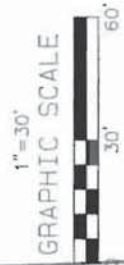
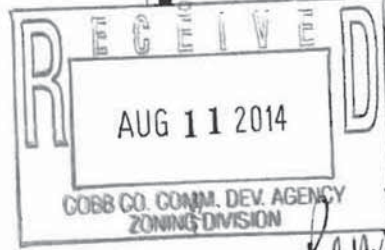


Z-70
(2014)

THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1:286,406



1832 WALTER RD.
MARIETTA, GA 30066
AREA
49,765 SQ FT
1.119 ACRES

CURRENT ZONING - R:20
PROPOSED ZONING - R:15

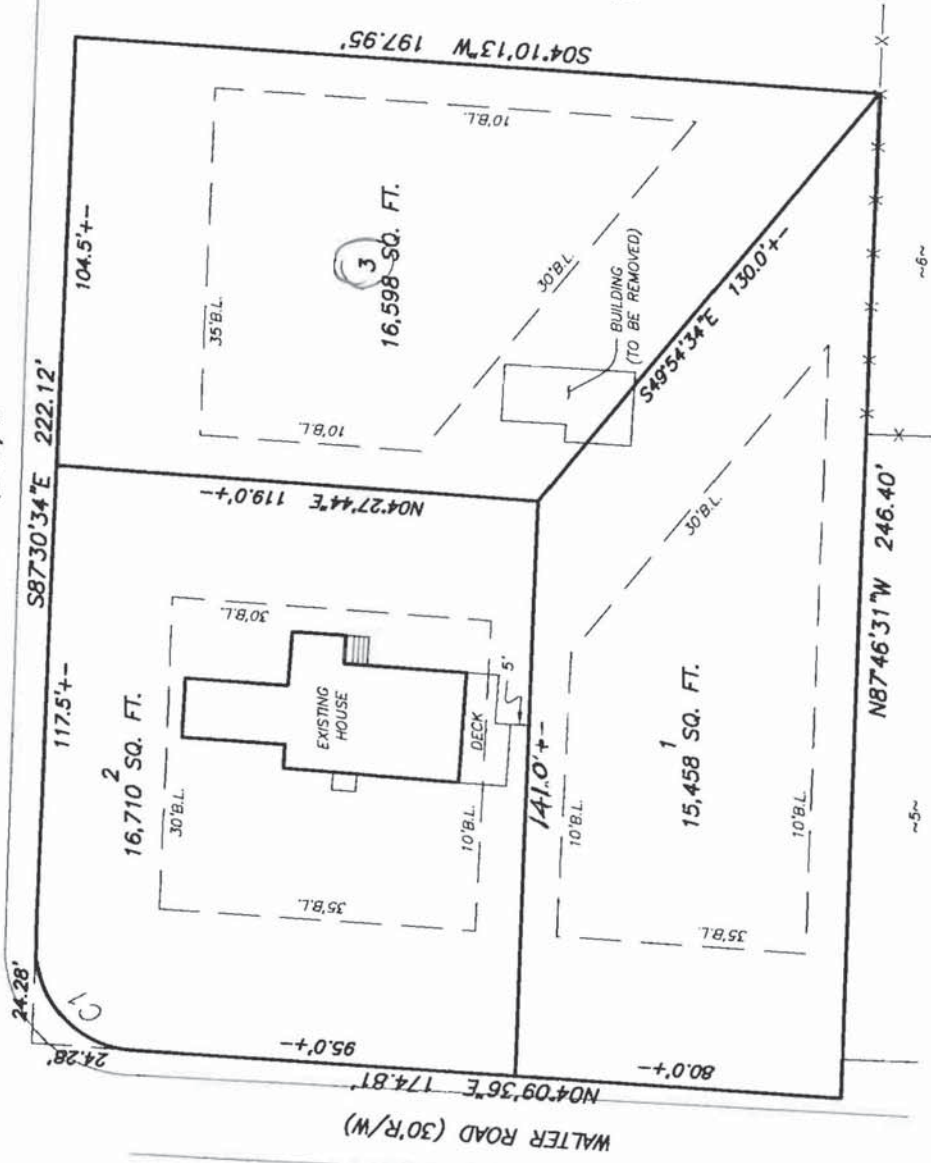
ZONING PLAT FOR:

