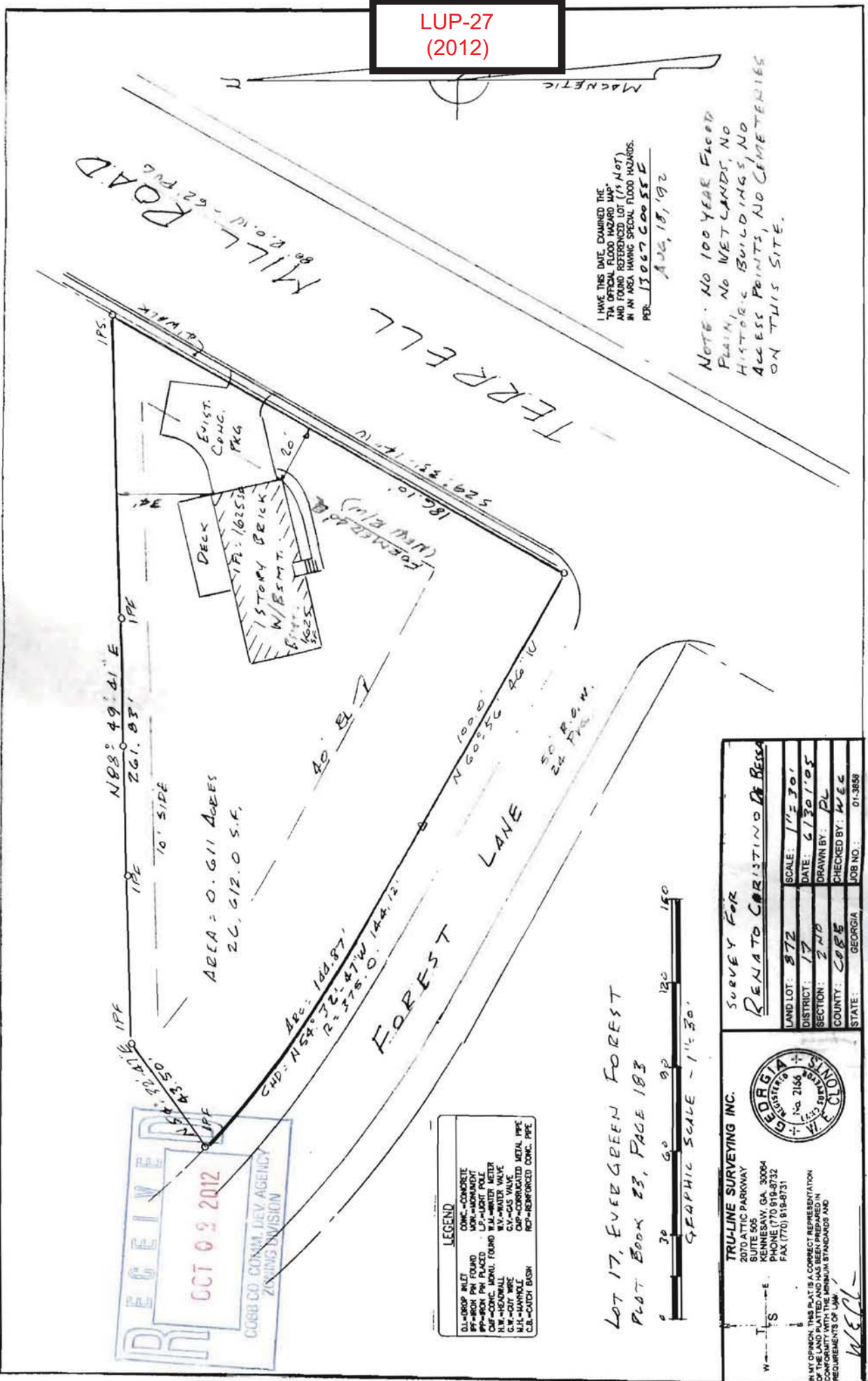


LUP-27
(2012)



I HAVE THIS DATE EXAMINED THE
TIA OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERENCED LOT (17, NOT)
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
PER 13067 C.O.O. 55 E
AUG. 18, 192

NOTE: NO 100 YEAR FLOOD
PLAIN, NO WETLANDS, NO
HISTORIC BUILDINGS, NO
ACCESS PRINTS, NO CEMETERIES
ON THIS SITE.

