INC
Construction Layout ➔ GPS Modeling
Land Surveying ➔ Site Development
735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.gsasurveying.com

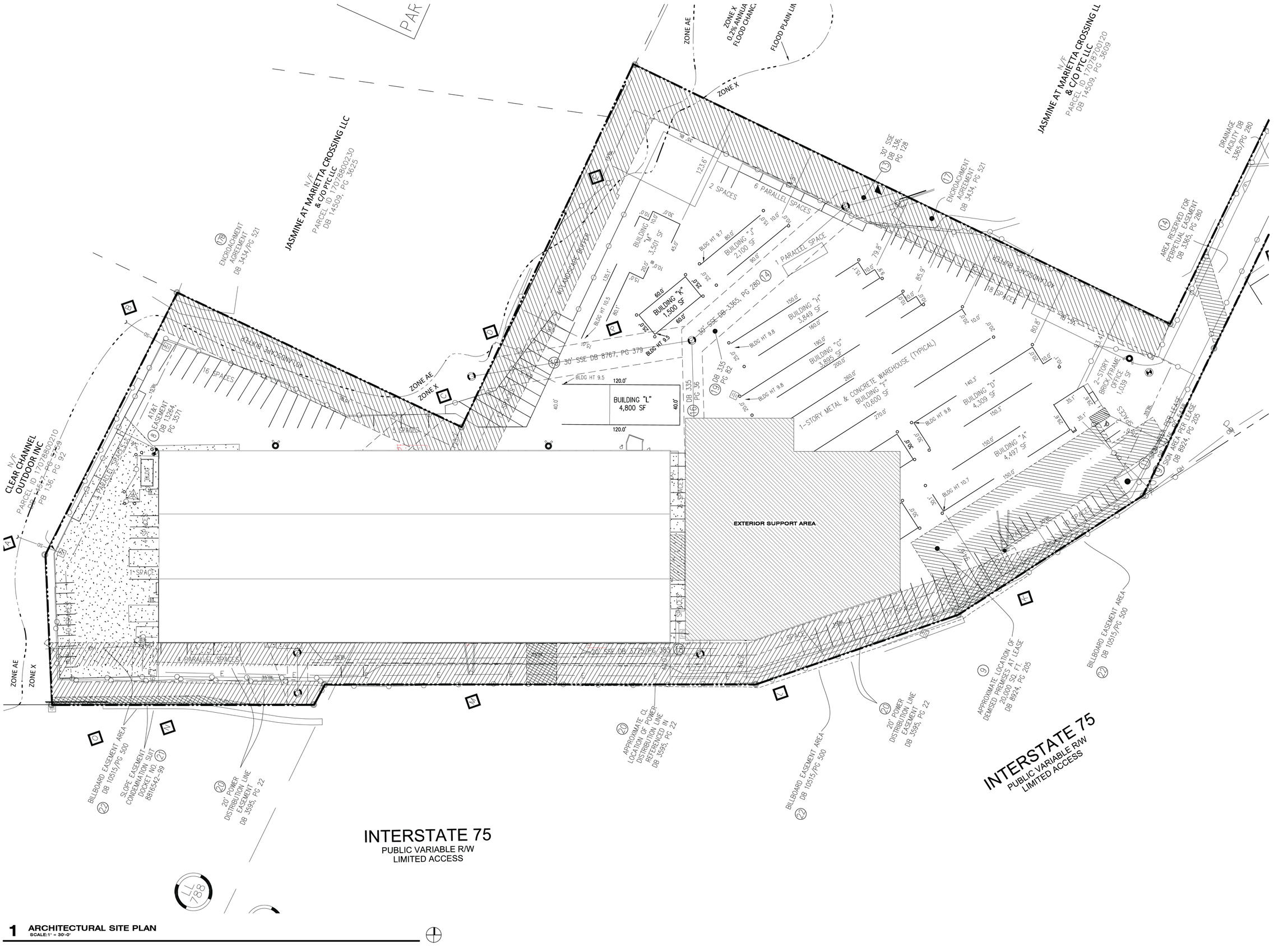
Bock & Clark
National Coordinators
1–(800)–SURVEYS (787–8397)
Bock & Clark Corporation
3550 W. Market Street, Suite 200, Akron, Ohio 44333
maywehelpyou@bockandclark.com
www.bockandclark.com


RECEIVED
05/19/2026
SITE AREA
467,265 SQ FT
10.7269 ACRES
PARCEL ID: 17078700110
RECORD NORTH
SCALE : 1" = 60'
N63° 17' 55"E
149.85
S87° 23' 49"E
292.61
S01° 10' 04"W
313.58
S88° 09' 06"E
237.00
N02° 00' 38"E
3.00
POB
S88° 09' 06"E
163.70
POC
N24° 12' 19"W
261.28
N85° 22' 39"W
22.55
N24° 15' 05"W
429.86
N43° 04' 06"W
213.44
N56° 57' 44"W
219.09
S01° 40' 40"W
592.80
S88° 27' 14"E
679.89'
S01° 50' 19"W
50.00'
N88° 27' 20"W
163.04
N88° 27' 10"W
682.76
INTERSTATE 75
PUBLIC VARIABLE R/W
LIMITED ACCESS
POWERS FERRY PLACE
PUBLIC 60' R/W
DELK ROAD
DETAIL
Leasehold
Parcel
SCALE : 1" = 60'
JASMINE AT MARIETTA CROSSING LLC
& C/O PTC LLC
PARCEL ID 17078800230
DB 14509, PG 3625
JASMINE AT MARIETTA CROSSING LLC
& C/O PTC LLC
PARCEL ID 17078800220
DB 14509, PG 3609
JASMINE AT MARIETTA CROSSING LLC
& C/O PTC LLC
PARCEL ID 17078700120
DB 14509, PG 3609
SUZY INVESTMENTS LLC
PARCEL ID 17078700040
DB 14583, PG 4602
PRADOS US LLC
PARCEL ID 17078700090
DB 15509, PG 4622
CLEAR CHANNEL OUTDOOR INC
PARCEL ID 17078800210
DB 14512, PG 5758
PB 136, PG 92
LOCATED IN
LAND LOTS 787, 788 & 798
17TH DISTRICT, 2ND SECTION
CITY OF MARIETTA,
COBB COUNTY, GEORGIA
PROJ. NUMBER: 18-06-330
GRANT SHEPHERD & ASSOCIATES, INC
Construction Layout • GPS Modeling
Land Surveying • Site Development
735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.gsasurveying.com
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.
Furthermore, the undersigned surveyor certifies that IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.
Shelton G. Shepherd, Jr.
Registered Land Surveyor No. 2336
In the State of Georgia
Date of Plat or Map: July 13, 2018
Date of Last Revision: September 26, 2018
GEORGIA
SHELTON G. SHEPHERD JR.
2336
REGISTERED LAND SURVEYOR
LEGAL
THE USE OF THIS DOCUMENTS FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.
©2018 BOCK AND CLARK CORP.
Bock & Clark
SURVEY • ZONING
ENVIRONMENTAL • ASSESSMENT
ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PFP Marietta
DATE OF FIELD SURVEY: JULY 6, 2018
2017 NETWORK PROJECT NUMBER: 201802563-001
1-(800)-SURVEYS (787-8397)
SHEET 2 OF 2

RECEIVED
05/19/2026

SITE PLAN KEY NOTES

1	DEMO TOP LEVELS OF PARKING DECK, REF STRUCTURAL



1 ARCHITECTURAL SITE PLAN
SCALE:1" = 30'-0"

Prime Group Holdings, LLC
395 Broadway | Saratoga Springs, NY 12866
T: 518.290.2099

Architect
Redline Design Group
6601 Six Forks Road, Suite 130
Raleigh, NC 27615
919.878.1660
redlinedg.com

MEP & Civil Engineer
E3i
137 Lewis Wharf
Boston, MA 02110
617.530.1104
e3i-inc.com

Structural Engineer
Uzun + Case
421 Fayetteville Street, Suite 1306
Raleigh, NC 27601
919.813.0670
uzuncase.com

STATE OF GEORGIA
MARC E. CHRISTOPHER
REGISTERED ARCHITECT
05/19/2026

REVISION SCHEDULE

No.	Description	Date

1155 Powers Ferry Pl,
Marietta, GA 30067

GA-10 ALTERATIONS

ARCHITECTURAL SITE PLAN

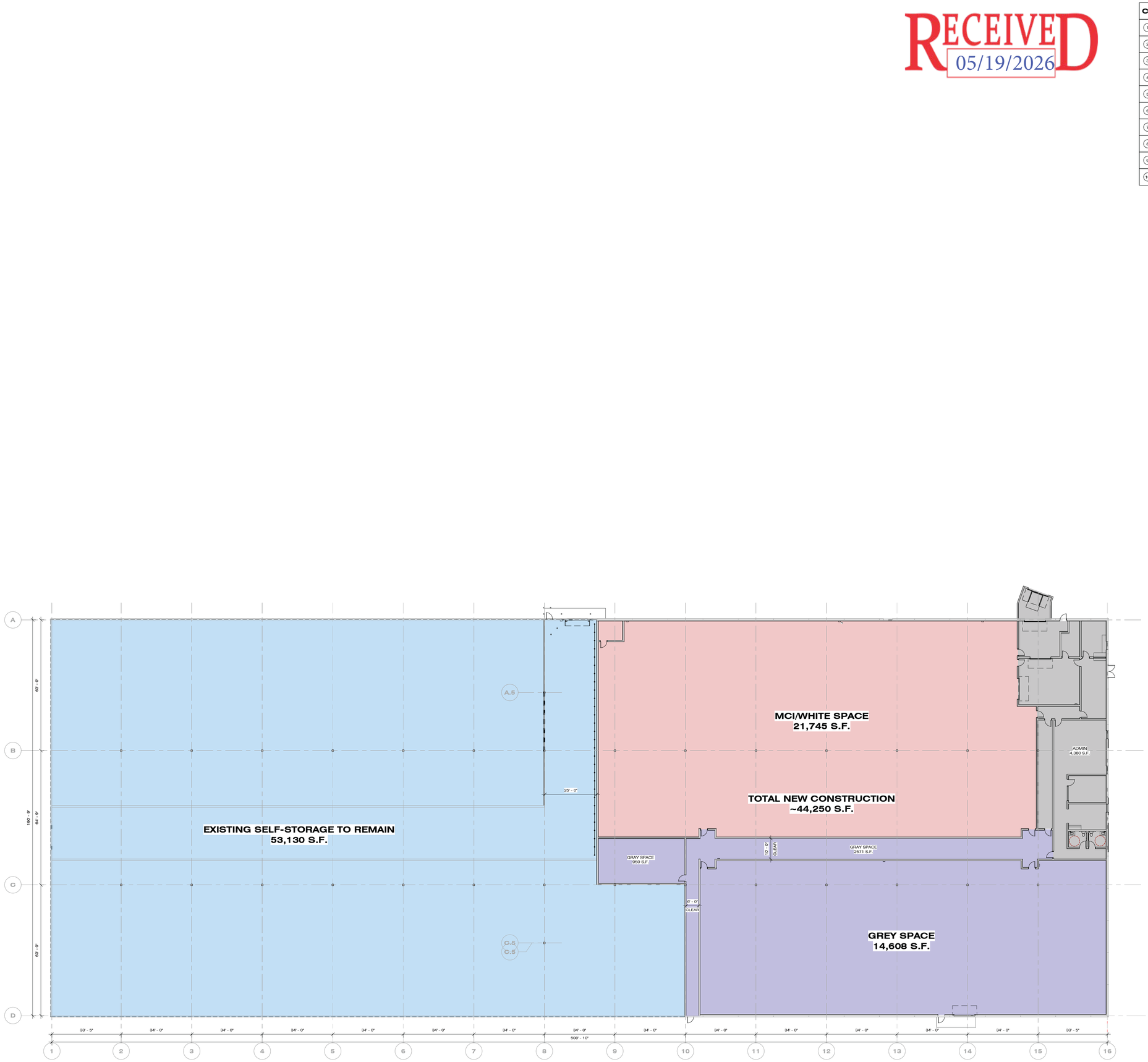
Project number	26-080
Date	
Drawn by	AJC

A0.0.1

Scale: As indicated

RECEIVED
05/19/2026

CONSTRUCTION KEY NOTES	
1	6" BOLLARDS TO BE INSTALLED AT ENTRY POINTS
2	GUARD RAILS
3	ALL WALLS TO BE TYPE E1 UNLESS NOTED OTHERWISE
4	-
5	-
6	-
7	-
8	-
9	-
10	-



1 1ST FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0"

Prime Group Holdings, LLC
395 Broadway | Saratoga Springs, NY 12866
T: 518.290.2099

Architect
Redline Design Group
6601 Six Forks Road, Suite 130
Raleigh, NC 27615
919.878.1660
redlinedg.com

MEP & Civil Engineer
E3i
137 Lewis Wharf
Boston, MA 02110
617.530.1104
e3i-inc.com

Structural Engineer
Uzun + Case
421 Fayetteville Street, Suite 1306
Raleigh, NC 27601
919.813.0670
uzuncase.com

STATE OF GEORGIA
MARC S. CHRISTOPHER
REGISTERED ARCHITECT
05/19/2026

REVISION SCHEDULE

No.	Description	Date

1155 Powers Ferry Pl,
Marietta, GA 30067

GA-10 ALTERATIONS

1ST FLOOR OVERALL PLAN

Project number	26-080
Date	
Drawn by	

A1.0.1

Scale	As indicated

TO THE MAYOR AND CITY COUNCIL

CITY OF MARIETTA

CONSTITUTIONAL CHALLENGE

COMES NOW, PRIME STORAGE POWERS FERRY PLACE MARIETTA, LLC, hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for a rezoning of certain real property lying and being in the City of Marietta, Cobb County, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Rezoning of the property seeks a rezoning from the existing category of CRC to the category of CRC, as established by the governing authority of the City of Marietta, Georgia.

3.

The current CRC zoning classification of the property and all intervening classifications between same and the CRC rezoning as proposed within the City of Marietta are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning classification of CRC and all intervening classifications between same and the CRC as proposed and as they presently exist violate the Applicant's right to the unfettered use of the property in that the existing zoning classification does not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Marietta Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 19th day of May 2026.

[redacted]

[redacted]

COBB CHAMBER

SELECTCOBB

July 7, 2026

Marietta Mayor and City Council
205 Lawrence Street
Marietta, GA 30060

Dear Mayor Steve "Thunder" Tumlin and Members of the Marietta City Council:

On behalf of the Cobb Chamber and the thousands of businesses we represent, we write to express strong support for responsible data center development in the City of Marietta. Data centers are an important opportunity to strengthen and future-proof our local economy and ensure businesses have the infrastructure to grow in our community.

Data centers deliver clear economic benefits to communities like ours. They generate high-quality jobs during construction and long-term operations, while producing substantial tax revenue that helps fund local services, infrastructure, and quality-of-life improvements. These facilities also attract complementary companies in technology, engineering, and support services, helping diversify our economy and enhance the competitiveness of the community and the region.

In simple terms, data centers serve as the essential infrastructure of our digital economy. They power everyday activities like online shopping, remote work, healthcare systems, education, and entertainment that families and businesses depend on daily. When developed thoughtfully, they can integrate well with existing neighborhoods and business centers while providing lasting fiscal and employment advantages with relatively modest demands on traditional public resources.

We believe data centers represent a strategic chance for Marietta to welcome responsible investment that supports job creation, economic resilience, and community advancement. The proposal submitted by Prime Storage Powers Ferry Place LLC (EDGE), now before City Council, reflects that kind of opportunity. We believe it is a strategic addition that complements the data center already located next door, and we are pleased to support it.

We appreciate your attention to this letter of support as you take up this proposal at your meeting on July 8, and other measures affecting the future of our community.

Sincerely,

Sharon Mason
President & CEO
Cobb Chamber

Dana Johnson
COO/Executive Director
Cobb Chamber/SelectCobb

Amanda D. Seals
EVP, Advocacy
Cobb Chamber

RECEIVED
7/7/26

Little, Shelby

From: Guy, Stephanie
Sent: Wednesday, July 8, 2026 10:34 AM
To: Bruton, Bill
Cc: Little, Shelby; Cummings, Daniel
Subject: FW: Opposition to Proposed Data Center Zoning – July 8, 2026 Public Hearing

Please see the email below.

From: [redacted]
Sent: Tuesday, July 7, 2026 9:02 PM
To: Guy, Stephanie <SGuy@mariettaga.gov>
Subject: Opposition to Proposed Data Center Zoning – July 8, 2026 Public Hearing

Stephanie Guy
City Clerk,
Marietta City Hall

I am writing to formally register my opposition to the proposed zoning change and land-use amendment related to the data center project scheduled for public hearing on July 8, 2026.

Although I reside in East Cobb, my home is located within the Rottenwood Creek watershed and the broader infrastructure impact zone. Because of this, I am directly affected by decisions made along the Regional Activity Center corridor. I ask that this message be included in the official record for the July 8 meeting.

My concerns are as follows:

• Environmental impact: The proposed site sits near Rottenwood Creek, a sensitive watershed that already experiences erosion and runoff challenges. A high-infrastructure facility introduces additional strain on water management and long-term environmental stability.

• Infrastructure load: Data centers require significant electrical and cooling capacity. Any upgrades to substations, transmission lines, or water systems may affect surrounding communities well beyond the immediate parcel.

• Land-use precedent: Approving a high-intensity use within this RAC zone sets a precedent for future industrial-scale development near residential and mixed-use areas. This raises long-term concerns about compatibility and neighborhood character.

• Transparency and community impact: Residents in both Marietta and East Cobb deserve clear, comprehensive information about the project's footprint, utility requirements, and environmental safeguards before any zoning change is approved.

For these reasons, I respectfully request that the Council deny the proposed zoning change or table the item until a more thorough environmental and infrastructure review can be completed.

Please confirm that this email will be entered into the public record for the July 8, 2026 meeting.

Thank you for your attention and for ensuring community voices are heard.

Sincerely,

[redacted]
Marietta, GA

Little, Shelby

From: Guy, Stephanie
Sent: Monday, July 13, 2026 10:22 AM
To: Cummings, Daniel; Little, Shelby
Cc: Bruton, Bill
Subject: FW: OPPOSITION: Powers Ferry Place Data Center

FYI

From: [redacted]
Sent: Sunday, July 12, 2026 1:11 PM
To: Richardson, Cheryl <crichardson@mariettaga.gov>; Goldstein, Joseph <jgoldstein@mariettaga.gov>; Waters, Jason <jwaters@mariettaga.gov>; Gaddis, Daniel <dgaddis@mariettaga.gov>; banderson@mariettaga.gov; ckent@mariettaga.gov; Sims, Andre <asims@mariettaga.gov>; Guy, Stephanie <SGuy@mariettaga.gov>
Subject: OPPOSITION: Powers Ferry Place Data Center

Dear Marietta City Council,

My name is Laura Murdoch, and I am a homeowner and resident in the East Cobb/Powers Ferry area. I am writing to formally voice my strong opposition to the proposed data center at Powers Ferry Place ahead of the upcoming August 12 meeting.

As a resident who values the peace and safety of our neighborhood, I am deeply concerned about the severe negative impacts this facility would bring to our community. A data center is not a standard commercial business. It operates as a heavy industrial utility. These facilities run 24 hours a day, 7 days a week, and 365 days a year. The continuous low-frequency drone from the high-velocity cooling fans would create an unceasing noise disturbance that would completely destroy the quiet enjoyment of our residential properties.

Unlike standard commercial development that brings jobs and community spaces to the Powers Ferry Corridor, a data center is essentially a vacant "ghost building" that generates almost no local employment while placing the entire burden of noise and environmental pollution squarely on the shoulders of nearby residents.

Furthermore, I am incredibly concerned about the lack of concrete data provided by the developer regarding the facility's immense strain on our local power grid, massive water consumption, and the environmental impact on nearby streams like Rottenwood Creek.

I am also very concerned about the negative effects on our local wildlife. In addition to the threat to our waterways, the unceasing 24/7 noise pollution poses significant, unstudied risks to our local wildlife. Constant low-frequency industrial noise has been proven to disrupt the behaviors, communications, and nesting patterns of birds and other wildlife that call our green space home.

The city's own Department of Development Services explicitly recommended a total denial of this project because it directly contradicts Marietta's Comprehensive Plan for the area. Our current municipal codes are entirely unequipped to police or regulate a 24/7 industrial threat of this scale.

I am begging the Marietta City Council to please consider the devastating effects of a data center on our residential properties and our beloved wildlife. I have lived in my home for the last 11 years, and I am terrified of losing my peaceful sanctuary. The thought of a massive, 24/7 industrial utility shattering that peace is genuinely heartbreaking. Our local birds and animals rely on a quiet ecosystem to survive, and if the zoning is approved, that quiet sanctuary will be lost forever.

I ask that you please stand with the residents of Marietta, protect our homes and our local environment from permanent noise pollution, and uphold the planning staff's recommendation by voting to permanently deny this zoning request on August 12.

Thank you for your time and commitment to protecting our neighborhoods,

[redacted]



RECEIVED
07/08/2026



RECEIVED
07/08/2026



RECEIVED
07/08/2026



RECEIVED
07/08/2026



Site Layout, Elevation & Buffers

SITE PLAN KEY

1. **MCI Facility**
   Includes the compute area, ancillary support, and office areas
2. **Equipment Yard**
   Location of emergency generators and chillers.
3. **Sound Attenuation Fence**
   Opaque, sound-attenuating fencing.
4. **8 Ft High Privacy Fencing**
   New privacy fence along the residential boundary (blue dashed line).
5. **Final Condition — Storage Areas**
   Storage yard restored outside of support yard area to maintain maximum amount of storage operations on Site allowed by code. Fire lane and billboard easement retained.
6. **Treeline Retained**
   Existing perimeter buffers preserved, providing natural screening from I-75 while enhancing visual screening and acoustic buffering for adjacent properties..
7. **Elevation Change to Abutters**
   Grade rises ≈20 ft to the rear buffer (≈930'→≈950'), adding natural downhill screening.
8. **Distance to Property Line**
   Buffer remaining along the NE line, per 1985 variance AV-8541.

SITE BREAKDOWN

17% – Mission Critical Infrastructure
83% – Existing site uses remain

RECEIVED 07/08/2026

EXHIBIT "A"

S L H

GARVIS L. SAMS, JR.
(1952-2025)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

August 11, 2026

VIA EMAIL & HAND DELIVERY:

Mr. Daniel Cummings
Assistant City Manager for Economic and Project Development
City of Marietta
205 Lawrence Street
Marietta, GA 30060

Re: Request for Approval of Proposed Rezoning and Stipulations for
The Edge - 1155 Powers Ferry Place

Dear Mr. Cummings:

Prime Storage Powers Ferry Place Marietta, LLC ("Prime") submits this letter in support of its request for approval of the proposed rezoning and related stipulations for the 10.727-acre parcel in the City of Marietta known as 1155 Powers Ferry Place (the "Property"). The Property was initially developed in 1985 as a Pace Warehouse retail shopping center. In 1996, the former Pace Warehouse retail building was converted to a self-storage facility, and additional self-storage buildings were added within portions of the former parking area. For approximately the past 30 years, the Property has operated as a self-storage facility.

Prime proposes to add a new use to the Property through the adaptive reuse of a portion of the existing building as an Edge Inference Point, a mission-critical digital infrastructure facility supporting low-latency inference computing (the "Edge Inference Point"). The current development plan contemplates an 18-megawatt Edge Inference Point. The Edge Inference Point will include computing equipment and associated office and support functions within existing building space, together with related electrical, cooling, emergency standby, and resiliency infrastructure located within the existing building and previously developed portions of the Property. Exterior support equipment, including air-cooled mechanical equipment and emergency standby generators, will be located within existing developed portions of the Property, with screening, acoustical mitigation, and landscaping as further described in the stipulations below.

The Edge Inference Point supports low-latency inference computing - delivering results from already-trained models. Computing equipment is housed within existing building space and refreshed in place over time, and any future change to the facility's equipment remains subject to the noise limits, screening and other commitments set forth in this letter and to applicable City review. Capability may grow; the protections do not change. The facility is designed for efficient

operation, including closed-loop air-cooled cooling and variable-speed mechanical equipment. Equipment added or replaced over the life of the facility will be evaluated for both acoustical performance and energy efficiency, installed equipment will be maintained to sustain that performance, and Prime will continue to evaluate emerging cooling, power and energy-storage technologies as they become available.

The Property is zoned CRC. The CRC list of permitted uses does not specifically identify the proposed Edge Inference Point use or similar mission-critical digital infrastructure uses. Notably, approximately 250 yards from the Property, 1130 Powers Ferry Place houses a similar technology infrastructure use within the CRC zoning district at the CoreSite A72 facility, which was created through the adaptive reuse of an existing office building and has operated since approximately 2018. In light of increased public concern regarding large-scale hyperscale data center development and its potential impacts, City staff requested that Prime pursue the present rezoning so that the proposed use could be considered through an open and transparent process. Prime agreed to this process in order to clearly define the proposed use and establish appropriate project-specific stipulations addressing compatibility with surrounding properties.

1. **Adaptive Reuse of Existing Buildings.** The Edge Inference Point shall be developed primarily through the adaptive reuse of existing improvements on the Property. The interior building area devoted principally to mission-critical computing equipment and associated computer processing rack space shall occupy less than fifty percent (50%) of the aggregate gross floor area of the buildings located on the Property, thereby maintaining the Edge Inference Point as a minority interior use and preserving the predominantly commercial and self-storage character of the Property. This adaptive reuse approach reduces the need for new building construction, minimizes land disturbance and construction waste, and preserves the existing developed character of the Property.

2. **Impervious Surface and Site Disturbance.** The current development plan utilizes existing buildings and previously developed portions of the Property and is designed to avoid a material increase in impervious surface area. Exterior support infrastructure shall be located principally within existing paved or otherwise impervious areas. Any modifications resulting from final engineering or site development shall comply with applicable City stormwater and development requirements.

3. **Emergency Standby Generators.** Emergency standby generators installed in connection with the Edge Inference Point shall be equipped with sound-attenuating enclosures, with additional acoustical mitigation provided at the equipment yard as described below. The Property is served by separate utility service feeds, and the generators are maintained for resiliency during the infrequent occurrence of a utility service interruption or other

emergency condition, together with required testing, maintenance, startup, commissioning, and readiness activities. Scheduled testing, maintenance, startup, commissioning, and readiness activities shall occur during daytime hours. Scheduled generator testing shall be staggered such that not more than one (1) emergency standby generator is operated at a time. The emergency standby generators currently specified for the Edge Inference Point are identified in Exhibit "B" attached hereto; equipment may be substituted in accordance with Stipulation 8 and the acoustical performance requirements of Stipulation 4. Following commencement of normal facility operations, scheduled testing, maintenance, and readiness activities shall be limited to an aggregate of 150 combined engine-hours per calendar year across the emergency standby generators serving the Edge Inference Point. Initial startup and commissioning activities before commencement of normal facility operations, and emergency operation resulting from a utility service interruption or other emergency condition beyond Prime's control, shall not be included in the foregoing annual scheduled-use limitation.