**DALBAG SINGH &
BALJEET KAUR**

LOT- 26 W.P. ANDERSON SUBDIVISION
LAND LOT- 788
DISTRICT- 18th
COUNTY- COBB
STATE- GEORGIA
DATE- AUGUST 5, 2014
SCALE 1" = 30'
REVISED- B KR25-14

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	38.54'	34.84'	N48°19'18"E

PLAIN VIEW DRIVE (30'R/W)



T.I.A. OFFICIAL FLOOD HAZARD MAP* 13087C0107 H DATED 11/2/12 SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

REFERENCE PLAT: BOOK 5, PAGE 132 ALL MATTERS OF TITLE ARE EXCEPTED.

BOUNDARY INFORMATION TAKEN FROM SURVEY FOR DALBAG SINGH & BALJEET KAUR BY BUSBEE & POSS LAND SURVEYING COMPANY, DATED 6/3/14.

SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE (770) 928-7798

Revised

APPLICANT: Dalbag Singh

PETITION NO: Z-70

PHONE#: (404) 408-8427 **EMAIL:** khehra412@gmail.com

HEARING DATE (PC): 10-07-14

REPRESENTATIVE: Daniel Hulsey

HEARING DATE (BOC): 10-21-14

PHONE#: (770) 527-8427 **EMAIL:** khehra412@gmail.com

PRESENT ZONING: R-20

TITLEHOLDER: Dalbag Singh and Baljeet Kaur

PROPOSED ZONING: R-15

PROPERTY LOCATION: Southeast intersection of Walter Road and Plainview Drive, west of Canton Road (1832 Walter Road).

PROPOSED USE: Three Single-Family Lots

ACCESS TO PROPERTY: Walter Road and Plainview Drive

SIZE OF TRACT: 1.119 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

LAND LOT(S): 780

PARCEL(S): 14

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Single-family houses

SOUTH: City of Marietta/Convenience Store with Fuel Sales and Retail Center

EAST: R-20/Single-family house

WEST: R-20/Single-family houses

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

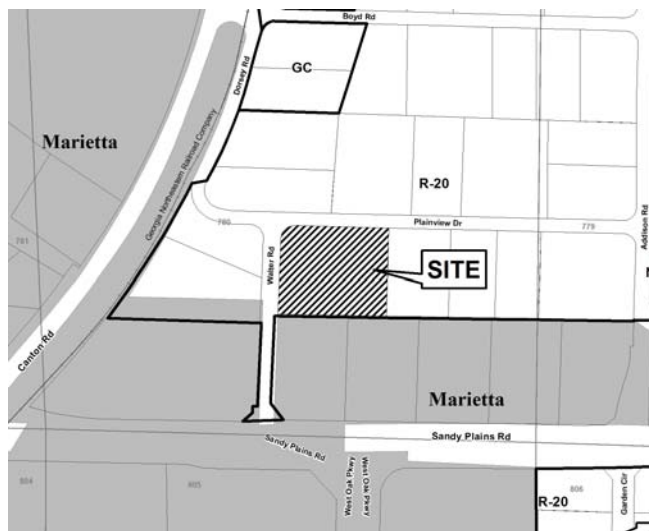
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

