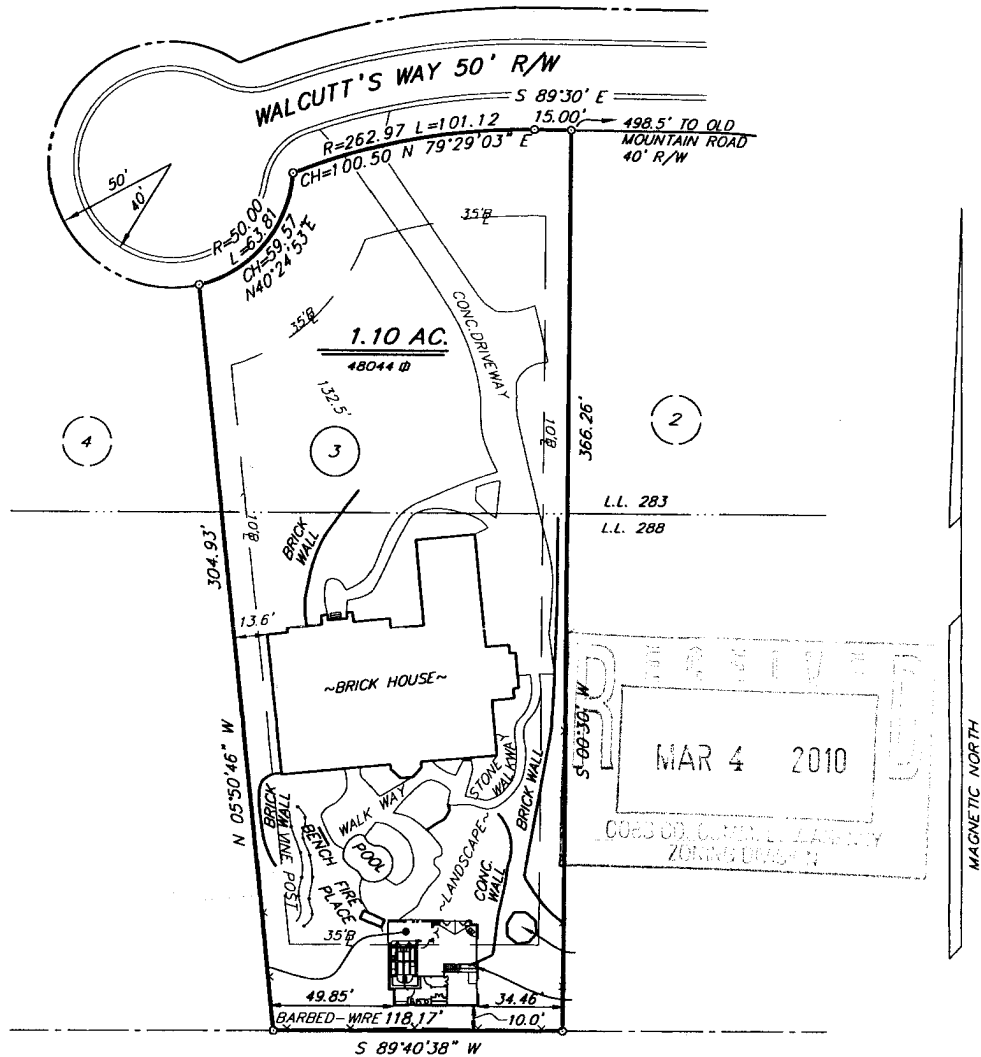


**LUP-14
(2010)**

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

⊗ M.H. - SANITARY SEWER MANHOLE	• F.F.E. - FINISHED FLOOR ELEVATION
(W/M) W.M. - WATER METER	• W.V. - WATER VALVE
(G/M) G.M. - GAS METER	⊙ TELEPHONE MANHOLE
○ R.B.S. - REINFORCING BAR SET	---E--- UNDERGROUND ELECTRICAL LINE
○ R.B.F. - REINFORCING BAR FOUND	— — OVERHEAD POWER LINES
○ C.T.F. - CRIMP TOP PIPE FOUND	△ HW - HEADWALL
○ O.T.F. - OPEN TOP PIPE FOUND	[PBX] POWERBOX
□ R/W MON. - RIGHT-OF-WAY MONUMENT	— — WATER LINE
—X— TYPE OF FENCE	---T--- UNDERGROUND TELEPHONE LINE
○ J.B. - JUNCTION BOX	---G--- GAS LINE
■ D.I. - DROP INLET / YARD INLET	



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13067C0050 F DATED AUGUST 18, 1992.

N ~ F
MAX P. LORENZ
PB. 109 PG. 54



THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/116,556. MATTERS OF TITLE ARE EXCEPTED.

DATE : 3-22-06	REVISIONS
SCALE : 1"=50'	04-20-06: GENERAL UPDATE.
DRAWN BY : JMK	
CHECKED BY : AG	
FIELD BOOK : 440	

JIM HARVEY

LOT 3
WATKINS GLEN

LOCATED IN L.L. 283 & 288
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



1266 Powder Springs Rd Marietta, Georgia 30064
www.gaskinsurvey.com Phone: (770) 424-7168 Fax: (770) 424-7593

Drawing name: J:\Bnd\COBB\120120\02931\walkins\plan\lha\variance\plat.dwg Plotted on: Apr 20, 2006 - 5:05am Plotted by: Don Hutchins

APPLICANT: Patricia A. Redmond
770-427-8606

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
John H. Moore 770-429-1499

TITLEHOLDER: James S. Harvey and Patricia A. Redmond

PROPERTY LOCATION: Located on the south side of Walcutt's
Way, east of Mountain Road
(1409 Walcutt's Way).