4. **Acoustical Engineering and Sound Mitigation.** Prime commissioned an independent acoustical study evaluating the current design under a worst-case modeled operating scenario consisting of normal facility mechanical equipment and one emergency standby generator - the generator closest to the adjacent residential property - operating during testing. The study predicts sound levels well below the City's limits applicable at residential receiving properties: 65 dBA from 7:00 a.m. to 11:00 p.m. and 60 dBA from 11:00 p.m. to 7:00 a.m., measured at or within the receiving property line. The City's limits likewise include C-weighted values of 84 dBC during daytime hours and 79 dBC during nighttime hours, which address lower-frequency sound; the modeled results fall substantially below those values as well. Prime shall incorporate the following measures: (a) replacement of the existing chain-link fence along the residential boundary with an acoustically rated barrier not less than ten (10) feet in height, of solid construction without gaps, having a minimum surface density of four (4) pounds per square foot, and of sufficient height and length to interrupt the line of sight between the exterior equipment and the adjacent residential structures; (b) sound-attenuating enclosures on all emergency standby generators; (c) air-cooled chillers specified with low-noise, variable-speed fan configurations and fitted with fan-discharge silencer systems meeting the minimum octave-band insertion loss requirements identified in the Sound Study Report, screened on the residential-facing elevation; (d) an acoustical barrier at the exterior equipment yard; and (e) supplemental acoustical screening and landscaping along the residential side of the Property. The specific manufacturer, model, dimensions and configuration of these measures may be refined through final engineering and permitting, provided the acoustical engineer of record confirms that the modeled acoustical performance is maintained or improved and the completed project complies with the foregoing City noise

limits. Prime shall implement the sound mitigation measures identified in the Sound Study Report prepared by Bowman Consulting Group, Ltd., dated August 2026, to the extent necessary to achieve compliance with the City noise limits stated above, or measures providing equivalent or superior acoustical performance as confirmed in writing by the acoustical engineer of record. Continuous acoustical monitoring at the residential property line is provided in Stipulation 13.

5. **Exterior Lighting Controls.** Exterior lighting associated with the Edge Inference Point shall utilize downward-facing, shielded fixtures and appropriate lighting controls to minimize glare and light spill onto adjacent properties. Lighting shall be designed and operated in accordance with applicable City requirements and to preserve the existing nighttime character of the surrounding area.

6. **Water-Conscious Cooling and Mechanical Systems.** The Edge Inference Point shall utilize a closed-loop, air-cooled mechanical cooling system and shall not use municipal water for cooling. The cooling system shall be filled from a non-municipal water source. Existing municipal water service to the Property may continue to serve restrooms, domestic plumbing, fire protection, and other customary or code-required building uses.

7. **Construction Best Management Practices.** During construction, Prime shall implement customary construction Best Management Practices to minimize dust, erosion, sediment runoff, construction debris, and unnecessary disruption to adjacent properties. Such measures shall include appropriate erosion and sediment controls, site stabilization, dust control, and reasonable construction traffic and staging management, in accordance with applicable City requirements.

8. **Equipment Placement and Orientation.** Exterior mechanical equipment and emergency standby generators shall be located and oriented generally as depicted on Exhibit "A" and as evaluated in the acoustical study, subject to final engineering and permitting, and in a manner designed to minimize sound transmission toward the adjacent residential property.

9. **Conceptual Site Plan.** The Edge Inference Point shall be developed in general conformity with the development concept depicted on Exhibit "A," including the general location of the interior computing area and exterior support area. Exhibit "A" is conceptual in nature and is not intended to constitute a construction document. The exact location, dimensions, type, quantity, model, orientation, and configuration of equipment and related improvements may be refined through final engineering and permitting, provided the completed development continues to comply with these stipulations and applicable City requirements.

10. **Landscape Screening.** Prime shall provide supplemental landscaping and screening in connection with the Edge Inference Point, with particular emphasis on the exterior support area and the portion of the Property adjacent to the residential use. The final plant materials, quantities, spacing, and configuration shall be determined through final landscape design and permitting, taking into account existing vegetation, utilities, site conditions, and the acoustical mitigation measures required by these stipulations.

11. **Existing Nonconforming Conditions.** As part of the approval of this rezoning, there shall be corresponding approval of the existing nonconforming conditions shown on Exhibit "A," and such conditions shall be permitted to remain following development of the Edge Inference Point.

12. **Air Quality and Emissions.** The emergency standby generators shall comply with all applicable federal and State of Georgia air-quality requirements. Based upon the project's emissions analysis and the 150 combined engine-hour annual scheduled-use limitation in Stipulation 3, annual emissions are anticipated to remain well below applicable major-source permitting thresholds. The air-cooled mechanical cooling systems are electrically powered and produce no on-site combustion emissions. Routine generator testing and maintenance shall be managed consistent with the limited-use emergency standby function described in these stipulations. Prime shall operate the emergency standby generators on renewable diesel fuel - hydrotreated vegetable oil (HVO) or equivalent renewable diesel meeting ASTM D975 or EN 15940. Renewable diesel contains substantially lower aromatic and sulfur content than conventional petroleum diesel, and manufacturer testing of comparable Cummins engines indicates it reduces particulate matter emissions by approximately twenty to thirty percent (20-30%), with other regulated pollutants comparable or lower. Because the emissions committed above are based on conventional diesel, these reductions are in addition to those commitments, which remain well below applicable regulatory requirements.

13. Continuous Acoustical Monitoring. Within thirty (30) days following issuance of the Certificate of Occupancy, Prime shall install and place into service continuous sound monitoring at the Property line abutting the residential use, recording sound levels. Prime shall record ambient conditions at the same location before normal facility operations begin and shall furnish the City a written monitoring report annually. Because the monitoring records all sound reaching the Property line, including Interstate 75 traffic and other sources not associated with the Property, compliance shall be evaluated on the basis of facility-attributable sound as determined by a qualified acoustical professional. If facility-attributable sound is determined to exceed the limits stated in Stipulation 4, Prime shall implement corrective measures and confirm compliance.

VIA EMAIL & HAND DELIVERY:

Mr. Daniel Cummings
Assistant City Manager for Economic and Project Development
City of Marietta
August 11, 2026
Page 6

For these reasons, Prime respectfully requests approval of the proposed rezoning and related stipulations. The proposal represents the thoughtful adaptive reuse of an existing developed commercial property, introduces a clearly defined Edge Inference Point use, and incorporates meaningful project-specific measures addressing acoustical performance, screening and landscaping, lighting, water use, construction impacts, air quality, and compatibility with surrounding properties. These voluntary commitments reflect Prime's effort to go above and beyond minimum regulatory requirements, including acoustical mitigation modeled to perform well below the City's applicable noise standards, electrically powered air-cooled cooling systems with no on-site combustion emissions, and a limited-use emergency standby generator profile subject to a 150 combined engine-hour annual scheduled-use limitation, together with enhanced screening, landscaping, and other protections for neighboring properties. Approval will allow the Property to continue serving a productive commercial purpose while supporting modern mission-critical digital infrastructure in a manner that is transparent, appropriately regulated, and protective of the surrounding community.

Sincerely,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff

PFH/dls

Enclosure

EXHIBIT A

Conceptual Site Plan - City Record A0.0.1

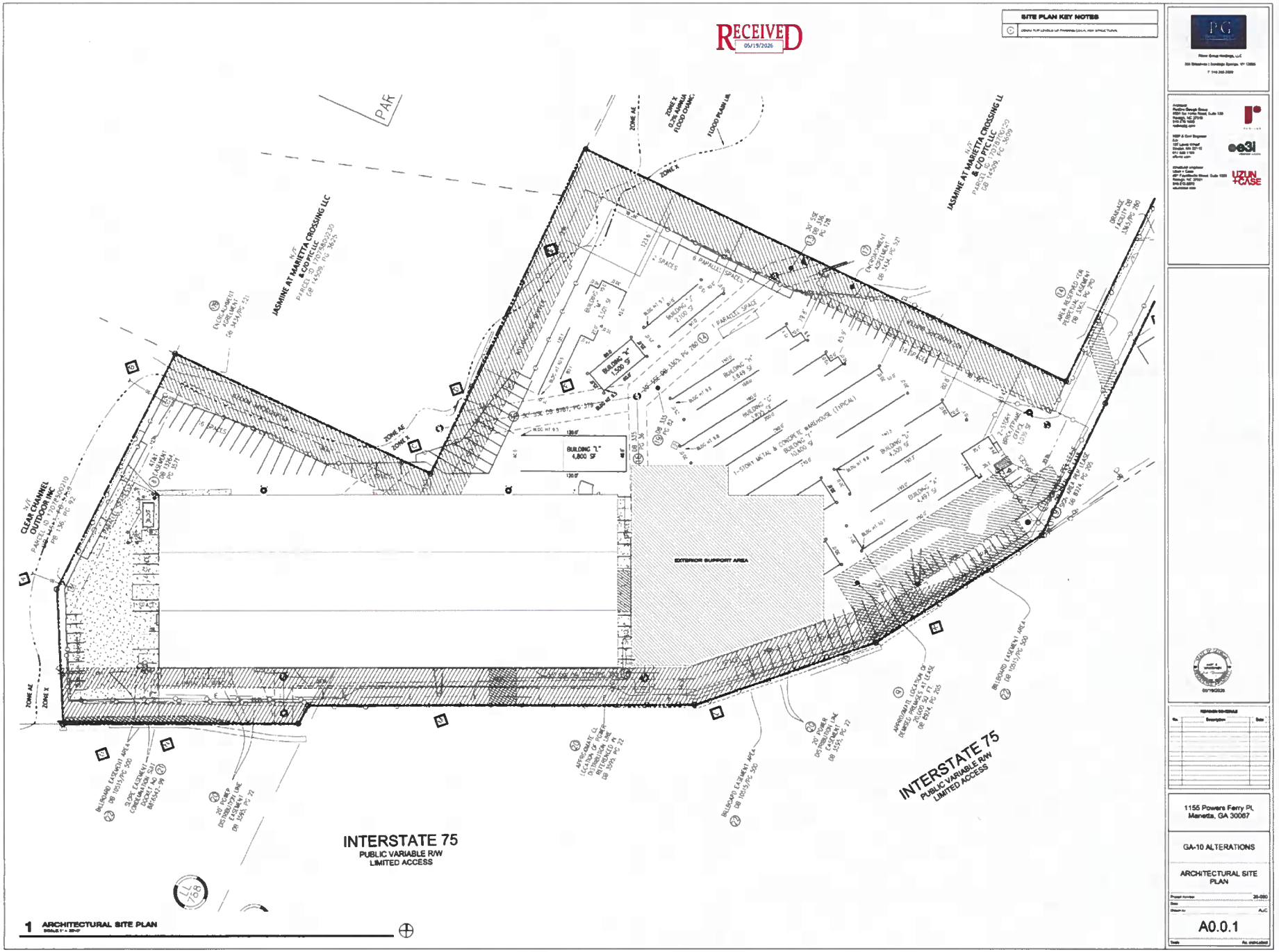


EXHIBIT B

Emergency Standby Generator - Manufacturer Submittal (excerpts)

Cummins Sales and Service

03 June 2025

Bill of Material

Feature Code	Description	Qty
DQKAN	**DQKAN, Diesel Genset, 60Hz, 2500kW-Standby Rating**	
Install-US-Stat	U.S. EPA, Stationary Emergency Application	
DQKAN_2500DQKAN	2500DQKAN, Diesel Genset, 60Hz, 2500kW	
DQKAN_A331-2	Duty Rating - Standby Power (ESP)	
DQKAN_L170-2	Emission Certification, EPA, Tier 2, NSPS CI Stationary Emergency	
DQKAN_L090-2	Listing - UL 2200	
DQKAN_L193-2	NFPA 110 Type 10 Level 1 Capable	
DQKAN_L224-2	IBC Seismic Certification	
DQKAN_R002-2	Voltage - 277/480, 3 Phase, Wye, 4 Wire	
DQKAN_B600-2	Alternator - 60Hz, 3Phase, 480 Volt, 105/80C - Standby/Prime	
DQKAN_K993-2	Transformers - Differential Current, 3 Phase	
DQKAN_A416-2	Alternator Heater, 110/220 (120/240) Volt AC	
DQKAN_B225-2	Stator Winding Temperature Sensors, 2 RTD per Phase	
DQKAN_C127-2	Fuel Water Separator	
DQKAN_H609-2	Control Mounting - Left Facing	
DQKAN_KX21-2	Generator Set Control - PowerCommand 3.3, Paralleling with MLD	
DQKAN_H244-2	Gauge - Exhaust Gas Temperature	
DQKAN_H606-2	Analog Meters - AC Output	
DQKAN_H678-2	LCD Control Display	
DQKAN_H720-2	AmpSentryTM UL Listed Protective Relay	
DQKAN_K020-2	Display, Running Time	
DQKAN_KA08-2	Alarm - Audible, Engine Shutdown	
DQKAN_KS53-2	Signals - Auxiliary, 8 Inputs/8 Outputs	
DQKAN_KX24-2	Relays - User Configured	
DQKAN_KY01-2	Signals - Auxiliary 2, 8 Inputs/8 Outputs	
DQKAN_H536-2	Control Display Language - English	
DQKAN_A460-2	Control Cabinet Heater, 120/240 Volt AC Compatible	
DQKAN_F258-2	Terminal Housing - Alternator Mounted, Bottom Entry, LV, NEMA 2 - Hole Connectors	
DQKAN_H712-2	Indication - Ground Fault, 4 - Pole Transfer Switch, Remote Mounted CT, RS	
DQKAN_C278-2	Fuel Filters - Engine, Duplex	
DQKAN_A334-2	Engine Starter - 24 Volt DC Motor	
DQKAN_D041-2	Engine Air Cleaner - Normal Duty	
DQKAN_A333-2	Battery Charging Alternator	
DQKAN_E125-2	Engine Cooling - Radiator, High Ambient Air Temperature, Ship Fitted	
DQKAN_H389-2	Shutdown - Low Coolant Level	
DQKAN_H557-2	Coolant Heater - 208/240/480 Volts AC, Below 40F Ambient Temperature	
DQKAN_H110-2	Oil Pan - High Capacity	
DQKAN_H607-2	Engine Oil Filters, Full Flow with Bypass	
DQKAN_H734-2	Oil Sampling Valve	
DQKAN_L028-2	Genset Warranty - 2 Years Base	
DQKAN_L050-2	Literature - English	
DQKAN_A358-2	Packing - None	
A055Y798-FRD	FILTER,FUEL	

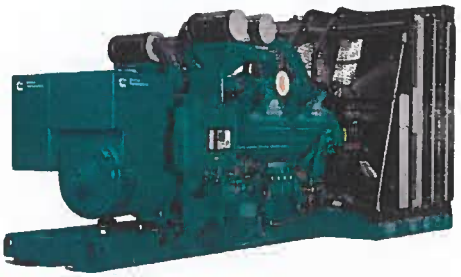
Sales and Service

A051H785	Battery Charger-20Amp, 120/208/240VAC, 12/24V, 50/60Hz	
0300-5929-02	Annunciator-Panel Mounted With Enclosure (RS485)	

Specification sheet

Diesel generator set QSK60 series engine

2500 kW 60 Hz
Emergency Standby
EPA emissions



Description

Cummins® commercial generator sets are fully integrated power generation systems providing optimum performance, reliability, and versatility for stationary Standby applications.

Features

Cummins heavy-duty engine - Rugged 4-cycle, industrial diesel delivers reliable power, low emissions and fast response to load changes.

Alternator - Offers selectable motor starting capability with low reactance 2/3 pitch windings, low waveform distortion with non-linear loads and fault clearing short-circuit capability.

Permanent Magnet Generator (PMG) - Offers enhanced motor starting and fault clearing short-circuit capability.

Control system - The PowerCommand® digital control is standard equipment and provides total genset system integration including automatic remote starting/stopping, precise frequency and voltage regulation, alarm and status message display, AmpSentry™ protective relay, output metering, auto-shutdown at fault detection and NFPA 110 Level 1 compliance.

Cooling system - Standard integral set-mounted radiator systems, designed and tested for rated ambient temperatures, simplifies facility design requirements for rejected heat.

NFPA - The generator set accepts full rated load in a single step in accordance with NFPA 110 for Level 1 systems.

Warranty and service - Backed by a comprehensive warranty and worldwide distributor network.

	Standby rating	Prime Rating	Emissions compliance	Data sheets
Model	60 Hz kW (kVA)	60 Hz kW (kVA)	EPA	60 Hz
DQKAN	2500 (3125)	2250 (2813)	EPA Tier 2	NAD-5919

©2019 Cummins Inc. | NAS-5918-EN (12/22)

Generator set specifications

Performance class	Genset models have been tested in accordance with ISO 8528-5. Consult factory for transient performance information.
Voltage regulation, no load to full load	± 0.5%
Random voltage variation	± 0.5%
Frequency regulation	Isochronous
Random frequency variation	± 0.25%
Electromagnet Compatibility Performance	Emissions to EN 61000-6-2:2005 Immunity to EN 61000-6-4:2007+A1:2011

Engine specifications

Bore	158.8 mm (6.25 in)
Stroke	190 mm (7.48 in)
Displacement	60.2 liters (3673 in^3)
Configuration	Cast iron, V 16 cylinder
Battery capacity	2200 amps minimum at ambient temperature of 0 °C (32 °F)
Battery charging alternator	55 amps
Starting voltage	24 volt, negative ground
Fuel system	Cummins' modular common rail system
Fuel filter	Two-stage spin-on fuel filters and water separator system. Stage 1 has a three element, 5-micron filter and Stage 2 has a three element, 3-micron filter (EleMax™ NanoNet™).
Air cleaner type	Dry replaceable element
Lube oil filter type(s)	Four spin-on, combination full flow filter and bypass filters
Standard cooling system	High ambient cooling system

Alternator specifications

Design	Brushless, 4 pole, drip proof, revolving field
Stator	2/3 pitch
Rotor	Two bearing, flexible disc
Insulation system	Class H on low and medium voltage, Class F on high voltage
Standard temperature rise	80 ºC Standby
Exciter type	Permanent Magnet Generator (PMG)
Phase rotation	A (U), B (V), C (W)
Alternator cooling	Direct drive centrifugal blower fan
AC waveform Total Harmonic Distortion (THDV)	< 5% no load to full linear load, < 3% for any single harmonic

Available voltages

60 Hz Line – Neutral/Line – Line

- 220/380
- 277/480
- 240/416
- 255/440
- 347/600
- 2400/4160
- 7200/12470
- 7620/13200
- 7970/13800

Note: Consult factory for other voltages.

Generator set options and accessories

Engine

- 120/240 V 300 W anti-condensation heater
- 208/240/480 V thermo-statically controlled coolant heater for ambient above and below 4.5 °C (40 °F)
- Duplex fuel filter

Alternator

- 80 °C rise
- 105 °C rise
- 125 °C rise
- 150 °C rise
- 163 °C rise

Control panel

- PowerCommand 3.3
- Multiple language support
- 120/240 V 100 W control anti-condensation heater
- Exhaust pyrometer
- Ground fault indication
- Remote annunciator panel
- Paralleling relay package
- Shutdown alarm relay package
- Audible engine shutdown alarm
- AC output analog meters (bargraph)
- Display running time

©2019 Cummins Inc. | NAS-5918-EN (12/22)

Codes and standards

Codes may not be available with all model configurations – consult factory for availability.

ISO 9001 **ISO 14001** **ISO 45001**	This product was manufactured in a facility whose quality management system is certified to ISO 9001 and its Health Safety Environmental Management Systems certified to ISO 14001 and ISO 45001.	UL LISTED	This product is listed to UL 2200, Stationary Engine Generator Assemblies.
	The Prototype Test Support (PTS) program verifies the performance integrity of the generator set design. Cummins products bearing the PTS symbol meet the prototype test requirements of NFPA 110 for Level 1 systems.	**U.S. EPA**	Engine certified to Stationary Emergency U.S. EPA New Source Performance Standards, 40 CFR 60 subpart IIII Tier 2 exhaust emission levels. U.S. applications must be applied per this EPA regulation.
	All genset models are available as CSA certified to CSA C22.2 No.100.	**International Building Code**	The generator set package is available certified for seismic application in accordance with International Building Code.

For more information contact your local Cummins distributor or visit power.cummins.com

Our energy working for you.™

©2019 Cummins Inc. All rights reserved. Cummins is a registered trademark of Cummins Inc. PowerCommand, AmpSentry, InPower and "Our energy working for you." are trademarks of Cummins Inc. Other company, product, or service names may be trademarks or service marks of others. Specifications are subject to change without notice.
NAS-5918-EN (12/22)

Generator Set Data Sheet

Model:	**DQKAN**
Frequency:	**60 Hz**
Fuel Type:	**Diesel**
kW Rating:	**2500 Standby** **2250 Prime**
Emissions Level:	**EPA NSPS Stationary Emergency Tier 2**

Exhaust emission data sheet:	**EDS-1153**
Exhaust emission compliance sheet:	**EPA-1223**
Sound performance data sheet:	**MSP-1189**
Cooling performance data sheet:	**MCP-269**
Prototype test summary data sheet:	**PTS-315**
Standard set-mounted radiator cooling outline:	**A054H274**

Fuel Consumption

	kW (kVA)			
Ratings	2500 (3125) †			
Load	**1/4**	**1/2**	**3/4**	**Full**
US gph	50.6	91.1	133.6	173.1
L/hr	191.5	344.9	505.7	655.3

†DCC available at standby power subject to Cummins' site-specific assessment. Please contact your Cummins Distributor.

Engine

Engine manufacturer	Cummins Inc.
Engine model	QSK60-G19 NR2
Configuration	Cast iron, V 16 cylinder
Aspiration	Turbocharged and low temperature after-cooled
Gross engine power output, kWm (bhp)	2715 (3640)
BMEP at set rated load, kPa (psi)	3007 (436)
Bore, mm (in.)	159 (6.25)
Stroke, mm (in.)	190 (7.48)
Rated speed, rpm	1800
Piston speed, m/s (ft/min)	11.4 (2243)
Compression ratio	14.5:1
Lube oil capacity, L (qt)	378 (400)
Overspeed limit, rpm	2070
Regenerative power, kW	207

Fuel Flow

Maximum fuel flow, L/hr (US gph)	1105 (292)
Maximum fuel inlet restriction, clean/dirty, kPa (in Hg)	16.9 (5) / 30 (9)
Maximum fuel inlet temperature, °C (°F)	71 (160)

©2019 Cummins Inc. | NAD-5919-EN PD00000134 (01/23)

Air

Combustion air, m^3/min (scfm)	193 (6829)
Maximum air cleaner restriction, clean/dirty, kPa (in H_2O)	1.3 (7) / 5.3 (20.6)
Alternator cooling air, m^3/min (cfm)	222 (7840)

Exhaust

Exhaust flow at set rated load, m^3/min (cfm)	517 (18269)
Exhaust temperature, °C (°F)	551 (1022)
Maximum back pressure, kPa (in H_2O)	7.4 (30)

Standard Set-Mounted Radiator Cooling

Ambient design, °C (°F)	48 (118)
Fan load, kW_m (HP)	54 (72)
Coolant capacity (with radiator), L (US gal)	681.4 (180)
Cooling system air flow, m^3/min (scfm)	2649 (93550)
Total heat rejection, MJ/min (Btu/min)	88.4 (83894)
Maximum cooling air flow static restriction, kPa (in H_2O)	0.12 (0.5)

Weights[1]

Unit dry weight kgs (lbs)	22887 (50457)
Unit wet weight kgs (lbs)	23299 (51366)

[1] Weights represent a set with standard features. See outline drawing for weights of other configurations.

Derating Factors

Full rated power available up to 300 m (1000 ft.) at ambient temperature up to 43 °C (110 °F). Above these elevations, derate at 5% per 300 m (1000 ft.) and 12% per 10 °C (18 °F).

Ratings Definitions

Emergency Standby Power (ESP): Applicable for supplying power continuously to varying electrical loads for the duration of power interruption of a reliable utility source. Emergency Standby Power (ESP) is in accordance with ISO 8528 and ISO 3046-1, obtained and corrected in accordance with ISO 15550).

©2019 Cummins Inc. | NAD-5919-EN PD00000134 (01/23)

Sound data
2500DQKAN 60 Hz

Sound pressure level @ 7 meters, dB(A)

See notes 1-6 listed below

Configuration		Position (note 1)								8 Position average
		1	2	3	4	5	6	7	8	
Standard – unhoused high ambient cooling system	Infinite exhaust	91.5	97.3	96.0	95.5	91.3	95.3	97.5	96.6	95.6

Sound power level, dB(A)

See notes 2-4, 7 and 8 listed below

Configuration		Octave band center frequency (Hz)								Overall sound power level
		31.5	63	125	250	500	1000	2000	4000	8000	
Standard –unhoused high ambient cooling system	Infinite exhaust	69.8	101.1	106.5	111.4	117.0	117.7	111.5	115.6	118.4	124.6

Exhaust sound power level, dB(A)

See note 2 and 9 listed below

Open exhaust (no muffler) @ rated load	Octave Band Center Frequency (Hz)									Overall sound power level
	31.5	63	125	250	500	1000	2000	4000	8000	
	89.8	111.1	120.9	124.3	125.8	124.2	127.0	125.3	119.8	133.0

Note:

1. Position 1 faces the generator front per ISO 8528-10. The positions proceed around the generator set in a counter-clockwise direction in 45° increments. All positions are at 7 m (23 ft) from the surface of the generator set and 1.2 m (48 in) from floor level.
2. Sound levels are subject to instrumentation, measurement, installation and manufacturing variability.
3. Data based on full rated load. Sound data with remote-cooled generator sets are based on rated loads without cooling fan noise.
4. Sound data for generator set with infinite exhaust do not include exhaust noise.
5. Sound pressure levels are measured per ANSI S1.13 and ANSI S12.18, as applicable.
6. Reference sound pressure is 20 µPa.
7. Sound power levels per ISO 3744 and ISO 8528-10, as applicable.
8. Reference power = 1 pw (10^{-12} W).
9. Exhaust sound power levels are per ISO 6798, as applicable.

Cooling system data
DQKAN

High Ambient Air Temperature Radiator Cooling System											
				Max cooling @ air flow static restriction, unhoused (inches water/mm water)					Housed in free air, no air discharge restriction		
				0.0/0.0	0.25/6.4	0.5/12.7	0.75/19.1	1.0/25.4	Weather	Sound level 1	Sound level 2
	Fuel Type	Duty	Rating (kW)	Maximum allowable ambient temperature, degree C							
60 Hz	Diesel	Standby	2500	51	49	48	43	41	N/A	N/A	N/A
		DCC	2250	56	53	51	47	42	N/A	N/A	N/A
				Airflow (m^3/s) – Actual @ Fan							
				50.6	47.7	44.6	42.1	39.4	N/A	N/A	N/A

Notes:

1. Data shown are anticipated cooling performance for typical generator set.
2. Cooling data is based on 1000 ft (305 m) site test location.
3. Generator set power output may need to be reduced at high ambient conditions. Consult generator set data sheet for derate schedules.
4. Cooling performance may be reduced due to several factors including but not limited to: Incorrect installation, improper operation, fouling of the cooling system, and other site installation variables.

