

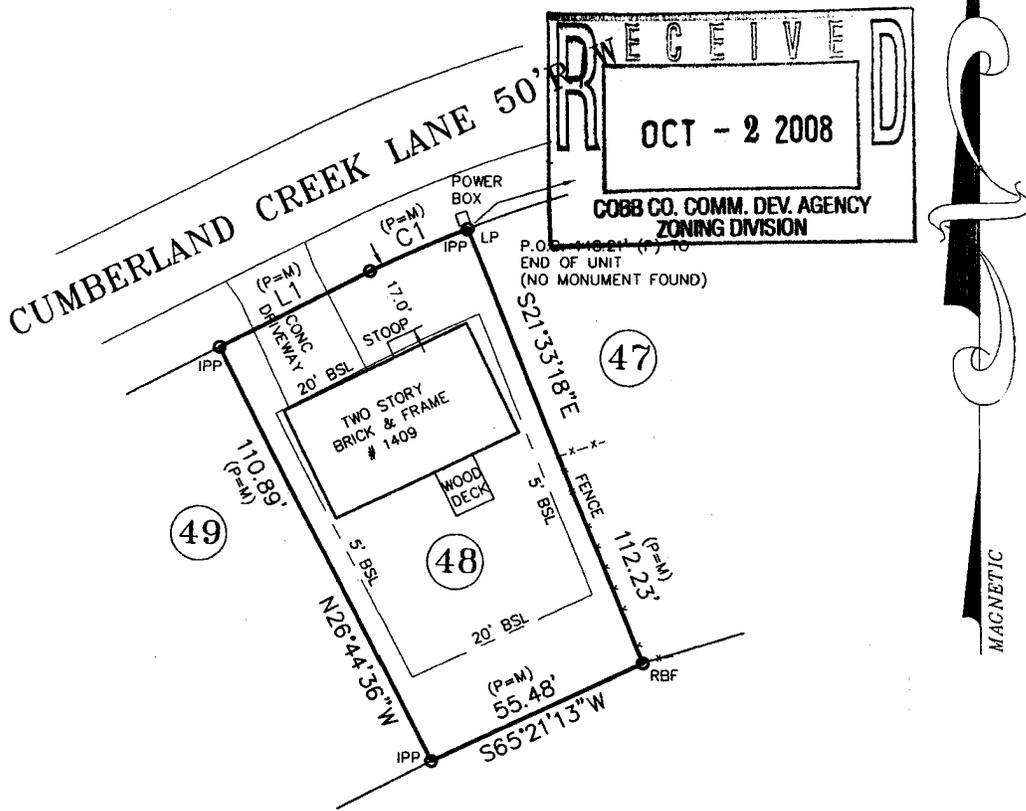
# LUP-31 (2008)

**LEGEND**

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	25.36'	280.00'	S65°51'04"W	25.35'

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.27'	N63°15'24"E



NOTE:  
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

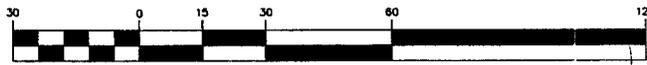
**PLAT CERTIFICATION NOTICE**

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

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 THE LAW OF THE STATE OF GEORGIA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

FIELD DATE 07/08/08

JOB NUMBER: 08-3026		ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: <b>LUKE O. HALL</b>	DATE 07/09/08
	OWNER / PURCHASER <b>LUKE O. HALL</b>	SCALE 1" = 30'	
	LAND LOT 478      19th DISTRICT      2nd SECTION      COBB COUNTY, GEORGIA		
	LOT 48      BLOCK      UNIT      AREA OF LOT: 6,774 S.F.		
	SUBDIVISION CUMBERLAND CREEK PLACE		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	

PLOTTED BY:

PLAT PREPARED FOR :

