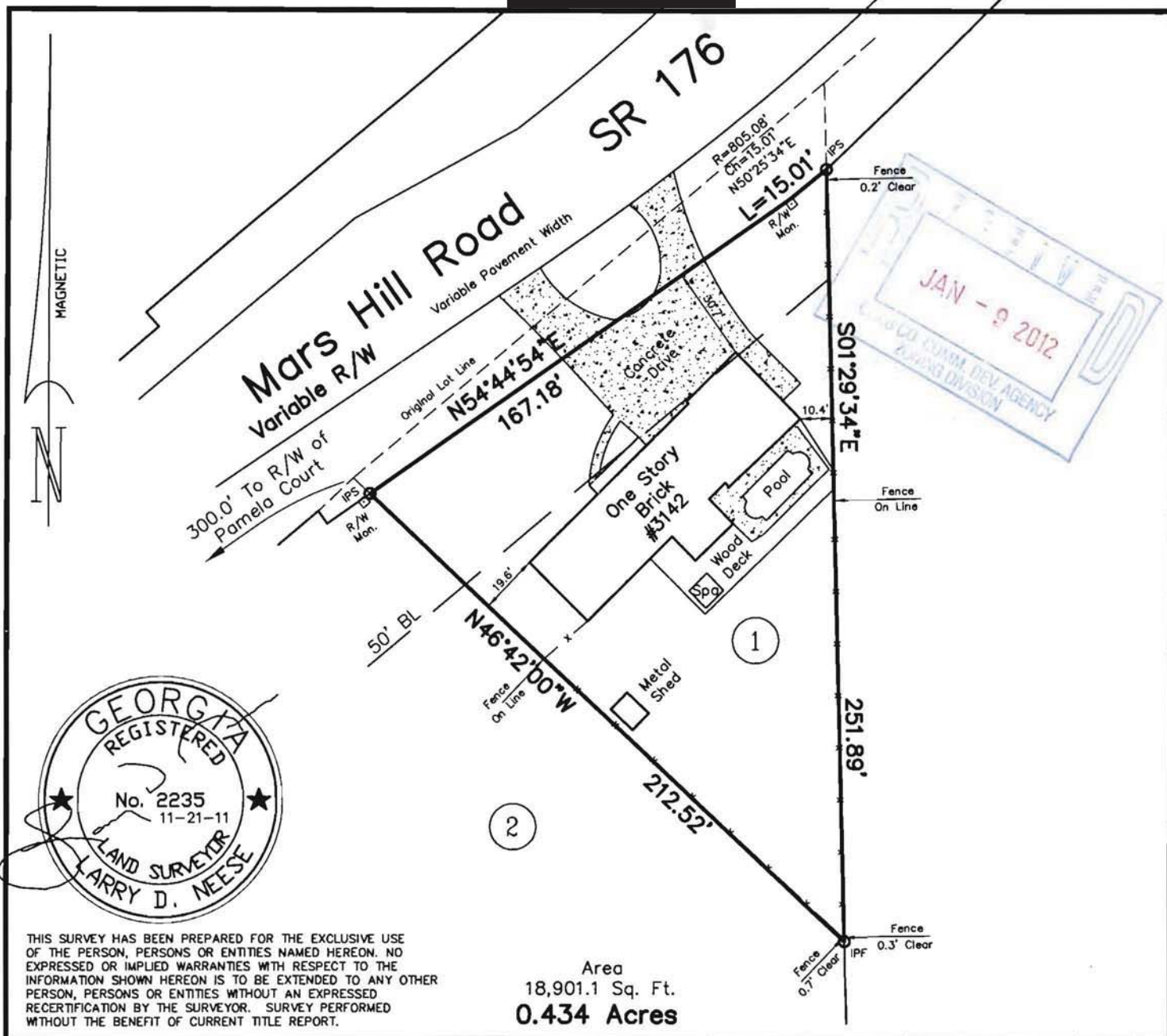


LUP-9  
(2012)



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

Area  
18,901.1 Sq. Ft.  
**0.434 Acres**

THIS PROPERTY ~~IS~~ (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0012G DATED Dec.16,2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,856 FEET AND AN ANGULAR ERROR OF 2 PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,456 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R LINEAR SokkiaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



GRAPHIC SCALE  
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

SURVEY FOR:	
Edwin J. Lorens, Jr.	
LOT Part of 1	BLOCK
Edgewood Estates	
PLAT BOOK 55	PAGE 148
LAND LOT 120	
DISTRICT 20th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE Nov. 21,2011	REVISED
SCALE: 1= 50	JOB NO. 110103

Larry D. Neese, PLS

50 Barrett Parkway, Suite 3005 #330, Marietta, Georgia 30066 (770) 428-2122

**APPLICANT:** Tracilla Lynn Lorens  
(404) 771-2555

**REPRESENTATIVE:** Tracilla Lynn Lorens  
(404) 771-2555

**TITLEHOLDER:** Edwin J. Lorens, Jr. and Tracilla Lynn Lorens

**PROPERTY LOCATION:** On the southeast side of Mars Hill Road,  
northeast of Pamela Court  
(3142 Mars Hill Road).

**ACCESS TO PROPERTY:** Mars Hill Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing  
one (1) story brick home.

**PETITION NO:** LUP-9

**HEARING DATE (PC):** 04-03-12

**HEARING DATE (BOC):** 04-17-12

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Network Marketing,  
Coaching, Reflexology