EVERYTHING BUT THE GENERATOR

• Genset Enclosures • Equipment Centers • Fuel Tanks • Trailers • Iso Containers •

Qty	Part #	Description
		GPC Enclosure Model
		GWE-G3-2500-3960
		145"H x 144"W x 484"L +113" Intake Hood 17,900#
1	GWE-G4	GPC Weather House Enclosure Level Three Sound Attenuated 14 Gauge Galvannealed Construction 4" Wall Construction Enclosure to Meet 75dBA at 7M, Average of 8 Readings, Free Field Environment Based on Factory Mechanical Starting dBA of 95.6 @7M and Exhaust at 133 @3.3'
7	6505	Hinged Door
7	6501	Stainless Steel Door Hardware (Pad-Lockable)
7	6507	Stainless Steel Door Restraint
7	6508	Panic Hardware
1	6610	External Intake Hood
1	6615	Internal Vertical Discharge Plenum
1	6522	Insulated w/3" Insulation Board
1	6526	1/2" Sound Board
1	6520	Perforated Interior Lining
1	6523	Acoustical Barrier Material
1	Color	Paint Color Selection To Be Determined
		Options Included
4	6982	LED Fixture (4' Vapor Tight)
1	6922	100A Panel Board, Square D, NQ Series 120/240V or 120/208V, 1 Phase
1	6905	(2) 3 Way Light Switches
1	6916	GFCI Outlet (20A)
1	6918	GFCI PROTECTED OUTLET (20A)
4	6919	Exterior Light
1	6925	DC LIGHT PCKG (2) 24VDC W/60 MIN TIMER & 20A FUSE AT BATTERY

EXHIBIT C

Conceptual Landscape Plan



GARVIS L. SAMS, JR.
(1952-2025)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

August 10, 2026

VIA EMAIL & HAND DELIVERY:

Mr. Daniel Cummings
Assistant City Manager for Economic and Project
Development City of Marietta
205 Lawrence Street
Marietta, GA 30060

Re: Request for Approval of Proposed Rezoning and Stipulations for The Edge - 1155 Powers Ferry Place

Dear Mr. Cummings:

Prime Storage Powers Ferry Place Marietta, LLC ("Prime") submits this noise study. The study shows that with the proposed mitigation measures, the adjacent residential neighbors will have a reduction in noise from the current existing conditions because the mitigation measures will reduce the existing interstate noise. The applicant will certainly stipulate to the equipment and mitigation measures detailed in the report.

.

Sincerely,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac
Enclosure

RECEIVED
08/12/2026

GA10
Sound Study Report

Submitted by:

Bowman Consulting Incorporated
179 River Street
Troy, NY 12180

Submitted to:

Prime Group Holdings, LLC

August 2026

bowman.com

RECEIVED
08/12/2026

Table of Contents

1.0 Introduction 1
1.1 Background 1
1.2 Site Description 1
2.0 Applicable Noise Standards 1
3.0 Ambient Sound Level Monitoring 2
3.1 Survey Overview 2
3.2 Results 2
4.0 Project Description 3
4.1 Equipment Sound Source Data 3
5.0 Sound Propagation Model 5
6.0 Noise Mitigation Design 6
7.0 Results 6
8.0 Conclusions 7
9.0 References 8

Figures

Figure 1 – Ambient Monitoring Positions 9
Figure 2 - Sound Propagation Model – Generator Testing (Daytime) 10
Figure 3 - Sound Propagation Model – Routine Operations (Nighttime) 11

RECEIVED
08/12/2026

1.0 Introduction

1.1 Background

Prime Group Holdings LLC (the Client) has applied to rezone the property at 1155 Powers Ferry Place, Marietta, Georgia 30067 (Project) to permit development of a data center facility (City of Marietta zoning case Z-2026-12). Bowman Consulting Group, Ltd. (Bowman) was retained to perform a study of the site's predicted sound impact in support of the rezoning application.

This report documents: an ambient sound survey characterizing the existing acoustical environment; acoustical characterization of the sound-producing mechanical equipment proposed for the facility; three-dimensional sound propagation modeling of facility operation, including the proposed noise mitigation design; and comparison of predicted sound levels within the neighboring residential zone against the applicable City of Marietta noise limits.

1.2 Site Description

The Project site is an approximately 10.7-acre property at 1155 Powers Ferry Place within the corporate limits of the City of Marietta, Cobb County, Georgia, currently operating as a storage facility. The site sits just below the adjacent highway (I-75) and slopes gently from the southwest toward the northeast, and in places it rests on a slight rise above the neighboring residential area. The site is bounded by residential developments to the north and east, and by the highway and commercial uses to the south and west. The nearest noise-sensitive receptors are the residential properties along the northern and eastern boundaries. The site is under City of Marietta jurisdiction, and the City's noise regulations (Chapter 10-6 of the Code of Ordinances) therefore govern this assessment.

2.0 Applicable Noise Standards

The governing standard is Chapter 10-6 (Noise) of the City of Marietta Code of Ordinances (codified through Ordinance No. 8506, March 11, 2026, Supplement No. 55; Chapter 10-6 amended through Ordinance No. 8278, June 8, 2022). Section 10-6-030, Table 1 of the code establishes maximum permissible sound levels by receiving property category in both A-weighted and C-weighted decibels, measured at or within the real property line of the receiving property with the sound level meter set to slow response. For the residential category the limits are 65 dBA / 84 dBC during daytime hours (7:00 a.m.–11:00 p.m.), and 60 dBA / 79 dBC during nighttime hours (11:00 p.m.–7:00 a.m.). Commercial receiving property carries identical limits; industrial receiving property is subject to 70 dBA / 89 dBC at all times. The limits are summarized in Table 1 below. This assessment is made against the residential category which is the receiving use adjacent to the site's northern and eastern boundaries.

RECEIVED 08/12/2026

Table 1 Applicable Sound Level Limits (Marietta Code Sec. 10-6-030, Table 1)

Receiving property category	Period	Limit (dBA)	Limit (dBC)
Residential, public space, institutional, or noise-sensitive facility	Daytime (7:00 a.m.–11:00 p.m.)	65	84
Residential, public space, institutional, or noise-sensitive facility	Nighttime (11:00 p.m.–7:00 a.m.)	60	79
Commercial or business	Daytime / Nighttime	65 / 60	84 / 79
Industrial or manufacturing	At all times	70	89

Section 10-6-040(B) of the code exempts "emergency work" from the sound level limits; generator operation during an actual loss of utility power falls within this exemption. Routine exercising and load testing is not emergency work and is therefore assessed against the Table 1 limits; the generator testing scenario evaluated in Section 7.0 addresses this condition.

3.0 Ambient Sound Level Monitoring

3.1 Survey Overview

A long-term unattended ambient sound survey was conducted July 7–9, 2026 at two monitoring positions on the site (Figure 1). The first monitoring position ML-1 was located in the northeast corner of the site, the on-site location farthest from the highway, adjacent to the northern/eastern residential boundary. The second monitoring position ML-2 was located near the western property boundary near the highway. ML-1 is representative of the acoustical environment at the residential interface where the Table 1 limits apply. ML-2 recorded higher sound pressure levels reflecting its proximity to highway traffic.

Measurements at both locations were made with calibrated Larson Davis SoundAdvisor Model 831C sound level meters (IEC 61672-1 Class 1) with PRM831 preamplifiers, logging A-weighted 1-second Leq records. The meter at position ML-1 ran continuously from 22:09:54 on July 7th until 23:01:30 July 9th, 48 hours and 51 minutes. The meter at position ML-2 ran continuously from 21:24:53 on July 7th until 23:34:34 on July 9th, 50 hours and 9 minutes. During the monitored period from 3:00 p.m. until 5:00 p.m. on July 9th, thunderstorms were reported in the vicinity of the site; because this interval reflects transient meteorological noise that is not representative of the ambient acoustical environment, it has been excluded from the dataset for both monitoring locations.

3.2 Results

One-second LAeq records were grouped according to the Marietta Table 1 daytime (7:00 a.m.–11:00 p.m.) and nighttime (11:00 p.m.–7:00 a.m.) periods. The LAeq values presented are energy averages (logarithmic) of the 1-second records; the LA90 values presented are the 10th percentile of the 1-second LAeq measurements within each period (level exceeded 90% of the time). Results are shown in Table 2 below.

179 River Street, Troy, New York 12180
bowman.com
RECEIVED 08/12/2026

Table 2 Measured Ambient Sound Levels by Marietta Code Daytime and Nighttime Periods

Monitoring Location	Daytime (07:00 – 23:00)		Nighttime (23:00-07:00)	
	LAeq (dBA)	LA90 (dBA)	LAeq (dBA)	LA90 (dBA)
ML-1	56	52	55	51
ML-2	64	59	62	56

4.0 Project Description

The project redevelops the site for data center use. It comprises one two-story building housing the data center infrastructure in the northwest portion of the site; an equipment yard along the southern face of that building containing the cooling and standby-power equipment; and a group of seven (7) existing single-story storage-unit buildings on the eastern side of the site, each of which remains in place. The sound-producing equipment is described in Section 4.1.

4.1 Equipment Sound Source Data

The sound-producing mechanical equipment modeled in this study comprises: nine (9) YORK model YVAA0456 air-cooled chillers located in the southeastern area of the equipment yard, operated as eight (8) duty units plus one (1) standby unit held in reserve against a unit failure (eight (8) units operate concurrently in all assessment scenarios) each fitted with a fan-discharge silencer system (Section 6.0); nine (9) Cummins model 2500DQKAN diesel emergency generators (QSK60 engine, 2,500 kW standby each), each housed in a Level 3 sound-attenuated enclosure (GPC model GWE-G3-2500-3960), positioned along the southern face of the data center building; and nine (9) generator-associated 3,000 kVA transformers. The generators operate only during loss of utility power and periodic exercising/testing; testing is assumed to be staggered so that only one (1) generator is active at a time, and the modeling reflects that assumption.

The source levels included in the sound study's noise model were developed under a two-part approach. Where certified manufacturer data exist, they are used directly: the chiller base level comes from the unit's AHRI 370 sound rating, the generator derivation is built on the Cummins engine/generator data sheet (NAD-5919) and the enclosure manufacturer's performance guarantee, and the transformer level follows the NEMA TR 1 sound standard for its kVA class. Where the equipment providing attenuation has not yet been procured (the chiller discharge silencers and the generator enclosures), the attenuation carried in the model was developed from published performance of comparable commercially available systems and is stated in this report as a minimum performance requirement. The selected manufacturers shall confirm at procurement that supplied equipment meets or exceeds the modeled values in each octave band; Table 4 quantifies those requirements as the octave-band difference between the original manufacturer source levels and the modeled source levels of Table 3.

179 River Street, Troy, New York 12180
bowman.com
RECEIVED 08/12/2026

The chiller input is the AHRI 370 sound rating from the YORK submittal: LwA 106 dBA per unit at 100% load, with the octave-band values reproduced in Table 4. AHRI 370 is the industry rating standard for this equipment class and reports certified, full-unit sound power in octave bands, and the 100%-load rating was carried for both the daytime and nighttime assessment periods as the conservative source condition. A modeled discharge-silencer insertion loss was subtracted from that spectrum: 2 dB at 63 Hz rising to a peak of 11 dB in the 1–2 kHz bands (Table 4), the characteristic shape of a dissipative attenuator. The result is 96.9 dBA per unit, a net reduction of ~9 dB that falls within the 6–12 dB range published for commercial chiller discharge attenuator systems. The Table 4 insertion loss values are the minimum performance requirement for the procured silencers.

The generator inputs are the Cummins bare-unit sound power data from data sheet NAD-5919: mechanical 124.6 dBA and open-exhaust 133.0 dBA (ISO 6798 basis), with transcribed values verified against the published totals within 0.7 dB, and the enclosure manufacturer's performance guarantee of 75 dBA at 7 m (energy average of eight positions, free field). No manufacturer octave-band data exists for the enclosed assembly, so the derivation of the sound power level spectrum is based on said sound performance guarantee which the manufacturer is required to meet,

The guaranteed sound pressure level was converted to sound power per ISO 3744 using a measurement surface at 7m from the enclosure. The octave-band shape was built from the mechanical and exhaust paths with frequency-dependent enclosure attenuation normalized to the guaranteed sound performance; the estimated attenuation of: 11 to 36 dB across the octave bands and 28 dB net (Table 4) is the minimum performance requirement, to be confirmed by the enclosure manufacturer together with the 75 dBA at 7 m guarantee.

The transformer input is based on the NEMA TR 1 audible sound level calculation, the industry-standard design-stage basis in the absence of unit-specific manufacturer data, for a 3,000 kVA transformer. One transformer operates with its associated generator in the testing scenario.

Modeled source elevations are 7.2 ft (2.2 m) for the generators and 3.6 ft (1.1 m) for the transformers, with each chiller modeled as a point source at the outlet plane atop the unit at 13.5 ft (4.1 m). The sound power levels as entered in CadnaA are summarized in Table 3.

Table 3 Source Sound Power Levels

Sound Source	Octave Band Frequency (Hz) Sound Power Level (dB re 1 p)									Total Sound Power Level	Height Above Grade
	31.5	63	125	250	500	1k	2k	4k	8k	dBA	(ft)
Chiller (silenced)	98.0	98.0	96.0	95.0	95.0	91.0	87.0	88.0	80.0	96.9	13.5
Emergency generator (enclosed)	118.1	123.0	115.1	107.2	101.8	95.1	89.8	91.5	94.0	105.5	7.2
Generator-associated transformer	75.3	81.3	83.3	78.3	78.3	72.3	67.3	62.3	55.3	78.7	3.6

179 River Street, Troy, New York 12180
bowman.com
RECEIVED 08/12/2026

Table 4 states the minimum attenuation performance requirements: the difference, in each octave band, between the original manufacturer source levels and the modeled source levels of Table 3.

Table 4 Minimum Attenuation Performance Requirements

Sound Source	Octave Band Frequency (Hz) Sound Power Level (dB)									Overall
	31.5	63	125	250	500	1k	2k	4k	8k	
Chiller: original unit sound power (AHRI 370, 100% load) [a]	—	100.0	100.0	101.0	104.0	102.0	98.0	97.0	88.0	106.0 dBA
Chiller: modeled silenced sound power (Table 3)	98.0	98.0	96.0	95.0	95.0	91.0	87.0	88.0	80.0	96.9 dBA
Chiller: required minimum silencer insertion loss	— [a]	2	4	6	9	11	11	9	8	~9 (dB net)
Generator: original unhoused sound power (mechanical + open exhaust, energy-combined)	129.2	137.7	137.2	133.1	129.5	125.1	125.9	124.7	123.3	133.6 dBA
Generator: modeled enclosed sound power (Table 3)	118.1	123.0	115.1	107.2	101.8	95.1	89.8	91.5	94.0	105.5 dBA
Generator: required minimum enclosure / exhaust-silencer attenuation	11	15	22	26	28	30	36	33	29	~28 (dB net)

a. AHRI 370 sound rating data begin at the 63 Hz octave band. The modeled 31.5 Hz chiller band is a flat extension of the treated 63 Hz level; no silencer requirement is derived at 31.5 Hz.

5.0 Sound Propagation Model

Sound propagation modeling was performed in DataKustik CadnaA (version 2026), implementing ISO 9613-2:2024, an octave-band engineering calculation of outdoor sound transmission from source to receiver. Predicted levels represent facility-only contributions and do not include the existing ambient. Meteorological inputs are 20°C and 70% relative humidity for atmospheric absorption, with the meteorological correction C0 = 0 dB, which applies propagation-favorable (downwind or inversion) conditions concurrently along every source-to-receiver path, representing the conservative, worst-case configuration. Reflections are computed to second order, ground absorption is set to G = 0.1 (acoustically reflective, consistent with the site's predominantly concrete and paved surfaces), and the calculation grid is spaced at 0.5 m (1.6 ft) intervals in the x and y directions.

Site and surrounding terrain were developed from USGS elevation data and imported to CadnaA as height contours. Buildings within the site footprint are modeled as three-dimensional obstacles.

All sources are modeled as point sources. Each duty chiller is represented as a point source at the outlet elevation atop the unit. Eight duty chillers operate at 100% load in all scenarios, for both the daytime and nighttime assessment periods. Each generator is a point source at 7.2 ft (2.2 m), and each associated transformer is a point source at 3.6 ft (1.1 m). The testing scenario operates one (1) generator and its associated transformer at a time, per the staggered-testing assumption.

Rather than discrete receptor points, the assessment uses the calculation grid at a consistent height of 5-ft (1.5 m) above grade. Compliance is evaluated against the maximum predicted level within the residential zone beyond the site's northern and eastern property boundaries, and demonstration that the maximum grid value complies with the applicable limits establishes compliance at every location

179 River Street, Troy, New York 12180
bowman.com
RECEIVED 08/12/2026

within the zone. Both A-weighted and C-weighted results are evaluated for the Table 1 daytime and nighttime periods.

6.0 Noise Mitigation Design

The modeled design incorporates four (4) mitigation elements, summarized in Table 5. Results in Section 7.0 and the compliance findings in Section 8.0 reflect the post-mitigation condition.

Table 5 Noise Mitigation Elements

Element	Description	Basis / status
Chiller discharge silencers	Fan-discharge silencer systems on each chiller. The octave-band insertion loss values used in the model (Section 4.1) constitute minimum performance requirements.	Performance specification; the selected silencer manufacturer shall confirm at procurement that supplied equipment meets or exceeds the modeled attenuation in each octave band.
Generator sound-attenuating enclosures	Level 3 sound-attenuating enclosures on each emergency generator (GPC model GWE-G3-2500-3960 basis), guaranteed at 75 dBA at 7 m. The octave-band attenuation applied in the model (Section 4.1) constitutes a minimum performance requirement.	Performance specification; the enclosure manufacturer shall confirm at procurement that the supplied enclosure and exhaust silencer system achieves both the guarantee and the modeled octave-band attenuation.
Equipment yard barrier (B-1)	20-ft-tall sound barrier enclosing the equipment yard. Height measured above site grade. Construction per the requirements below.	Modeled as an acoustically opaque, ground-connected screen.
Property boundary barrier (B-2)	10-ft-tall sound barrier along the northern and eastern property boundaries; barrier length to be coordinated as part of final design. Height measured above site grade. Construction per the requirements below.	Modeled as an acoustically opaque, ground-connected screen.

The barriers are modeled as acoustically opaque screens whose insertion loss is limited by diffraction over the top; the constructed barriers must therefore meet minimum performance standards for transmission loss through the panel material(s). Final material selection rests with the owner, and any wall system delivers the modeled performance provided that it is: fully continuous over its height and length, with no open joints, holes, or gaps and full contact at grade; built of material with sufficient transmission loss that the through-panel path is at least 10 dB below the diffracted path (typically achieved by a surface density on the order of 4 lb/ft^2 (20 kg/m^2) or greater); and constructed to the modeled heights above grade throughout the site. Systems meeting these requirements include concrete masonry, precast concrete panel, solid composite panel, and steel panel-and-post construction.

7.0 Results

Two operating scenarios were evaluated. Scenario 1 (normal operation) represents around-the-clock facility operation: eight (8) duty chillers at 100% load, with the standby chiller, generators, and transformers not operating; it is judged against the nighttime limits as the governing case. Scenario 2

179 River Street, Troy, New York 12180
bowman.com
RECEIVED 08/12/2026

(generator testing) adds one (1) generator at rated load together with its associated transformer to the eight (8) operating chillers, per the staggered-testing assumption of one (1) unit being tested on the site at a time. For both scenarios, results are reported as the maximum predicted sound level beyond the property line within the residential zone (Table 6); modeled sound level contours are presented as Figures 2 and 3.

Table 6 Predicted Maximum Sound Levels Beyond the Property Line Within the Residential Zone (Post-Mitigation)

Scenario	Max predicted (dBA)	dBA limits (day / night)	Margin vs. night limit (dB)	Max predicted (dBC)	dBC limits (day / night)
Scenario 1: Normal operation (8 chillers)	47	65 / 60	13	57	84 / 79
Scenario 2: Generator testing (8 chillers + 1 generator + transformer)	49	65 / 60	11	68	84 / 79

Both scenarios comply with the nighttime limits, the most restrictive applicable criteria, so compliance does not depend on confining generator testing to any particular time of day.

8.0 Conclusions

With the noise mitigation design described in Section 6.0 consisting of: silenced chiller discharges and enclosed generators at the specified minimum attenuation performance, a 20-ft sound barrier enclosing the equipment yard, and a 10-ft sound barrier along the northern and eastern property boundaries; the maximum predicted facility sound levels beyond the property line within the residential zone are 47 dBA for normal operation and 49 dBA for the generator testing scenario. Both are below the most restrictive applicable criterion, the City of Marietta 60 dBA nighttime residential limit, by 13 dB and 11 dB respectively, and below the 65 dBA daytime limit by 18 dB and 16 dB. The completed C-weighted evaluations likewise fall below the 84/79 dBC limits. The facility contribution during normal operation with all the previously stated mitigation measures is below the measured existing nighttime ambient near the site's residential property line. The octave-band attenuation values assumed for the chiller silencers and generator enclosures constitute minimum performance requirements to be confirmed by the selected equipment manufacturers at procurement (Sections 4.1 and 6.0).

179 River Street, Troy, New York 12180
bowman.com
RECEIVED 08/12/2026

9.0 References

International Organization for Standardization. (2024). Acoustics - Attenuation of sound during propagation outdoors (ISO Standard No. ISO 9613-2:2024). Retrieved from https://www.iso.org/standard/74047.html

Datakustik GmbH. CadnaA (sound propagation modeling software).

RECEIVED
08/12/2026

Figure 1 – Ambient Monitoring Positions

RECEIVED
08/12/2026

84°29'16.380"W
732500E
84°28'58.353"W
33°55'57.441"N
33°55'29.389"N



RECEIVED
08/12/2026

Ambient Sound Monitoring Positions
Approximate Project Property Boundary

50 0 50 100 m

100 0 100 200 ft

Contour Interval = 5'
Horizontal Datum: NAD83 / UTM zone 16N
Vertical Datum: NAVD88

RECEIVED
08/12/2026

GA10 - Ambient Monitoring Results (7/7 - 7/9)

Prime Group Holdings
GA10 Data Center

Marietta, Cobb County, GA

Bowman
179 River Street, Troy, New York 12180
bowman.com

SHEET 1 OF 1

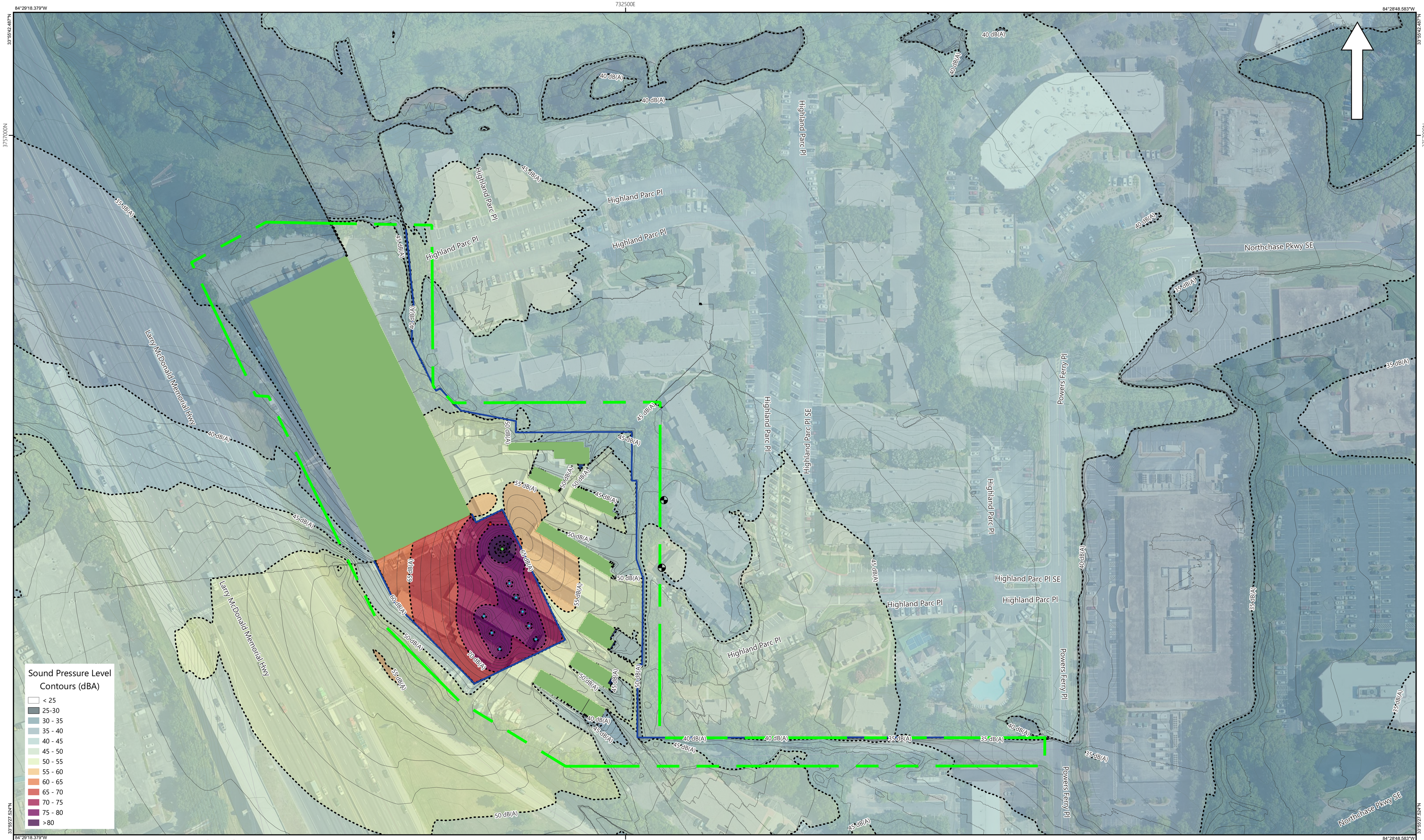
Exported: 2026-07-30 10:18

Figure 2 - Sound Propagation Model – Generator Testing (Daytime)

RECEIVED
08/12/2026

84°29'18.379"W 732500E 84°28'48.583"W

33°56'42.487"N 3752000N



33°55'27.524"N

84°29'18.379"W 732500E 84°28'48.583"W

Barrier Boundary
Receivers
Project Boundary
Noise Barriers
Project Buildings
Air-Cooled Chillers
Backup Generator
Ground Transformer

RECEIVED
08/12/2026

100 0 100 200 m
250 0 250 500 ft

Contour Interval = 2'
Horizontal Datum: NAD83 / UTM zone 16N
Vertical Datum: NAVD88

Sound Propagation Map - Generator Testing Scenario

Prime Group Holdings
GA10 Data Center

Marietta, Cobb County, GA

Bowman
179 River St. Troy, NY 12180
bowman.com

FIGURE 2
SHEET 2 OF 2

Exported: 2026-08-06 08:49

Figure 3 - Sound Propagation Model – Routine Operations (Nighttime)

RECEIVED
08/12/2026

84°29'18.994"W
732500E
84°28'49.179"W
33°55'41.102"N
3757000N



33°55'26.130"N

Barrier Boundary
Receivers
Project Boundary
Noise Barriers
Project Buildings
Air-Cooled Chillers
Backup Generator
Ground Transformer

RECEIVED
08/12/2026

100 0 100 200 m
250 0 250 500 ft

Contour Interval = 2'
Horizontal Datum: NAD83 / UTM zone 16N
Vertical Datum: NAVD88

Sound Propagation Map - Baseline Operation Scenario

Prime Group Holdings
GA10 Data Center

Marietta, Cobb County, GA

Bowman
179 River St. Troy, NY 12180
bowman.com

FIGURE 1
SHEET 1 OF 2

Exported: 2026-08-06 08:54

Applicant name and contact information is public information and available by contacting the Planning & Zoning Division (see link).
The information is redacted to reduce fraudulent collection attempts.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2026-16 **LEGISTAR: 20260677**

LANDOWNERS: [redacted]

APPLICANT: [redacted]

AGENT: N/A

PROPERTY ADDRESS: 407 Atlanta Street

PARCEL DESCRIPTION: 17028800330

AREA: 0.304 acres **COUNCIL WARD: 1**

EXISTING ZONING: OI (Office Institutional)

REQUEST: OI with an additional use (single family residential)

FUTURE LAND USE: NAC (Neighborhood Activity Center)

REASON FOR REQUEST: The applicant, who owns the adjacent hair salon, proposes to reside at the subject property and use the rear parking pad to serve both the residence and the salon business.