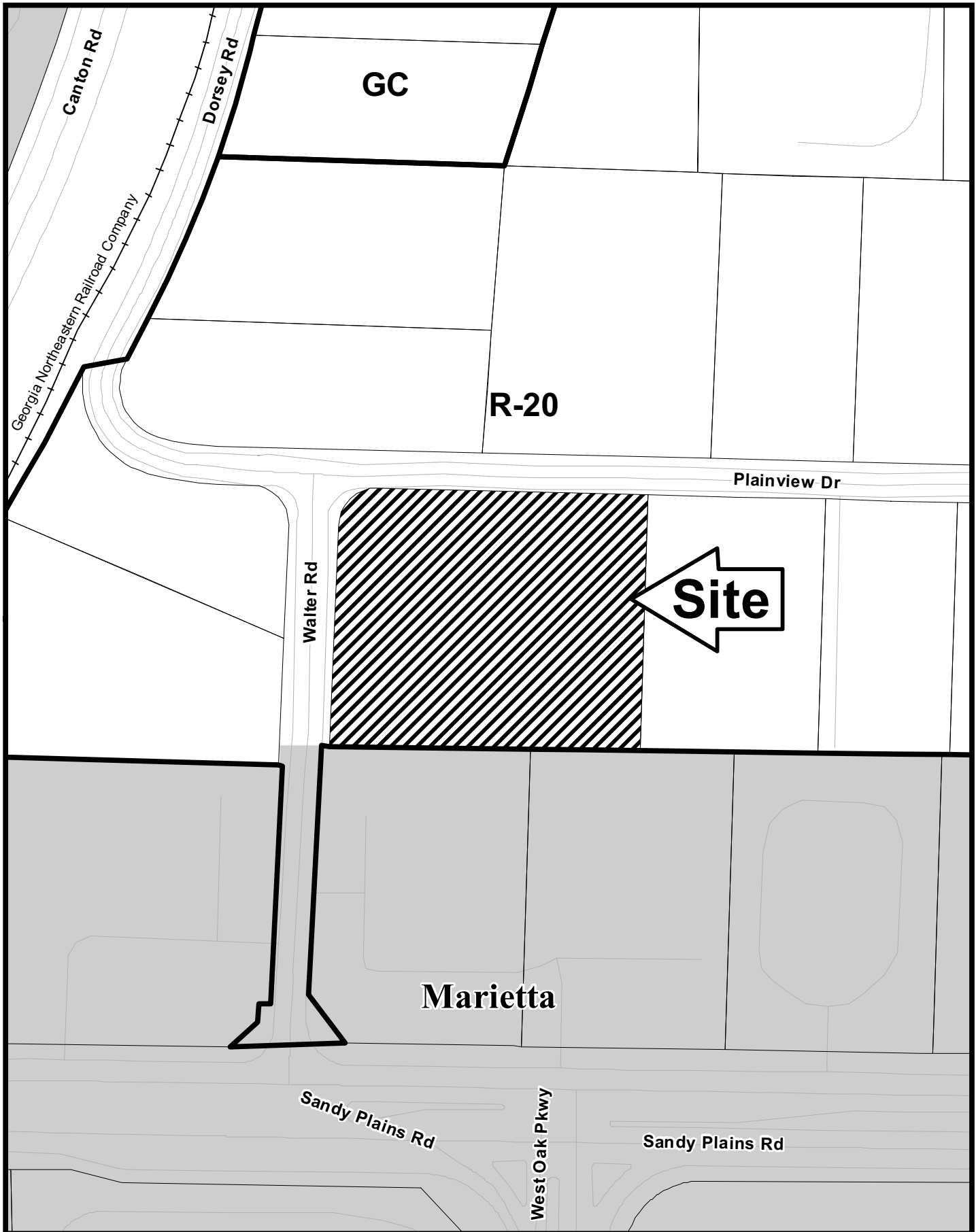
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

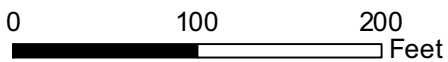
STIPULATIONS:





Z-70



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

APPLICANT: Dalbag Singh

PETITION NO.: Z-70

PRESENT ZONING: R-20

PETITION FOR: R-15

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Medium Density Residential (2.5-5 units per acre)

Proposed Number of Units: 3 (1 Existing) **Overall Density:** 2.68 **Units/Acre**

Staff estimate for allowable # of units: 2 **Units*** **Increase of:** 1 **Units/Lots**

*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

Applicant is requesting the R-15 zoning category in order to split the property to add two additional houses. The houses will range in size from 1,500 square feet to 2,000 square feet. The applicant plans to use one driveway.

