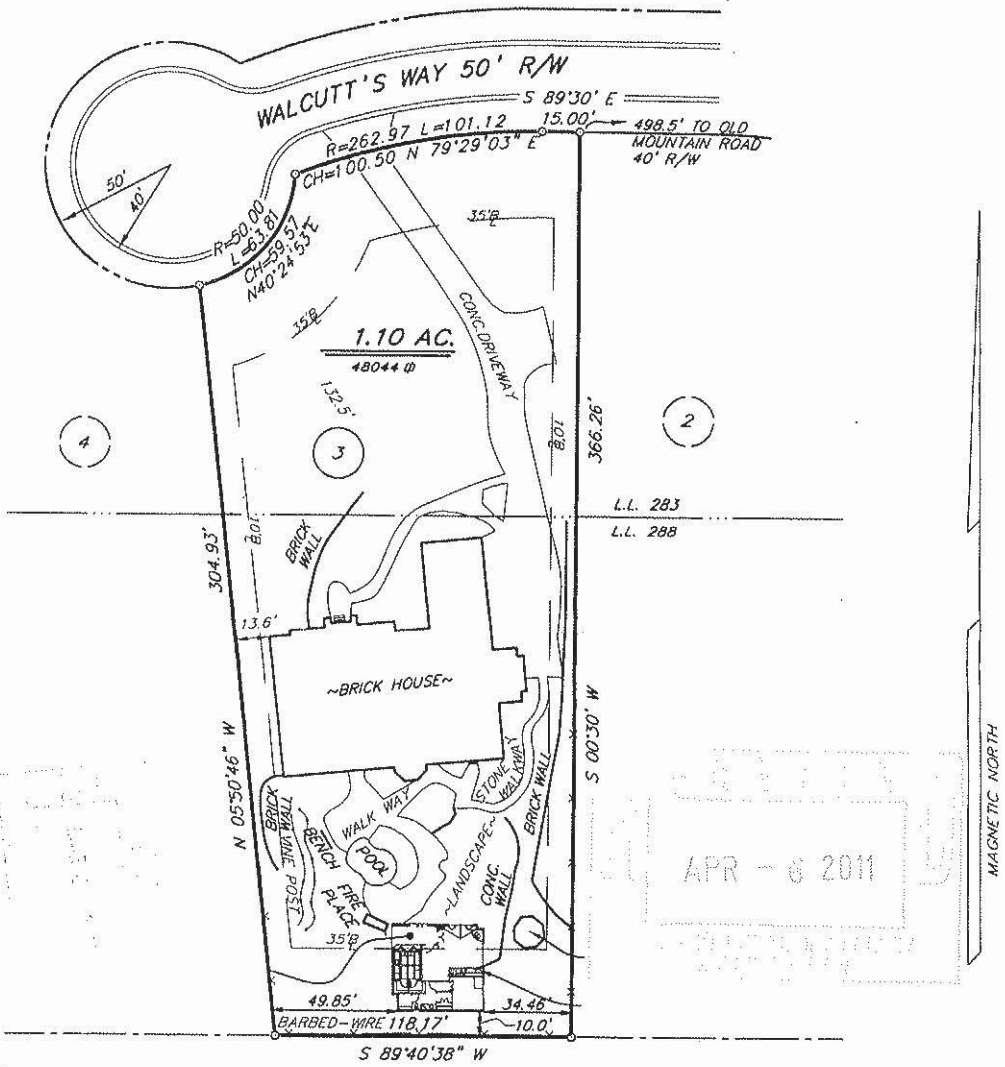


**LUP-15  
(2011)**

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.

⊗	L.I. - LIGHT POLE	△	C.B. - CATCH BASIN
⊕	F.H. - FIRE HYDRANT	▬	R.C.P. - REINFORCED CONCRETE PIPE
⊙	M.H. - SANITARY SEWER MANHOLE	▬	C.M.P. - CORRUGATED METAL PIPE
⊙	W.M. - WATER METER	—	F.F.E. - FINISHED FLOOR ELEVATION
⊙	G.M. - GAS METER	•	WV - WATER VALVE
○	R.B.S. - REINFORCING BAR SET	⊙	TELEPHONE MANHOLE
○	R.B.F. - REINFORCING BAR FOUND	---	U - UNDERGROUND ELECTRICAL LINE
○	C.T.F. - CRIMP TOP PIPE FOUND	—	O.P. - OVERHEAD POWER LINES
○	O.T.F. - OPEN TOP PIPE FOUND	▬	H.W. - HEADWALL
□	R/W MON. - RIGHT-OF-WAY MONUMENT	▬	P.B.X. - POWERBOX
×	TYPE OF FENCE	---	W - WATER LINE
○	J.B. - JUNCTION BOX	---	T - UNDERGROUND TELEPHONE LINE
▬	D.I. - DROP INLET / YARD INLET	---	G - GAS LINE



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

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.