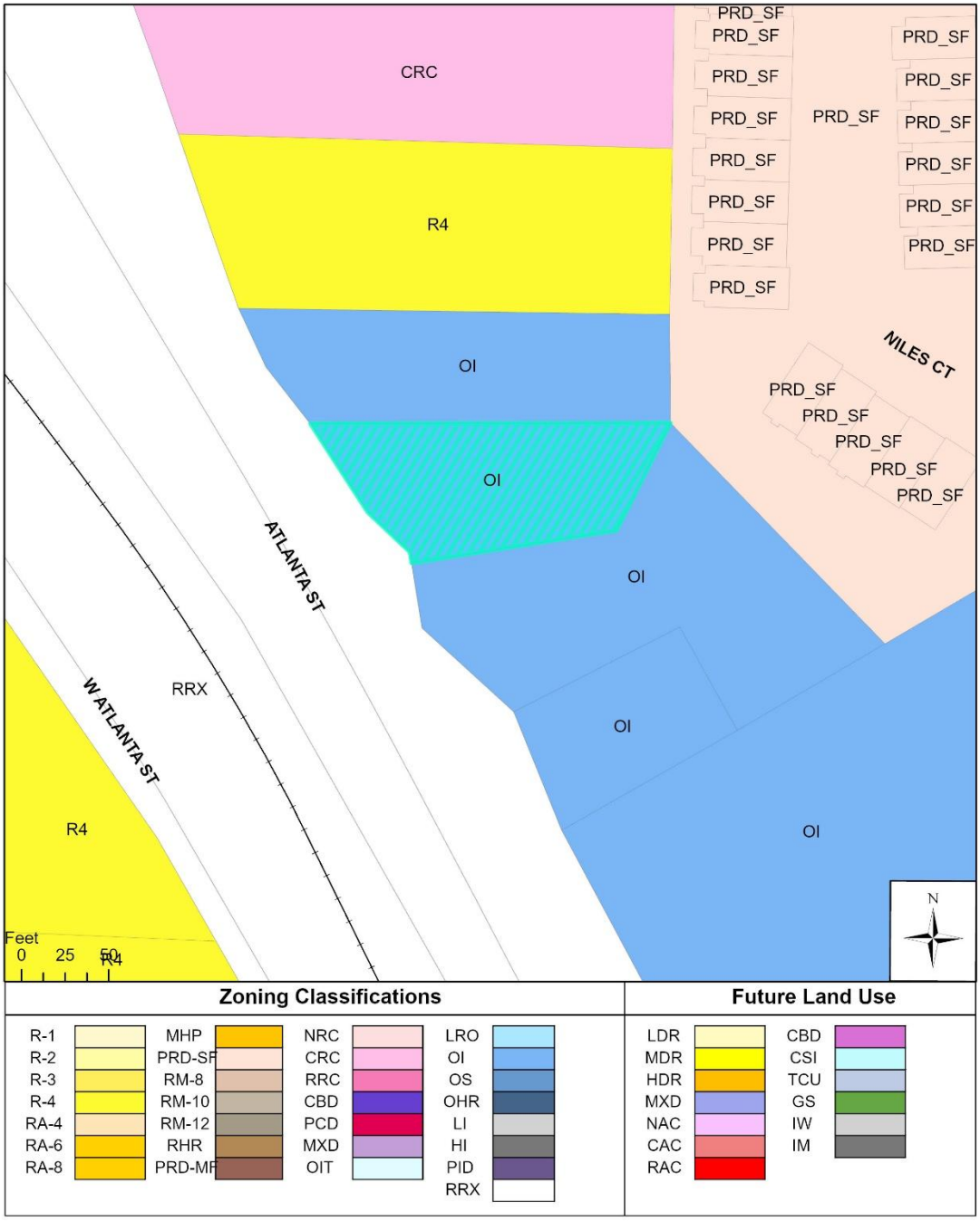
PLANNING COMMISSION HEARING: Tuesday, August 4th, 2026 – 6:00pm

CITY COUNCIL HEARING: Wednesday, August 12th, 2026 – 7:00pm

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

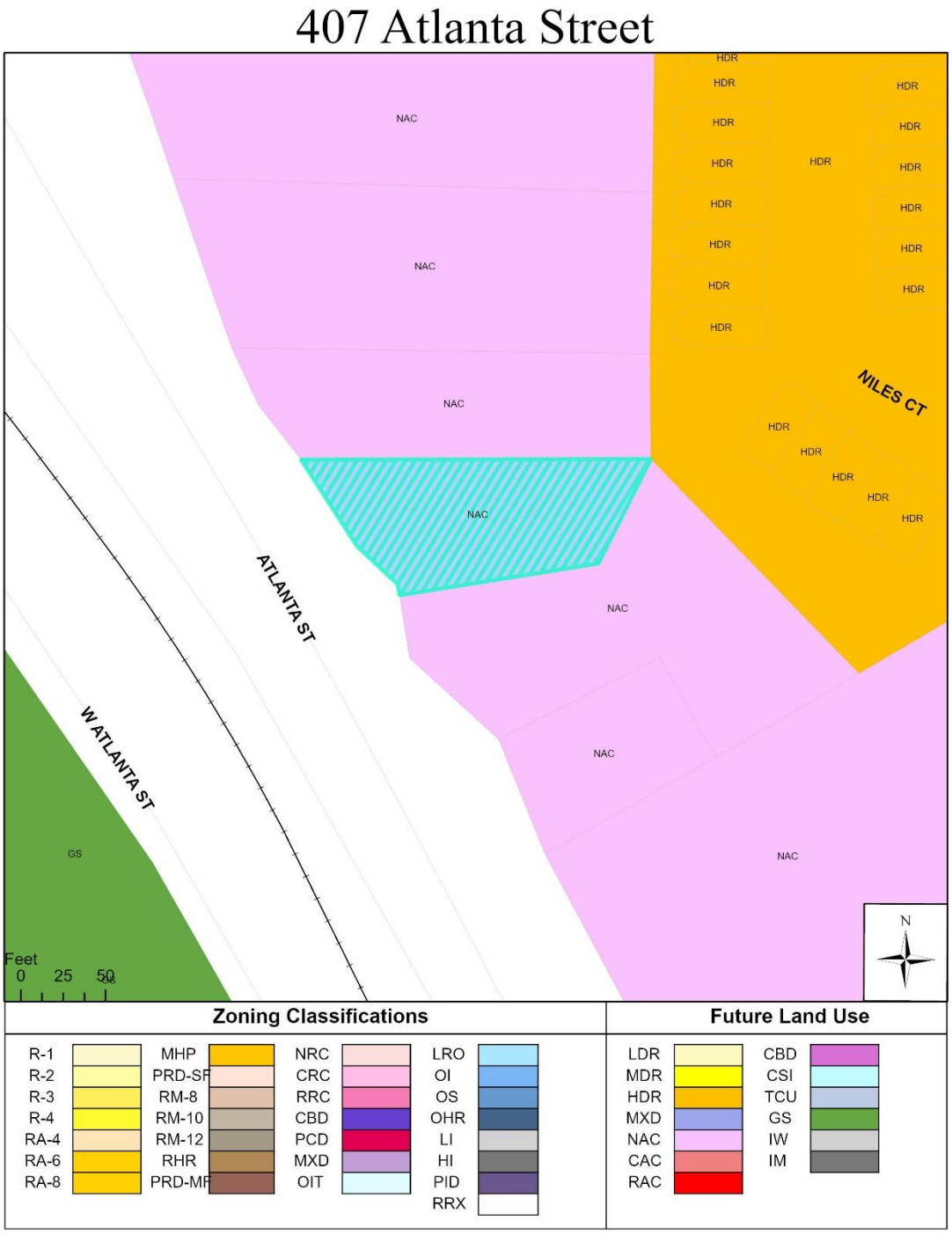
MAP

407 Atlanta Street



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

FLU MAP



PICTURES OF PROPERTY



The subject property, 407 Atlanta Street, is a historic home zoned OI.



The applicant wishes to connect her salon business's parking lot at 401 Atlanta Street (on the right) to a lot she would pave at the rear of the subject property, on the left.

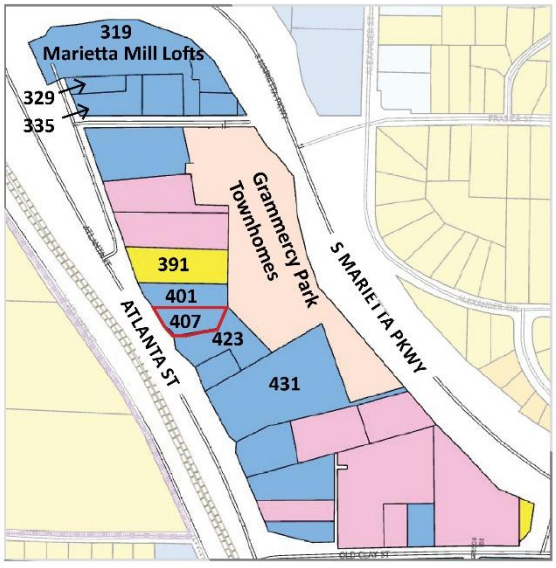
Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

STAFF ANALYSIS

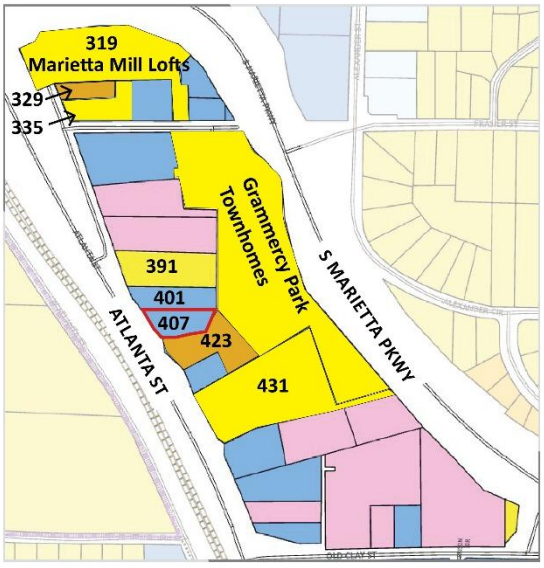
Location Compatibility

[redacted] requesting the rezoning of 407 Atlanta Street from OI to OI with an additional residential use so that she may live at the subject property while supporting the hair salon business she owns next door at 401 Atlanta Street. A mix of commercial and residential uses surround the subject property, with zoning designations of OI, CRC (Community Retail Commercial), R-4 (Single-Family Residential, 4 units/acre), and PRD-SF (Planned Residential Development, Single-Family) represented. Only 391 Atlanta Street and the Grammercy Park townhome development are "officially" zoned for residential use, although 319, 335, and 431 Atlanta Street are all being used residentially. Marietta Mill Lofts (319 Atlanta Street) is zoned OI but functions as a mixed-use development, a benefit of being located within Tier B of the Commercial Corridor Design Overlay District, with offices located on the first floor and condominiums above. The other two "residential" lots – 335 and 431 Atlanta Street – are also zoned OI but have never been used as offices; rather, the houses on the lots, built long ago, have stayed consistently in residential use and so are deemed legally nonconforming. The uses of some lots on the "peninsula" containing the subject property, particularly 329 and 423 Atlanta Street, both zoned OI, are unknown, with business licenses having lapsed many years ago but each seemingly still active.

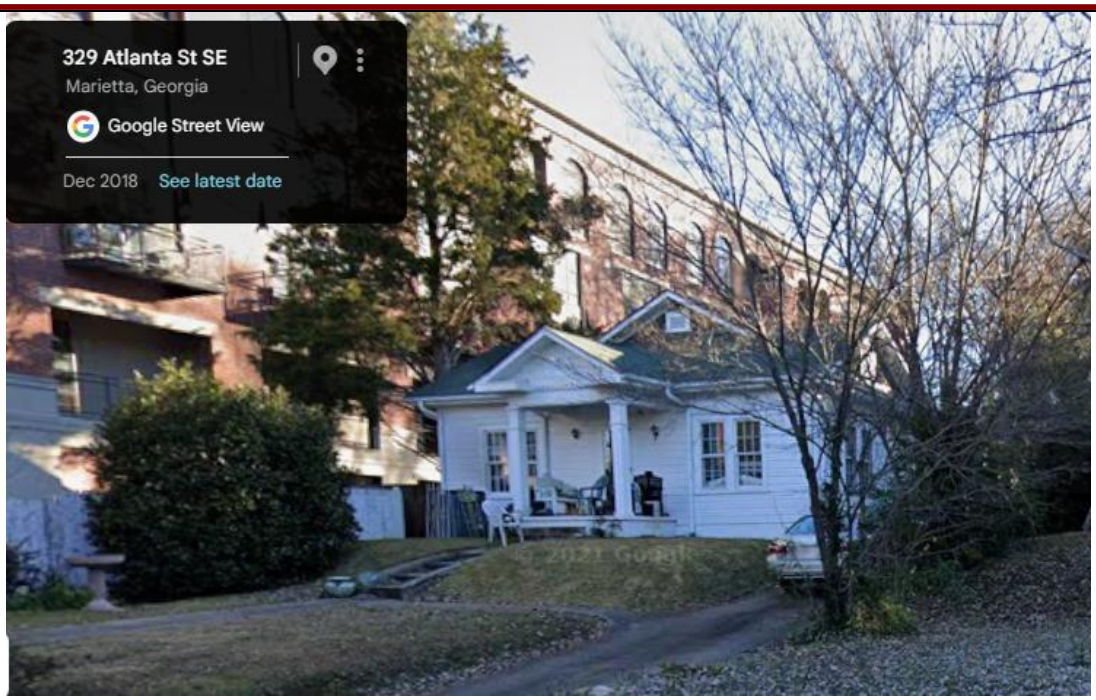
ZONING



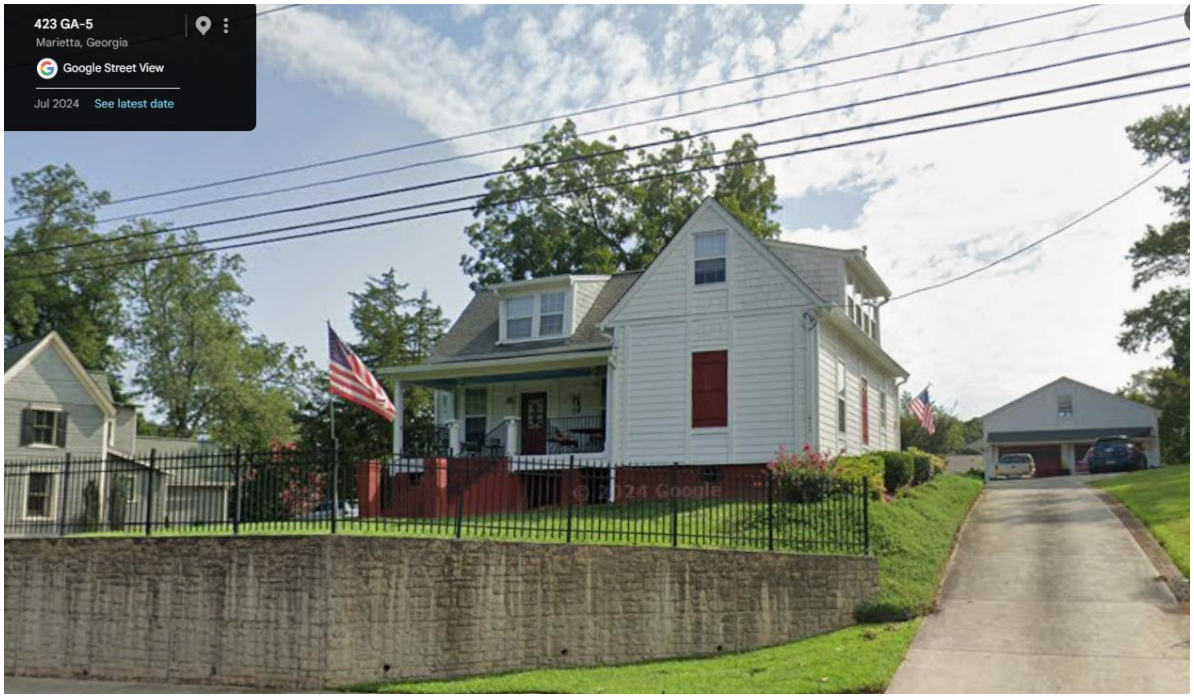
RESIDENTIAL USE



Many properties which by zoning appear to be for office use are actually used residentially.



The last active business license at 329 Atlanta Street was in 2006, although cars are regularly parked in the driveway and lawn furniture and a bird bath have been present at the OI property.



423 Atlanta Street has not had an active business license since 2015. Historical photos show patio furniture and cars consistently on the property, however, over a span of years.

Use Potential and Impacts

The applicant is seeking to live at the subject property, 407 Atlanta Street, while running her hair salon business from the property next door at 401 Atlanta Street. The only anticipated commercial activity at the subject property is to accommodate overflow parking when needed for salon clients and employees. As [redacted] explained to Staff, there are 11 stylist positions at the salon and only 10 parking spaces currently available. (Only nine [9] are required by code, based on an estimated building square footage of 2,200 square feet.)

Her initial interest in 407 Atlanta Street was to have access to its parking lot. When the opportunity to purchase the property arose, [redacted] calculated that the only way to acquire both properties was if she was to use 407 Atlanta Street as her personal residence, giving up the house she currently occupies to make the numbers work. As shown on the site plan submitted with the rezoning application, she would like to formally connect the two properties via an accessway. Not only would this project supply the extra parking space needed for the salon, it would help improve the flow of traffic for the business as well. The applicant intends to pave any existing gravel or grass areas on the subject property to make this possible.

The property is nonconforming with respect to numerous standards associated with OI zoning, including (but not limited to) lot size, lot width, setbacks, tree density, and street trees. There are no significant improvements planned for the property that would cause an increase in these nonconformities, as the driveway connecting the parking areas is shown outside the 30-foot buffer adjacent Grammercy Park to the rear.

Given that many properties on the same street are being used residentially – both under "official" residential zoning and, for various reasons, zoned OI - [redacted] request seems to not only be appropriate, but in keeping with how the block is already being used. The question, though, is this how City Council wishes the block to operate, and perhaps how zoning could be improved so that it steers development rather than reacts to it.

Consideration 1 – Live/Work Zoning under OIT

While the City allows "home occupations" - typically low-profile desk-based jobs which can be conducted from the home - there is not a zoning category which allows for a business to accommodate a residential occupant. While ancient in origin (a shoe cobbler living behind his shop or a tavern keeper living above), this use arrangement has experienced a resurgence as technology allows for increased flexibility in where and how people conduct business.

Beyond a home occupation, though, having the option to *live* where one *works* (rather than the other way around) frees up valuable real estate for those who choose to (or need to, due to monetary restrictions) consolidate their "footprint," yet still need more space and fewer restrictions than a personal home-based business would allow. Hours spent in traffic traveling between work and home could also collapse and quality of life improved for those not needing

to commute. In addition, when housing – especially affordable housing – is in great demand, creating the latitude for people to live and work in the same location seems prudent.

If such zoning was to be embraced, Staff suggests that the OIT (Office Institution Transitional) designation could accommodate a live/work aspect relatively easily. Per zoning code Section 708.21 (A.):

> *The OIT district is intended to provide protection to the residents of residential areas experiencing transition to other uses, primarily professional offices, by promoting the continued utilization of existing houses, discouraging demolition and permitting office uses which do not generate large volumes of traffic, noise or other harmful effects. The OIT district is differentiated from other office zonings in that it is designed to facilitate the reuse of existing structures previously utilized for residential purposes in contrast to new developments.*

Permitted uses under OIT are limited to professional offices (including health practices up to 1,500 square feet) and private parks and playgrounds. Accessory structures and uses incidental to these uses are also permitted by right. Single-family residential use could reasonably be added to the slim list of permitted uses under OIT, which would result in *"continued utilization of existing houses"* with residents actually in them. Aligning a potential live/work permission with the OIT zoning category which is already very limited – rather than with OI, as is proposed in this case – would help curtail potential conflicts arising from people housed in the following businesses, all allowed under OI zoning:

- Daycares
- Drug abuse treatment centers (outpatient)
- Restaurants
- Parking lots and parking garages

Staff therefore suggests that for the current case (and any future cases when a similar situation is desired), the baseline zoning be OIT, rather than OI, to more clearly establish the character of businesses appropriate under the live/work moniker. To be clear, [redacted] is not expecting to use the interior of the house on the subject property for salon purposes at this juncture – only the parking area – but rezoning the lot to OIT would automatically limit the kinds of activities which could occur on site from the rezoning onward.

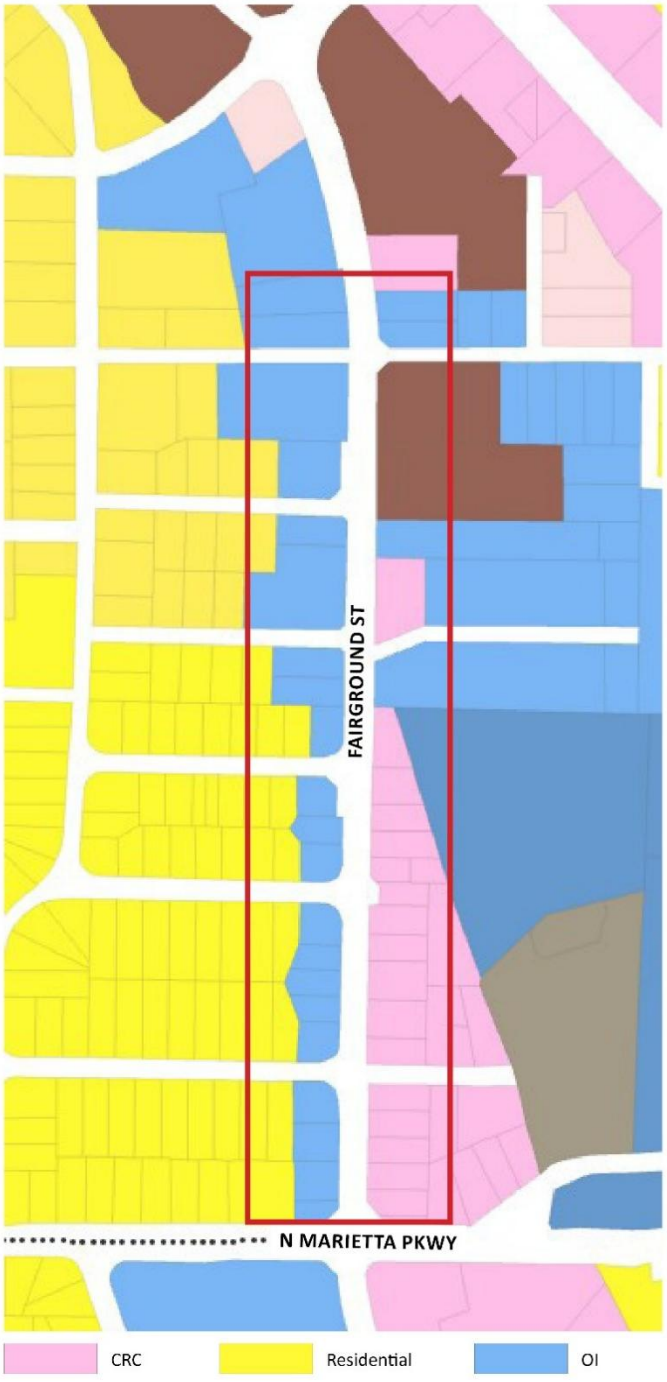
Consideration 2 – City-wide Application

It is curious why the OIT zoning category has been so rarely employed around the city, when so many properties could benefit from it. Conflict arises on a regular basis when lots which used to be residential – small by nature - are zoned for commercial use. The "blanket" rezoning of these lots was likely done on a speculative basis in the 1970s and 1980s, with City leaders hoping for a large developer to acquire the individual lots to build offices or retail along major corridors.

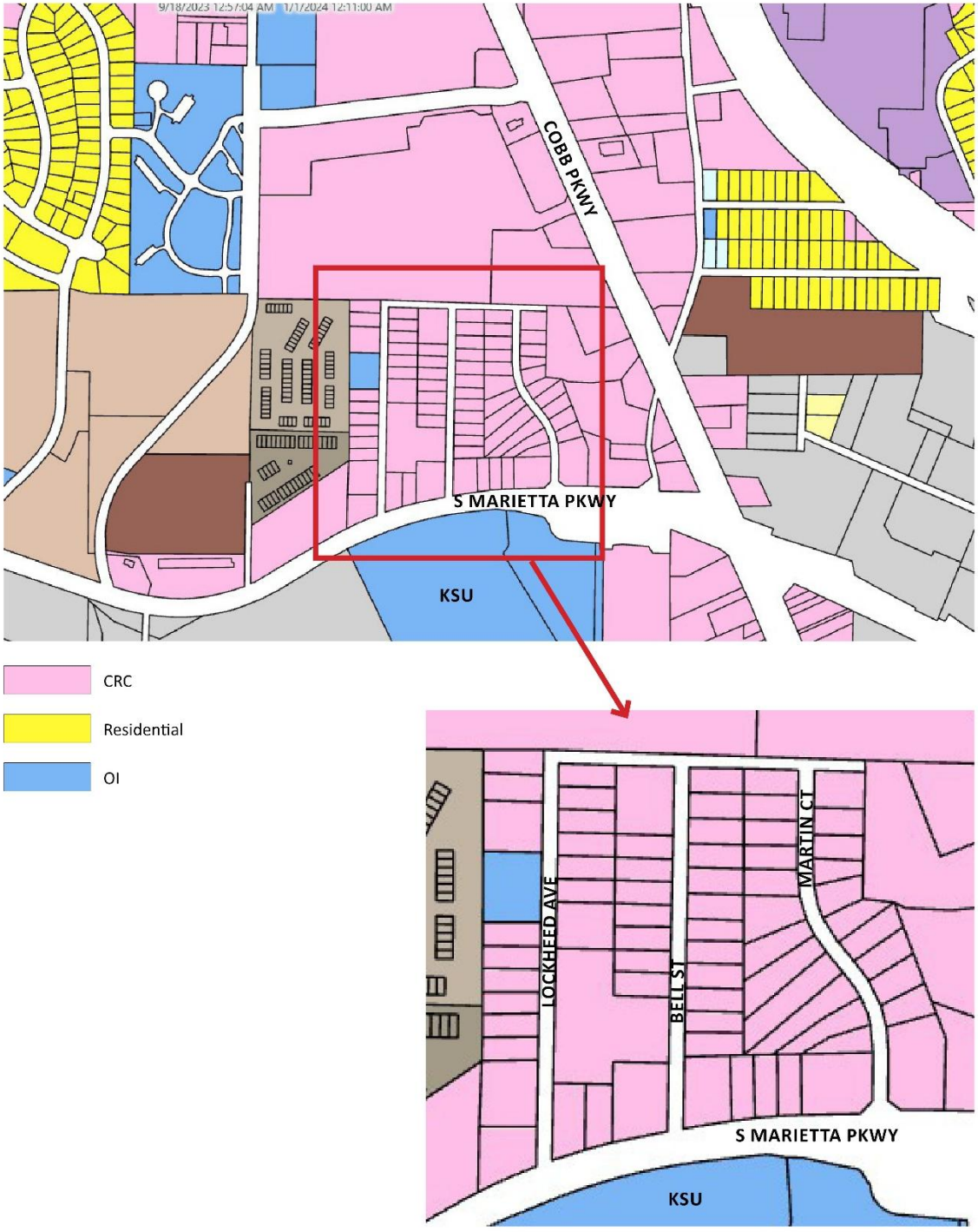
The minimum lot size for a single-family lot zoned R-4 is 7,500 square feet, whereas the minimum lot size for a lot zoned CRC (or OI, or LI) is 20,000 square feet; by contrast, the minimum lot size under OIT is 10,000 square feet. As Staff must relay to people wishing to develop, say, a "small restaurant" on a lot which was once residential but was rezoned to for commercial use, the reason a commercial lot has a minimum size of 20,000 square feet is to be able to accommodate all of the "trappings" of a business on site: a formal parking lot with ADA-compliant spaces, tree density which aligns with zoning code, street trees, and a sidewalk – all situated within significant setbacks as well as in many cases buffers. People therefore have difficulty properly developing them due to space constraints, and so often either end up living in them illegally or amassing code violations when the property proves too small to be developed according to code.

