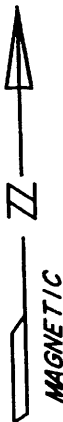
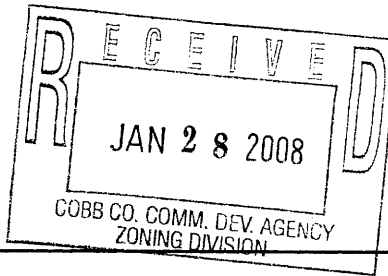


LUP-9
(2008)

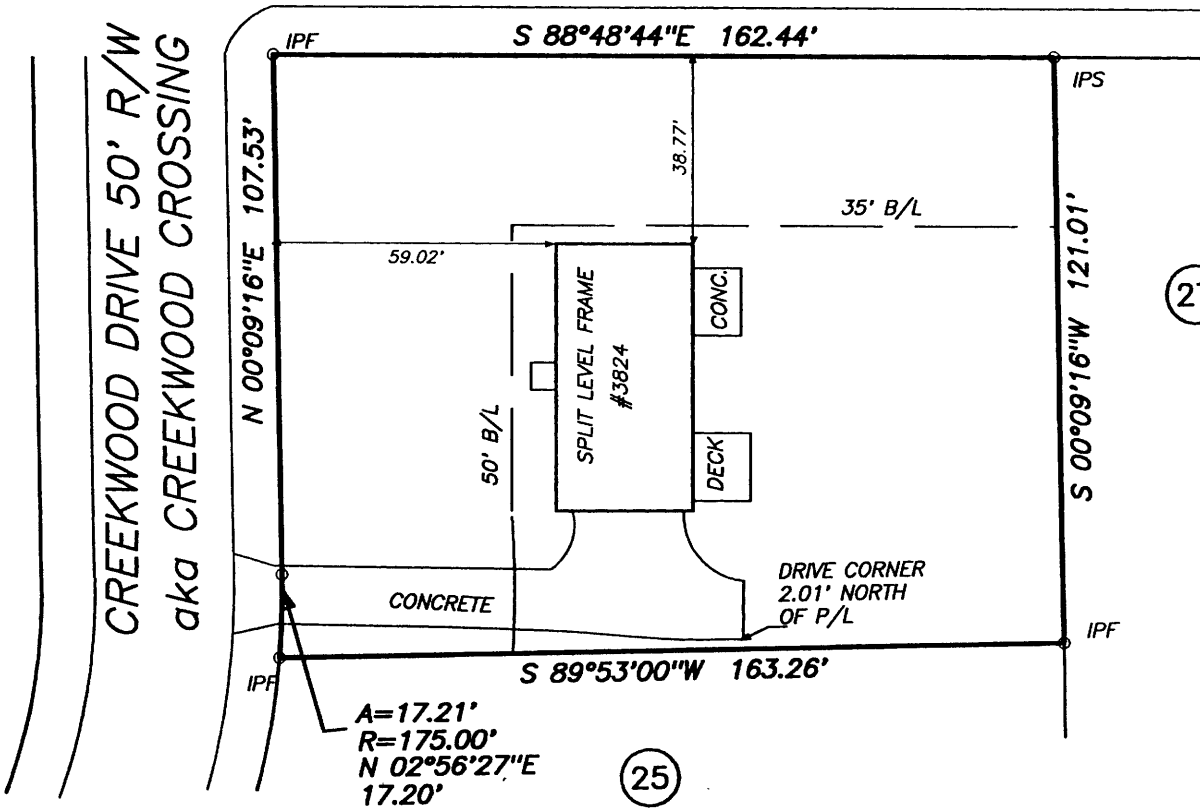
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A THEODOLITE AND E.D.M. AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 12,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FT. IN 101,224 FEET.

BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED BASED ON A SINGLE MAGNETIC OBSERVATION



SHILOH TRAIL EAST 50' R/W

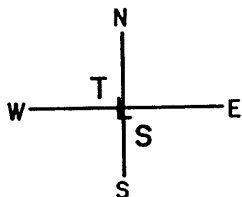


A=17.21'
R=175.00'
N 02°56'27\"/>

PLAT REFERENCE: PLAT BY LOUIS SHELDON MATTHEWS, JR. FOR JAMES & PHYLLIS WAUGAMAN, DATED 9-15-77

THIS PROPERTY IS NOT LOCATED IN AN F. I. A. FLOOD HAZARD ZONE

LOT 26, BLOCK "B"
THE FAIRWAYS OF PINETREE, UNIT 3
P.B.66, P.154



TRU-LINE SURVEYING, INC.
2070 ATTIC PARKWAY SUITE 505
KENNESAW, GEORGIA 30152
OFFICE (770)919-8732
FAX (770)919-8731



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

[Handwritten signature]

SURVEY FOR:

RICHARD KUHNE

LAND LOT: 94	SCALE: 1"=40'
DISTRICT: 2ND	DATE: 12/11/07
SECTION: 20TH	DRAWN BY: DB
COUNTY: COBB	CHECKED BY: WEC
STATE: GEORGIA	JOB NO. 01-6508

APPLICANT: Richard R. Kuhne

678-571-0912

REPRESENTATIVE: Ray S. Smith, III

Marshall & Lueder, LLC 678-514-2703

TITLEHOLDER: Richard Robert Kuhne and Anne-Marie Kuhne

PROPERTY LOCATION: Located at the southeast intersection of Shiloh Trail East and Creekwood Drive.

ACCESS TO PROPERTY: Creekwood Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-9

HEARING DATE (PC): 04-01-08

HEARING DATE (BOC): 04-15-08

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Renting to Students at KSU (Allow More Than Two Unrelated People to Occupy a Dwelling Unit)

SIZE OF TRACT: 0.49 acre

DISTRICT: 20

LAND LOT(S): 94

PARCEL(S): 90

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ The Fairways of Pinetree subdivision

SOUTH: R-20/ The Fairways of Pinetree subdivision

EAST: R-20/ The Fairways of Pinetree subdivision

WEST: R-20/ The Fairways of Pinetree subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

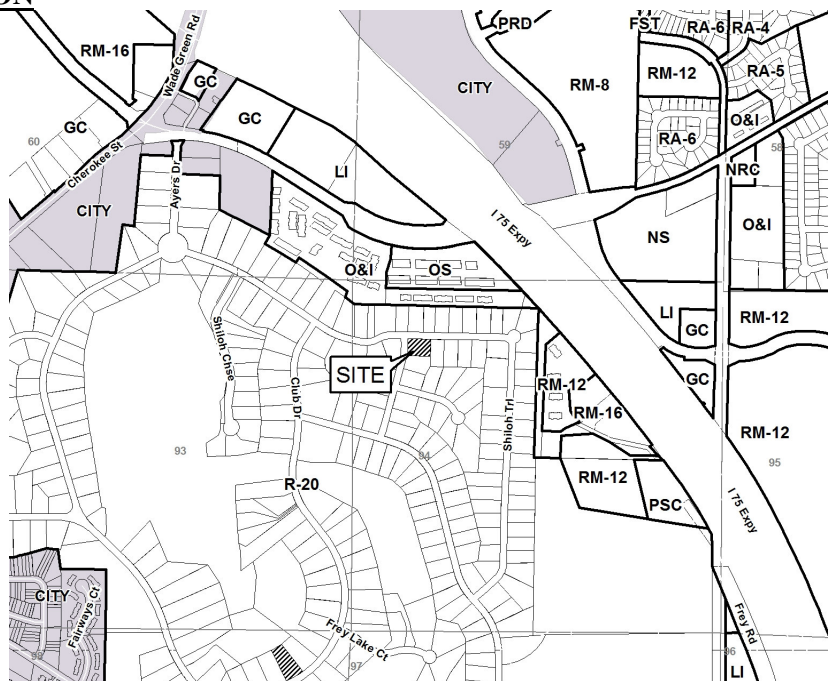
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