**SIZE OF TRACT:** 0.434 acre

**DISTRICT:** 20

**LAND LOT(S):** 120

**PARCEL(S):** 27

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

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-30/ single family homes
- SOUTH:** R-20/ single family homes
- EAST:** R-30/ single family homes
- WEST:** R-20/ single family homes

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

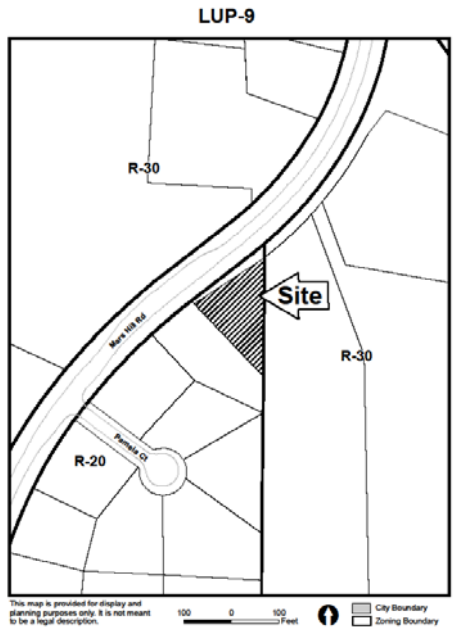
**BOARD OF COMMISSIONERS DECISION**

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

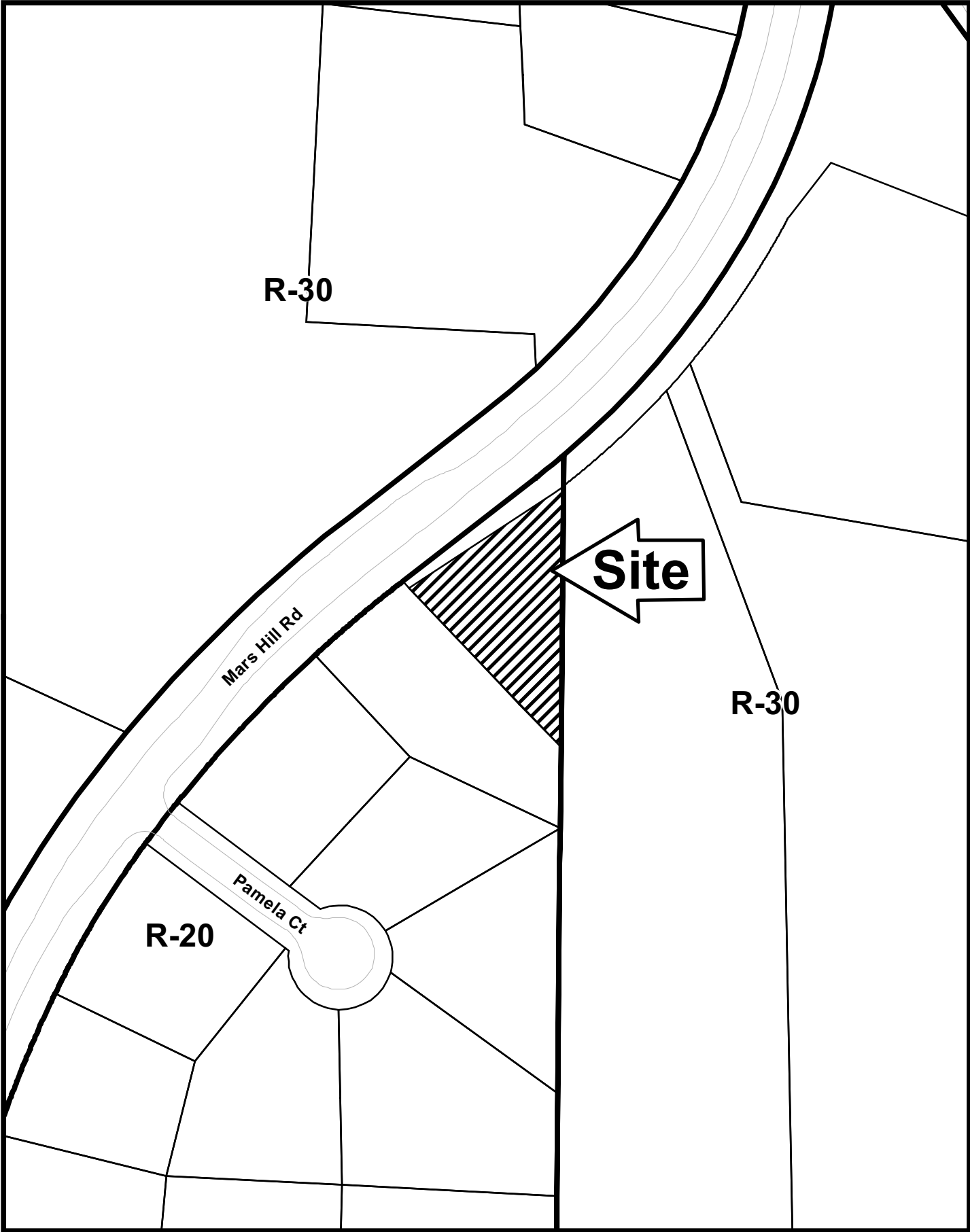
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

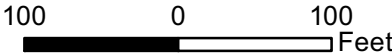
**STIPULATIONS:**





# LUP-9



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Tracilla Lynn Lorens

**PETITION NO.:** LUP-9

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

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

The applicant has filed a request for a Temporary Land Use Permit (LUP) in order to operate a “Network Marketing – Coaching – Reflexology – Detox Foot Bath – Stress Relief” business from her home. The business proposed is owner-operated with no employees, operating three to four days a week by appointment only for one to two clients for consulting and sampling of products. It is anticipated that the applicant will see 16 to 18 clients per week. Also, two (2) UPS deliveries per week will be necessary. The applicant proposes no outdoor signs and the existing circular driveway is thought to be adequate for clients. The applicant requests approval for 24 months and has submitted numerous signatures and letters in support.

**Historic Preservation:**

**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:**

No comments.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

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: Tracilla Lynn Lorens**

**PETITION NO.: LUP-9**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
---------------------------------------

No comments.

## STAFF RECOMMENDATIONS

### **LUP-9            TRACILLA LYNN LORENS**

The applicant is requesting a Temporary Land Use Permit (LUP) in order to operate a “Network Marketing – Coaching – Reflexology – Detox Foot Bath – Stress Relief” business from her home. The applicant will have no employees and anticipates one or two clients at a time by appointment only for a total of approximately 16-18 per week. The applicant anticipates up to two (2) UPS deliveries per month. No outdoor signs are proposed. While the applicant is requesting approval for 24 months, the property is zoned R-20 single-family residential district and located within a VLDR very low density residential future land use area. Based on the above analysis, and strict interpretation of the ordinance, staff recommends **DENIAL** of the applicant’s request.

**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.**



Application #: LUP-9  
PC Hearing Date: 4-3-12  
BOC Hearing Date: 4-17-12

## TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Cleanse Coach w/ Nutrition, Detox Foot Baths AND Reflexology
2. Number of employees? 0
3. Days of operation? 3-4
4. Hours of operation? By Appointment only
5. Number of clients, customers, or sales persons coming to the house per day? 3-4 ; Per week? 16-18
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.): 1 - my 2003 SATURN - VUE
9. Deliveries? No \_\_\_\_\_ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
2 per mo. UPS - small truck
10. Does the applicant live in the house? Yes X ; No \_\_\_\_\_
11. Any outdoor storage? No \_\_\_\_\_ ; Yes X (If yes, please state what is kept outside): shed for YARD Equipment
12. Length of time requested: 2 yrs
13. Any additional information? (Please attach additional information if needed):  
SEE ATTACHMENT

Applicant signature: Tracilla Lorens Date: \_\_\_\_\_

Applicant name (printed): TRACILLA LORENS

My name is Tracilla Lorens. I live at 3142 Mars Hill Rd. N. W., Acworth, Ga. 30101 since 1979. I am in process of getting a land usage permit to work from home. One of the many steps with Zoning & Code Enforcement is to write: WHY I WANT & NEED TO WORK FROM HOME DOCUMENT.

My business is Nutritional, all natural & organic consulting & cleanse coaching; (network marketing with Isagenix & Nikken); Life & Health consulting, Ionic Detox Foot Baths, and Reflexology stress relief (massage feet or hands). This is part time as I am partially disabled due to a car accident in 1995. I don't get SSI, due to not having proper counsel & documentation. After age 61 & 66 it is hard to find a job with our own health challenges & with this economy I want to assist my Viet Nam, Veteran husband with expenses, who is also a diabetic & a quadruple bypass heart surgery survivor.

I would have 1 to 2 clients at a time for consulting and sampling of products. (See application for more details).

The property across from us is owned by Mars Hill Presbyterian Church & is commercial as is the corners of Mars Hill Rd & N. Cobb Parkway (Hwy 41) with in 1/4 mile. There are Multi-Family, 55 & over beautiful communities also with in 1/4 mile.

All our commercial neighbors have signed my (CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO ACCOMPANY APPLICATION FOR LAND USE PERMIT.)

- BP GAS STATION LOCATED AT HWY 41 & MARS HILL RD.
- NTB TIRE LOCATED AT HWY 41 & MARS HILL RD.
- CAR WASH LOCATED AT HWY 41 & MARS HILL RD.
- MARS HILL PRESBYTERIAN CHURCH. (Who owns most of the property across the street from us to hwy 41)

All of our neighbors connecting to our property have sign as well. I have 100 names & if needed I could get more signatures of Cobb County residents who would like to see me work from home. If given a chance I would like to make a difference in my community.

I want to be a Good Neighbor and I need your help!

*Thank You  
Tracilla Lorens*