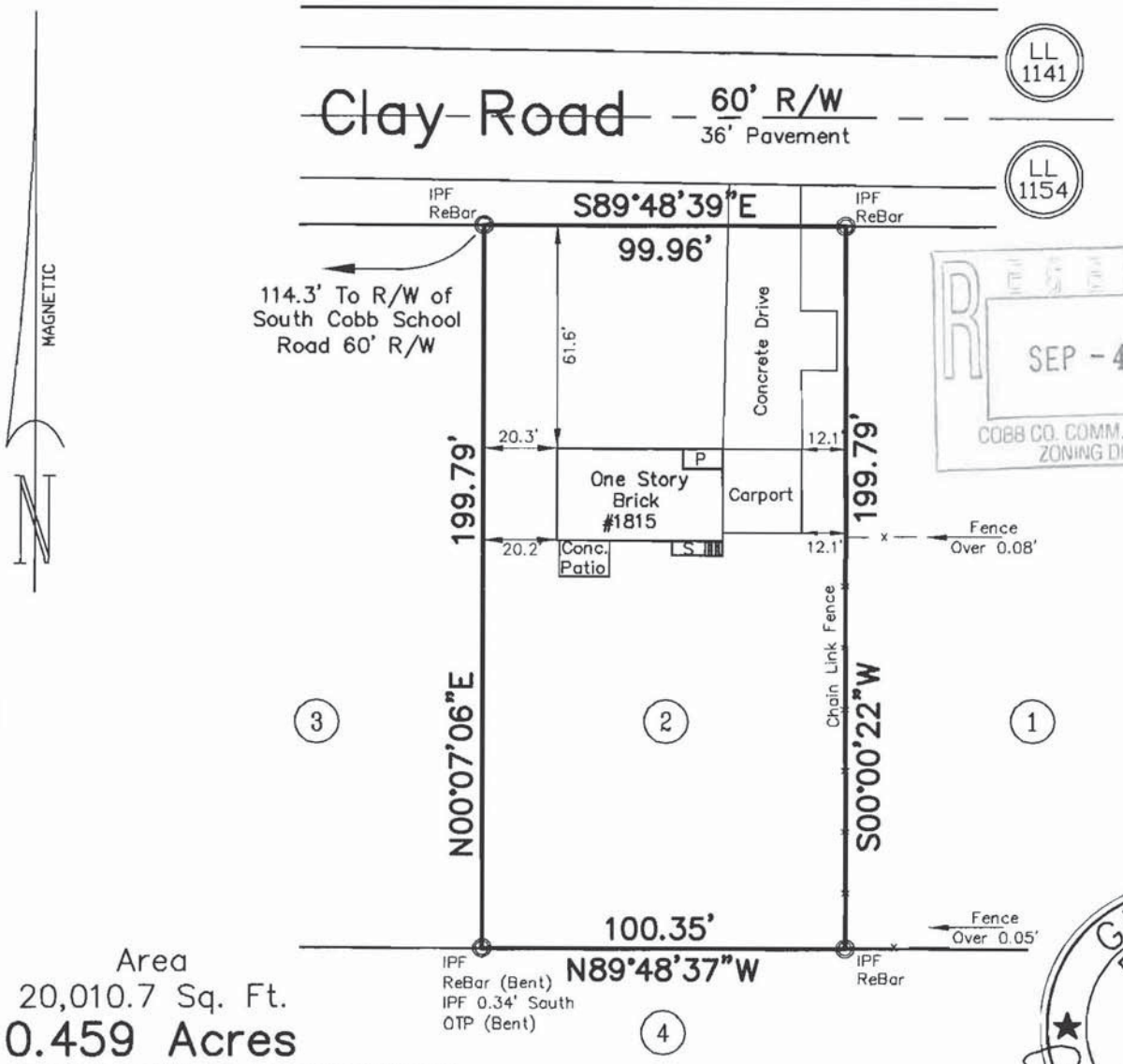
LUP-34
(2014)

#6



RECEIVED
SEP - 4 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Area
20,010.7 Sq. Ft.
0.459 Acres

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.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

GEORGIA REGISTERED No. 2235 8-04-14 LAND SURVEYOR LARRY D. NEESE

THIS PROPERTY ~~IS~~ (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0203H DATED 3-03-2013

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,658 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 112,589 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

50 25 0 50 100
GRAPHIC SCALE

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

SURVEY FOR:
Derrick Thomas

LOT 2	BLOCK Two
South Cobb Subdivision	
PLAT BOOK 10	PAGE 44
LAND LOT 1154	
DISTRICT 19th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
FIELD DATE 8-04-14	PLAT DATE 8-04-14
SCALE: 1= 50'	JOB NO. 140063

Larry D. Neese, PLS
P. O. Box 34, Jasper, Georgia 30143 (770) 428-2122 E-Mail: Lneese2235@aol.com

APPLICANT: Derrick W. Thomas and Teresa Thomas

PHONE#: (734) 740-2605 **EMAIL:** derrickwthomas@att.net

REPRESENTATIVE: Derrick W. Thomas and Teresa Thomas

PHONE#: (734) 740-2605 **EMAIL:** derrickwthomas@att.net

TITLEHOLDER: Derrick W. Thomas and Teresa Thomas

PROPERTY LOCATION: South side of Clay Road, east of South Cobb School Road (1815 Clay Road).

ACCESS TO PROPERTY: Clay Road

PHYSICAL CHARACTERISTICS TO SITE:

PETITION NO: LUP-34

HEARING DATE (PC): 11-04-14

HEARING DATE (BOC): 11-18-14

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Hair Salon/Day Spa

SIZE OF TRACT: 0.459 acre

DISTRICT: 19

LAND LOT(S): 1154

PARCEL(S): 2

TAXES: PAID X **DUE**

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/South Cobb High School

SOUTH: R-20/South Cobb Subdivision

EAST: R-20/South Cobb Subdivision; R-20 Single Family Houses

WEST: R-20/South Cobb Subdivision

OPPOSITION: NO. OPPOSED____PETITION NO:_____SPOKESMAN

PLANNING COMMISSION RECOMMENDATION

APPROVED_____MOTION BY_____

REJECTED_____SECONDED_____

HELD_____CARRIED_____

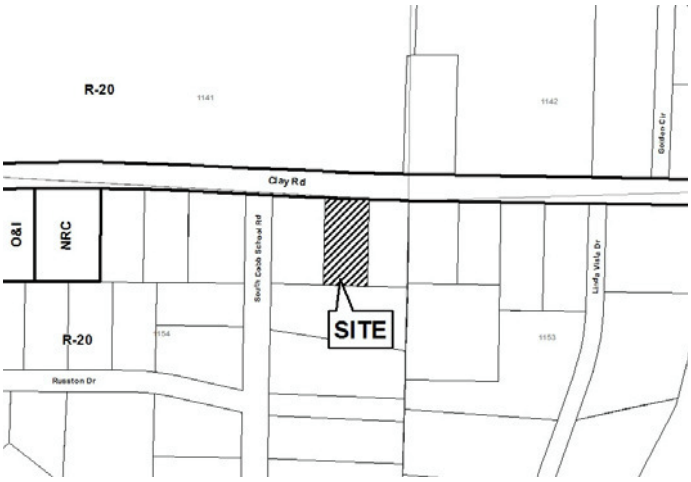
BOARD OF COMMISSIONERS DECISION

APPROVED_____MOTION BY_____

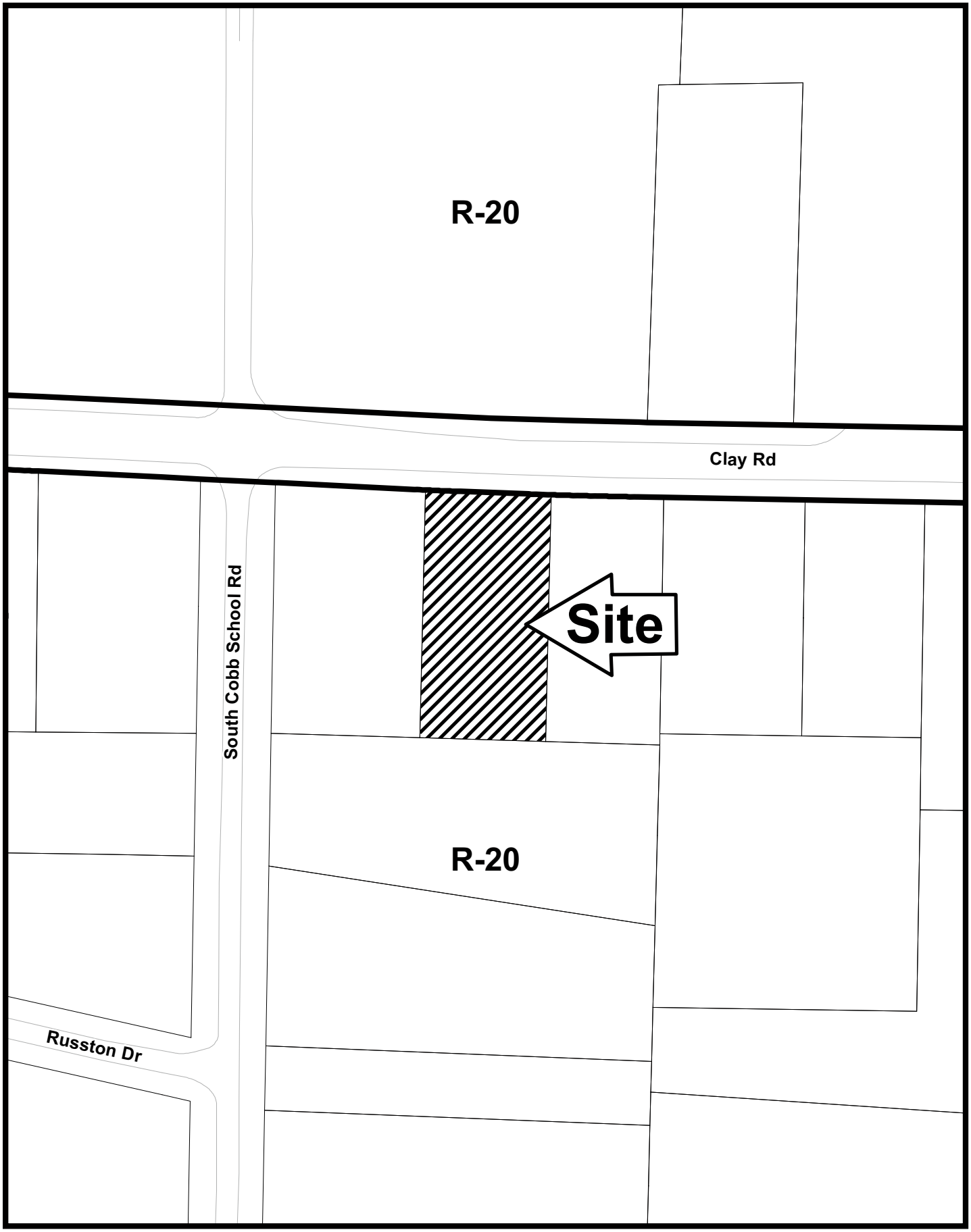
REJECTED_____SECONDED_____

HELD_____CARRIED_____

STIPULATIONS:



LUP-34



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

0 100 200 Feet

ity Boundary

Zoning Boundary

APPLICANT: Derrick W. Thomas and Teresa Thomas **PETITION NO.:** LUP-34

PRESENT ZONING: R-20 **PETITION FOR:** LUP

* *

ZONING COMMENTS: **Staff Member Responsible:** Kim Wakefield

The applicant is requesting a Temporary Land Use Permit for 24 months for the purpose of operating a hair salon/day spa. The hours of operation will be Tuesday through Friday from 10 a.m. until 7:00 p.m., and Saturday from 8:00 a.m. until 4:00 p.m. The applicant has indicated there will be 15-20 clients per day (approximately 100 clients per week). Additionally, they will have 10-12 employees. The applicant is also requesting a sign in front of the house. Parking will be provided in the driveway and in the back of the house. Applicant expects to have approximately 1 delivery per week.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

* *

WATER & SEWER COMMENTS:

Property is served by water and sewer. 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: **Derrick W. Thomas & Teresa Thomas** **PETITION NO.:** **LUP-34**

PRESENT ZONING: **R-20** **PETITION FOR:** **LUP**
* *

STORMWATER MANAGEMENT COMMENTS

No comment.

STAFF RECOMMENDATIONS

LUP- 34 DERRICK W. THOMAS AND TERESA THOMAS