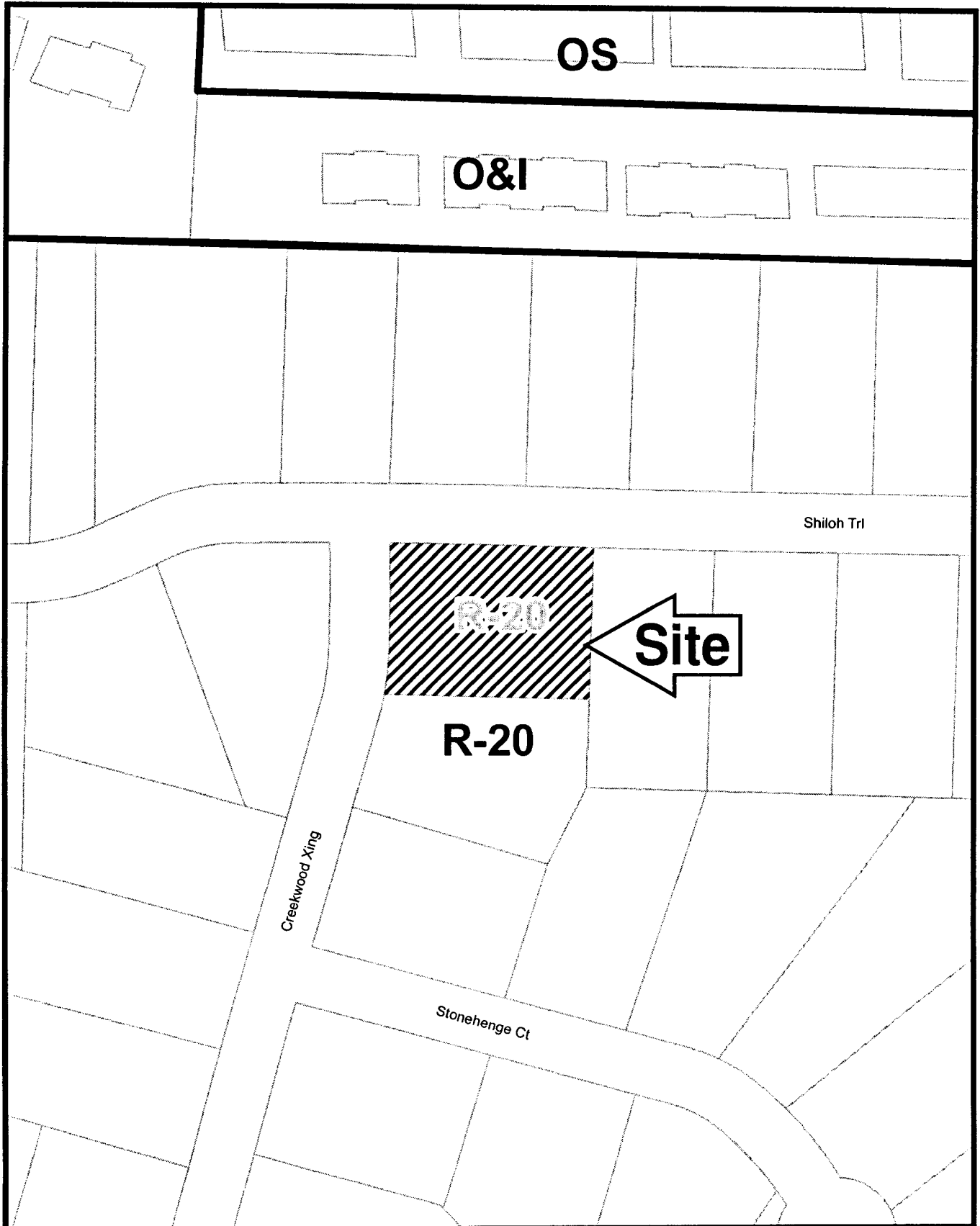
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

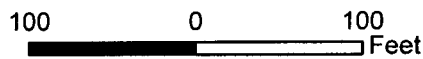
STIPULATIONS:





LUP-9



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



 City Boundary
 Zoning Boundary

APPLICANT: Richard R. Kuhne

PETITION NO.: LUP-9

PRESENT ZONING: R-20

PETITION FOR: LUP

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to allow more than two unrelated people to occupy a dwelling unit. There will be two to four unrelated people living in this house. The house has 2,600 square-feet. This application is the result of a complaint.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show address connected to both water and sewer.

TRAFFIC COMMENTS:

Recommend no on-street parking.

FIRE COMMENTS:

No comments for this request, however, not to be used for a group home or personnel care home without Fire Department approval.

STORM WATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-9 RICHARD R. KUHNE

The applicant's proposal is located in a platted subdivision, totally surrounded by single-family houses. The applicant's request is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The R-20 zoning district is primarily intended for single-family residential uses. The proposal could intensify over time, and could encourage additional requests in this residential subdivision. Lastly, the applicant's proposal could be disruptive and destabilizing to the surrounding residential properties. Based on the above analysis, Staff recommends DENIAL.

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.