Cemetery Preservation: No comment.

APPLICANT: Dalbag Singh

PETITION NO.: Z-70

PRESENT ZONING: R-20

PETITION FOR: R-15

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Kincaid</u>	<u>718</u>	<u>Over</u>	<u> </u>
Elementary <u>Daniell</u>	<u>969</u>	<u>Under</u>	<u> </u>
Middle <u>Sprayberry</u>	<u>1,772</u>	<u>Under</u>	<u> </u>

High

- School attendance zones are subject to revision at any time.

Additional Comments: Approval of this petition could adversely affect the enrollment at Kincaid Elementary School which is over capacity at this time.

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Dalbag Singh

PETITION NO.: Z-70

PRESENT ZONING: R-20

PETITION FOR: R-15

PLANNING COMMENTS:

The applicant is requesting a rezoning from and R-20 to R-15 for three single-family lots. The 1.119 acre site is located on the southeast intersection of Walter Road and Plainview Drive, west of Canton Road.

Comprehensive Plan

The parcel is within a Medium Density Residential (MDR) future land use category, with R-20 zoning designation. The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre.

Master Plan/Corridor Study

Not applicable.

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?

Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

APPLICANT Dalbag Singh

PETITION NO. Z-070

PRESENT ZONING R-20

PETITION FOR R-15

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 6" AC / W side of Walter Road

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: +/- 200' S in Walter Rd R-O-W

Estimated Waste Generation (in G.P.D.): A D F= 1200 Peak= 480

Treatment Plant: Sutton

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drv Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Dalbag Singh

PETITION NO.: Z-70

PRESENT ZONING: R-20

PETITION FOR: R-15

STORMWATER MANAGEMENT COMMENTS

The applicant is proposing the creation of two new residential lots with an associated additional total impervious coverage increase of less than 5000 sf. Site plans must be approved by Stormwater Management to verify this threshold is not exceeded.

APPLICANT: Dalbag Singh

PETITION NO.: Z-70

PRESENT ZONING: R-20

PETITION FOR: R-15

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Walter Road	N/A	Local	25 mph	Cobb County	50'
Plainview Drive	N/A	Local	25 mph	Cobb County	50'

Based on 2008 traffic counting data taken by Cobb County DOT (Sewell Mill Road)

COMMENTS AND OBSERVATIONS

Walter Road is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Plainview Drive is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of Walter Road, a minimum of 25' from the roadway centerline.

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Plainview Drive, a minimum of 25' from the roadway centerline.

Recommend curb, gutter, and sidewalk along the Walter Road frontage.

Recommend curb and gutter along the Plainview Drive frontage.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF RECOMMENDATIONS

Z-70 DALBAG SINGH

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Other properties in this area are zoned for single-family residential houses.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. One existing house will remain on the property and two new houses are proposed and will utilize one driveway.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within the Medium Density Residential (MDR) land use category for densities ranging from 2.5-5 units per acre. Applicant's proposal is slightly over the MDR range at 2.68 units per acre. The applicant's proposal will create three lots, leaving the existing house and constructing two new houses.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The proposed development will add two single-family houses and retain the existing house, creating a total of three lots, utilizing one driveway.

Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

- Revised site plan received by the Zoning Division on August 11, 2014;
- Single-family residential use only;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Department of Transportation comments and recommendations; and
- Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.



Application #: Z-70
PC Hearing Date: 10-7-14
BOC Hearing Date: 10-21-14

Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 1500 TO 2000 (3 UNITS) EACH
- b) Proposed building architecture: RESIDENTIAL HARDY PLANT
- c) Proposed selling prices(s): 140,000
- d) List all requested variances: NONE

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

N/A

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

N/A

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

.....
Part 5. Is this application a result of a Code Enforcement action? No ; Yes _____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

X Applicant signature: Dalbag Singh Date: 08-05-14
Applicant name (printed): DALBAG SINGH