Applicant's request is for a Temporary Land Use Permit (LUP) to operate a hair salon/day spa from their house. There will be 6-8 staff cars there daily in addition to the client vehicles, 1 delivery weekly, and a sign (unknown size at this time). The hair salon/day spa will operate 5 days a week from 10 a.m. until 7 p.m., Tuesday through Saturday and 8 a.m. until 4 p.m. on Saturday. The subject property is located within a platted subdivision. The property is zoned R-20 and is in the Low Density Residential land use category. Staff feels the proposed use will be too intense when compared to the single-family residential uses in the area.

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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RECEIVED
SEP - 4 2014
COBB CO. COMM. DEV. AGENCY

COBB COUNTY STATE OF GEORGIA 1832

Application #: LUP 34
PC Hearing Date: 11-4-14
BOC Hearing Date: 11-18-14

TEMPORARY LAND USE PERMIT WORKSHEET
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** HAIR SALON / DAY SPA
2. **Number of employees?** 10-12
3. **Days of operation?** 5 DAYS A WEEK (TUESDAY - SATURDAY)
4. **Hours of operation?** TUES - FRI. 10:00 am - 7:00 pm SAT. 8:00 am - 4:00 PM
5. **Number of clients, customers, or sales persons coming to the house per day?** 15-20 APPROX **Per week?** 100 APPROX.
6. **Where do clients, customers and/or employees park?**
   Driveway: ✓ **; Street:** ____ **;Other (Explain):** (✓) ADDITIONAL PARKING IN the BACK
7. **Signs? No:** ____ **; Yes:** ✓ **. (If yes, then how many, size, and location):** MAYBE (1) OUT FRONT, APPROVED by County Code
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** CLIENTS CARS; Fed-x, UPS. deliveries ON OCCASIONS (Client APPROX. 10-12) STAFF (6-8)
9. **Deliveries? No** ____ **; Yes** ✓ **(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
   ONCE a WEEK (APPROX.)
10. **Does the applicant live in the house? Yes** ____ **;No** ____
11. **Any outdoor storage? No** ✓ **; Yes** ✓ **(If yes, please state what is kept outside):** Will be a Shed for STORAGE: RAKES, Shelves, LAWN MOWER, ECT. ECT.
12. **Length of time requested (24 months maximum):** FULL TERM - 24 Months
13. **Is this application a result of a Code Enforcement action? No** ✓ **;Yes** ____ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**

Applicant signature: Derrick W. Thomas / Teresa Thomas **Date:** 9.1.2014

Applicant name (printed): DERRICK W. THOMAS / TERESA THOMAS

Revised December 18, 2013