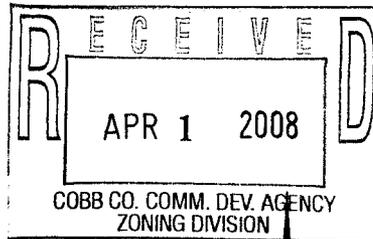


TRAVERSE CLOSURE - 1:35,505±
 ANGULAR ERROR - 5 SEC'S/STA
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 PLAT CLOSURE - 1:135,202
 ALL MATTERS OF TITLE EXCEPTED.

**LUP-20
(2008)**

PROPERTY IS NOT LOCATED WITHIN A
 100 YEAR FLOOD ZONE ACCORDING
 COBB COUNTY F.I.R.M. PANEL 0005 C
 UNITY #130052 DATED: AUG. 18, 1992

N/F
 CHARLIE W. KERR
 ZONING R-30



APPROX. LAND LOT LINE



TRACT CONTAINS:
 2.00 ACRES
 87,217 SQ. FT.

CURRENT ZONING:
 R-30

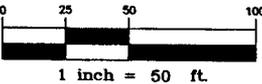
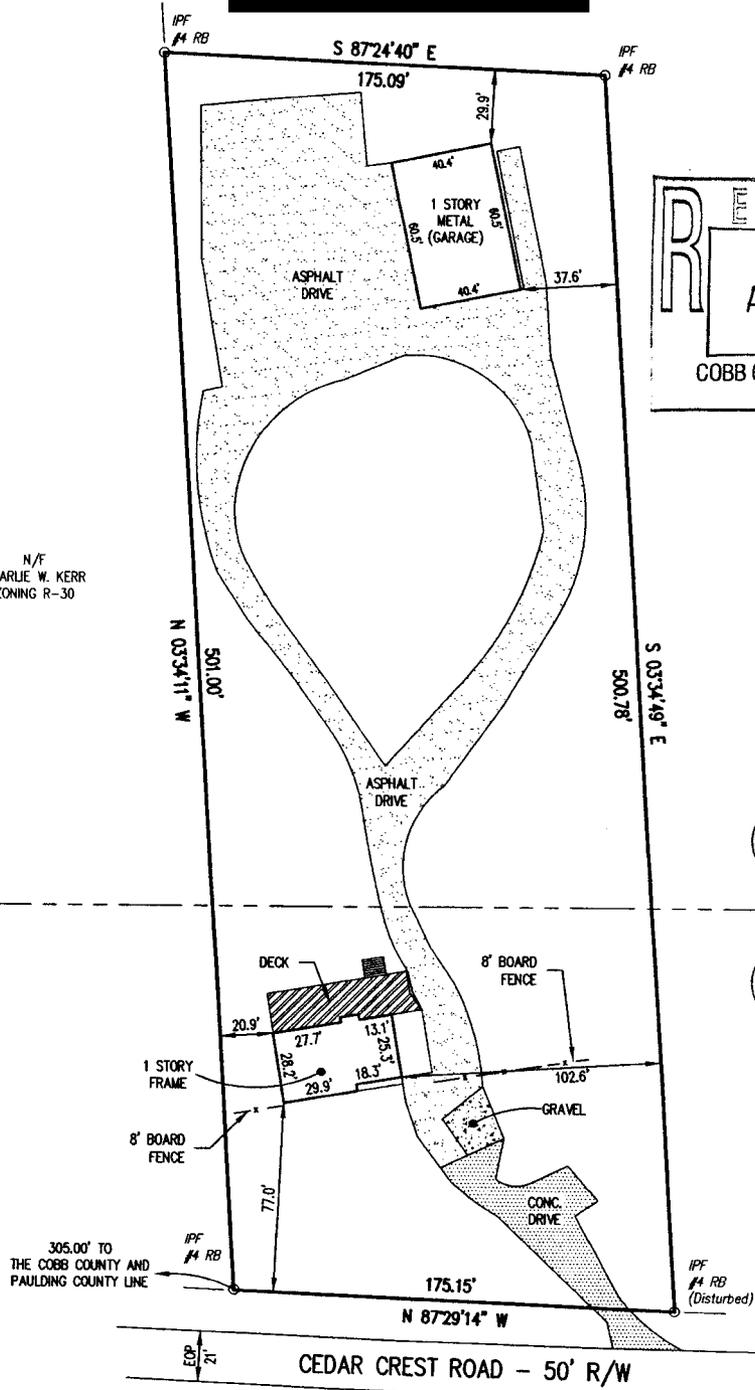
REFERENCE DEED:
 PB. 13934, PG. 1084

REFERENCE PLAT:
 PB. 75, PG. 177

PROPERTY ADDRESS:
 6340 CEDAR CREST ROAD
 ACWORTH, GEORGIA 30101

BOUNDARY SURVEY FOR:
KATHERINE DRAUT

LOCATED IN LAND LOTS 39 & 76
 IN THE 20TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1" = 50' DATE: MARCH 31, 2008



Centerline Surveying Systems, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2399

APPLICANT: Katherine Draut and David P. Draut
770-974-7592

REPRESENTATIVE: David Draut
770-974-7592

TITLEHOLDER: David P. and Katherine Draut

PROPERTY LOCATION: Located on the north side of Cedarcrest Road, southwesterly of Governors Towne Drive (6340 Cedarcrest Road).

ACCESS TO PROPERTY: Cedarcrest Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-20

HEARING DATE (PC): 06-03-08

HEARING DATE (BOC): 06-17-08

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Therapy Services For Autistic Children

SIZE OF TRACT: 2.0 acres

DISTRICT: 20

LAND LOT(S): 39, 76

PARCEL(S): 12

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-30/ wooded
- SOUTH:** R-30/ Single-family house, wooded
- EAST:** R-30/ Single-family house, wooded
- WEST:** R-30/ Single-family house, wooded

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

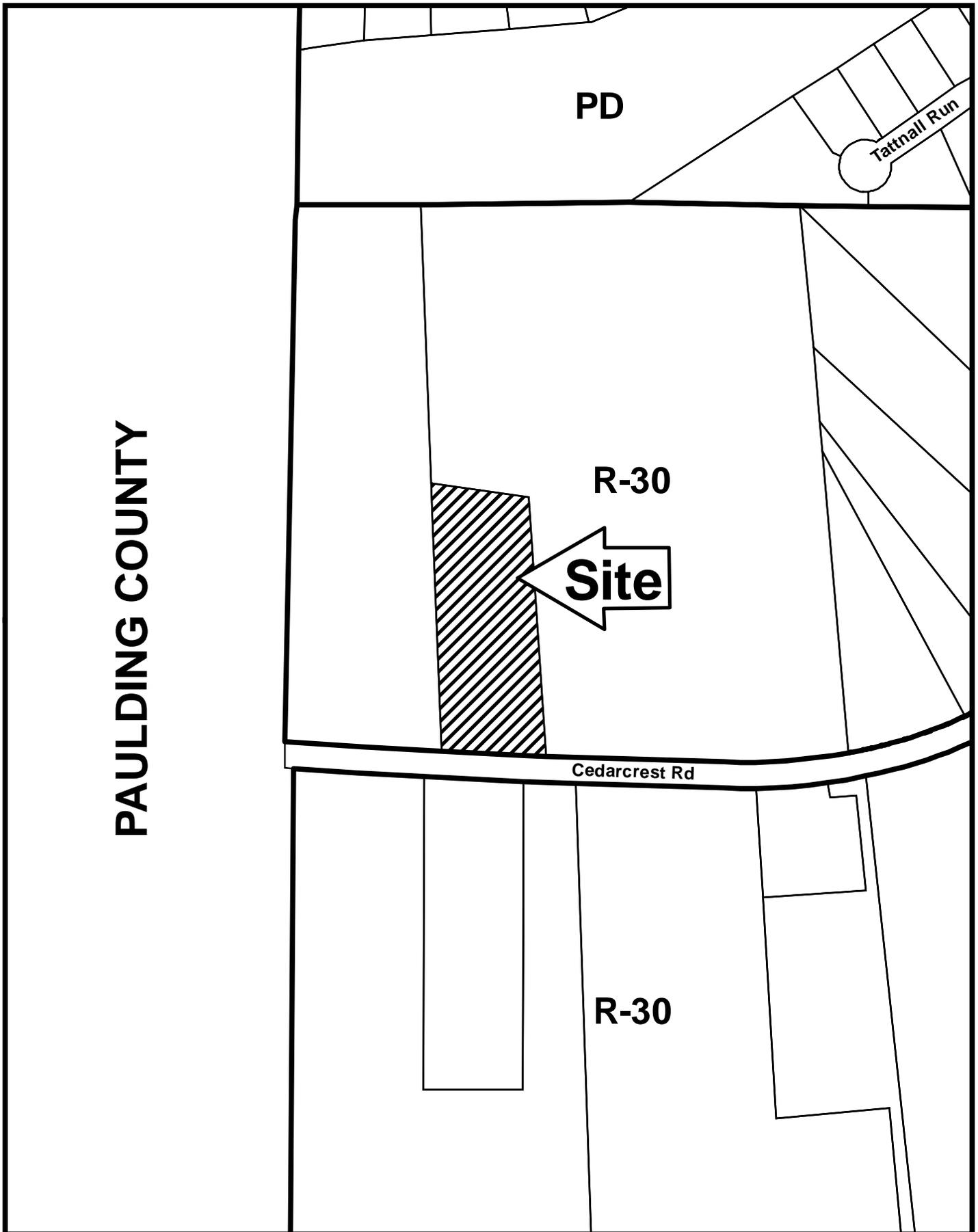
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

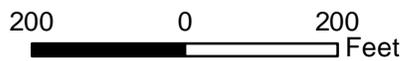
STIPULATIONS:



LUP-20



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



APPLICANT: Katherine Draut and David P. Draut

PETITION NO.: LUP-20

PRESENT ZONING: R-30

PETITION FOR: LUP

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

The applicant is requesting a Temporary Land Use Permit in order to provide therapeutic services to Autistic children. The applicant’s services include behavioral analysis, speech/language therapy, occupational therapy, and physical and behavioral therapy. There would be a maximum of six children at the house at any one time, with the number of employees’ ranging from two to six. The applicant would operate the business Monday through Friday from 8:00 a.m. to 5:00 p.m. Clients and employees would park in the driveway or backyard. The applicant has stated there would be no signs, no deliveries, no outdoor storage, and no storage of inventory. The applicant does live in the house, and has submitted a petition in support of the proposal signed by nine neighbors, including the adjoining neighbors to the west, east and south. The applicant has submitted a letter explaining their position (see Exhibit “A”).

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water available; sewer not available to property. However, in Paulding-Cobb agreement area where sewer extension by applicant can be done.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

Residential: Fire Hydrant within 500 feet of structure.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-20 KATHERINE AND DAVID P. DRAUT

The applicant's proposal is not located in a platted subdivision. The applicant's proposal would fulfill a need in the community, as stated in their position letter (see Exhibit "A"). The applicant will not have any exterior evidence that a business is being operated from this house. The applicant's property is wooded, and is located in an area that is basically undeveloped. Additionally, the applicant has submitted a petition in support of the request signed by the neighbors. Staff would be reluctant to recommend approval of this LUP without neighbor support, and without stipulations controlling how the business is operated. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- Clients park on the driveway, or in the backyard;
- No Signs, no deliveries, no outdoor storage;
- Maximum of six children at any one time;
- Fire Department comments;
- Water and Sewer 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.

March 29, 2008

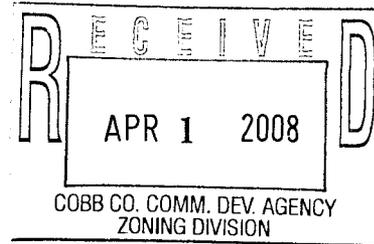


EXHIBIT "A"
LUP-20/2008

A Temporary Land Use Permit to waive current residential zoning for The Autism Sunshine House, Inc. to conduct services other than Advocacy. Services such as: Applied Behavioral Analysis (ABA), Speech/Language, Occupational, Physical and Behavioral Therapies for Autistic children in my home. As a rule, the therapy services provided will be an individual basis and/or no more than six children in the home at one time. Neighboring property owners to the East and West, including the property owner across the street to the South have no objections and there are no neighbors to the North, see signed "Consent of Contiguous Occupants or Land Owners to Accompany Application for Land Use Permit" attached to application.

This property is very conducive to the recent growth of Governors Town Club and Bent Water. It is located approx. 100' from the Paulding County Line and approx. two miles from Bartow Co. Currently, there are few facilities in located in Cobb, Bartow, or Paulding County to provide adequate therapy services for the increasing epidemic of autistic/special need children.

I have a special need grandson that was born with Erb's Palsy and diagnosed as severely autistic at age two. He will be five years old on May 1st; he is totally non-verbal and unable to communicate his needs. My husband and I have been equipping our house to fulfill the special needs of my grandson since his birth and my home is child proofed for him and will serve well for others.

The demand for therapy services is very high and this will not have an adverse impact on the traffic and will have no impact on storm water management.

I therefore respectfully request that Cobb County approve the Temporary Land Use Permit for The Autism Sunshine House, Inc., to conduct in home therapy services at 6340 Cedarcrest Road NW, Acworth, GA 30101