

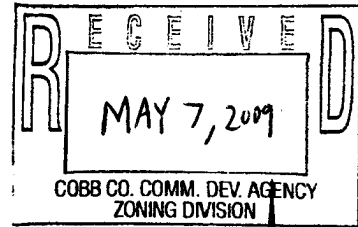
LUP-18
(2009)

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.

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

N/F
RICHARD D. & MARGO P. MUMFORD
DB. 13450, PG. 610
ZONING R-30

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

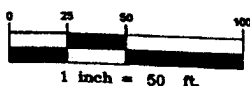
REFERENCE PLAT:
PB. 75, PG. 177

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) 424-2398

308014-B

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

REPRESENTATIVE: Katherine Draut and David Draut
770-974-7592

TITLEHOLDER: Katherine Draut and David P. 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

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:

PETITION NO: LUP-18

HEARING DATE (PC): 07-07-09

HEARING DATE (BOC): 07-21-09

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit
(renewal)

PROPOSED USE: Therapy Services For
Autistic Children

SIZE OF TRACT: 2.0 acres

DISTRICT: 20

LAND LOT(S): 39, 76

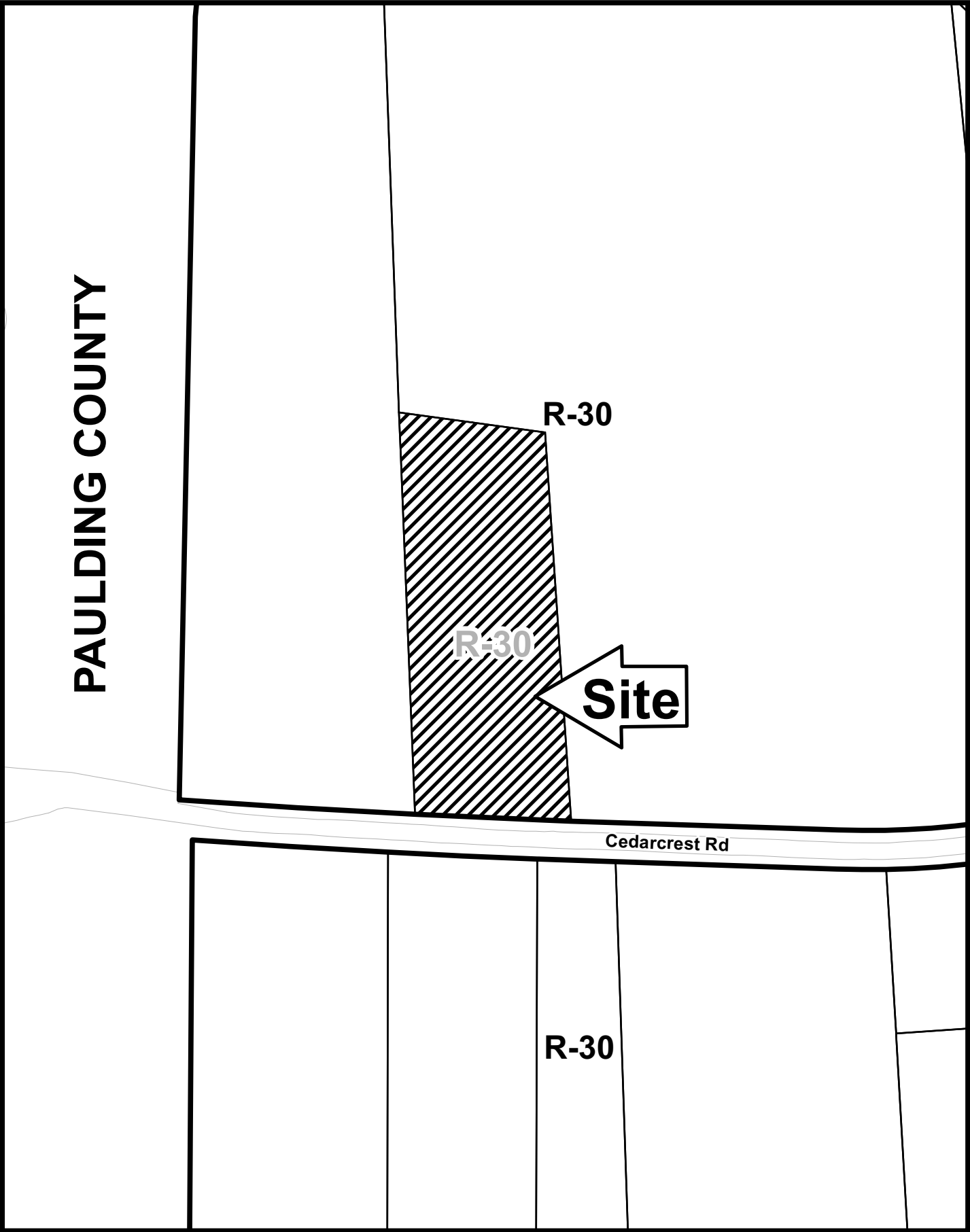
PARCEL(S): 12

TAXES: PAID X **DUE** _____

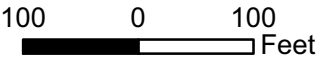
COMMISSION DISTRICT: 1



LUP-18



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Katherine Draut and David P. Draut

PETITION NO.: LUP-18

PRESENT ZONING: R-30

PETITION FOR: LUP

ZONING DIVISION COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a renewal of 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 7:00 a.m. to 7:00 p.m. Clients and employees would park in the driveway or backyard. The applicant has stated there would be no deliveries, no outdoor storage, and no storage of inventory. The applicant would like to have a small sign by the driveway. 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 previous LUP stipulations are attached for review (see Exhibit "A").

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show address connected to water. Sewer not available to property. Health Dept approval necessary for this service on septic system.

TRAFFIC COMMENTS:

Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed roadway improvement project along Cedarcrest Road.

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

FIRE COMMENTS:

No comments.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-18 KATHERINE AND DAVID P. DRAUT