These instances are mentioned because these properties would be prime candidates for a new OIT zoning category which includes a live/work option.

Below are several "hot spot" areas where small lots containing houses, once part of residential neighborhoods, were rezoned to OI or

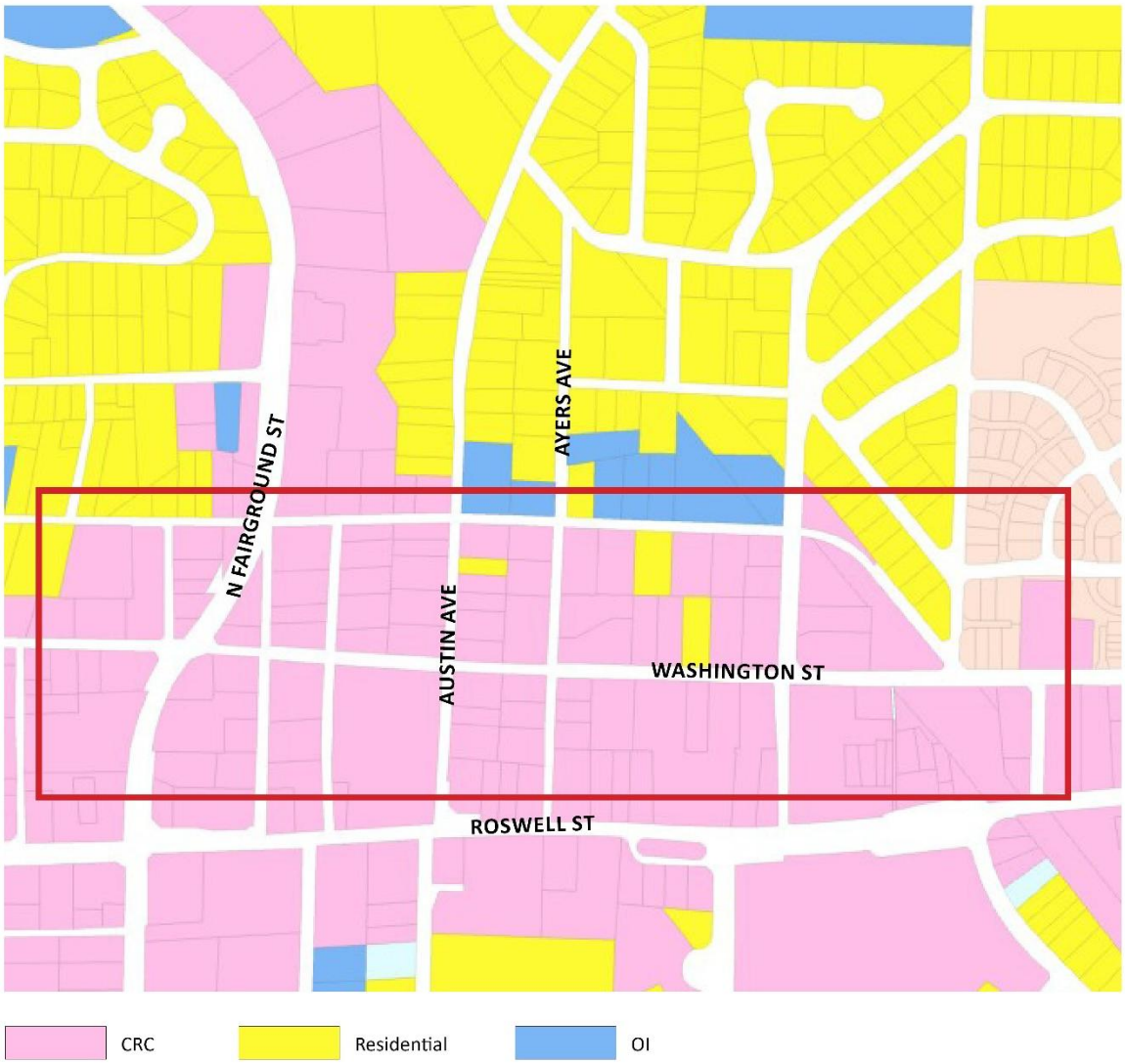


North Fairground Street. Many enquire about the rezoning of properties along this stretch back to residential, but established businesses fear the repercussions of reintroducing single-family homes. A live/work zoning classification would not have the same stigma.

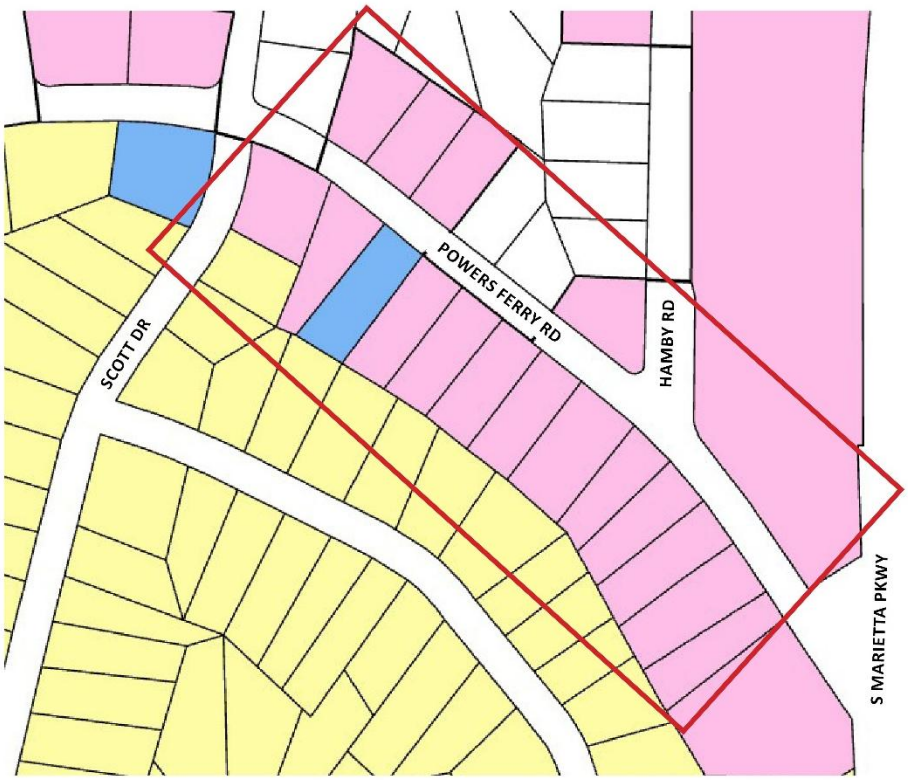


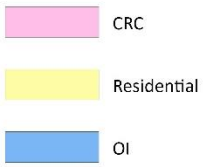
Many lots sit vacant or unused in the Lockheed Avenue/Bell Street area, unable to be developed commercially without myriad variances. Allowing a live/work option across the street from KSU might benefit recent graduates looking for affordable places to live and start businesses.

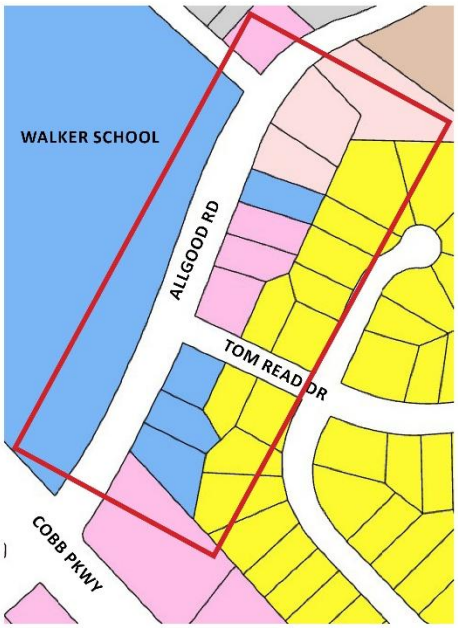
CRC. The dream of economic development has not been realized in these areas for decades, and these areas continually suffer from being zoned for an intense use which does not align with the reality of the lot size. Notice how commercial lots in this area (CRC or OI) are roughly the same size as those in the single-family residential areas (in yellow).



People have started actively rezoning CRC lots to single-family residential around Austin Avenue/Washington Street, as evidenced by the presence of a few yellow patches in the sea of pink above. This area could be revitalized if more housing was allowed to be developed by right, but the fundamental commercial nature would not have to be lost.







Several properties along Powers Ferry Road and Allgood Road have been subject to repeated code violations and have been summoned to court due to illegal paving of lots, often for illicit car sales. Rezoning these lots, mostly former residences, to OIT, could introduce businesses that are better suited for the parcels.

Whether City Council wishes to further contemplate changing problematic, formerly residential lots to OIT to allow for a live/work option, or to simply tackle requests on a case-by-case basis, Staff believes it is prudent to consider how to incorporate new ways of working and living to best confront the challenges of today.

Comprehensive Plan

The Future Land Use of the subject property is NAC (Neighborhood Activity Center). The purpose of the NAC category is to provide the retail and service needs of adjacent neighborhoods and communities. These are small-scale offices and commercial establishments that contain buildings less than 10,000 square feet in size. Interestingly, OI is *not* considered a compatible zoning in NAC areas; however, OIT *is* a compatible zoning designation. Rezoning to OI with an additional residential use, then, would not be supported by the City's Comprehensive Plan, but rezoning to OIT would be.

Environmental Impacts

The only work planned on the subject property if rezoned would be paving an existing gravel lot. No floodplain exists on the property, so little to no environmental degradation is anticipated. A building permit would have to be submitted for the parking lot, at which time Engineering can assess if stormwater detention would be needed on site.

Economic Functionality

Business license activity shows that the subject property has been used commercially since at least 2006 by accountants, a computer programmer, and most recently chiropractors. In theory, the property could continue functioning as-is, housing small businesses. If rezoned to allow [redacted] to reside on the property and utilize the parking lot for her salon next door, an established business would be bolstered, however. By keeping the underlying office capacity of the property - only adding the residential component rather than swapping them - the continued economic functionality of the property is likely.

Infrastructure

No new net impacts on water, sewer, electricity, or other public infrastructure are anticipated in the area if the property was to be rezoned as requested.

Because the property would remain commercially zoned, a resident would be charged commercial rates for the use of utilities.

Overhead Electrical/Utilities

A powerline runs the length of the front of the subject property. Because no major work is proposed, no challenges with overhead utilities are expected, however.

History of Property

No previous variances, Special Land Use Permits, or rezonings are associated with the subject property.

Historical Impacts

This property was listed as historically significant in the nomination report for the establishment of the Atlanta Frasier Historic District in 1995. In 2011 Cobb Preservation Foundation, Inc. purchased and subsequently renovated the property. It was then sold in 2014 with an incorporated "Historical Conservation and Preservation Agreement" aimed at preserving the structure in perpetuity (DB 15200 PG 1826).



Photo from 1994 survey (CO-M-536)

ANALYSIS & CONCLUSION

[redacted] is requesting the rezoning of 407 Atlanta Street from OI to OI with an additional residential use so that she may live at the subject property while supporting the hair salon business she owns next door at 401 Atlanta Street. A mix of commercial and residential uses surround the subject property, with zoning designations including other OI properties, CRC (Community Retail Commercial), R-4 (Single-Family Residential, 4 units/acre), and PRD-SF (Planned Residential Development, Single-Family). Only 391 Atlanta Street and the Grammercy Park townhome development are "officially" zoned for residential use, although 319, 335, and 431 Atlanta Street are all being used residentially. The uses of some lots on the "peninsula" containing the subject property, particularly 329 and 423 Atlanta Street, both zoned OI, are unknown, with business licenses having lapsed many years ago but each seemingly still active.

The only business "mixing" between the existing salon lot (401) and the proposed residential lot (407) anticipated at this time is for the parking area at the subject property to accommodate overflow parking when needed for salon clients and employees. As [redacted] explained to Staff, there are 11 stylist positions at the salon and only 10 parking spaces currently available. (Only nine [9] are required by code, based on an estimated building square footage of 2,200 square feet.)

As shown on the site plan submitted with the rezoning application, the applicant would like to formally connect the two properties via an accessway. Not only would this project supply the extra parking space needed for the salon, it would help improve the flow of traffic for the business as well. The applicant intends to pave any existing gravel or grass areas on the subject property to make this possible. Given that many properties on the same street are being used residentially – both under "official" residential zoning and, for various reasons, zoned OI - [redacted] 's request seems to not only be appropriate, but in keeping with how the block is already being used.

Staff suggests that OIT (Office Institution Transitional) may be a more appropriate zoning category for a live/work use, as the permitted uses in this designation are already very limited, as opposed to a broader array of uses allowed under OI, including day cares, restaurants, and parking garages. Staff also suggests that an expanded OIT zoning designation including a live/work option could be used to great benefit in many formerly residential areas of the city which suffer from the inability to develop commercially due largely to size constraints.

The Future Land Use of the subject property is NAC (Neighborhood Activity Center). The purpose of the NAC category is to provide for areas that can meet the retail and service needs of adjacent neighborhoods. These are small-scale office and commercial establishments that contain buildings less than 10,000 square feet in size. Interestingly, OI is *not* considered a compatible zoning in NAC areas; however, OIT *is*.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

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?	10”
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”
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

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

DATA APPENDIX CONTINUED

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?	Rottenwood 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

- *Submit site plan with any building permit applications or parking modifications.*

TRANSPORTATION *– no comments received*

What is the road affected by the proposed change?	
What is the classification of the road?	
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?	

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	51
Distance to nearest station?	1.1
Most likely station for 1st response?	51
Service burdens at the nearest city fire station (under, at, or above capacity)?	Below Capacity

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

New buildings, including existing buildings rezoned to commercial use as new commercial buildings, will be subject to the Marietta Fire Protection Sprinkler ordinance [2-6-140].

No objections. Necessary site and building construction will be required to conform to state and local Fire/Safety Minimum Standards, and the Georgia Accessibility Code for access to and through buildings from a site arrival point.

MARIETTA POWER – ELECTRICAL

Does Marietta Power serve this site? Yes___x_____ No_____

If not, can this site be served? Yes_____ No_____

What special conditions would be involved in serving this site?

If the rezoning happens Marietta Power will need to know about any upgrades to the electrical panel so we can properly size the transformer. Jacob Howell will be the contact for this job. jhowell@mariettaga.gov/7707945704

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 #: Z2026-16 Legistar #: 20260677 PZ #: 26-038

Planning Commission Hearing: Aug 4, 2026 City Council Hearing: Aug 12, 2026

Owner's Name [redacted]
Documentation s[redacted]ized to sign application is **required for Corporations.**

EMAIL Address [redacted]

Ma[redacted]

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant [redacted]

EMAIL Address: [redacted]

Mailing Addres [redacted] Zip Code

Telephone Numl [redacted] ail Address: [redacted]

Address of property to be rezoned: 407 Atlanta St SE MARIETTA, GA 30060

Land Lot (s) 288 District 17 Parcel 17028800330 Acreage .304 Ward 1 Future Land Use: OI

Present Zoning Classification: OI Proposed Zoning Classification: OI with an additional use for residential

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*

Google

DETAILED WRITTEN DESCRIPTION OF PROPOSED DEVELOPMENT

Date: June 16, 2026 **Subject Property:** 407 Atlanta St SE, Marietta, GA 30060 **Parcel ID:** 17028800330 **Land Lot:** 288 | **District:** 17 | **Ward:** 1 | **Acreage:** 0.304 Acres **Current Zoning Classification:** OI (Office Institutional) **Proposed Zoning Classification:** OI with an additional use for residential

Executive Summary & Intent

The Applican[redacted]formally requesting a Rezoning Map Amendment for the 0.304-acre property located at 407 Atlanta St SE. The core intent of this application is to maintain the baseline Office Institutional (OI) classification entirely intact, while securing a site-specific amendment to allow for an **additional use for residential**, allowing the property to serve as the owner's primary residence.

The Applicant is an active stakeholder along the Atlanta Street SE corridor, operating her existing small business, *Hair Designers Collective*, directly next door at 401 Atlanta Street. Following a productive preliminary meeting with Ward 1 Councilwoman Cheryl Richardson to share this vision, the applicant is proposing a transition that celebrates the neighborhood's history and establishes a stable, low-impact live-work environment. Originally constructed in 1900 and designated in historical tax records as "Built As Res," this request seeks to return the structure to its true historical roots, allowing a dedicated local business owner to live adjacent to her place of work.

Site Compatibility & Live-Work Adaptability

By maintaining the baseline Office Institutional (OI) designation, this request fully honors the city's zoning framework and long-term commercial vision for the corridor. Adding a secondary residential use component simply recognizes the unique physical footprint and character of the historic 1900 structure. Utilizing the property as a primary residence allows for a beautifully maintained, low-intensity occupancy. This setup naturally minimizes daily traffic patterns, client turn times, and overall noise levels, serving as a peaceful, stable anchor on the block while keeping the underlying commercial zoning intact for the future.

Proposed Site Enhancements

To transition the site safely and ensure it serves as a premier asset to the streetscape, the applicant proposes the following site enhancement:

- **Paved Parking Area:** The property currently lacks a formal parking pad. The applicant plans to install a clean, professionally designed paved parking area on-site. This will provide necessary formal parking spaces to satisfy code, eliminate dirt/grass erosion, and ensure safe vehicle ingress and egress directly onto Atlanta Street SE.

Policy Analysis & Master Plan Harmony

The property is surrounded by a diverse, existing blend of Office Institutional and residential designations, including neighboring Single-Family Planned Residential Development (PRD_SF) and Strategic Residential (R4) properties, as well as an established residential use at 431 Atlanta Street. While the property's Future Land Use (FLU) designation is categorized as Community Activity Center (CAC), this application achieves perfect policy harmony by leaving the underlying OI zoning designation completely unaltered. It provides a protective, low-intensity buffer that mirrors the character of the immediate neighbors, utilizing an existing historic structure to promote sustainable live-work stability within Ward 1.

Rezoning Plat

401/407 Atlanta Street

City of Marietta, Georgia Land Lot 1289, 16th District, Land Lot 288, 17th District, Section 2

prepared for:

Marietta, Georgia 30060

0 10 20 40 80

Scale: 1" = 20'

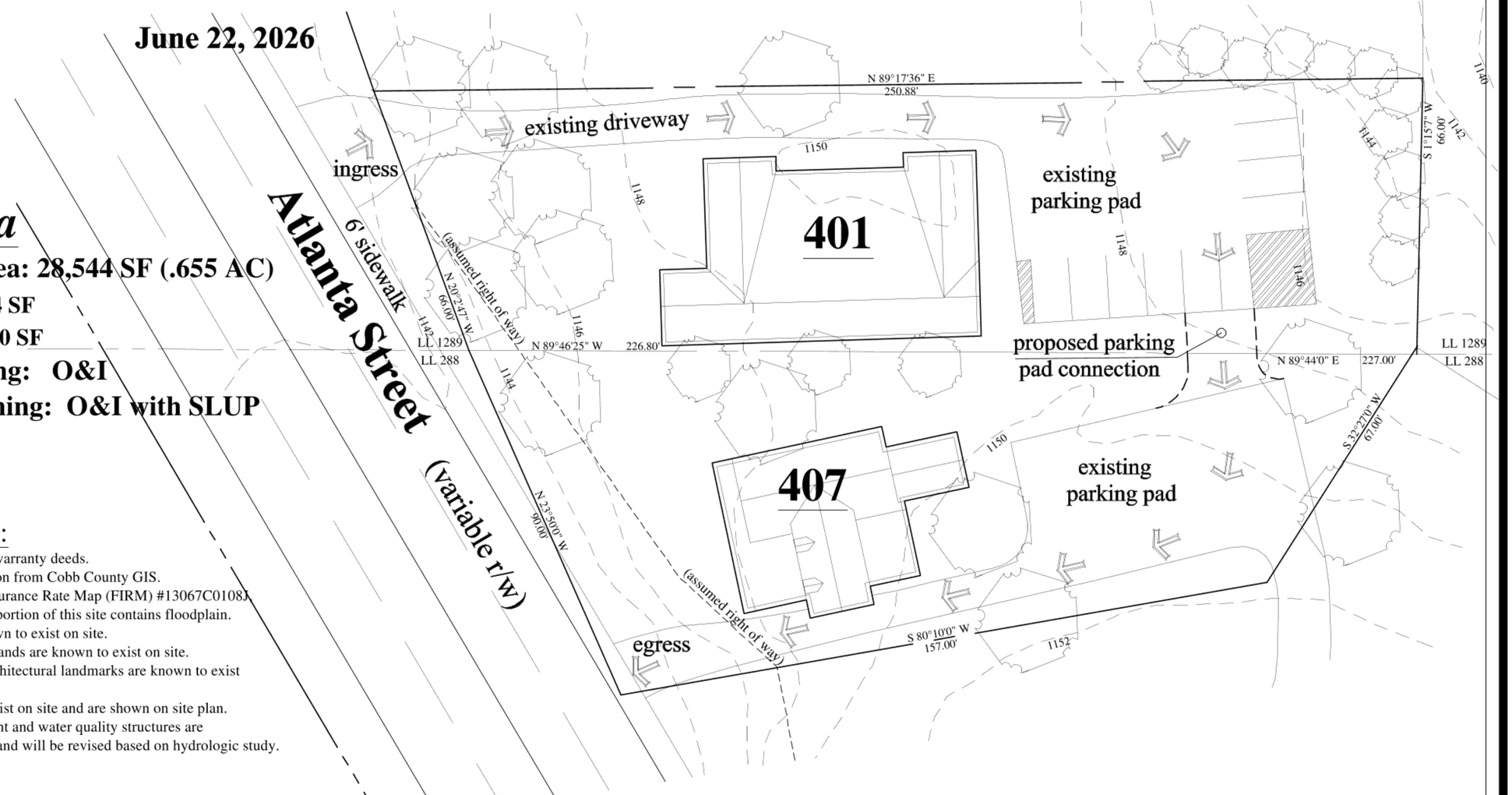
June 22, 2026

Special Land Use Request:

***to allow residential use on property zoned O&I (lot #407)**

north

***indicates proposed traffic flow**



DGM
LAND PLANNING CONSULTANTS, INC.

1635 OLD HWY 41
SUITE 112–314
KENNESAW, GA 30152

770–514–9006
DGMLPC.COM

GEORGIA LANDSCAPE ARCHITECT 906 DAVID G. MEYER

Site Data

Total Site Area: 28,544 SF (.655 AC)

401 = 15,294 SF

407 = 13,250 SF

Present Zoning: O&I

Proposed Zoning: O&I with SLUP

General Notes:

1. Boundary taken from warranty deeds.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0108J March 4, 2013, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements exist on site and are shown on site plan.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources
205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CO-M-536*
County *Cobb*

For instructions, see the Georgia Historic Resources Survey Manual

1 Name(s) of resource

2 Location map with North at top

3 Address/location

407 Atlanta Street
Marietta

4 Owner's name and mailing address

5 ⊗ Building O Structure
O Site O Object
O Landscape feature

6 O Representative example of building type
Number represented

7 Use, current *single dwelling*
original *single dwelling*

8 Date of construction (or estimate)
1900 - 1909

9 Major changes & date (explain in No.25)
⊗ Altered O Moved
O Addition O Destroyed

10 Architect/engineer/designer
Unknown

11 Contractor/builder/craftsman
Unknown

12 Style
Folk Victorian - elements

13 Building type
gabled ell house

14 Original Floor Plan
central hallway (passage) - two rooms deep

15 Plan shape
L-shaped

16 Number of stories
One-and-a-half

17 Facade summetry & front door(s)
asymmetrical, one door

18 Roof type & material
cross gable - composition shingle/asphalt shingle

19 Chimney placement & material
no chimney observed - unknown material

20 Type of construction
balloon frame/platform frame

21 Exterior material(s)
vinyl siding/aluminum siding

22 Foundation material(s)
brick pier with infill

23 Porch(es)
verandah (front, 1 story, full, wood, shed/pent)

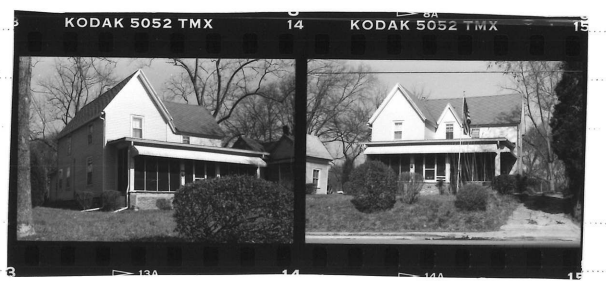
24 Windows
double-hung sash (flat-headed, 2/2, rectangular)

25 Additional physical description
Three bay facade. Secondary gable centered over the front door. Square columns on porch. Front steps have been removed.

Altered - Ca. 1950 - Rear gabled addition

Altered - Ca. 1990 - Vinyl siding applied

26 Negatives: roll # 24 frames # 14, 15



27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features
designed plantings/planting beds

30 Number of buildings *1* structures *0*
outbuildings *0* sites *0*
landscape features *1*

31 Description of the environment
urban - residential (old resources)
urban - commercial (old resources)

32 Archaeological potential

33 History

34 Historical theme(s)
THEMES: architecture

35 Significance

36 Sources of information

37 Prepared by *(person, organization and address)*

David Cullison
City of Marietta
205 Lawrence St.
Marietta

38 Date of survey *1994 - 1994* resurvey

39 Government preservation activity
O Section 106 review O Grant
O Tax certification O Other

40 SHPO evaluation
appears not to meet Nat. Reg. criteria (integrity)

41 USGS quadrangle name *Marietta*
UTM reference
16 *726740* *3759580*
zone easting northing

42 Tax map number *17 288 33*

43 Recognition and date
O National Landmark
1994 ⊗ National Register *- district*
O Georgia Register
O Local designation
O HABS/HAER
O Determination of eligibility
O Other

BK: 15200 PG: 1822-1826
Filed and Recorded Nov-20-2014 02:06:51PM
DOC#: D2014-082939
Real Estate Transfer Tax Paid $135.00
0332014023708

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Please return to:
NEEL, ROBINSON & STAFFORD, LLC
5555 Glenridge Connector
Suite 400
Atlanta, GA 30342
File No.: 1407048B

STATE OF Georgia
COUNTY OF FULTON

WARRANTY DEED

THIS INDENTURE, made this **3rd** day of **November, 2014**, between

COBB PRESERVATION FOUNDATION INC.

as party or parties of the first part, hereinafter called Grantor, and

RAE COLLEY

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Original Land Lot No. 288, of the 17th District, 2nd Section, of Cobb County, Georgia, being in the City of Marietta, as shown by plat dated October 22, 1982, made by J. B. Dixon, Surveyor, being more particularly described as follows: BEGINNING at an iron pin located on the northerly land lot line of Original Land Lot No.288 of the 17th District (said line also being the southerly land lot line of Land Lot No. 1289 16th District) at the point where said land lot line intersects the easterly right-of-way of Atlanta Street; running thence north 89 degrees 44 minutes east along said northerly land lot line 227.0 feet to an iron pin; running thence south 32 degrees 27 minutes west 67.0 feet to an iron pin; running thence south 80 degrees 10 minutes west 157.0 feet to an iron pin located on the easterly right of way of Atlanta Street; running thence north 23 degrees 50 minutes west along and following the easterly right-of-way of Atlanta Street 90.0 feet to the iron pin located at the point of BEGINNING. Being improved property now or formerly known as 407 Atlanta Street (formerly being 622 and 513 Atlanta Street) according to the system of numbering houses in Marietta, Cobb County, Georgia.

***ALONG WITH THE HISTORICAL CONSERVATION AND PRESERVATION AGREEMENT ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED BY REFERENCE HEREIN.**

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission expires:

JANE WARREN HEDGEPETH NOTARY PUBLIC FULTON COUNTY, GA Exp. Apr. 01, 2018

Grantor:

COBB PRESERVATION FOUNDATION INC.

BY: _____ (Seal)
GREGORY L. LINTON
AS ITS **PRESIDENT** as President

Exhibit "A"

HISTORICAL CONSERVATION AND PRESERVATION AGREEMENT

WHEREAS, **Cobb Preservation Foundation, Inc**, "Grantor," is a not for profit corporation chartered by the State of Georgia (the "State") for the purpose of facilitating public participation in the preservation of sites, buildings and objects significant in American, State and Cobb County history and culture;

WHEREAS, the Grantor is authorized to accept easements and agreements in order to protect property significant in American, State and Cobb County history and culture;

WHEREAS, **Rae Colley**, "Grantee," has, on this date, acquired from Grantor certain real property in Cobb County, Georgia, particularly described as **407 Atlanta Street, Marietta, Georgia 30060,** "property," The term the "Property" will be used in this agreement to describe the Real Property together with all buildings, structures and improvements situated upon it; and

WHEREAS, the structure on the Property is a historically significant property, listed in the National Register of Historic Places and is a contributing property in the Atlanta - Frasier Street National Register Historic District;

WHEREAS, the Grantor and Grantee recognize the historical, cultural and aesthetic value and significance of the Property, and have the common purpose of conserving and preserving the aforesaid value and significance of the Property;

WHEREAS, the Grantor and Grantee desire to create, establish and impose on the Property certain restrictions and covenants to help ensure the preservation and maintenance of the structure on the Property, and its historical and cultural features

NOW, THEREFORE, in consideration of Ten Dollars ($10.00), the above Property and the covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby irrevocably declare, establish, create and reserve a conservation easement and preservation agreement in perpetuity (which is more particularly described below, hereinafter the "Easement") in, to and over the Property, for the benefit of and as an appurtenance to the Property.

This Easement, to be completely expressed in the following paragraphs, shall constitute a binding servitude on this Property of the Grantee. In agreeing to this, the Grantee agrees on behalf of itself and his , her or its heirs, successors and assigns, with Grantor and its successors, and assigns, that such covenants shall run as a binding servitude, in perpetuity, with the land and shall survive any termination of Grantor's or Grantee's existence. The various elements of this agreement are to be taken as a whole, and, together, they will contribute to the public purpose of preserving the Property, including the structure, and the surrounding properties of this Historic District, which helps maintain and assure the present and future historic integrity of the Property:

1. Description of Facade; Baseline Documentation Report. In order to be absolutely clear about the obligations of the Grantee and the restrictions on the Property, a Baseline Documentation Report has been obtained by Grantor. It consists of a report, photographs and other documentation that the parties agree provide, collectively, an accurate representation of the Property at the time of this deed. This Report will serve as an objective baseline for monitoring compliance with the terms of this Easement. By accepting this Easement, the Grantee acknowledges the condition of the Property is accurately depicted in this Report. This Baseline Report is completely incorporated into this Easement by reference, but will not be recorded here due to its length, and the fact that photographs contained herein may be susceptible to unclear reproduction. A complete copy of this Report is on file at the office of the Grantor, or, if applicable, the Grantor's transferee.

2. Standards for Review. There may be times, in accordance with this Agreement, that the Grantor will have the right to review and approve construction, alteration, repair or maintenance of certain aspects of the structure on the Property. In order to have a consistent standard for such approval, the Grantor shall rely upon the *Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings* (published and issued by the Secretary of the United States Department of the Interior referred to hereinafter simply as "the Secretary"). These documents will be referred to simply as the "Standards" throughout this agreement. Note that the Standards may be amended from time to time by the Secretary. The basis for judgment will be the Standards in place at the time. The Grantor may also consider any State or local standards considered appropriate for review of work affecting historically, architecturally or culturally significant districts. In the event that the Standards are abandoned or materially altered or otherwise become, in the opinion of the Grantor, inappropriate for the purposes stated above, the Grantor may apply reasonable alternative Standards that are acceptable to the Grantee. Grantor will notify Grantee of the substituted standards.

3. Covenants of Grantee

To fulfill its obligations of the Agreement, the Grantee covenants on behalf of itself, its successors and assigns, with the Grantor, its successors and assigns, the following, which are deemed to run as a binding agreement, in perpetuity, with the land, to abide by each of the following covenants, each of which contributes to the public good in that each aids significantly in the preservation and protection of the Property or in the preservation of the historic district in which the Property is located. Grantor will review requests, provide approval, corrections, or denial within 30 days of Grantee submission for approval. In the case, the Grantor, its successors and assigns ceases to exist, Grantor consent is not required. In any case, Grantee will obtain required permits from the City of Marietta before construction, remodeling, or alteration.

(A) Without the express prior written consent of the Grantor, signed by a duly authorized representative thereof, Grantee shall not demolish, remove or raze the Improvements (i.e., any structures) or the Facades or any parts thereof.

(B) Without the express prior written consent of the Grantor, signed by a duly authorized representative thereof, Grantee shall not undertake or permit to be undertaken any construction

maintenance, repair, alteration, or remodeling or any other activity on or with respect to the facade of the Structure which would not comply with the Standards or would cause the Secretary not to certify the Structure as being consistent with the historic character of the Premises: however, Grantor reserves the right to allow deviations from the Standards should it find such deviations to be necessary and proper.

(C) Grantee shall not, without the express written consent of Grantor, materially alter in any way the exterior appearance of the Structure or the appearance of any Interior Features agreed to by Grantor and Grantee and included in this agreement.

Specifically, Grantee shall not:

(a) increase or decrease the height of the original Structure;

(b) adversely affect the structural soundness of the Structure;

(c) make any changes in the Period Facades visible from Atlanta Street, including the alteration, partial removal, remodeling or other physical or structural change with respect to the appearance or construction thereof, including any change in the material or surfacing.

(d) construct any additions to or extensions of the Structure which would obscure any original facade currently visible from the Atlanta Street street level view;

(e) erect or place anything on the Premises or on the Structure which would prohibit the Facades from being visible from street level, except for temporary structures during any period of approved alteration, restoration or maintenance of the Structure;

(f) erect, construct or move anything on the Premises that would encroach on the open land area surrounding the Structure visible from Atlanta Street and be incompatible with the historic or architectural character of the Structure;

(g) make any changes to the agreed-to Interior Features, as described in **the Base-line Report** including removal, relocation, alteration or other physical or structural change with respect thereto, including any change in the material or surfacing;

(h) remove the original doors that are currently in place on the Premises, unless replacing existing non-period doors with more historically accurate ones;

(i) remove or alter the original balustrade, including the newel post;

(j) alter the original and present room configuration;

(k) remove or alter the original windows and window panes currently in place, except that storm glass may be added for protection. Any new window installed should match the existing period windows.

(l) remove or alter the original mantels and surrounds of the fireplaces on the Premises

(D) Notwithstanding the foregoing, Grantee may, with the express written consent of the Grantor based on plans and specifications provided by Grantee at Grantee's expense, undertake any restoration or rehabilitation of the interior or exterior of the Improvements (structures) in accordance with the Standards if such rehabilitation can be reasonably expected by the Grantor to result in the Secretary certifying such rehabilitation as being consistent with the historic character of the Premises or the historic district, if any, in which the Premises are located.

a. Grantee shall at all times maintain the Premises and the Improvements (structures) which are a part of the Premises (including, without limitation, the Interior Features and the Facade) in a good and sound state of repair and shall undertake a regular maintenance program to preserve the structural soundness and prevent deterioration of the Improvements (structure). The obligation to maintain the Improvements includes the requirement to replace, rebuild, repair and reconstruct the Interior Features and the Facades whenever necessary in accordance with the Standards.

b. The Premises shall not be subdivided, nor shall the Premises ever be demised or conveyed other than as a unit.

c. No utility transmission lines or device, including satellite receiving dishes, other than those existing on the date hereof may be installed on the Premises in a manner as to cause them to be visible by the public from the exterior of the Premises.

d. Any subsequent deed or other legal instrument by which Grantee divests itself of either the fee simple title to or its possessory interest in the Premises, or any part thereof (excluding, however, space leases and licenses to tenants in the ordinary course of Grantee's business) shall be made subject to the restrictions and agreements contained in this Deed and Agreement. Such restrictions and agreements need not be included verbatim but may be incorporated by reference to this instrument in that deed or instrument. Grantee shall provide Grantor with written notice of any transfer of title to the Premises; provided, however, that failure to give said notice will not affect the easements or rights hereby created.

e. Grantee will not display or place on the Premises signs, billboards, awnings or advertisements, except (i) such plaques or other markers as are appropriate for commemorating the historic significance of the premises; (ii) such signs or markers as are necessary to direct and restrict the passage of persons or the parking of vehicles upon said Premises; (iii) a sign or signs stating the address of Premises; (iv) such signs, or markers as are necessary to advertise the availability of the Premises for sale or rent; (v) signs for the commercial business that occupies the Premises,. Signs or markers referred to in (i) - (v) of this paragraph shall be in conformity with design approval by the applicable design authority, if any.

Grantor may provide and maintain a plaque on each of the street facades of the Premises not to exceed eight by twelve inches in size, mounted flush on the front exterior of the facade, with design approval by any applicable authority pursuant to established procedure, giving notice of the history of the building and the grant of this preservation easement. Any other signage advertising the premises or businesses located within the Premises shall be approved by the Grantor.

This 3rd day of November, 2014

Rae Colley

Gregory L. Linton as President of
Cobb Preservation Foundation Inc.

Signed and Sealed before me this date:

Witness

NOTARY

JANE WARREN HEDGEPETH
NOTARY PUBLIC
FULTON COUNTY, GA
EXP. Apr. 01, 2018

Applicant name and contact information is public information and available by contacting the Planning & Zoning Division (see link).
The information is redacted to reduce fraudulent collection attempts.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2026-18 **LEGISTAR: 20260682**

LANDOWNERS: [redacted]

APPLICANT: N/A

AGENT: [redacted]

PROPERTY ADDRESS: 373 and 385 Lawrence Street

PARCEL DESCRIPTION: Land Lot 12160 District 16 Parcels 0760 & 0770

AREA: +/- 0.351 acres **COUNCIL WARD: 5**

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

REQUEST: **R-4 (Single Family Residential – 4 units/acre) with an increase in density from 8 units/acre, allowed under the Residential Infill Development Overlay, to 8.55 units/acre**

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

REASON FOR REQUEST: The owner wants to subdivide the property into three separate lots.

PLANNING COMMISSION HEARING: Tuesday, August 4th, 2026 – 6:00pm

CITY COUNCIL HEARING: Wednesday, August 12th, 2026 – 7:00pm

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

City of Marietta Zoning Map



Zoning

SINGLE FAMILY RESIDENTIAL		**COMMERCIAL**	
R-1	One Unit/Acre	NRC	Neighborhood Retail
R-2	Two Unit/Acre	CRC	Community Retail
R-3	Three Unit/Acre	RRC	Regional Retail
R-4	Four Unit/Acre	CBD	Central Business District
ATTACHED FAMILY RESIDENTIAL		PCD	Planned Commercial Dev.
RA-4	Four Unit/Acre	MXD	Mixed-Use Dev.
RA-6	Six Unit/Acre	OIT	Office Institutional Trans.
RA-8	Eight Unit/Acre	LRO	Low-Rise Office
PRD(SF)	Planned Residential Dev.	OI	Office Institutional
MHP	Mobile Home Park	OS	Office Services
MULTI FAMILY RESIDENTIAL		OHR	Office High-Rise
RM-8	Eight Unit/Acre	**INDUSTRIAL**	
RM-10	Ten Unit/Acre	LI	Light Industrial
RM-12	Twelve Unit/Acre	HI	Heavy Industrial
RHR	Residential High Rise	PID	Planned Industrial Dev.
PRD(MF)	Planned Residential Dev.		

District	*Land Lot*	*Parcel*	*Current Zoning*	*Proposed Zoning*
16	**12160**	**0760 0770**	**R4**	**R4 w/ increased density**

Comments:
373 and 385 Lawrence Street

N

0 10 20 40 Feet

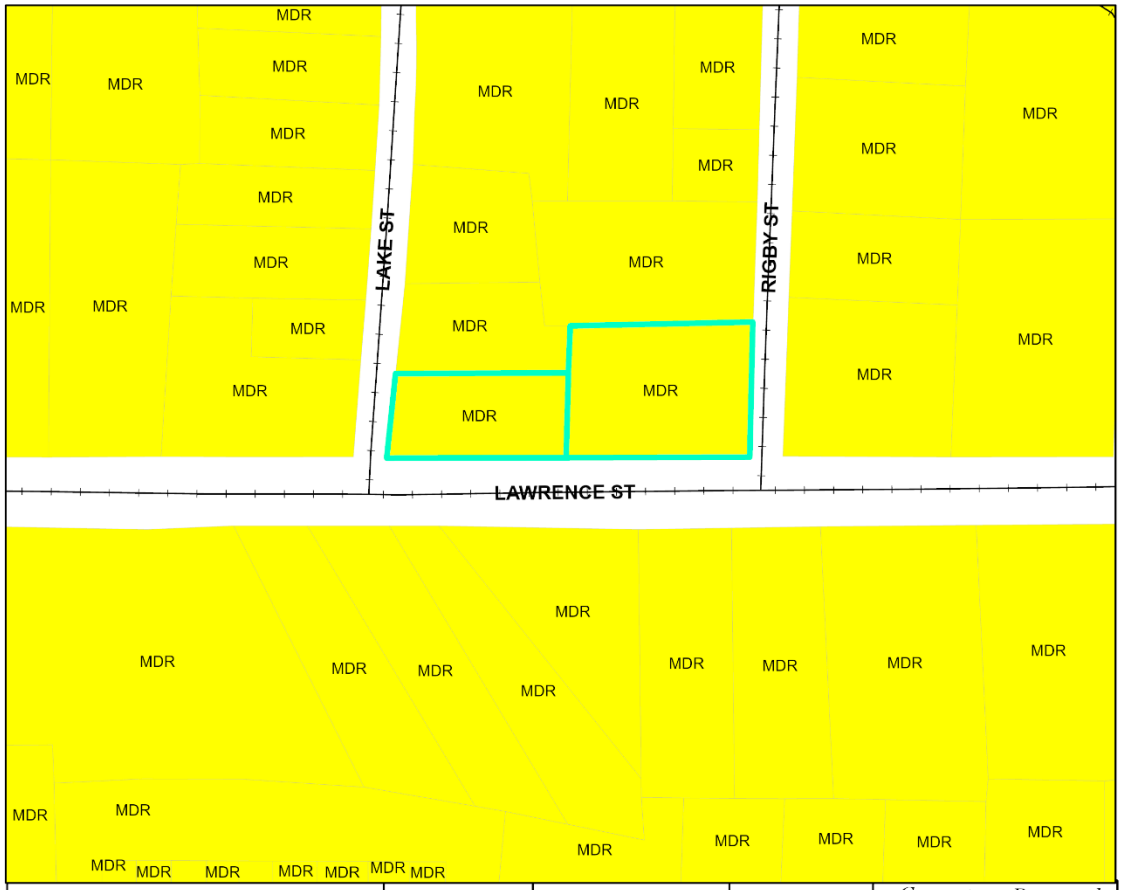
Date: **7/10/2026**

Planning & Zoning Division

CITY OF Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

City of Marietta Area FLU Map



Future Land Use

LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
NAC	Neighobrhood 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	*Land Lot*	*Parcel*	*Current FLU*	*Proposed FLU*
16	12160	0760 0770	MDR	n/a

Comments:
373 and 385 Lawrence Street

N

1:1,000

Date: **7/10/2026**

Planning & Zoning Division

CITY OF Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

PICTURES OF PROPERTY



View of 373 Lawrence Street



View of 385 Lawrence Street

STAFF ANALYSIS

Location Compatibility

The owner, [redacted] is requesting the rezoning of 0.351 acres located at 373 and 385 Lawrence Street from R4 (Single Family Residential – 4 units/acre) to R4 with an increased density of 8.55 units per acre. The owner intends to reconfigure the two existing lots into three separate lots in order to construct three (3) single-family dwellings under the development standards of the Residential Infill Development Overlay District (Infill Overlay). The subject properties are currently vacant.

Adjacent properties to the south and west are zoned OIT (Office Institutional Transitional) and OI (Office Institutional) and contain the law offices of Brack & Westee, P.C. and The Falcone Law Firm, P.C. All other surrounding properties are zoned R4.

Use Potential and Impacts

The City's Infill Overlay District was established to encourage residential development within areas already served by existing infrastructure, facilities, and public services. Although the proposed zoning classification would be R4, the applicant intends to reconfigure the properties under the Infill Overlay standards in lieu of the typical development standards associated with R4 zoning. The Infill Overlay supports redevelopment and growth by allowing an increased density – up to eight (8) units per acre – and relaxing requirements for setbacks and lot size to allow greater flexibility for infill development within the city center.

The requested rezoning would allow the reconfiguration of property lines to accommodate the construction of three (3) single family detached homes at a density of 8.55 units an acre. The three (3) proposed residential parcels would measure approximately 5,000 square feet, 5,010 square feet, and 5,280 square feet. Overall, creation of the three (3) lots will exceed allowable density by 0.55 units per acre.

The Infill Ordinance also includes architectural design standards to ensure new development is visually compatible with general housing styles and trends. Architecturally, the homes must incorporate quality building materials, optimize privacy with strategic placement, and orient the building to provide direct and safe access to the street. In addition, they must incorporate a minimum of five (5) out of the ten (10) design elements from the provided list in the ordinance. Although the applicant has not provided architectural elevations, compliance with these standards will be required by staff prior to permitting.

Comprehensive Plan

The Future Land Use of the designated area is classified as MDR (Medium Density Residential). The purpose of the MDR category is to provide for residential areas with densities ranging from five (5) to eight (8) dwelling units per acre, including single-family detached housing, clustered housing, and/or townhomes. Since the proposed density of 8.55 units an acre slightly exceeds the MDR range by 0.55 units, the proposed rezoning would exceed the density for the area per the City's Comprehensive Plan. However, similar medium-

density residential patterns exist within the surrounding neighborhood, and the proposed three-lot configuration would be consistent with the established residential character and lot pattern. Allowing slightly higher housing density at this site would be consistent with nearby residential development and remain appropriate within the MDR land-use framework.

Environmental Impacts

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

Economic Functionality

Both properties have been vacant since at least the 1990s, resulting in long-term underutilization of the site. The existing lot configuration would only allow two new homes; the request provides a practical approach to creating three appropriately sized residential lots that align with the surrounding lot pattern. Given the strong demand for housing in Marietta, establishing three single-family homes on long-vacant properties would support more efficient use of the land.

Infrastructure

The Infill Overlay requires either the provision of a 5-foot-wide sidewalk on all frontages or the donation of right-of-way for future sidewalk construction. There is a narrow, 3-foot wide sidewalk along Lawrence Street but none along Lake or Rigby Streets. Since neither Rigby Street nor Lake Street are wide enough to construct a new sidewalk within the existing right-of-way, donation would be necessary regardless but would leave even less acreage for density calculations. Should this request be approved, it should be noted that the calculated density of 8.55 units/acre reflect acreage prior to right-of-way donation.

The addition of three (3) new single-family homes is not anticipated to negatively impact the existing available water, sewer, or other public infrastructure serving the area. This location has access to both water and sanitary sewer infrastructure.

Public Works commented that driveway access for the new lots will need to be taken from Lake Street and Rigby Street, consistent with the configuration shown on the most recently submitted site plan (7/14/2026).

Overhead Electrical/Utilities

Overhead utilities are located along Lawrence Street so the placement of new homes will need to be coordinated with the appropriate utility. All new power connections will need to be provided underground and, if power poles need to be relocated, those, too, would need to be placed underground.

History of Property

There is no history of variances, special land use permits, or rezonings for the property.

Historical Impacts

The property at 373 Lawrence Street is located within the Washington Avenue National Historic District. However, because the lot is currently vacant and contains no existing structure, the property itself does not carry any individual historic designation.

Other Issues

The City of Marietta's code does not specify the maximum number of homes that may share one driveway. Once a driveway serves more than one lot, it must be placed in a recorded access easement. As a matter of common practice, shared access is typically limited to two homes.

If this request is approved as submitted, the submittal and approval of an exemption plat will be required prior to beginning any construction activity at this site. In addition, architectural elevations and landscape plans must be submitted to determine compliance with the design and landscaping requirements outlined in the Infill Overlay District standards.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

ANALYSIS & CONCLUSION

The owner [redacted] is requesting the rezoning of 0.351 acres located at 373 and 385 Lawrence Street from R4 (Single Family Residential – 4 units/acre) to R4 with an increased density of 8.55 units per acre under the development standards of the Residential Infill Development Overlay District. The subject properties are currently vacant, and surrounding land uses include a mix of R4-zoned single-family homes and OIT/OI (Office Institutional Transitional/Office Institutional) zoned office uses along Lawrence Street.

The proposed development would reconfigure the two existing lots into three (3) single-family detached homes, with lot sizes ranging from 5,000 to 5,280 square feet. Each parcel would conform to the flexible development standards of the Infill Overlay, which supports increased density and reduced setbacks. This configuration yields a total density of 8.55 units per acre – above the maximum allowable eight (8) units per acre provided under the Overlay standards.

If this request is approved as submitted, the submittal and approval of an exemption plat will be required prior to beginning any construction activity at this site. Architectural elevations and landscape plans must also be submitted to confirm compliance with the design and landscaping requirements outlined in the Infill Overlay District standards. Sidewalks, a minimum of 5-feet in width, are required along all frontages unless sufficient right-of-way is donated (and resulting increase in density disregarded).

The properties have remained vacant for decades, resulting in long-term underutilization of the site. Reconfiguring the lots to support three single-family homes would provide additional housing opportunities and promote more efficient use of land in an area already served by existing infrastructure. A similar rezoning request (Z2025-16) was approved last year allowing a density of 8.3 units per acre under the Infill Overlay.

Although the site is designated as Medium Density Residential (MDR) in the City's Future Land Use Map – which permits between five (5) and eight (8) dwelling units per acre – the proposed density of 8.55 units per acre exceeds this range. Despite this, similar medium density residential patterns exist within the surrounding neighborhood, and the proposed three-lot configuration would be compatible with the established residential character and lot pattern.

ch

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

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?	10” in Lawrence – 6” in Rigby & Lake
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” in Lawrence
Capacity of the sewer line?	A.D.F Peak
Estimated waste generated by proposed development?	Not Provided
Treatment Plant Name?	R.L. Sutton W.R.F.
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

DATA APPENDIX CONTINUED

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?	Sope 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

- *Site development plan review required.*
- *Stormwater concept meeting required.*
- *Driveway will need to be noted as an access easement*

TRANSPORTATION

What is the road affected by the proposed change?	Lawrence Street, Lake Street, Rigby 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?	Yes
Transportation improvements in the area?	
If yes, what are they?	

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	51
Distance to nearest station?	0.4 miles
Most likely station for 1st response?	51
Service burdens at the nearest city fire station (under, at, or above capacity)?	Below Capacity

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].

The setbacks shown will require the installation of fire protection sprinklers (2-6-140(D)).

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes_____ No_____

If not, can this site be served? Yes___X___ No_____

What special conditions would be involved in serving this site?

Additional comments:

These are two empty lots that can be fed by Marietta Power. The service for these two lots will need to be underground. There will be tap fees for the underground service. Daniel Greenway will be the contact for this job. dgreenway@mariettaga.gov/7707945123

Marietta GEORGIA

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 #: Z2026-18 **Legistar #:** 20260682 **PZ #:** 26-041
Planning Commission Hearing: Aug 4, 2026 **City Council Hearing:** Aug 12, 2026

Owner's Name [redacted]
Documentation showing names of Principals authorized to sign application is **required for Corporations.**

EMAIL Address. [redacted]

Mailing Addres: [redacted]004

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: 385 and 373 Lawrence Street

Land Lot (s) 1216 District 2nd Parcel _____ Acreage .23 & .14 Ward 5 Future Land Use: MDR

Present Zoning Classification: R4 Proposed Zoning Classification: R4 with increased density to 8.55 UPA

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*

[redacted]

Injury, Land Use,
Criminal Defense,
Domestic
& Business

June 23, 2026

VIA EMAIL AND
HAND DELIVERY

Ms. Shelby Little, AICP
Planning & Zoning Manager
City of Marietta
Department of Development Services
205 Lawrence Street
Marietta, GA 30060

Re: Application of [redacted] to Rezone +/- .133 and .218 Acre Tracts from R4 to R4 with increased density to 8.55 UPA, Land Lot 1216, 2nd District, Marietta, Cobb County, Georgia

Dear Shelby:

This firm represents [redacted] as it relates to its Rezoning Application regarding the above-captioned property ("Subject Property") (hereinafter collectively the "Application").

This Application seeks to rezone properties commonly known as 373 and 385 Lawrence Street from the existing R4 zoning district to the R4 zoning district with increased density to allow for development and construction of three (3) single-family residential homes under the Residential Development Infill Overlay District.

On behalf of please accept and find the Application and the following:

[redacted]
A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL AND
HAND DELIVERY

Ms. Shelby Little, AICP
Planning & Zoning Manager
City of Marietta
Department of Development Services

June 23, 2026
Page 2

1. Application Certificate of Corporate Authority forms signed by the Property Owner and Applicant.

2. A check made payable to the City of Marietta in the sum $ 700 representing the Rezoning Application fee.

3. Copies of the deed reflecting the record titleholder and a current legal description of the subject property.

4. Copies of the paid tax receipts.

5. Two (2) 8 1/2" x 11" copies of the site plan drawn to scale with electronic delivery.

6. A Written Description contained in this letter.

7. A Constitutional Challenge.

REZONING WRITTEN DESCRIPTION

The Subject Properties are zoned R4 within an area classified as Medium Density Residential ("MDR") under the City's Comprehensive Plan. The properties surrounding and nearby to the Subject Properties are zoned as R4, OI and OIT reflecting the convergence of office and residential uses in an area with close proximity to downtown Marietta and the City of Marietta and Cobb County Government and Courthouse complexes. This location provides for an opportunity to provide housing opportunities with greater emphasis on the efficiency of being within walking distance to the amenities of downtown Marietta and less emphasis on residential acreage beyond the footprint of the homes and buildings.

