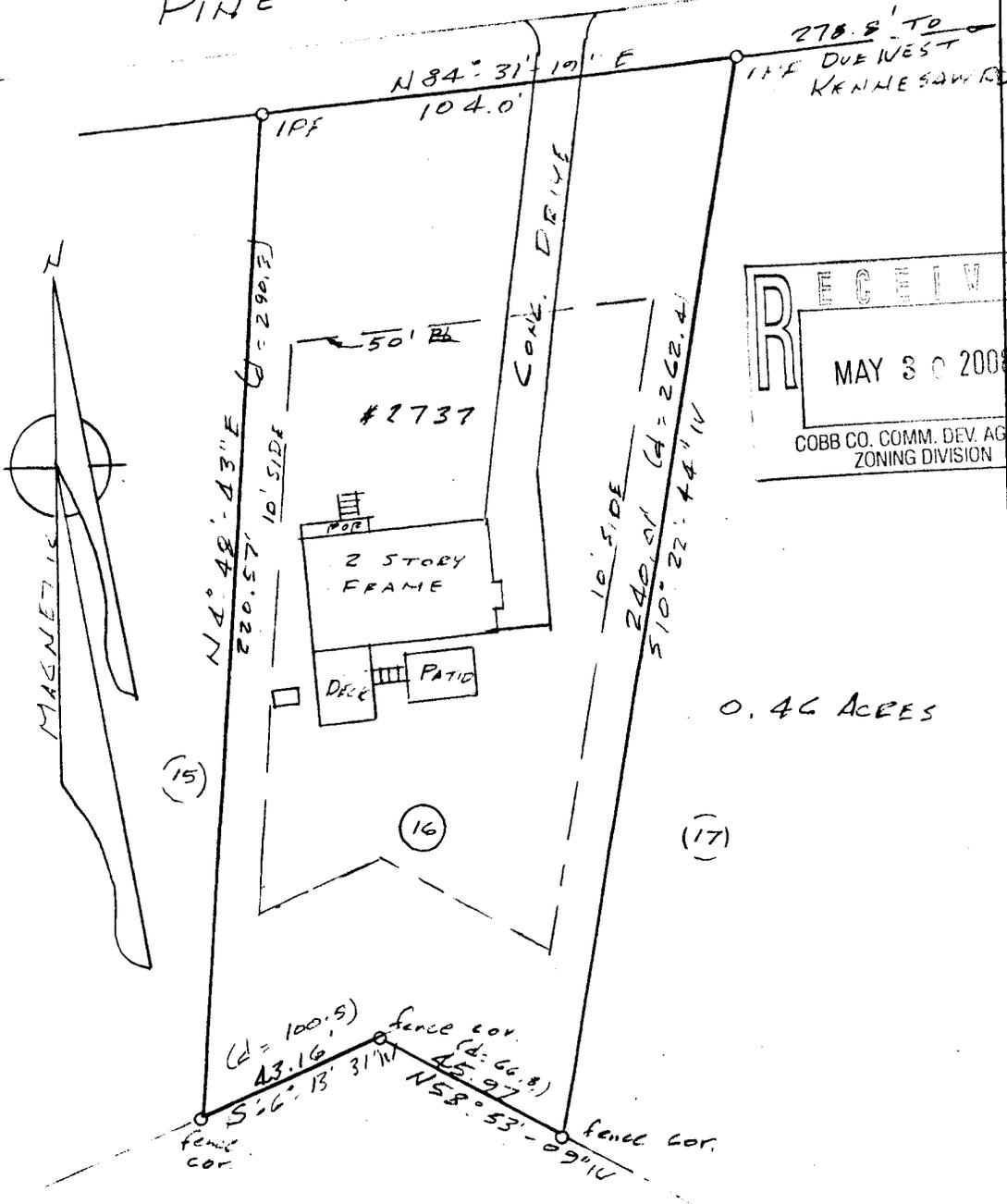


LUP-22  
(2008)

PINE MOUNTAIN CIRCLE  
50' DIA - 24' RW



RECEIVED  
MAY 30 2008  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

0.46 ACRES

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED LOT (16) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

LOT 16, WOOD PARK UNIT ONE PLAT BOOK C9 PG 195

	<b>TRU-LINE SURVEYING INC.</b> 2070 ATTIC PARKWAY SUITE 505 KENNESAW, GA. 30064 PHONE (770) 919-8732 FAX (770) 919-8731	SURVEY FOR <b>ELaine WHITWORTH</b>	
		LAND LOT: 241 DISTRICT: 2004 SECTION: 240 COUNTY: COBB STATE: GEORGIA	SCALE: 1" = 30' DATE: MAY 08 DRAWN BY: DL CHECKED BY: WJC JOB NO: 01-3858

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.

*WJC*

**APPLICANT:** Elaine A. Whitworth  
770-429-4988

**REPRESENTATIVE:** Elaine Whitworth  
770-429-4988

**TITLEHOLDER:** Elaine A. Whitworth

**PROPERTY LOCATION:** Located on the south side of Pine Mountain Circle, west of Kennesaw Due West Road (2737 Pine Mountain Circle).

**ACCESS TO PROPERTY:** Pine Mountain Circle

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**PETITION NO:** LUP-22

**HEARING DATE (PC):** 08-05-08

**HEARING DATE (BOC):** 08-19-08

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Family Counseling

**SIZE OF TRACT:** 0.46 acre

**DISTRICT:** 20

**LAND LOT(S):** 241

**PARCEL(S):** 50

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

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/ Pine Mountain Middle School
- SOUTH:** R-20/ Wood Park subdivision
- EAST:** R-20/ Wood Park subdivision
- WEST:** R-20/ Wood Park subdivision

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

**BOARD OF COMMISSIONERS DECISION**

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

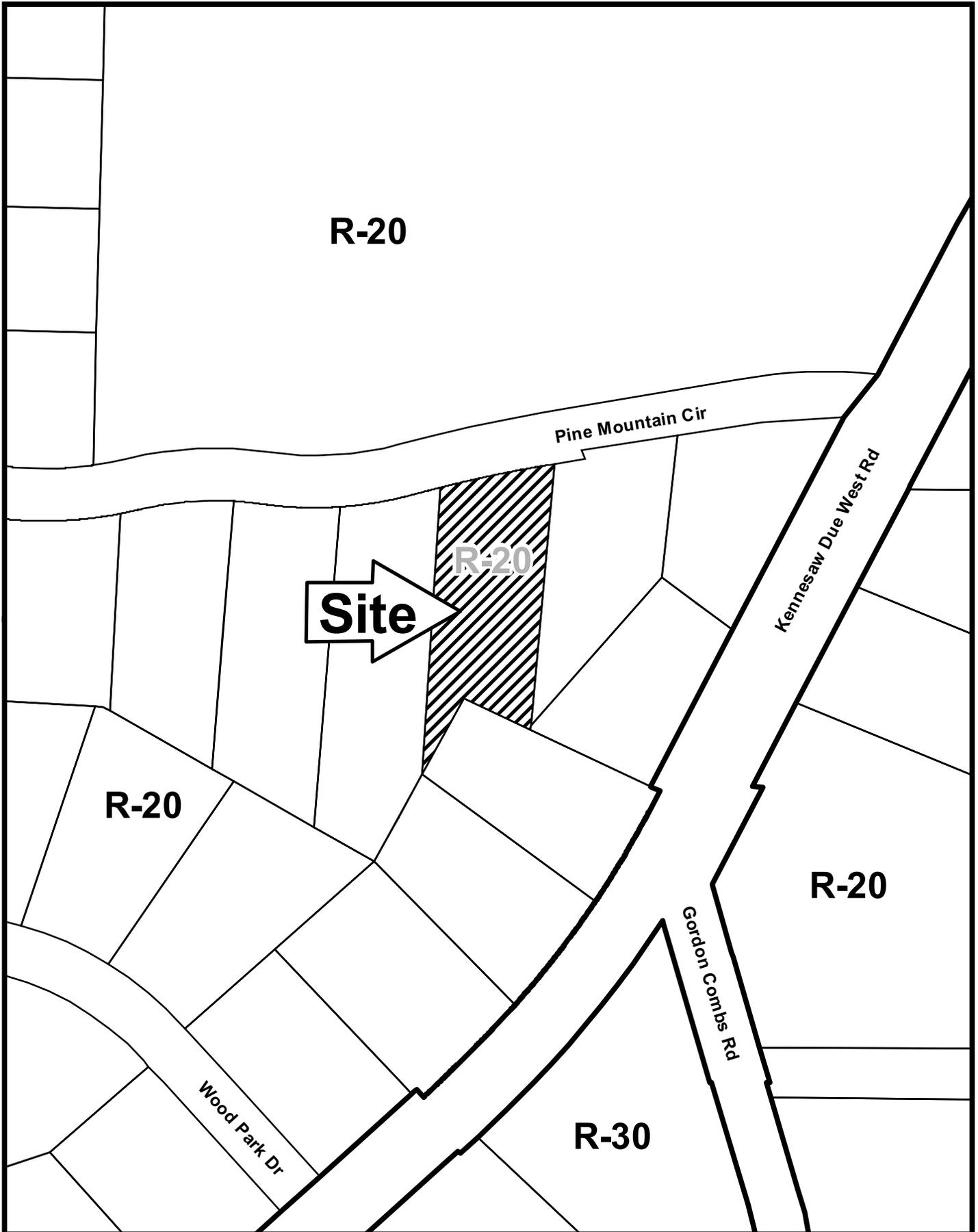
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

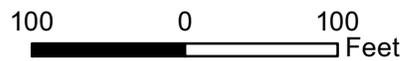
**STIPULATIONS:**



# LUP-22



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Elaine Whitworth

PETITION NO.: LUP-22

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 (LUP) to operate a family counseling service from this house. There would be 5 clients coming to the house per day, with 15 to 20 clients coming to the house per week. The business would operate 4 to 5 days per week, from 10:00 a.m. to 8:00 p.m. The applicant would be the only employee at the house, and all clients would park in the driveway. There will be no signs, no deliveries, and no outdoor storage. There will be client records stored at the house and the applicant anticipates needing the LUP for one year. The applicant does live in the house, which is in a platted subdivision.

**Historic Preservation:** No comment.

**Cemetery Preservation:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Water available and records show connected. Sewer not available to property.

\*\*\*\*\*

**DEPARTMENT OF TRANSPORTATION COMMENTS:**

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

\*\*\*\*\*

**FIRE DEPARTMENT COMMENTS:**

No comments.

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS:**

No comments.

## STAFF RECOMMENDATIONS

### **LUP-22      ELAINE WHITWORTH**

The applicant's proposal is located in a platted subdivision. The applicant's request is located in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The applicant's proposal, as summarized in the planning comments, is proposed to be a full time business. The business could intensify over time, and could possibly encourage more requests for businesses in this residential subdivision. 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.**