The applicant's proposal is not located in a platted subdivision. The applicant's proposal is would fulfill a need in the community, as stated in the previous approval of this request. 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. The applicant has operated this business for 12 months without any neighbor complaints. Staff is concerned about the extended hours and the sign requested, and would suggest the applicant adhere to the previous stipulations which sought to keep the proposal low intensity. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- All previous stipulations from LUP-20 of 2008 (see Exhibit "A");
- 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.

ORIGINAL DATE OF APPLICATION: 06-17-08APPLICANTS NAME: KATHERINE DRAUT AND DAVID P. DRAUTTHE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 06-17-08 ZONING HEARING:**

KATHERINE DRAUT AND DAVID P. DRAUT (owners) requesting a **Land Use Permit** for the purpose of Therapy Services For Autistic Children in Land Lots 39 and 76 of the 20th District. Located on the north side of Cedarcrest Road, southwesterly of Governors Towne Drive (6340 Cedarcrest Road).

The public hearing was opened and Ms. Katherine Draut and Mr. David Draut addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Goreham, second by Olens, to **approve** Land Use Permit for **12 months** subject to:

- **this permit is granted to this particular applicant and is not transferable**
- **permit is cancelled if the business terminates, or if the property is sold**
- **therapists and clients to park in the drive located in backyard (no business related vehicles to be parked in front or adjacent to the side of the home)**
- **no signs, deliveries, or outdoor storage**
- **maximum of six children at any one time**
- **all therapy sessions to be conducted inside the house**
- **age of children not to exceed 12 years**
- **hours of operation limited to 8:00 a.m. – 5:00 p.m., Monday through Friday**
- **services by hourly appointments only**
- **services to be provided by certified therapists only**
- **no daycare for hire use**
- **any outside play area to be fenced and located behind the house within the building setbacks**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously