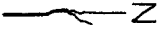


LUP-7  
(2011)



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1/50,000. THE ANGLES WERE MEASURED WITH AN ELECTRONIC TRANSIT. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS IN ACCORDANCE WITH THE STANDARD PRACTICES OF SURVEYING. THE LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOTAL STATION. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

3464 MARK HALL DRIVE  
MARIETTA, GA.

PROPERTY OF  
THOMAS H. JAEGER  
DAYN S. JAEGER

OUT LOT SHOWN ON  
SADDLE RIDGE DOWNS  
UNIT TWO  
LAND LOT 651  
DISTRICT 1674 SECTION 2ND.  
COUNTY COBB  
GEORGIA



**McClung Surveying Inc.**  
This property is not located in a Special Flood Hazard Area as indicated by the Official Flood Hazard Maps. I hereby certify that this plat is a true and correct representation of the land shown and that the same has been prepared in conformity with the minimum standards and requirements of the law.  
Perry E. McClung, Surveyor  
4136 South Atlanta Road

NOW OR FORMERLY  
SADDLE RIDGE DOWNS  
UNIT TWO

20' UNDISTURBED AREA &  
DRIVEWAY EASEMENT  
(NOTE: EXIST. GRAVEL  
DRIVE TO BE US'ED)

TOTAL AREA =  
2.42 ACRES

ONE STORY  
FRAMING  
RESIDENCE

TENNIS COURT

SANITARY SEWER LINE

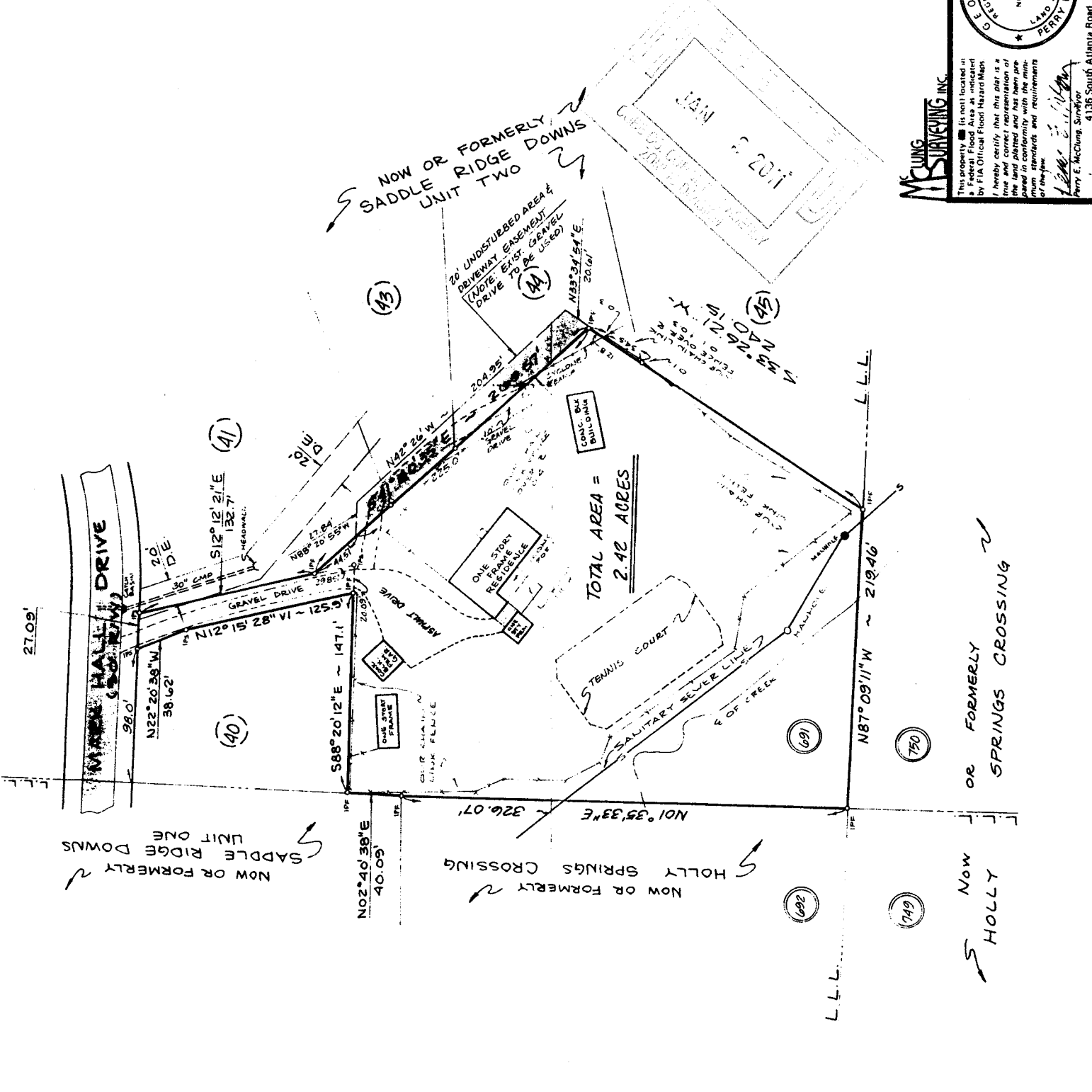
MARK HALL DRIVE

NOW  
HOLLY

OR FORMERLY  
SPRINGS CROSSING

NOW OR FORMERLY  
HOLLY SPRINGS CROSSING

NOW OR FORMERLY  
SADDLE RIDGE DOWNS  
UNIT ONE



**APPLICANT:** Dawn Jaeger  
770-509-5520

**REPRESENTATIVE:** Dawn Jaeger  
770-509-5520

**TITLEHOLDER:** Thomas H. Jaeger and Dawn S. Jaeger

**PROPERTY LOCATION:** On the south side of Mark Hall Drive,  
east of Meadowwind Lane  
(3464 Mark Hall Drive).

**ACCESS TO PROPERTY:** Mark Hall Drive

**PHYSICAL CHARACTERISTICS OF SITE:** Existing single-  
family house.

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/Saddle Ridge Downs
- SOUTH:** R-20/Holly Springs Crossing
- EAST:** R-20/Saddle Ridge Downs
- WEST:** R-20/Holly Springs Crossing

**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-7

**HEARING DATE (PC):** 03-01-11

**HEARING DATE (BOC):** 03-15-11

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Aesthetician

**SIZE OF TRACT:** 2.42 acres

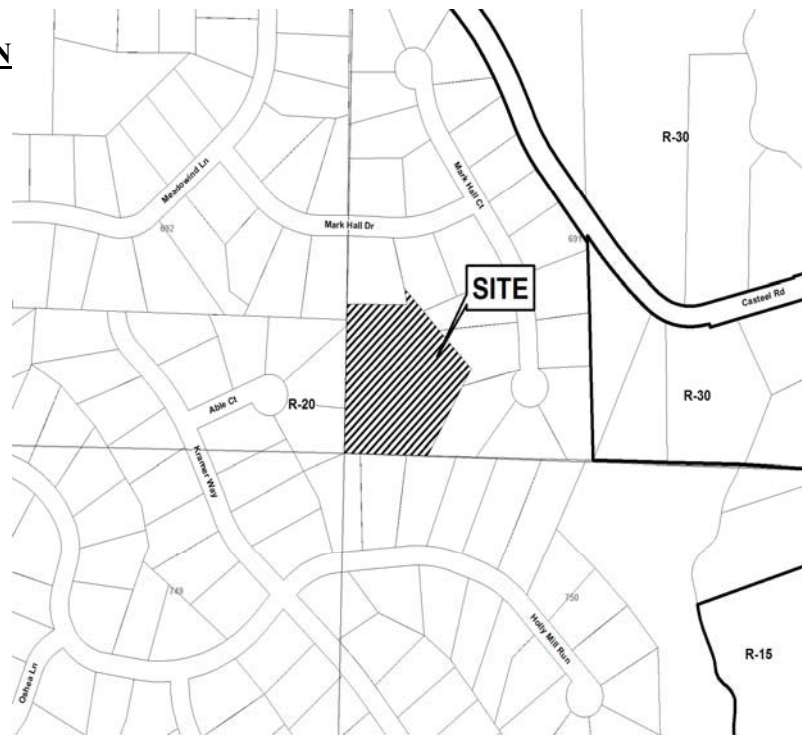
**DISTRICT:** 16

**LAND LOT(S):** 691

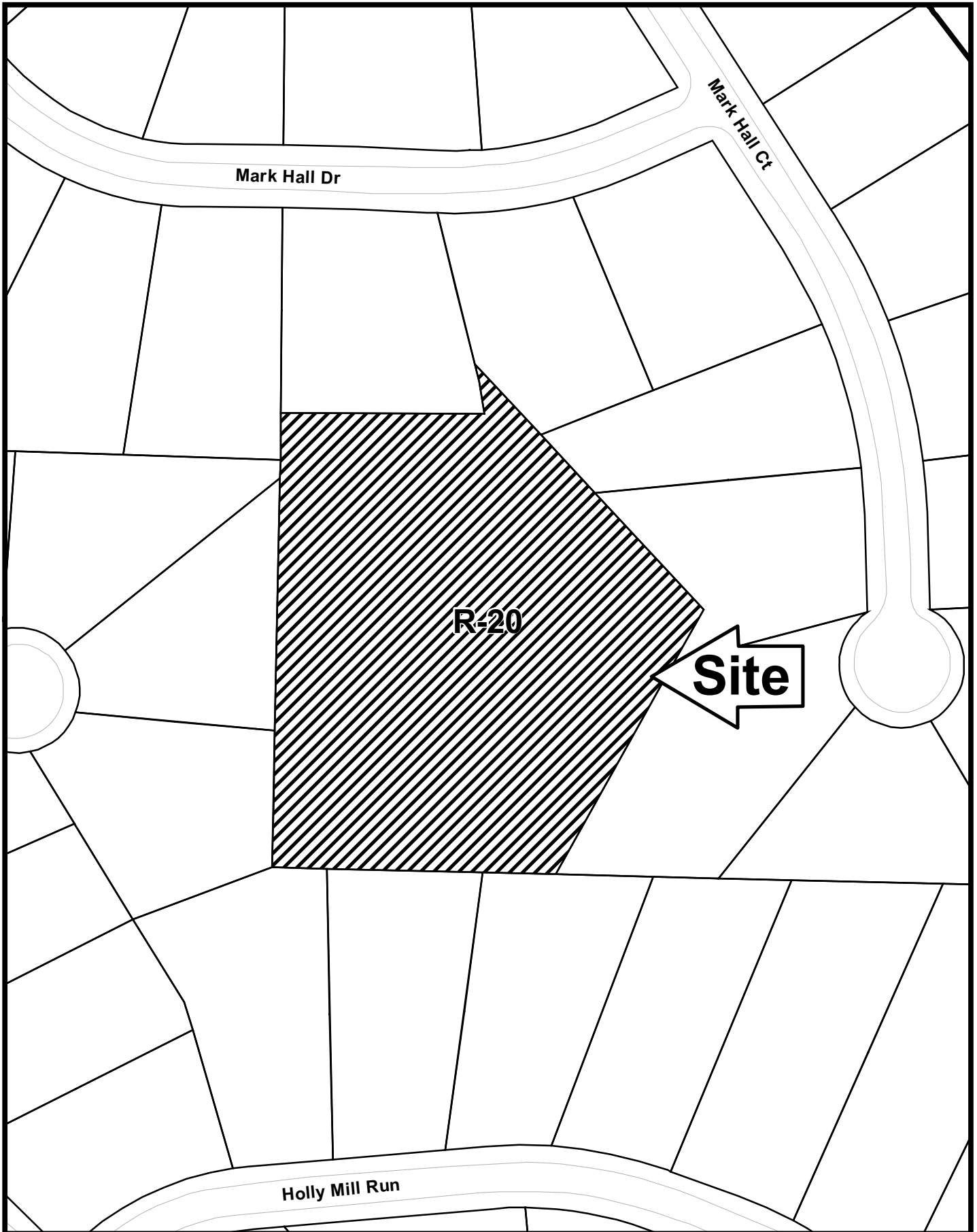
**PARCEL(S):** 12

**TAXES: PAID** X **DUE**       

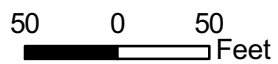
**COMMISSION DISTRICT:** 3



# LUP-7



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



- City Boundary
- Zoning Boundary

APPLICANT: Dawn Jaeger

PETITION NO.: LUP-7

PRESENT ZONING: R-20

PETITION FOR: LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Temporary Land Use Permit to allow a business from her home. The business proposed would be aesthetician services - anti-aging facials. There are no proposed employees and operation is proposed Tuesday through Saturday 9A.M. to 6P.M. at the most. It is expected that there will be approximately 1 to 5 clients a day, 5-20 per week. The existing driveway can accommodate clients' cars and is not visible from the street. There will be no deliveries or signs. The applicant does live in the house as required by the LUP process. The applicant has submitted a petition of supporting neighbors signed by several adjacent property owners.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Records show address connected to water only. Health Dept. may require connection if existing septic system is inadequate.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend a paved driveway apron as shown in Detail 116R, Residential Driveway Standard. Recommend no on-street parking. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

\*\*\*\*\*

**FIRE 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: Dawn Jaeger**

**PETITION NO.: LUP-7**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

\*\*\*\*\*

**DRAINAGE COMMENTS**

No comments.

## STAFF RECOMMENDATIONS

**LUP-7** Dawn Jaeger

The applicant is requesting a Temporary Land Use Permit to run a business from her home. The proposed aesthetician services - anti-aging facials business is expected to draw between 1 to 5 clients a day and 5-20 per week operating Tuesday through Saturday 9A.M. to 6P.M. While it is suggested there will be no signs or commercial deliveries for the business, the property is located within a platted subdivision and in an area designated as Low Density Residential on the *Cobb County Comprehensive Plan*. The applicant has requested indefinite approval indicating this is to become a permanent operation at this location. If allowed, the use could intensify over time and possibly encourage more requests of a similar nature in this residential area. Though by its nature the applicant's request is contradictory to the *Cobb County Code*, consideration may be given in light of the evidenced support of surrounding neighbors by way of the supplied petition and the noted private, secluded nature of the property as suggested by the applicant. 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.**