The Site Plan identifies three (3) new single-family homes with lots and layouts meeting the requirements of the Residential Development Infill Overlay District except for exceeding the maximum allowed density of 8 units per acre requiring rezoning to allow for density of 8.55 units per acre.

[redacted]

A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL AND
HAND DELIVERY

Ms. Shelby Little, AICP
Planning & Zoning Manager
City of Marietta
Department of Development Services

For these reasons, the intent and purpose of the Ordinance and applicable Sections are not frustrated by the Applicant's request, but their strict application would create a hardship for the Applicant without gain or benefit to the public for strict enforcement.

For all the reasons stated herein above and with all of the information and documentation which is before you, we respectfully request that the Rezoning Application be approved. We look forward to discussing the Application with further during the review process and prior to being heard by the Planning Commission and Mayor and Council.

In the interim, please do not hesitate to contact me should you have any questions whatsoever regarding this application. Thank you.

Sincerely,

[redacted]

AJR/srb
Enclosures/Attachments

THIS BLOCK RESERVED FOR COURT CLERK

ZONING: R-4

SETBACKS
FRONT = 25'
SIDE = 10'
REAR = 30'
MIN. LOT SIZE = 7,500 SQ.FT.
MIN. LOT WIDTH = 75'

BOUNDARY REFERENCES:

1. SUBJECT DEED BOOK HH & 80, PAGE 142 & 250
2. PLAT BOOK, PAGE
3. SEE ADJOINERS

ADDRESS(S)

373 & 385 LAWRENCE STREET NORTHEAST
MARIETTA , GEORGIA , 30060

FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP FULTON COUNTY COMMUNITY PANEL NO. 13121 C 0244 F DATED SEPTEMBER 18, 2013. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

BENCHMARK REFERENCE

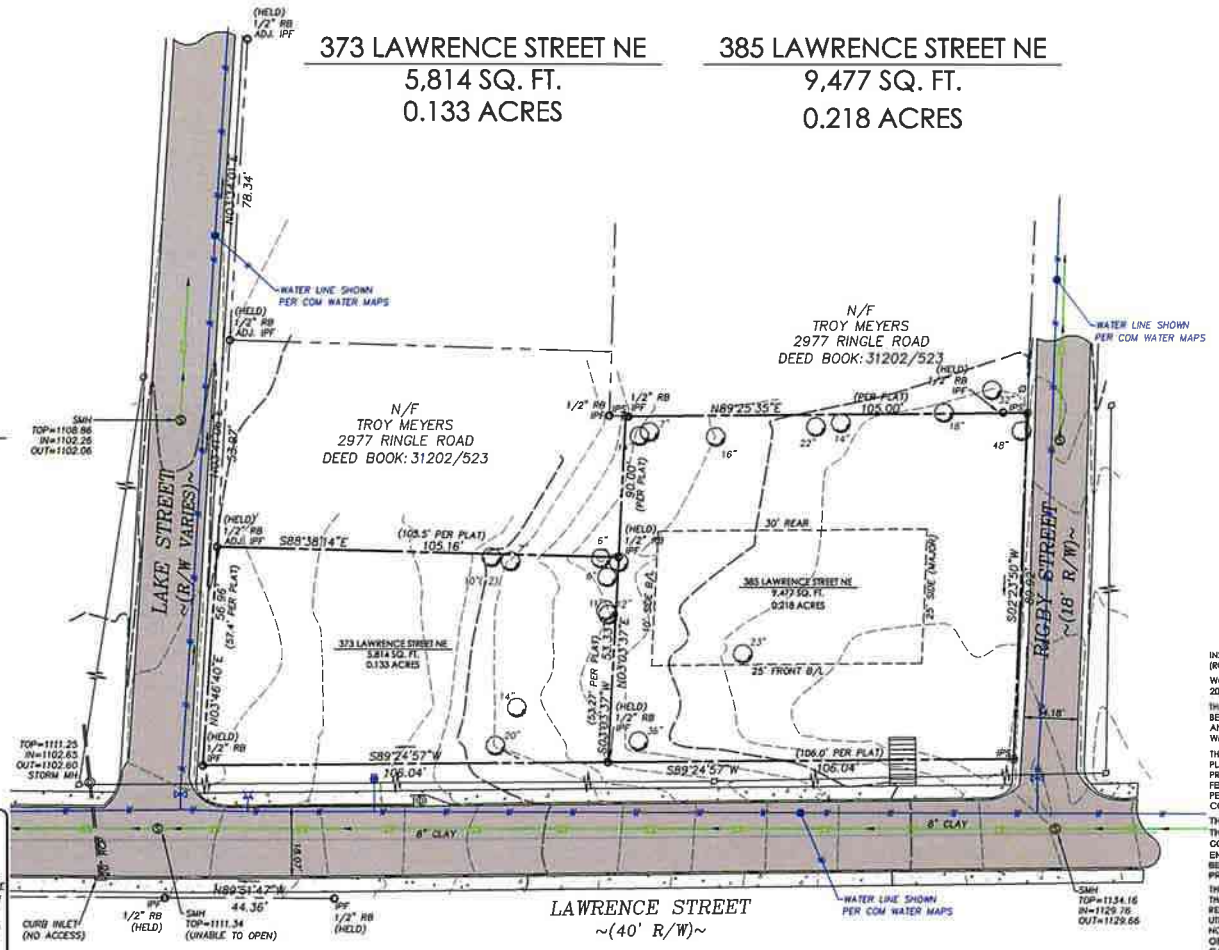
ALL ELEVATIONS ARE GROUND RUN; ELEVATIONS ARE BASED OFF OF TRIMBLE NETWORK GPS MEAN SEA LEVEL. MEASUREMENTS USING A TRIMBLE R12 LT BASE ROVER WITH VRS NOW RTK GNSS SERVICE.

TOTAL SITE AREA

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83

373 LAWRENCE STREET NE
5,814 SQ. FT.
0.133 ACRES

385 LAWRENCE STREET NE
9,477 SQ. FT.
0.218 ACRES



INSTRUMENT USED: SOKKIA IX 5000 (ROBOTIC/MOTORIZED)

WORK PERFORMED ON JANUARY 9, 2026.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 40,838+ FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2"RB)
CTP	CRIMP TOP PIPE
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
RB	REBAR
	PROPERTY LINE
	CENTER LINE
T.B.M.	TEMPORARY BENCHMARK
	BENCHMARK
L.L.L.	LAND LOT LINE
N/F	NOW OR FORMERLY
PT	PERC. TEST (BOREHOLE)
WV	WATER VALVE
FH	FIRE HYDRANT
WSO	WATER STUB OUT
WM	WATER METER
FDL	FIRE DEPT. LINE
	PROPERTY LINE
	FENCE
T	TELEPHONE LINE
G	GAS LINE
W	WATER LINE
SS	SANITARY SEWER LINE
OHP	OVERHEAD POWER LINE
UGP	UNDERGROUND POWER
T	TELEPHONE PEDASTAL
T	TELE COMM. MANHOLE LID
	POWER POLE
	LIGHT POLE
P	GA POWER MANHOLE LID
GW	GUY WIRE
	3x3 TRANSFORMER
	AIR CONDITIONER
GV	GAS VALVE
I.E.	INVERT ELEVATION
SMH	SANITARY SEWER MANHOLE
CO	CLEANOUT
D.I.	DRAIN INLET
CMP	CORRUGATED METAL PIPE
FES	FLARED END SECTION

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FUTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED NO.3107 LAND SURVEYOR BRYAN C. LONG

REVISIONS:

GRAPHIC SCALE
0 10 20 40 60 80

BOUNDARY, TOPOGRAPHIC ,TREE , & UTILITY SURVEY for

[redacted]

LOT NUMBER 1612160077O & 1612160076O, 4015-CITY OF MARIETTA
LAND LOT 1216, 16th DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
DATE: 1/27/2018 SCALE: 1"= 20'

MERIDIAN GEOMATICS
ALPHARETTA OFFICE
1875 LOCKEWAY DRIVE - SUITE 702
Alpharetta, Georgia 30004
Office: (770) 675-6197
WEBSITE: MERIDIANGEOMATICS.NET
EMAIL: SURVEYINGATLANTA@GMAIL.COM

DRAWN BY D.C.D.
JOB. # 2026-005

THIS BLOCK RESERVED FOR COURT CLERK

ZONING: SUPPLEMENTARY USE REGULATIONS

SETBACKS
- FRONT = 15'
- SIDE = 5' (MINOR)
- SIDE = 15' (MAJOR)
- REAR =15'

MIN. LOT SIZE = 5,000 SQ.FT.
MIN. LOT WIDTH = 40'
MIN. FLOOR AREA RATIO = 1,200 SQ.FT.
MAX. BUILDING HEIGHT = 35'
MAX. BUILDING COVERAGE = NA
MAX IMPERVIOUS SURFACE = 75%
MAX. DENSITY = 8 DWELLING UNITS PER ACRE

BOUNDARY REFERENCES:

1. SUBJECT DEED BOOK HH & 80, PAGE 142 & 250
2. PLAT BOOK, PAGE
3. SEE ADJOINERS

ADDRESS(S)

373 & 385 LAWRENCE STREET NORTHEAST
MARIETTA , GEORIGA , 30060

FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP FULTON COUNTY COMMUNITY PANEL NO. 13121 C 0244 F DATED SEPTEMBER 18, 2013. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

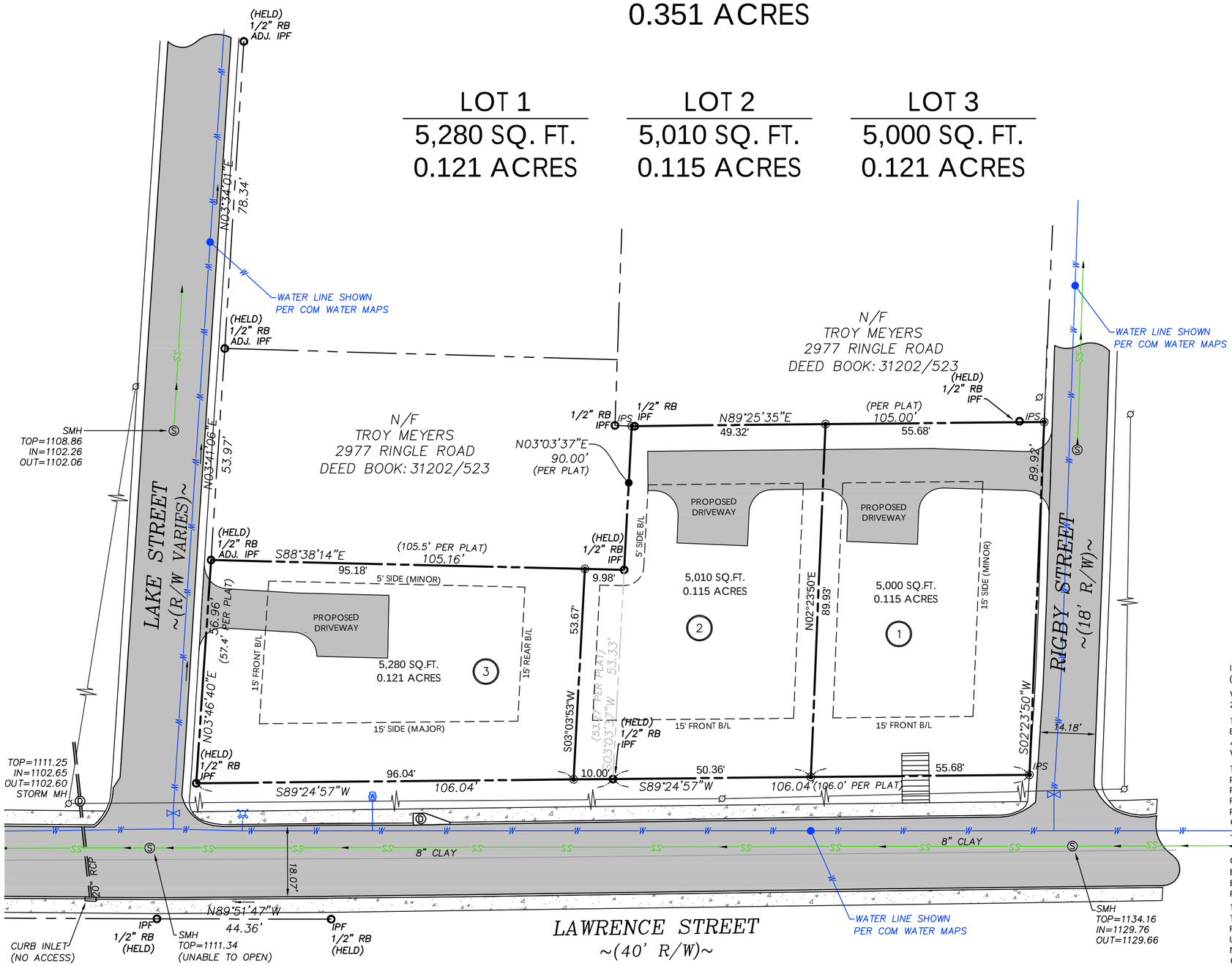
BENCHMARK REFERENCE

ALL ELEVATIONS ARE GROUND RUN; ELEVATIONS ARE BASED OFF OF TRIMBLE NETWORK GPS MEAN SEA LEVEL MEASUREMENTS USING A TRIMBLE R12 LT BASE ROVER WITH VRS NOW RTK GNSS SERVICE.

TOTAL SITE AREA
15,291 SQ. FT.
0.351 ACRES

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83

LOT 1	LOT 2	LOT 3
5,280 SQ. FT.	5,010 SQ. FT.	5,000 SQ. FT.
0.121 ACRES	0.115 ACRES	0.121 ACRES



LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2"RB)
CTP	CRIMP TOP PIPE
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
RB	REBAR
PL	PROPERTY LINE
CL	CENTER LINE
T.B.M.	TEMPORARY BENCHMARK
	BENCHMARK
L.L.L.	LAND LOT LINE
N/F	NOW OR FORMERLY
PT	PERC. TEST (BOREHOLE)
	WATER VALVE
	FIRE HYDRANT
	WATER STUB OUT
	WATER METER
	FIRE DEPT. LINE
	PROPERTY LINE
x x	FENCE
UT	TELEPHONE LINE
G	GAS LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	OVERHEAD POWER LINE
UGP	UNDERGROUND POWER
	TELEPHONE PEDASTAL
T	TELE COMM. MANHOLE LID
	POWER POLE
	LIGHT POLE
P	GA POWER MANHOLE LID
GW	GUY WIRE
	3x3 TRANSFORMER
	AIR CONDITIONER
GV	GAS VALVE
I.E.	INVERT ELEVATION
S SMH	SANITARY SEWER MANHOLE
CO	CLEANOUT
D.I.	DRAIN INLET
CMP	CORRUGATED METAL PIPE
FES	FLARED END SECTION

INSTRUMENT USED: SOKKIA iX 5000 (ROBOTIC/MOTORIZED)

WORK PERFORMED ON JANUARY 9, 2026.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 40,838+ FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

GEORGIA REGISTERED NO.3107 LAND SURVEYOR BRYAN C. LONG

RECEIVED 07/14/2026

REVISIONS:
6/23/2026 - ADD DRIVEWAYS

GRAPHIC SCALE
0 10 20 40 60 80

PRELIMINARY LAND PLAN for

[redacted]

(PERMITTING MUNICIPALITY: CITY OF MARIETTA)

LOT NUMBER 16121600770 & 16121600760, 4015-CITY OF MARIETTA
LAND LOT 1216, 16th DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
DATE: 05/06/2026 SCALE: 1"= 20'

MERIDIAN GEOMATICS

ALPHARETTA OFFICE
1875 LOCKEWAY DRIVE - SUITE 702
Alpharetta, Georgia 30004
Office: (770) 675-6197

WEBSITE: MERIDIANGEOMATICS.NET
EMAIL: SURVEYINGATLANTA@GMAIL.COM

DRAWN BY
D.C.D.
JOB. #
2026-005

Applicant name and contact information is public information and available by contacting the Planning & Zoning Division (see link).
The information is redacted to reduce fraudulent collection attempts.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2026-19 **LEGISTAR:** 20260683

LANDOWNERS: [redacted]

APPLICANT: [redacted]

AGENT: [redacted]

PROPERTY ADDRESS: 532 Dickson Road & 1541 Owenby Drive

PARCEL DESCRIPTION: 16087400260 & 16085500350

AREA: 0.84 acres & 0.86 acres **COUNCIL WARD:** 6

EXISTING ZONING: CRC (Community Retail Commercial) & R-20 (Cobb County)

REQUEST: LI (Light Industrial)

FUTURE LAND USE: IW (Industrial Warehouse) & IC (Industrial Compatible - County)

REASON FOR REQUEST: To grow existing industrial operations of the [redacted]siness Park along the Canton Road corridor.

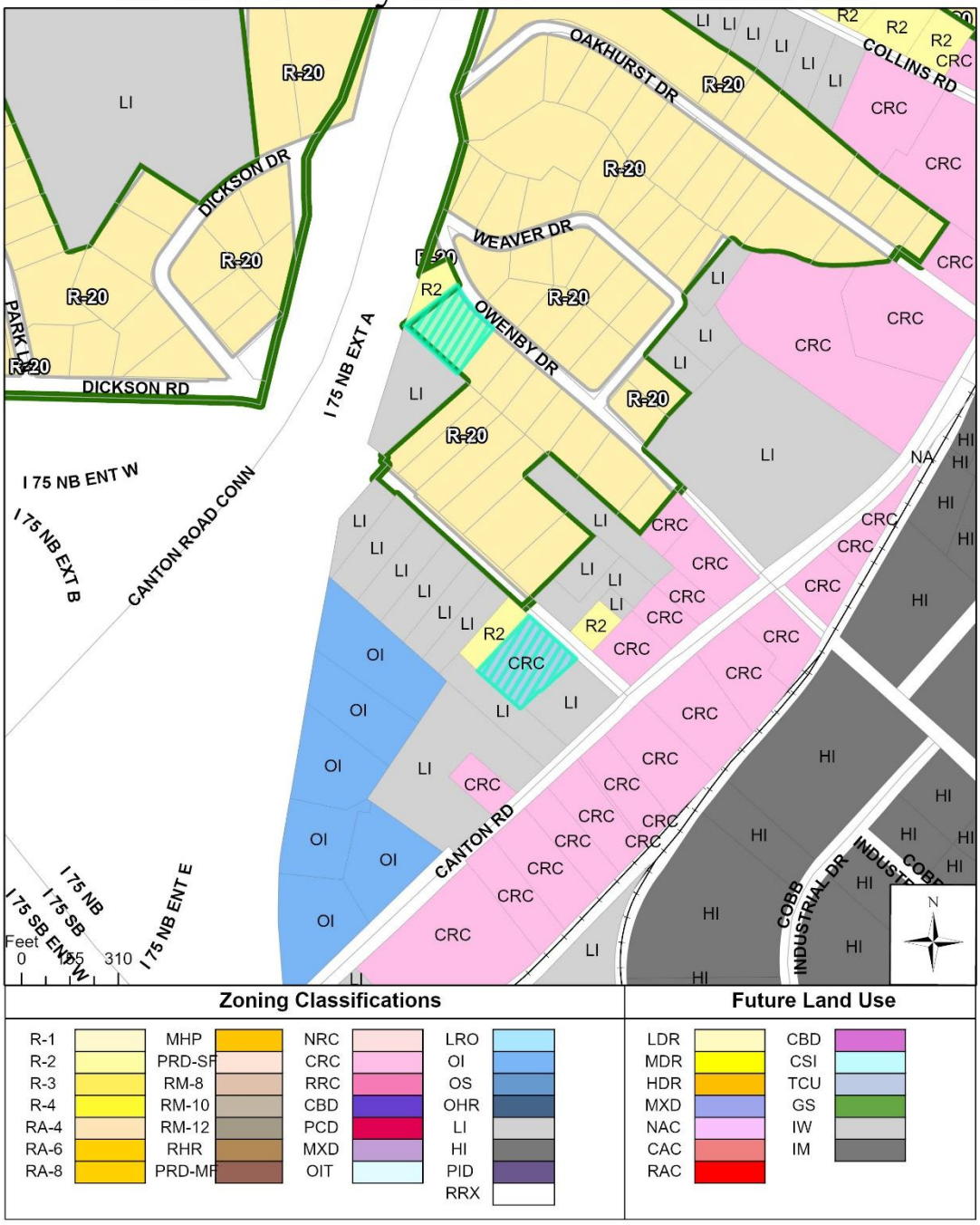
PLANNING COMMISSION HEARING: Tuesday, August 4th, 2026 – 6:00pm

CITY COUNCIL HEARING: Wednesday, August 12th, 2026 – 7:00pm

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

MAP

1545 Owenby Dr & 532 Dickson Rd

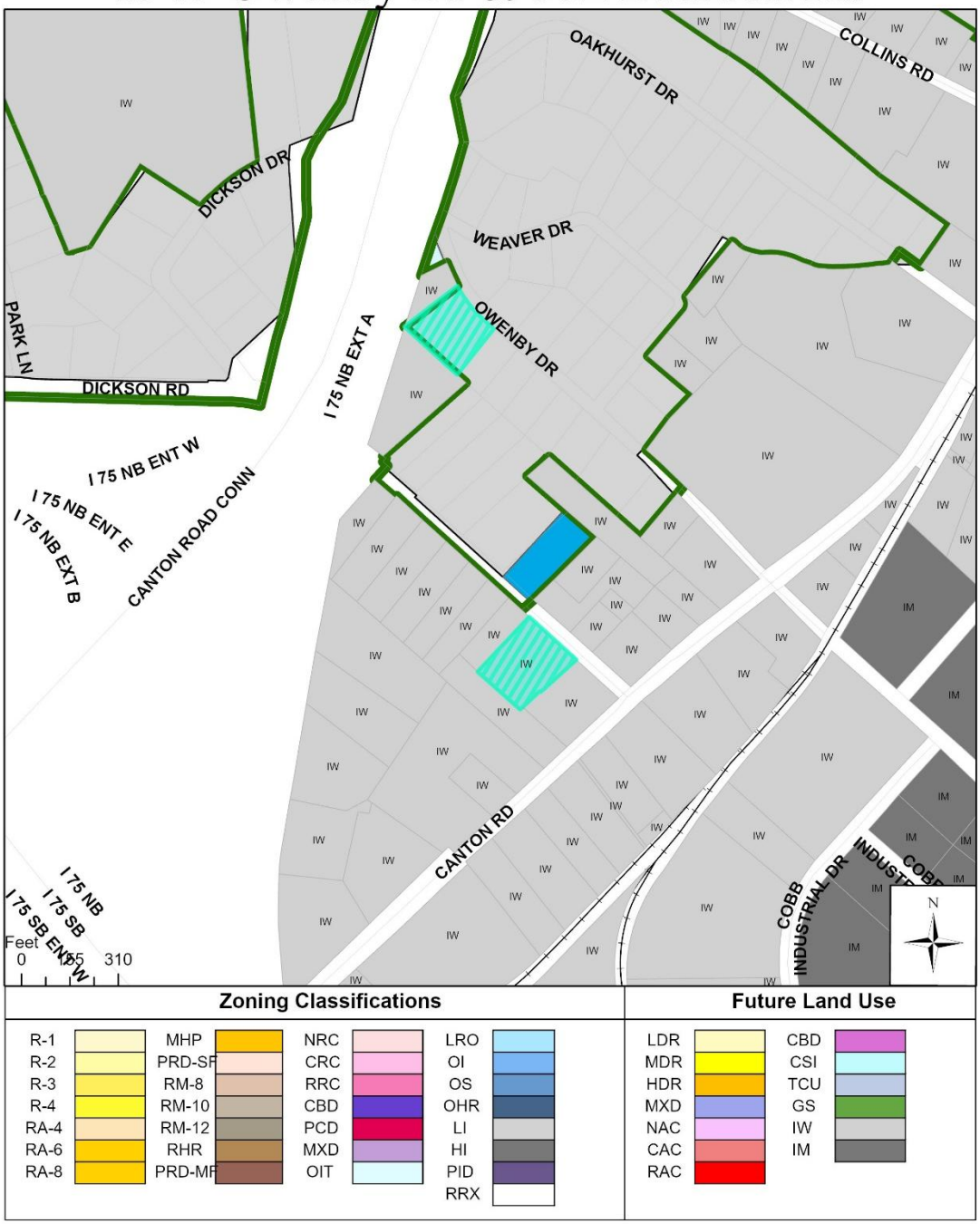


Properties outlined in green are under Cobb County's jurisdiction

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

FLU MAP

1545 Owenby Dr & 532 Dickson Rd



Properties outlined in green are under Cobb County's jurisdiction

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

PICTURES OF PROPERTY



532 Dickson Road, formerly Ashley Manor care home, proposed to become a truck court in an industrial business park development, part 's holdings.



1541 Owenby Drive, proposed to become part of a stormwater management area to support the industrial business park development.

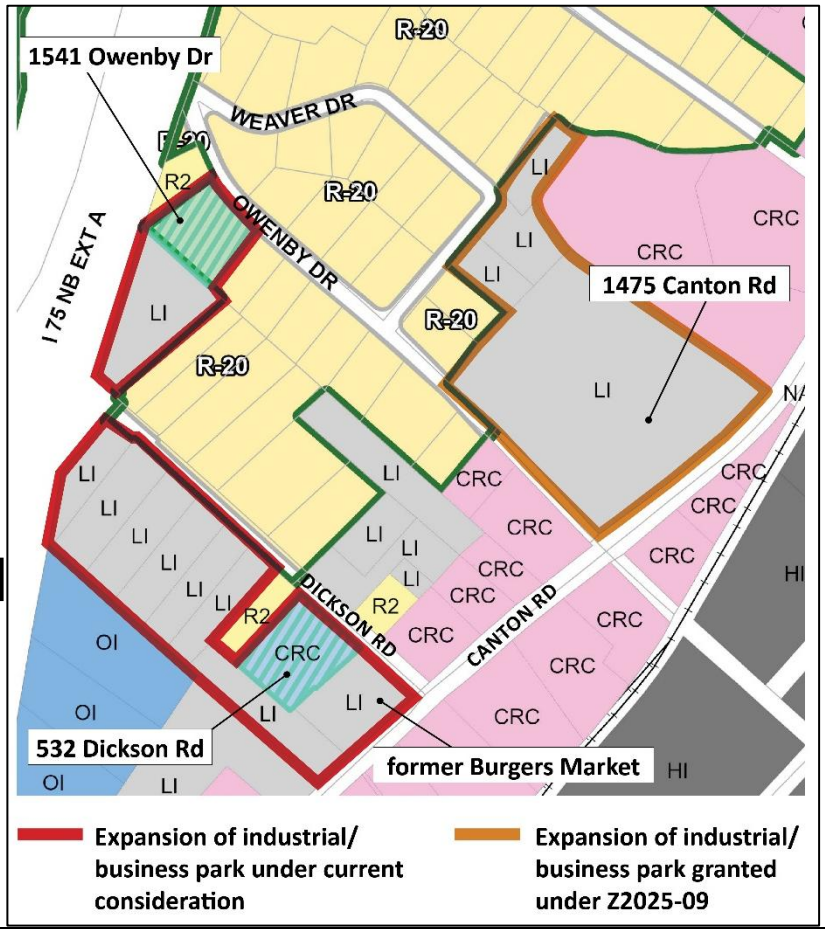
Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

STAFF ANALYSIS

Location Compatibility

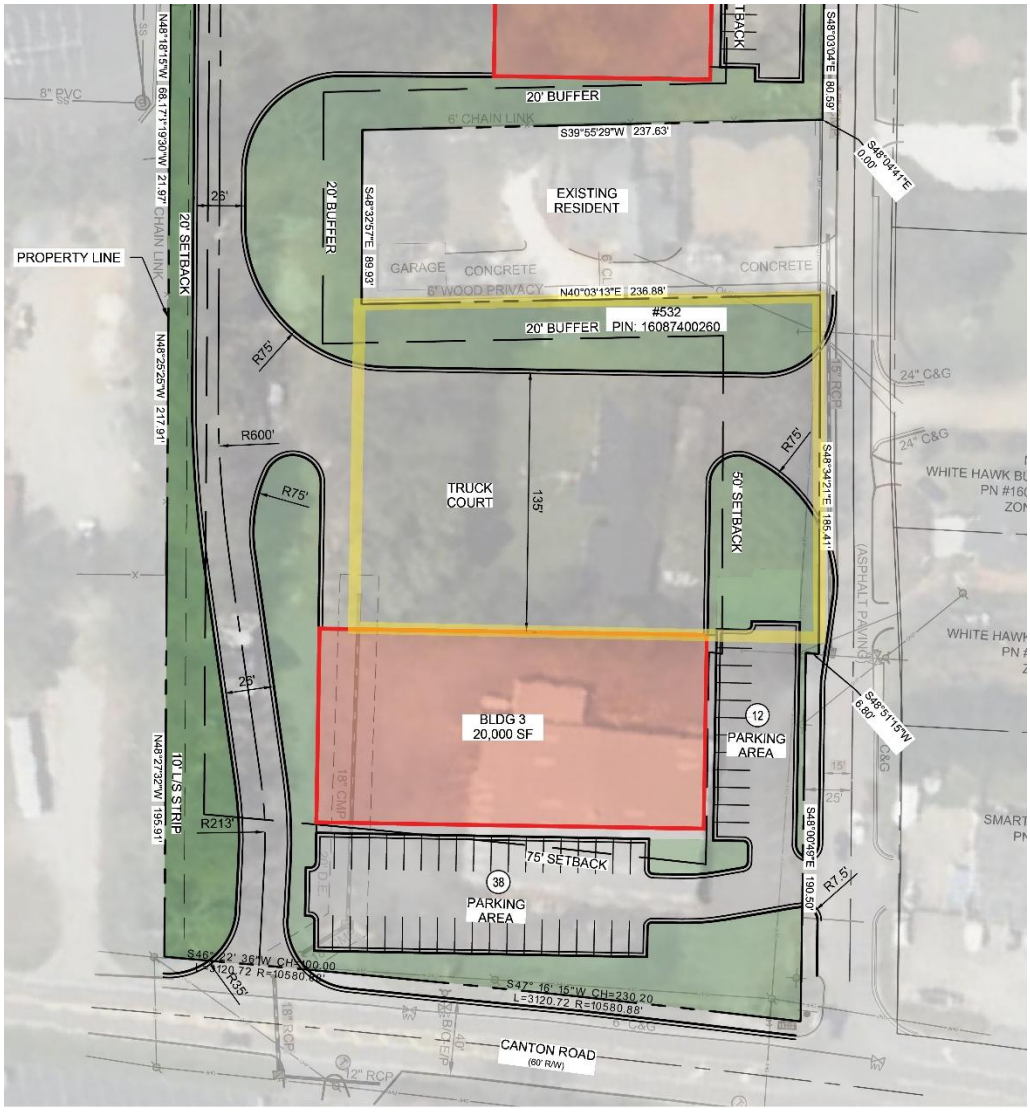
[redacted]equesting the rezoning of 532 Dickson Road from CRC (Community Retail Commercial) to LI (Light Industrial) on behalf of his clients, The applicant is a from Cobb County and rezoning to LI of 1541 Owenby Drive, currently zoned for residential use [redacted] which owns both properties under consideration, wishes to expand their wa distribution footprint with the construction of three (3) new buildings, including one on the former Burgers Market site, spread across what is today nine (9) individual lots (see diagram below). The Dickson Road property would be among the nine (9) lots transformed into an industrial business park, and the Owenby Drive lot would be earmarked for stormwater retention. All lots which would comprise the new plan are owned by [redacted] and are already zoned LI, except for the two (2) subject properties.

Properties in the vicinity of 532 Dickson Road are zoned LI, except the lot immediately to the north, zoned R-2 (Single Family Residential, 2 units/acre). The Owenby Drive lot, however, is surrounded by other single-family lots, save for 451 Dickson Road, zoned LI and under [redacted] ownership. Combining 451 Dickson Road with 1541 Owenby Drive, as envisioned in the plan submitted, would continue the "creep" of light industrial properties into an old single-family neighborhood. If rezoned to LI, as were approximately 8.5 acres around 1475 Canton Road (Z2025-09), also for [redacted] character of the Canton Road corridor would become even more cemented as industrial in nature.



Use Potential and Impacts

The master plan submitted for the development of the block containing 532 Dickson Road envisions the eventual construction of three (3) new industrial warehouse buildings, each 20,000 square feet in size and with supporting "truck court" areas. The block is shown as one contiguous parcel, and to build over current property lines, the nine (9) individual lots would need to be combined through exemption plat. If not rezoned, 532 Dickson Road could not be combined with the other LI lots on the block, resulting in a "hole" in the industrial park layout and the loss of what would be a truck court for the new building to front onto Canton Road (in place of Burgers Market).



Approximate property lines of 532 Dickson Road outlined in yellow.

Although a valuable piece of the overall plan for the entire block, the 532 Dickson Road lot must be isolated for this analysis to understand the impact rezoning it from CRC to LI might have. Critically, a single-family residence (zoned R-2) is located just adjacent to 532 Dickson Road, and the owners intend to remain despite the development planned around them. When an industrial lot borders a residential lot, a 50-foot vegetated buffer is required to be either safeguarded (if trees already exist) or installed. Zoning code further elaborates that all loading docks must be screened by either landscaping or a stabilized berm. Given the rear of the building to front Canton Road would use the Dickson Road lot as a truck court, the plan may be for it to indeed be used for loading, speaking to potentially more nuisance for the existing residents, located adjacent, to confront.

Mr. [redacted] has asked that a variance be granted contemporaneously with the rezoning to reduce the required buffer from 50 feet to 20 feet due to the "limited utility" of the Dickson Road lot if the full buffer had to be installed. Staff understands the impulse to request a buffer reduction to help ensure plans for the overall development are achievable but also believes that the request is premature.

It appears that other variances would be required to enable the development plan to come to fruition, and at that time, the variance for the reduction of the buffer on the Dickson Road lot could be evaluated. All other properties within the proposed development area have been rezoned and/or annexed over time (beginning in 2006), and each decision has had stipulations attached. Further, site plans submitted with these rezonings do not align with the plan currently supplied. Buffer reduction requests, setback modifications, office and warehouse space projections, and specific landscaping details have varied across the range of piecemeal approvals in the following cases:

- A2006-07: annexation of 432, 482 and 512 Dickson Road
- Z2006-28: rezoning of 462, 472, 482, 492, 502 and 512 Dickson Road to LI
- Z2019-02: rezoning of 451 Dickson Road to LI
- Z2022-13: rezoning of 1377 & 1395 Canton Road to LI
- A2025-02: annexation of 160, 601 and an unaddressed parcel on Weaver Drive
- Z2025-09: rezoning of 160, 595 and an unaddressed parcel on Weaver Drive and rezoning of 1475 Canton Road to LI

As such, the more prudent approach might be to consider all variances needed at the time of actual development, rather at this conceptual stage, to be able to weigh all special requests on equal footing.

The risk also exists that 532 Dickson Road is granted a 30-foot buffer reduction, but the plan does not move forward as shown. The result would be an industrially zoned lot with a reduced buffer next to residential that could then be used for anything permitted under LI zoning.

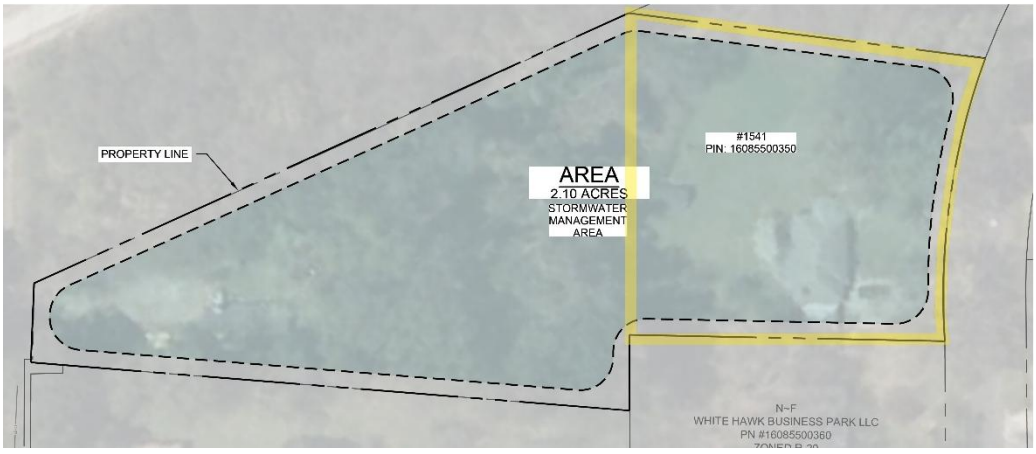
Unles [redacted] intends to develop 532 Dickson Road immediately into a truck yard, waiting to grant variances until the development as a whole is submitted for consideration should not impact them negatively. Still, the following request has been made:

- Variance to reduce the required buffer when an LI district directly abuts any residential district from 50 feet to 20 feet. *[§708.26 (I.)]*

Regarding 1541 Owenby Drive, a 50-foot buffer would also have to be maintained/installed to the north and south where the lot borders single-family homes. While the plan is simply to use the lot for stormwater management (along with the neighboring lot, already zoned LI) for the immediate (and future) development, zoning code states:

> "When an LI district directly abuts any residential district, a 50-foot buffer shall be established." *[§708.26 (I.)]*

The language does not state that a building needs to be on site for buffers to be put in place, but rather points to the need to protect residential properties from industrial land in whatever form. Because no variances for buffer reductions were requested for the Owenby Drive parcel, it is assumed that the lot will not be graded up to the property line and appropriate buffers will be installed where needed if and when the rest of the development takes shape.



Approximate property lines of 1541 Owenby Drive outlined in yellow.

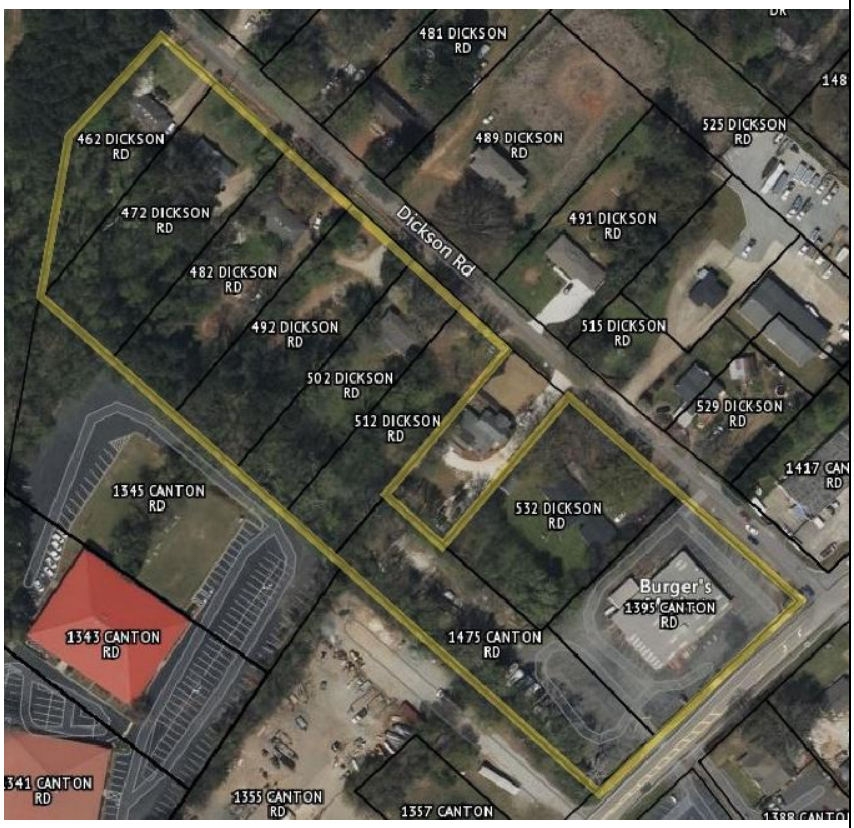
The potential omission of a variance request for the Owenby Drive lot points again, though, to the reason to pause on the granting of more variances for the overall development until [redacted] is ready to begin construction.

Comprehensive Plan

Both the City and County envision the future of the subject properties as industrial in nature, with IW (Industrial Warehousing) being the City's Future Land Use designation and IC (Industrial Compatible) being the County's. As such, the rezoning request is supported by both Comprehensive Plans.

Environmental Impacts

Although no streams or floodplain exist on the subject property, it contains mature tree stands, as do most all other lots within the future industrial business park. While no specific threats to protected species are known, the continued loss of tree cover in the city and its impact not only on wildlife but to the human environment is worth bearing in mind for this as well as future developments. Any effort to retain mature trees would be beneficial.



Future industrial business park location outlined in yellow.

Economic Functionality

Ashley Manor, a nursing/personal care home, operated at 532 Dickson Road from 2016-2024. The commercial lot was an anomaly amongst others that had been rezoned to LI over time. Given [redacted] vision for the area, and the lot's location within a neighborhood which still appears residential in nature, its continued use as a commercial property is likely limited. Likewise, although a home currently exists on 1541 Owenby Drive, it would be removed for the sake of creating a stormwater management area in its place.

Infrastructure

No significant comments were provided by Public Works. If and when the larger site plan is submitted for review, impacts of the development as a whole will need to be examined.

Overhead Electrical/Utilities

Power lines run along Canton Road, but no conflicts are anticipated.

History of Property

No history of variances, rezonings, or Special Land Use Permits exists in conjunction with 532 Dickson Road. Because 1541 Owenby Drive is located within Cobb County, Staff did not have access to its records.

Historical Impacts

N/A

Other Issues

An exemption plat will be needed to combine properties if the plan presented is to move forward. A site development plan will need to be approved prior to the issuance of a land disturbance permit.

ANALYSIS & CONCLUSION

is requesting the rezoning of 532 Dickson Road from CRC to LI on behalf of his clients, [redacted] The applicant is also requesting the annexation from Cobb County and rezoning to LI of 1541 Owenby Drive, currently zoned for residential use. [redacted]ch owns both properties under consideration, wishes to expand their warehousing and distribution footprint with the construction of three (3) new buildings, including one on the former Burgers Market site, spread across what is today nine (9) individual lots. The Dickson Road property would be among the nine (9) lots transformed into an industrial business park, and the Owenby Drive lot would be earmarked for stormwater retention. All lots which would comprise the new plan are owned by [redacted]e already zoned LI, except for the two (2) subject properties.

Critically, a single-family residence (zoned R-2) is located just adjacent to 532 Dickson Road, and the owners intend to remain despite the development planned around them. When an industrial lot borders a residential lot, a 50-foot vegetated buffer is required to be either safeguarded (if trees already exist) or installed. Zoning code further elaborates that all loading docks must be screened by either landscaping or a stabilized berm.

[redacted] as asked that a variance be granted contemporaneously with the rezoning to reduce the required buffer from 50 feet to 20 feet due to the "limited utility" of the Dickson Road lot if the full buffer had to be installed. Staff understands the impulse to request the buffer reduction to help ensure plans for the overall development are achievable, but also believes that the request is premature. The more prudent approach might be to consider all variances needed at the time of actual development, rather at this conceptual stage, to be able to weigh all special requests on equal footing. The risk also exists that 532 Dickson Road is granted a 30-foot buffer reduction, but the plan does not move forward as shown. The result would be an industrially zoned lot with a reduced buffer next to residential that could then be used for anything permitted under LI zoning.

Unless [redacted] intends to develop 532 Dickson Road immediately into a truck yard, waiting to grant variances until the development as a whole is submitted for consideration should not impact them negatively. Still, the following request has been made:

- Variance to reduce the required buffer to when an LI district directly abuts any residential district from 50 feet to 20 feet. *[§708.26 (I.)]*

Because no variances for buffer reductions were requested for the Owenby Drive parcel, it is assumed that the lot will not be graded up to the property line and appropriate buffers will be installed where needed if and when the rest of the development takes shape.

The rezoning of both parcels to LI aligns with the City's Comprehensive Plan.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

DATA APPENDIX

COBB WATER TERRITORY

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

- *Site development plan submittal/review required.*
- *Stormwater concept meeting required.*

TRANSPORTATION *– no comments provided*

What is the road affected by the proposed change?	
What is the classification of the road?	
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?	0.9
Most likely station for 1st response?	56
Service burdens at the nearest city fire station (under, at, or above capacity)?	Below Capacity

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_____

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 #: Z2026-19 **Legistar #:** 20260683 **PZ #:** 26-042
Planning Commission Hearing: Aug 4, 2026 **City Council Hearing:** Aug 12, 2026

Owner's Nan
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]
Telephone Num [redacted]

Address of property to be rezoned: 523 Dickson Road and 1541 Owenby Drive

Land Lot (s) 874 & 855 District 2nd Parcel 16087400260& 16085500350 Acreage .84 and .86 Ward 6 Future Land Use: Industrial Warehouse

Present Zoning Classification: CRC & R-20 Proposed Zoning Classification: LI

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*

Injury, Land Use,
Criminal Defense,
Domestic
& Business

June 23, 2026

VIA EMAIL AND
HAND DELIVERY

Ms. Shelby Little, AICP
Planning & Zoning Manager
City of Marietta
Department of Development Services
205 Lawrence Street
Marietta, GA 30060

Re: Application of
to Rezone a +/- .84 acre tract from CRC to LI and to annex and rezone a +/- .86 acre tract from R-20 to LI, Land Lots 874, 855, 2nd District, Marietta, Cobb County, Georgia

Dear Shelby:

This firm represents
it relates to its Annexation and Rezoning Application regarding the above-captioned application (hereinafter collectively the "Application").

This Application seeks to annex 1541 Owenby Drive into the City of Marietta and to rezone this property from the existing Cobb County R-20 zoning district to Light Industrial ("LI") in the City of Marietta. Additionally, the Application also seeks to rezone 532 Dickson Road from its existing Community Retail Commercial ("CRC") classification to the LI zoning district. 1541 Owenby Drive and 532 Dickson Road ("Subject Properties") are two parcels within the overall larger industrial business park proposed for development as depicted on the enclosed Site Plan. The Subject Properties and remaining parcels of the proposed development

are all within areas identified by the City of Marietta and Cobb County for future industrial and industrial warehouse use.

On behalf of
please accept and find the enclosed Rezoning and Annexation Applications and the following:

1. Application Certificate of Corporate Authority forms signed by the Property Owner and Applicant.

2. A check made payable to the City of Marietta in the sum of $ 850 representing the Rezoning Application fee and in the sum of representing the Annexation fee.

3. Copies of the deed reflecting the record titleholder and a current legal description of the subject property.

4. Copies of the paid tax receipts.

5. Two (2) 8 1/2" x 11" copies of the site plan drawn to scale.

6. The Rezoning Written Description stated in this letter.

7. A Constitutional Challenge.

REZONING WRITTEN DESCRIPTION

The Subject Properties are zoned CRC and R20 (Cobb), in an Industrial Warehouse ("IW") and Industrial Compatible (Cobb) future land use. The incorporated properties adjoining and nearby to the Subject Property on Canton Road and Dickson Road are zoned LI as the result of prior rezoning and annexation applications by a related entity. The prior applications and the instant application are steps towards the Applicant and Owner's overall plan to redevelop the immediate area for additional professional industrial business space.

The Site Plan identifies three (3) new industrial warehouse buildings. One of the buildings will replace the existing building which previously was the home to the Burger's Farmers Market with the two remaining buildings being constructed along Dickson Road. As contemplated by a prior rezoning application, 451 Dickson Road will serve as a portion of the detention for these proposed buildings. However, with the proposed construction and development identified in this Application, in addition to accounting for anticipated future development, 1541 Owenby will be combined with 451 Dickson Road for one larger tract dedicated to stormwater management for the immediate area. As a result, 1541 Owenby requires annexation and rezoning, and 532 Dickson requires rezoning so that both can be incorporated into the overall development identified on the Site Plan.

Although properties within the immediate area continue to serve residential functions, many are already zoned LI and all are within a future land use classification of industrial. The contemporaneous variance requested as a part of this Application, recognizes this reality and the current use of 534 Dickson Road and, along with recognizing the limited utility of the Subject Property with the imposition of a fifty-foot (50') buffer, requests reduction of this buffer to twenty feet (20'). The buffer areas will include landscaping for screening either through the existing mature landscaping or with new plantings as appropriate. For these reasons, the intent and purpose of the Ordinance and applicable Sections are not frustrated by the Applicant's request, but their strict application would create a hardship for the Applicant without gain or benefit to the public for strict enforcement.

For all the reasons stated herein above and with all of the information and documentation which is before you, we respectfully request that the Rezoning and Annexation Applications be approved. We look forward to discussing these Applications with further during the review process and prior to being heard by the Planning Commission and Mayor and Council.

VIA EMAIL AND HAND DELIVERY

Ms. Shelby Little, AICP
Planning & Zoning Manager
City of Marietta
Department of Development Services

In the interim, please do not hesitate to contact me should you have any questions whatsoever regarding this application. Thank you.

Sincerely

[redacted]

AJR/srb
Enclosures/Attachments

TO THE MAYOR & CITY COUNCIL

MARIETTA, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW [redacted] hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for annexation and rezoning of certain real property lying and being in Marietta, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Annexation and Zoning of the property seeks to annex the Subject Property into the City of Marietta and rezoning from the existing category of R-20 as established by the governing authority of Cobb County, Georgia (1541 Owenby Drive) and CRC as established by the governing authority of Marietta, Georgia (532 Dickson Road) to the zoning category of LI.

3.

The current R-20 and CRC zoning classification of the property and all intervening classifications between same and LI are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning classification of R-20 and CRC and all intervening classifications between same and LI as they presently exist violate the Applicant's right to the unfettered use of the property in that the existing zoning classification does not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The Marietta Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 23rd day of JUNE, 2026.



SITE PARCEL SUMMARY

SITE 1 (C.O.M.):

1. 1395 (PIN:16087400250)
2. 1377 (PIN:16087400240)
3. 532 (CRC PIN: 16087400260)

DETENTION:

1. 451 (PIN:16087400520)
2. 1541 (R-20 COBB COUNTY PIN:16085500350)

SITE 2 (C.O.M.):

1. 462 (PIN:16087400190)
2. 472 (PIN:16087400200)
3. 482 (PIN:16087400360)
4. 492 (PIN:16087400210)
5. 502 (PIN:16087400220)
6. 512 (PIN:16087400230)

ZONING PLAN DISCLAIMER

1. THE ZONING PLAN REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
2. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UP A PRELIMINARY PLAT NAMED "WHITE HAWK BUSINESS PARK, LLC. " BY GASKINS LECRAW DATED 03/12/2025.
3. THIS ZONING PLAN WAS PREPARED WITHOUT BENEFIT OF A GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

REQUIRED VARIANCES

1. VARIANCE FROM CODE SEC. 708.26 (I) TO ALLOW A REDUCTION FROM THE REQUIRED UNDISTURBED LANDSCAPE BUFFER WIDTH TO BE REDUCED FROM 50' TO 20' WHEN ABUTING ANY RESIDENTIAL DISTRICT.

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS LECRAW, DATED 9/9/2016. BENCHMARK IS NOTED ON SURVEY.

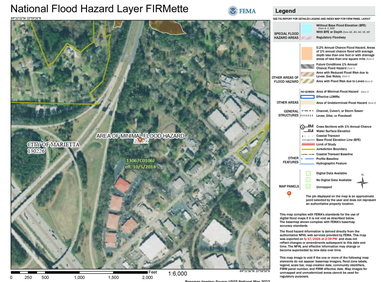
4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067C0106J, DATED 10.5.2018..

5) ADJACENT PROPERTY LINE INFORMATION TAKEN FROM COBB COUNTY GIS MAPPING.

SITE SUMMARY

SITE AREA		
	SITE AREA:	9.25 ACRES (402,930 S.F.)
	IMPERVIOUS AREA:	5.44 ACRES (237,036 S.F.) (58.8%)
	PERVIOUS AREA:	3.80 ACRES (165,894 S.F.) (41.2%)
ZONING CLASSIFICATION		
	JURISDICTION:	CITY OF MARIETTA
	EXISTING ZONING:	LI, R2, R-20,
	PROPOSED ZONING:	LI
	ADJACENT ZONING:	R-20, CRC, OI
BUILDING SETBACKS		
	FRONT:	75'
	SIDE:	50' (MAJOR), 20' (MINOR)
	REAR:	40'
BUILDING SUMMARY		
1	BUILDING AREA:	20,000 S.F.
	SITE COVERAGE:	4.96%
2	BUILDING AREA:	20,000 S.F.
	SITE COVERAGE:	4.96%
3	BUILDING AREA:	20,000 S.F.
	SITE COVERAGE:	4.96%
TOTAL	BUILDING AREA:	60,000 S.F.
	TOTAL SITE BUILDING COVERAGE:	14.9%
	MAX COVERAGE:	75%
PARKING SUMMARY		
	PARKING REQ.:	46 SPACES
	PARKING PROV.:	87 SPACES
	STANDARD STALL DIMENSIONS:	9' x 18'
	MIN. DRIVE WIDTH:	20'

National Flood Hazard Layer FIRMette



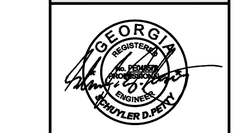
PREPARED IN THE OFFICE OF:
GASKINS + LECRAW
a PAPE-DAWSON company
© 2026 GASKINS + LECRAW, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
www.gaskinslecraw.com
PEF008127

REVISIONS:

REV. #	DATE	DRAWN BY	CHECKED BY
1			

PROJECT
DICKSON ROAD INDUSTRIAL PARK
462 DICKSON ROAD
LAND LOTS 855 & 874, 16TH DISTRICT 2ND SECTION
CITY OF MARIETTA, COBB COUNTY, GEORGIA

SEAL:

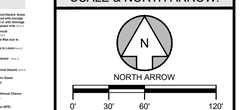


6/23/2026

CALL BEFORE YOU DIG

811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



DESIGN INFO:

DRAWN BY:	MJB
DESIGNED BY:	MJB
REVIEWED BY:	SDP
JOB #:	21180002.000
DATE:	06/23/2026

ZONING & ANNEXATION SITE PLAN

ZP-1

Drawing name: C:\Users\mbowers\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\21180002 - Whitehawk - 532 Dickson Road\CADD\CONSTR\21180002 - 06 - REZONING SITE.dwg ZONING & ANNEXATION SITE PLAN Jun 23, 2026 3:33pm by: mbowers

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw, Inc. Copyright Gaskins + LeCraw, Inc., 2026