RECEIVED
OCT 02 2012
CDBG CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGEND

GL-DROP W/LET	CONC.-CONCRETE
SP-IRON PIN FOUND	LP-LIGHT POLE
CONC.-CONC. MON. FOUND	W.V.-WATER VALVE
N.W.-HEADWALL	C.V.-GAS VALVE
C.W.-CUT WIRE	CONC.-CORRUGATED METAL PIPE
M.H.-MANHOLE	RP-REINFORCED CONC. PIPE
C.B.-CATCH BASIN	

LOT 17, EVERGREEN FOREST
PLOT BOOK 23, PAGE 183



TRU-LINE SURVEYING INC.
2070 ATLANTIC PARKWAY
SUITE 505
KENNESAW, GA. 30144
PHONE: (770) 819-8732
FAX: (770) 819-8731

REGISTERED PROFESSIONAL SURVEYOR
No. 2166
EXPIRES 12/31/13

GEORGIA

SURVEY FOR
RENATO CRISTINO DE Bessa

LAND LOT: 872	SCALE: 1" = 30'
DISTRICT: 17	DATE: 6/30/05
SECTION: 2ND	DRAWN BY: PL
COUNTY: COBB	CHECKED BY: WEC
STATE: GEORGIA	JOB NO.: 01-3858

ANY OPINION THIS IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF LAW.

WEC

APPLICANT: Renato Bessa
678-886-9599

REPRESENTATIVE: Renato Bessa
678-886-9599

TITLEHOLDER: Renato Bessa

PROPERTY LOCATION: Northwest intersection of Terrell Mill Road and Forest Lane
(1520 Terrell Mill Road).

ACCESS TO PROPERTY: Terrell Mill Road

PHYSICAL CHARACTERISTICS TO SITE: One (1) story home

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** RM-10T/Salem Ridge Townhomes
- SOUTH:** FST-10/Bentley Hills
- EAST:** RM-12/apartments
- WEST:** R-20/Evergreen Forest

PETITION NO: LUP-27

HEARING DATE (PC): 12-04-12

HEARING DATE (BOC): 12-18-12

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Hair Salon

SIZE OF TRACT: 0.611 acre

DISTRICT: 17

LAND LOT(S): 872

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____ **REJECTED** _____ **SECONDED** _____

HELD _____ **CARRIED** _____

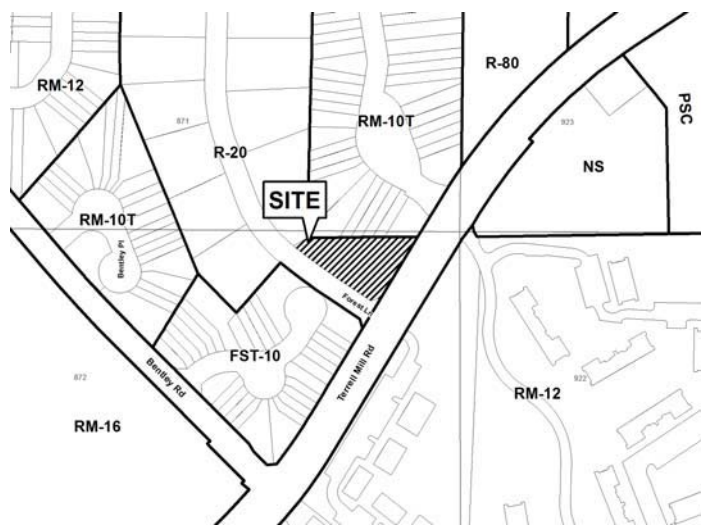
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

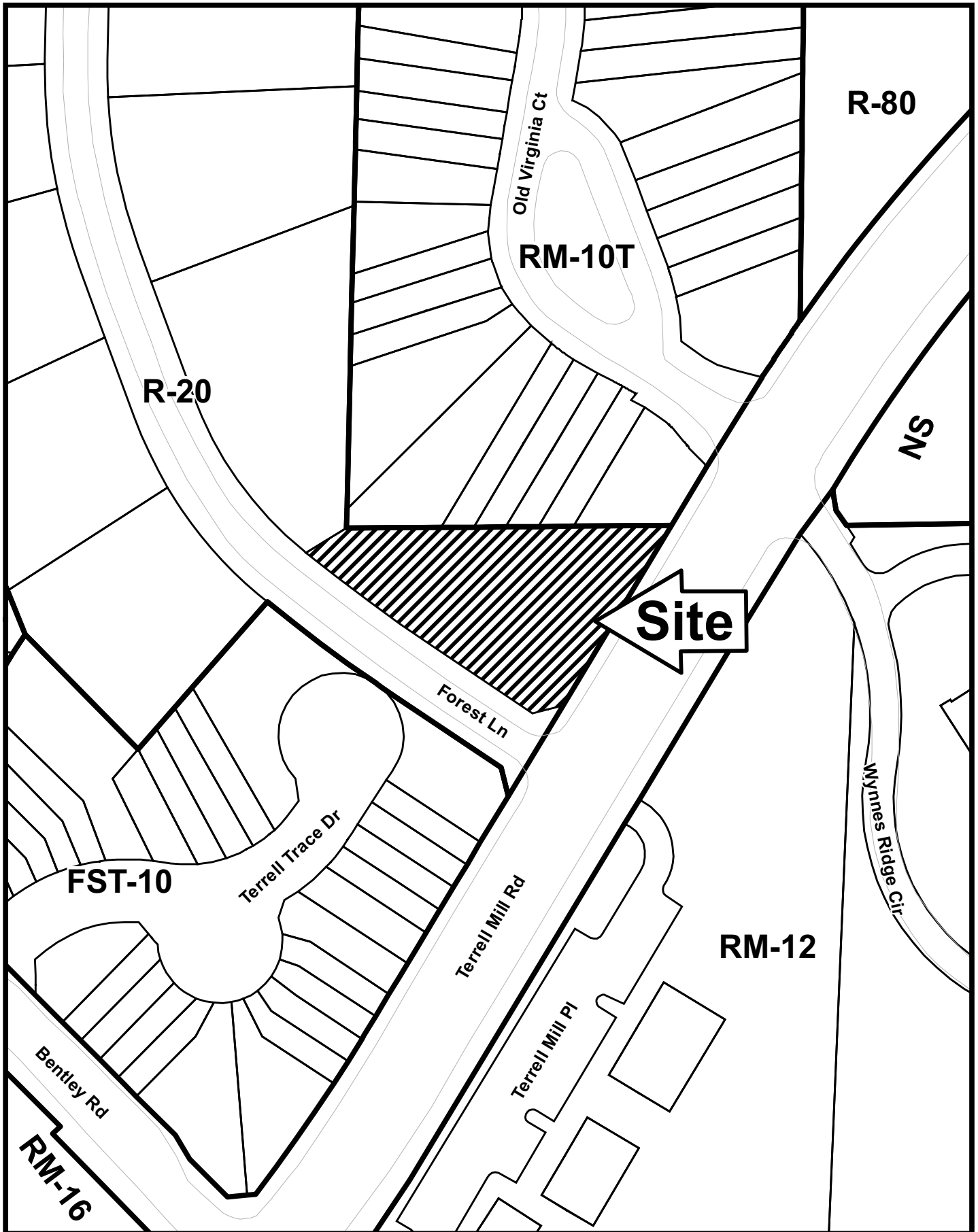
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

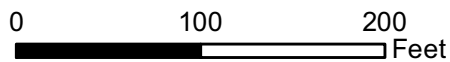
STIPULATIONS:





LUP-27



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Renato Bessa

PETITION NO.: LUP-27

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

Applicant is requesting a Temporary Land Use permit (LUP) for the purpose of operating a beauty salon from this residential property. Applicant has indicated that he will be working six (6) days a week, nine (9) hours a day with one employee. Mr. Bessa has indicated that he anticipates 10 customers daily and requests to be allowed one (1) 2' x 8' sign in front of the house.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

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:

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

APPLICANT: Renato Bessa

PETITION NO.: LUP-27

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No site improvements are proposed at the present time. Any future redevelopment or site improvements must meet current stormwater management requirements.

STAFF RECOMMENDATIONS

LUP-27 RENATO BESSA

The applicant's proposal is located in an area designated as HDR high density residential on the *Cobb County Comprehensive Plan*. The applicant's proposal is in an area dominated by other residential uses. Staff believes the applicant's proposal, as summarized in the Zoning Comments, is too intense for this residential area on Terrell Mill Road. Staff is concerned that the requested business is proposed to be a full time operation with the potential to intensify if approved and could possibly encourage additional requests along Terrell Mill Road. Based on the above analysis, staff recommends DENIAL of this application.

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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Application #: LUP 27

PC Hearing Date: 12-4-12

BOC Hearing Date: 12-18-12

TEMPORARY LAND USE PERMIT WORKSHEET



1. Type of business? HAIR SALON
2. Number of employees? 1
3. Days of operation? 6
4. Hours of operation? 9
5. Number of clients, customers, or sales persons coming to the house per day? 10 ; Per week? 60
6. Where do clients, customers and/or employees park?
Driveway: ; Street: _____ ; Other (Explain): _____
7. Signs? No: _____ ; Yes: . (If yes, then how many, size, and location): 1. 2' x 8'. IN THE FRONT OF HOUSE.
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): REGULAR CARS
9. Deliveries? No ; 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 ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 2 YEARS
13. Any additional information? (Please attach additional information if needed):

Applicant signature: Renato Bessa Date: 10/02/2012

Applicant name (printed): RENATO BESSA