

APPLICANT: Kennesaw State University Foundation, Inc.
770-423-6901

REPRESENTATIVE: W. Robert Heflin, Jr.
770-423-6901

TITLEHOLDER: Kennesaw State University Foundation, Inc.

PROPERTY LOCATION: Located on Campus Loop Road, south of
Frey Lake Road.

ACCESS TO PROPERTY: Campus Loop Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-12

HEARING DATE (PC): 05-05-09

HEARING DATE (BOC): 05-19-09

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Office

SIZE OF TRACT: 0.6339 acre

DISTRICT: 20

LAND LOT(S): 97

PARCEL(S): 39

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ KSU ROTC Center
- SOUTH:** R-20/ KSU Catholic Center
- EAST:** R-20/ Kennesaw State University
- WEST:** R-20/ Wetherbyrne Woods subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

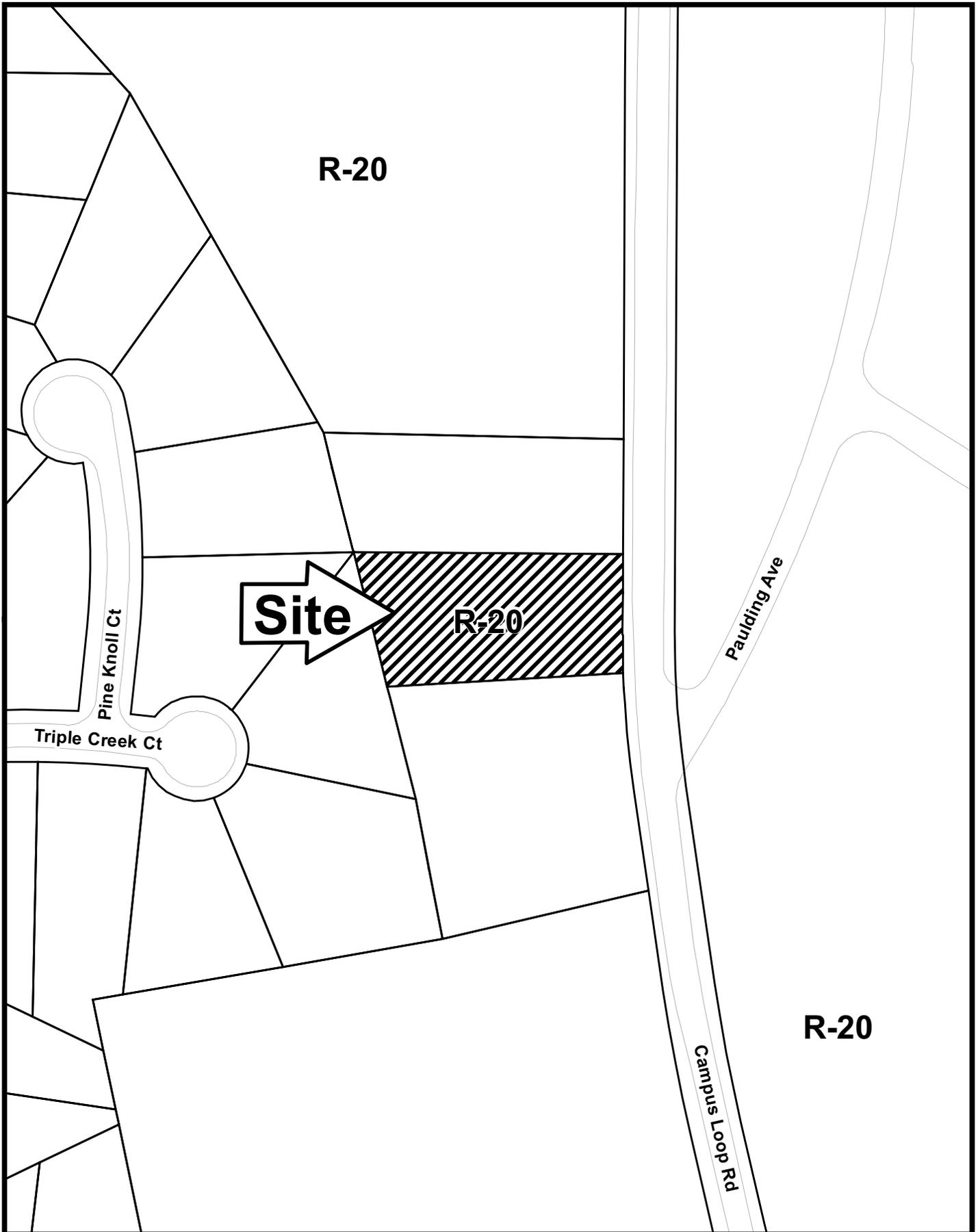
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

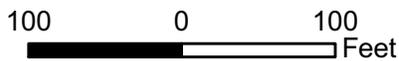
STIPULATIONS:



LUP-12



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



-  City Boundary
-  Zoning Boundary

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PETITION FOR: LUP

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

The applicant is requesting a Temporary Land Use Permit to use this house for general office space for Kennesaw State University. The office would be open Monday through Friday, from 8:00 am to 6:00 pm. There would be 5 to 6 employees with approximately 8 customers coming to the house per week. The customers and employee would park in the driveway, and there will be a sign. There will be no outdoor storage, no deliveries and no inventory.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water and sewer available.

TRAFFIC COMMENTS:

Recommend no on-street parking.

Recommend upgrading to current driveway to comply with Cobb County commercial standards.

FIRE COMMENTS:

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-de-sac without an island to have a 60 foot paved radius or Hammerhead turnaround – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Must provide design specifications for existing drive bridge.

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

Must obtain Certificate of Occupancy through the Cobb County Fire Marshal’s Office.

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DRAINAGE COMMENTS

This parcel is located downstream of Frey Lake on Noonday Creek Tributary #7. The newly revised flood maps for Cobb County show the existing structure within the 100-year floodplain of Trib #7. Any remodeling or structural improvements which cumulatively exceed 50% of the current value of the existing structure will require that the entire structure be brought up to current code requirements of the Cobb County Flood Damage Prevention Ordinance. Any additions to the building, regardless of value, will be required to meet the requirements of the Flood Damage Prevention Ordinance.

STAFF RECOMMENDATIONS

LUP-12 KENNESAW STATE UNIVERSITY FOUNDATION, INC.

The applicant's proposal is located on the outer edge of a platted subdivision, and is located directly across the street from Kennesaw State University (KSU). The houses along this part of Campus Loop Road have transitioned to offices associated with Kennesaw State University (KSU) over the last few years. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- Site plan dated 02-04-09;
- All parking be done in the driveway, or at KSU;
- Signage to match other house-to-office conversions on this side of Campus Loop Road;
- Fire Department comments;
- Stormwater Management comments and recommendations; and
- DOT comments and recommendations.

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.