ACCESS TO PROPERTY: Walcutt's Way

PHYSICAL CHARACTERISTICS TO SITE: Existing house

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Watkins Glen
- SOUTH:** City of Marietta/ single-family house
- EAST:** R-20/ Watkins Glen
- WEST:** R-20/ Watkins Glen

PETITION NO: LUP-14

HEARING DATE (PC): 05-04-10

HEARING DATE (BOC): 05-18-10

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Non-Medical Home
Healthcare Service

SIZE OF TRACT: 1.10 acres

DISTRICT: 20

LAND LOT(S): 283, 288

PARCEL(S): 38

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

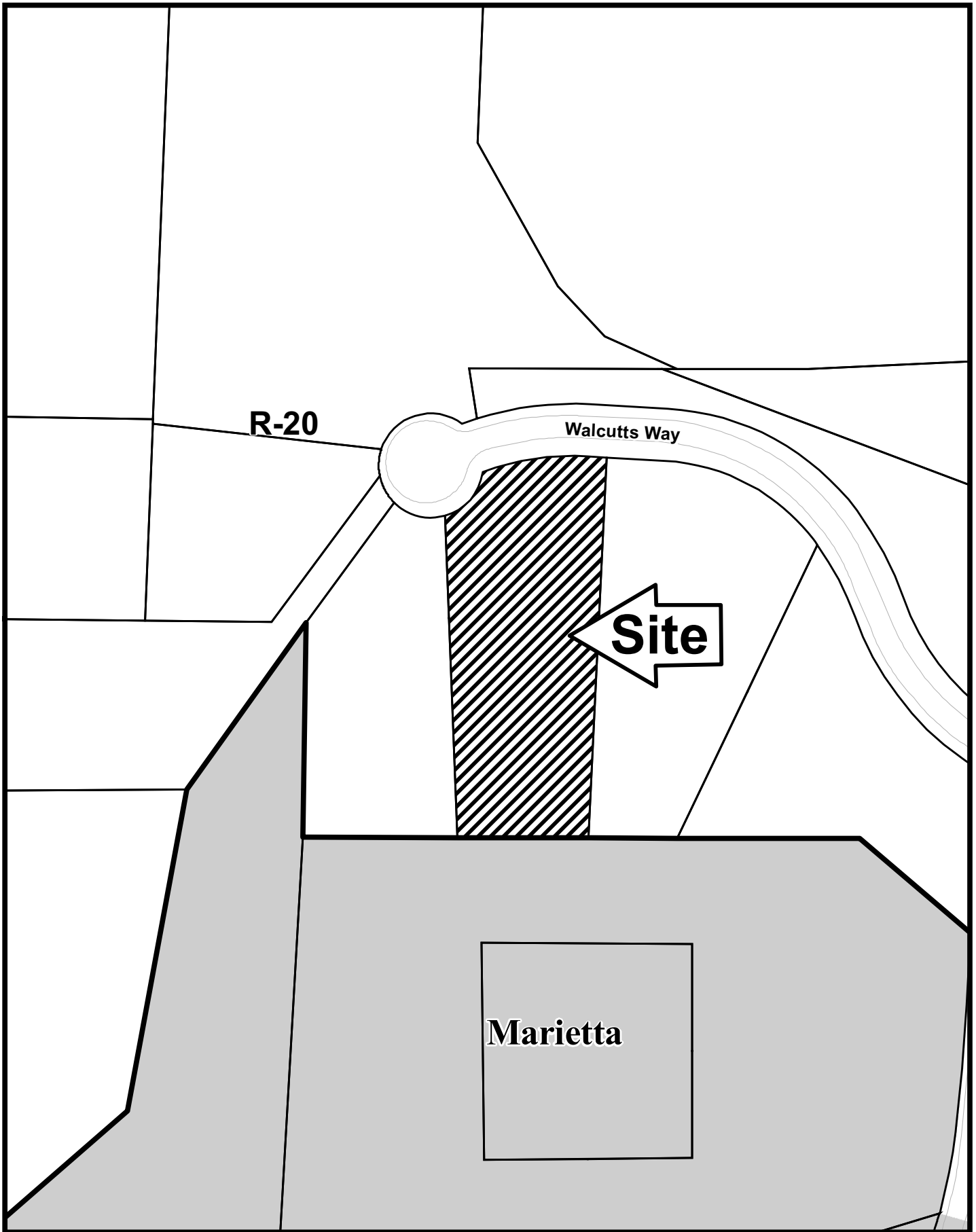
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

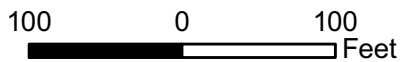
STIPULATIONS:





LUP-14



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Patricia A. Redmond

PETITION NO.: LUP-14

PRESENT ZONING: R-20

PETITION FOR: LUP

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

The applicant is requesting a Temporary Land Use Permit to operate a non-medical homes healthcare service. The business would have three employees, which consists of the mother and two daughters; the daughters park in the driveway when at the house. The business would be open Monday through Friday, from 9:00 am to 5:00 pm. The applicant has stated there would be no clients coming to the house, no signs, no deliveries, and no outdoor storage. The applicant does live in the house, and is requesting the LUP for 2 years.

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:

Address connected to water. Sewer not available. Health Department approval required for on-site sewage management.

TRAFFIC COMMENTS:

Recommend no on-street parking.

FIRE COMMENTS:

No comments.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-14 PATRICIA A. REDMOND

The applicant's proposal is located in a platted subdivision. The applicant's request is located in an area designated as Very 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. Staff is concerned the business could intensify over time, and could possibly encourage more requests for businesses in this residential area. However, Staff does recognize that the impact of the business on the area will be small since there are no signs, no deliveries, no outdoor storage, no clients coming to the house and two family members as employees. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- No signs, no deliveries, no outdoor storage, no clients coming to the house;
- Two related employees only;
- 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.