PLAT BOOK 210, PAGE 56-57

DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

**APPLICANT:** Luke O. Hall  
678-328-7375

**REPRESENTATIVE:** Luke O. Hall  
678-328-7375

**TITLEHOLDER:** Luke O. Hall

**PROPERTY LOCATION:** Located on the south side of Cumberland  
Creek Lane, west of Cumberland Creek Trail.

**ACCESS TO PROPERTY:** Cumberland Creek Lane

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**PETITION NO:** LUP-31

**HEARING DATE (PC):** 12-02-08

**HEARING DATE (BOC):** 12-16-08

**PRESENT ZONING:** RA-6

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Allowing More than Two  
Unrelated People to Occupy a Dwelling Unit

**SIZE OF TRACT:** 0.15 acre

**DISTRICT:** 19

**LAND LOT(S):** 478

**PARCEL(S):** 86

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** RA-6/ Cumberland Creek Place
- SOUTH:** RA-6/ Cumberland Creek Place
- EAST:** RA-6/ Cumberland Creek Place
- WEST:** RA-6/ Cumberland Creek Place

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

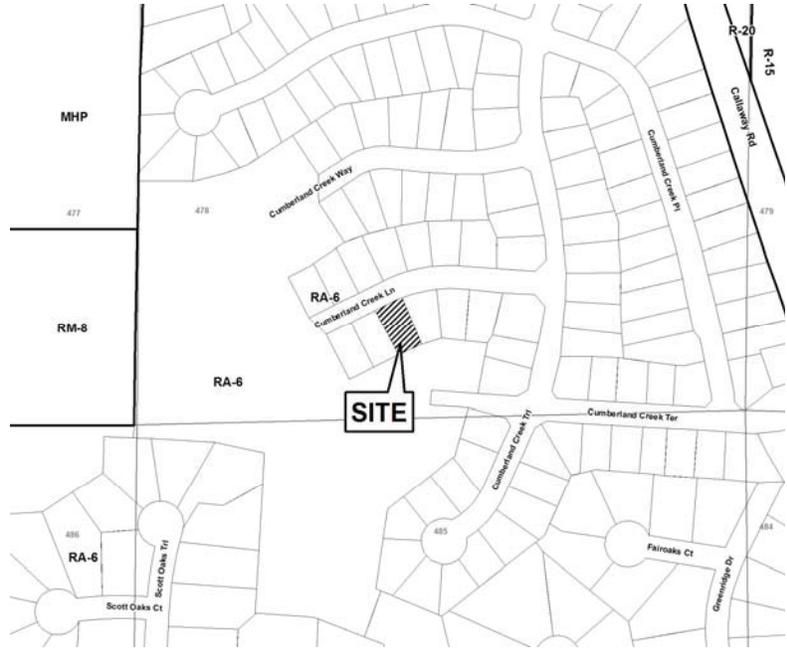
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