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



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

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

**JIM HARVEY**

LOT 3  
WATKINS GLEN

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

Drawing name: J. 1. Plat (COBB) 2011.02.02.31.watkins\_glen.dwg; variance plat.dwg; Plotted on: Apr 20, 2006 - 5:05pm; Plotted by: Dan Hutchins

**APPLICANT:** Patricia Redmond  
(770) 427-8606

**PETITION NO:** LUP-15

**REPRESENTATIVE:** Patricia A. Redmond  
(770) 427-8606

**HEARING DATE (PC):** 06-07-2011

**HEARING DATE (BOC):** 06-21-2011

**TITLEHOLDER:** James S. Harvey and Patricia A. Redmond

**PRESENT ZONING:** R-20

**PROPERTY LOCATION:** On the south side of Walcutts Way,  
west of Old Mountain Road

**PROPOSED ZONING:** Land Use  
Permit

**ACCESS TO PROPERTY:** Walcutts Way

**PROPOSED USE:** Non-medical  
Homecare Services

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family  
Residence

**SIZE OF TRACT:** 1.10 acres

**DISTRICT:** 20

**LAND LOT(S):** 283, 288

**PARCEL(S):** 38

**FUTURE LAND USE MAP:** Very Low Density Residential

**TAXES:** PAID  DUE

**CONTIGUOUS ZONING/DEVELOPMENT**

**COMMISSION DISTRICT:** 1

- NORTH:** R-20 Watkins Glen Subdivision and R-20/Single-family Residence
- SOUTH:** City of Marietta/Residential
- EAST:** R-20/Watkins Glen Subdivision
- WEST:** R-20/Watkins Glen Subdivision

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

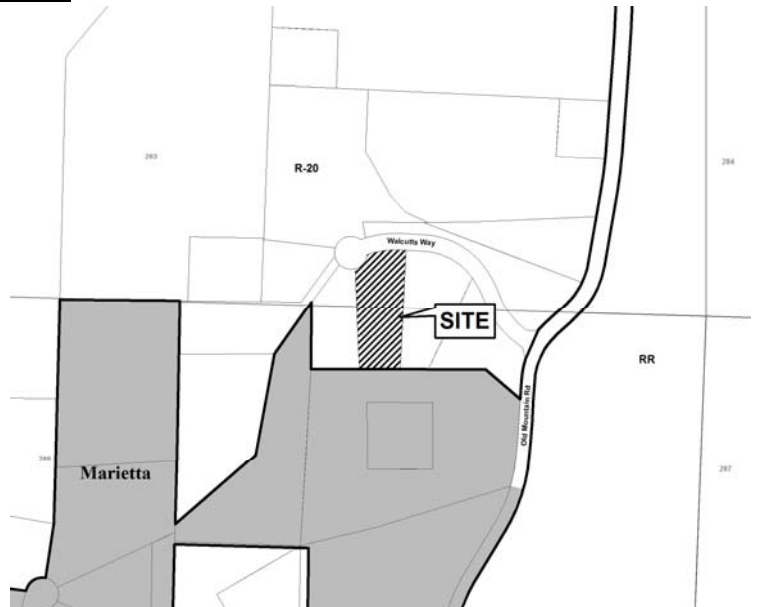
**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

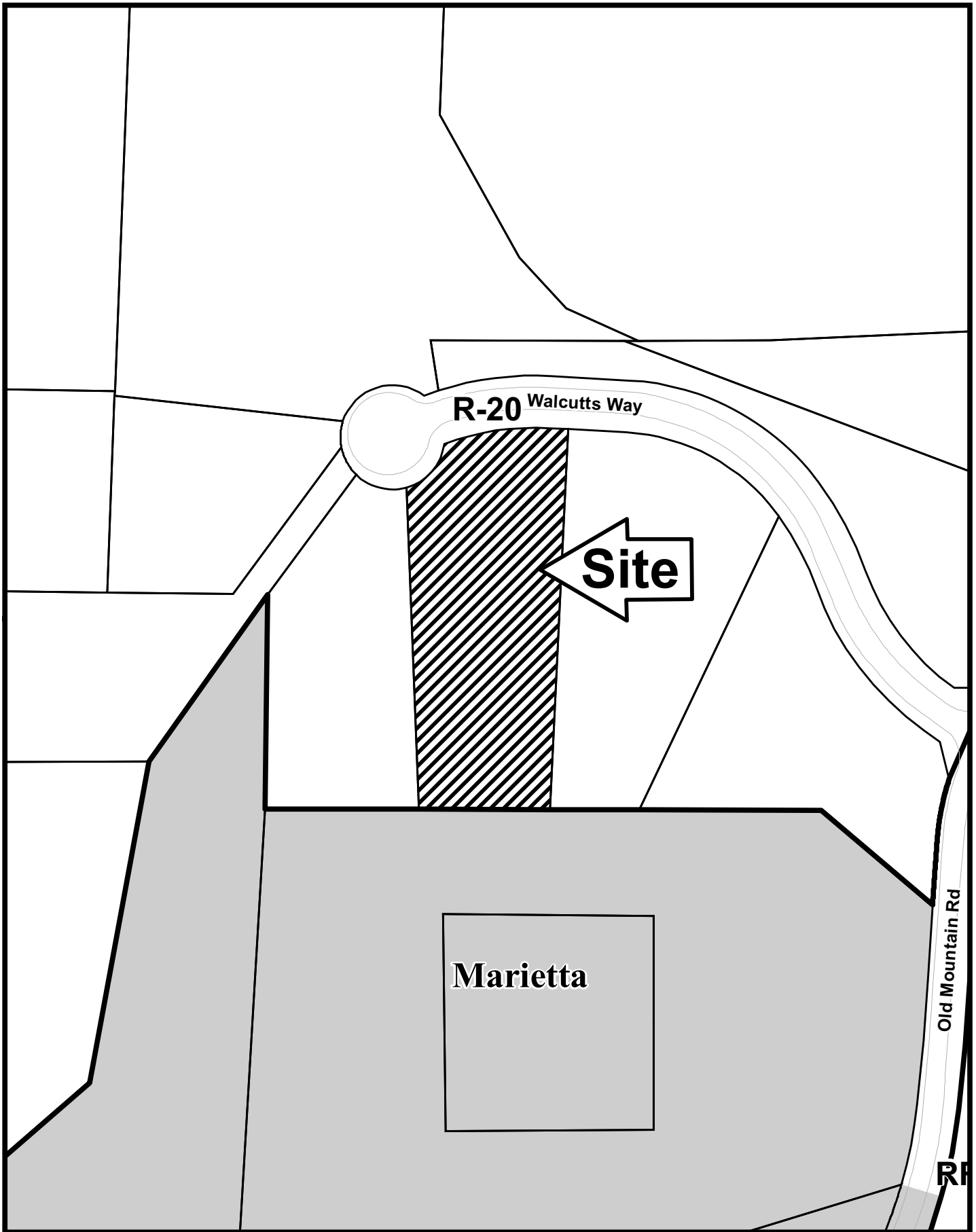
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

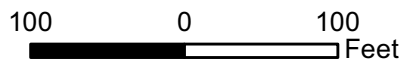
**STIPULATIONS:**





# LUP-15



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 Redmond

**PETITION No.:** LUP-15

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

The applicant is requesting the first renewal for a land use permit for the operation of a non-medical home healthcare service. The business will have three employees, the mother and two daughters, and the hours of operation will be Monday through Friday from 9 a.m. until 5 p.m. The family-member employees will park on the driveway when at the house. The applicant has indicated that there will be no clients coming to the house, no deliveries and no outdoor storage. Applicant lives at the house and is requesting the LUP for two years.

There have been no complaints regarding applicant’s previous land use permit.

**Historic Preservation:** No comments.

**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 Dept approval required for on-site sewage management.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no parking on the right-of-way.

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

\*\*\*\*\*

**FIRE COMMENTS:**

**NO COMMENTS:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

**APPLICANT: Patricia Redmond**

**PETITION NO.: LUP-15**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

\*\*\*\*\*

<b>DRAINAGE COMMENTS</b>
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No comments.

## STAFF RECOMMENDATIONS

### **LUP-15      PATRICIA REDMOND**

The applicant's proposal is located in a platted subdivision. The property is located in an area designated as Very Low Density Residential on the *Cobb County Comprehensive Plan*. The proposed use will be a full-time business. 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 the employees are family members. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to the following:

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

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PREVIOUS LUP-14 OF 2010



Application #: LUP-15  
PC Hearing Date: 6-7-11  
BOC Hearing Date: 6-21-11

### TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? non-medical home care services
2. Number of employees? 3 (all family members)
3. Days of operation? 9A-5p M-FRIDAY
4. Hours of operation? 9-5p
5. Number of clients, customers, or sales persons coming to the house per day? X ; Per week? 0
6. Where do clients, customers and/or employees park?  
Driveway: X ; Street: \_\_\_\_\_ ; Other (Explain): \_\_\_\_\_

---

7. Signs? No: X ; Yes: \_\_\_\_\_. (If yes, then how many, size, and location): \_\_\_\_\_

---

8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): -0-

---

9. Deliveries? No X ; Yes \_\_\_\_\_ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)

---

10. Does the applicant live in the house? Yes ✓ ; No \_\_\_\_\_
11. Any outdoor storage? No X ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_

---

12. Length of time requested: 2 yrs

---

13. Any additional information? (Please attach additional information if needed):  
No client visits. Business consists of mother & 2 daughters

Applicant signature: Patricia A Redmond Date: 4/4/11

Applicant name (printed): Patricia A Redmond