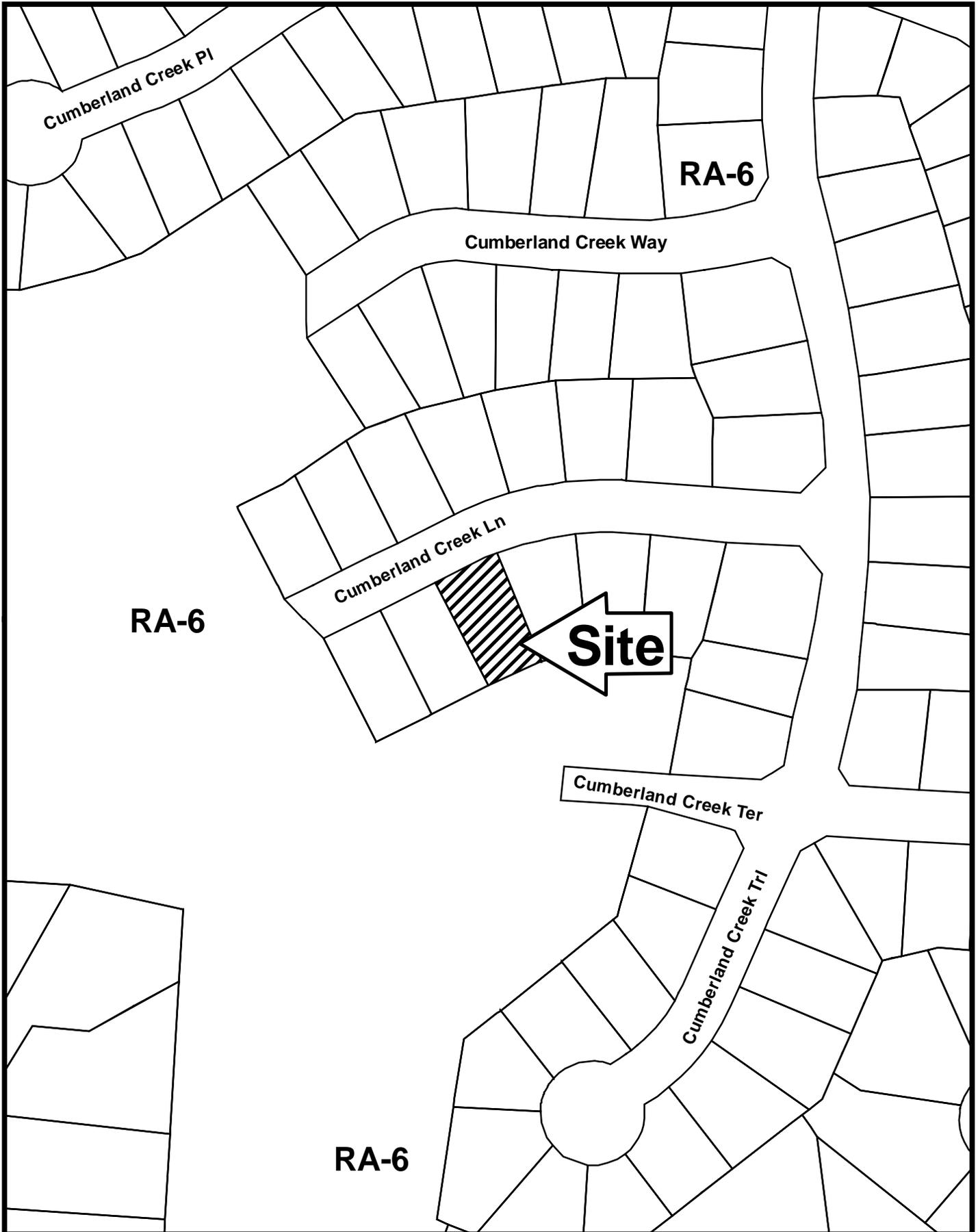
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

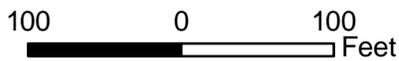
**STIPULATIONS:**



# LUP-31



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



**APPLICANT:**           Luke O. Hall          

**PETITION NO.:**           LUP-31          

**PRESENT ZONING:**           RA-6          

**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 six unrelated people living in this house. The house has approximately 2,160 square-feet per the submitted survey. This application is the result of a complaint stemming from the number of cars parked in the street.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

Connected to water and sewer.

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**DEPARTMENT OF TRANSPORTATION COMMENTS:**

Recommend no on-street parking.

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**FIRE DEPARTMENT COMMENTS:**

Not to be used for a group home or personnel care home without Fire Department approval. If four or more unrelated occupants, the structure must meet NFPA 101 Occupancy requirements.

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**STORMWATER MANAGEMENT COMMENTS:**

No comments.

## STAFF RECOMMENDATIONS

### **LUP-31      LUKE O. HALL**

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 Medium Density Residential (MDR) on the *Cobb County Comprehensive Plan*. The MDR area is intended for single-family residential uses. The proposal could intensify over time, and could encourage additional requests in this residential subdivision. This application is the result of a complaint. 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.**