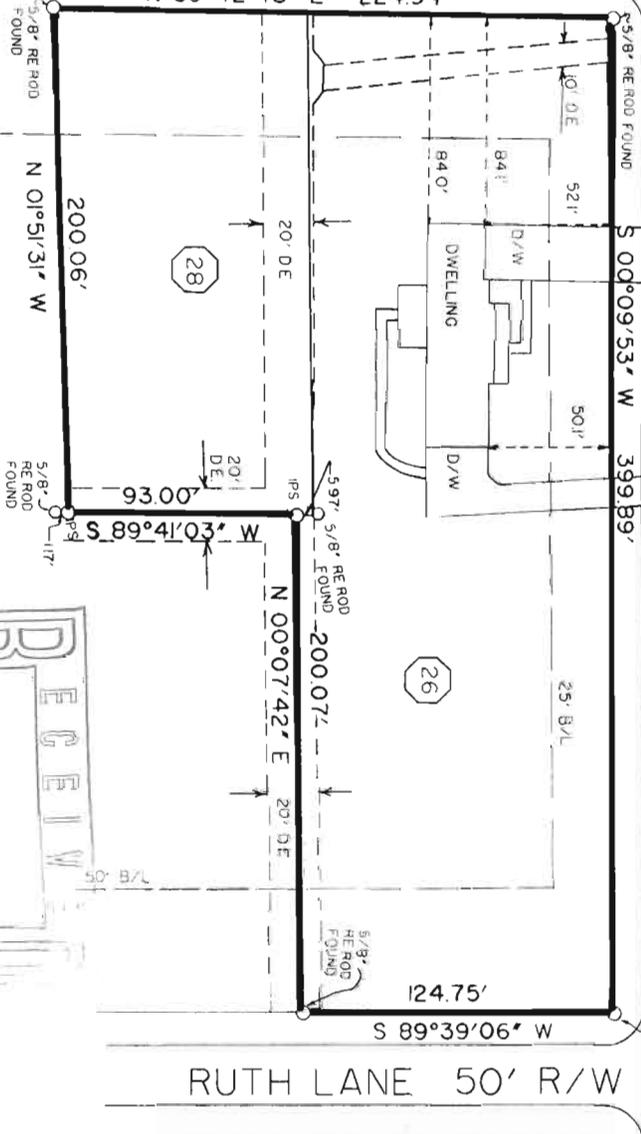


LUP-11
(2017)

NORMA LANE 50' R/W

N 89°42'43" E 224.94'



SAMMY DRIVE 50' R/W

S 00°09'53\" W 399.89'

RUTH LANE 50' R/W

S 89°39'06\" W 124.75'

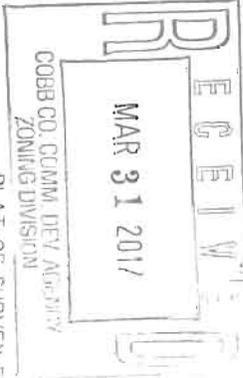
THIS IS TO CERTIFY THAT SUBJECT
PROPERTY DOES NOT LIE WITHIN THE
100-YR FLOOD PLAIN AS MAPPED BY
FIA FOR HUD

DATE - NOVEMBER 28, 1989



GRAPHIC SCALE - 1\" = 50'

MIN. SIDE SETBACK - 10'
MIN. REAR SETBACK - 30'



PLAT OF SURVEY FOR

RANDALL A. GOODE
LAURI A. GOODE



TRAV. PREC. - 1/7/46, 808'
ANGLE A.C. - 067/2 ANGLE
TRAV. ADJ. - COMPASS
PLAT PREC. - 1/7/285, 959'

BEING LOTS 26, & 28
EVANS FOREST ESTATES, UNIT 1,
LOCATED IN LAND LOT 246
19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

**CRUSSELLE, RAKESTRAW
AND ASSOCIATES**
LAND SURVEYORS PLANNERS

2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30084
404 - 943 - 5903

PROJECT NO. - C0 4440

APPLICANT: Lauri Shennan

PHONE#: (678) 251-5234 **EMAIL:** laurig49@gmail.com

REPRESENTATIVE: Lauri Shennan

PHONE#: (678) 251-5234 **EMAIL:** laurig49@gmail.com

TITLEHOLDER: Lauri A. Shennan

PROPERTY LOCATION: West side of Sammy Drive, north side of Ruth Lane, south side of Norma Lane (4601 Sammy Drive and 4803 Norma Lane)

ACCESS TO PROPERTY: Sammy Drive

PHYSICAL CHARACTERISTICS TO SITE: single family residence

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ Evans Forest Estates Subdivision
SOUTH: R-20/ Evans Forest Estates Subdivision
EAST: R-20/ Evans Forest Estates Subdivision
WEST: R-20/ Evans Forest Estates Subdivision

Adjacent Future Land Use:

North: Very Low Density Residential (VLDR)
East: Very Low Density Residential (VLDR)
South: Very Low Density Residential (VLDR)
West: Very Low Density Residential (VLDR)

PETITION NO: LUP-11

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: R-20

PROPOSED ZONING: LUP
(Renewal)

PROPOSED USE: Hair Salon

SIZE OF TRACT: 1.75 acres

DISTRICT: 19

LAND LOT(S): 1246,1271

PARCEL(S): 42,43

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

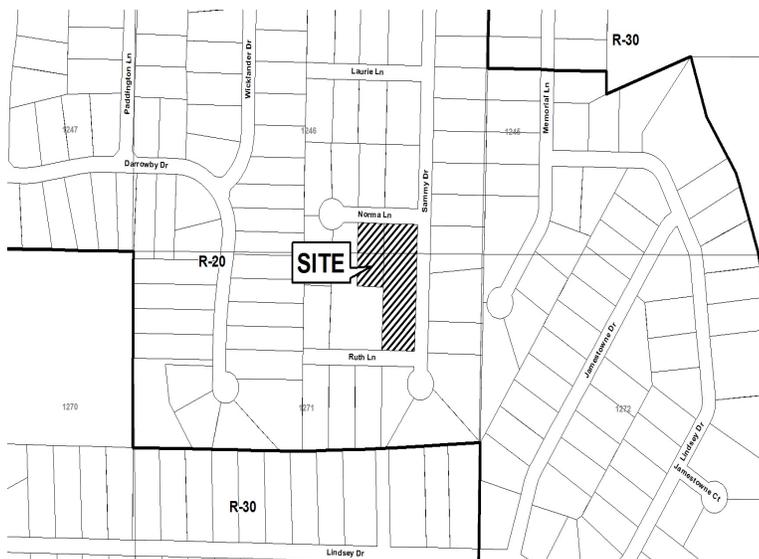
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

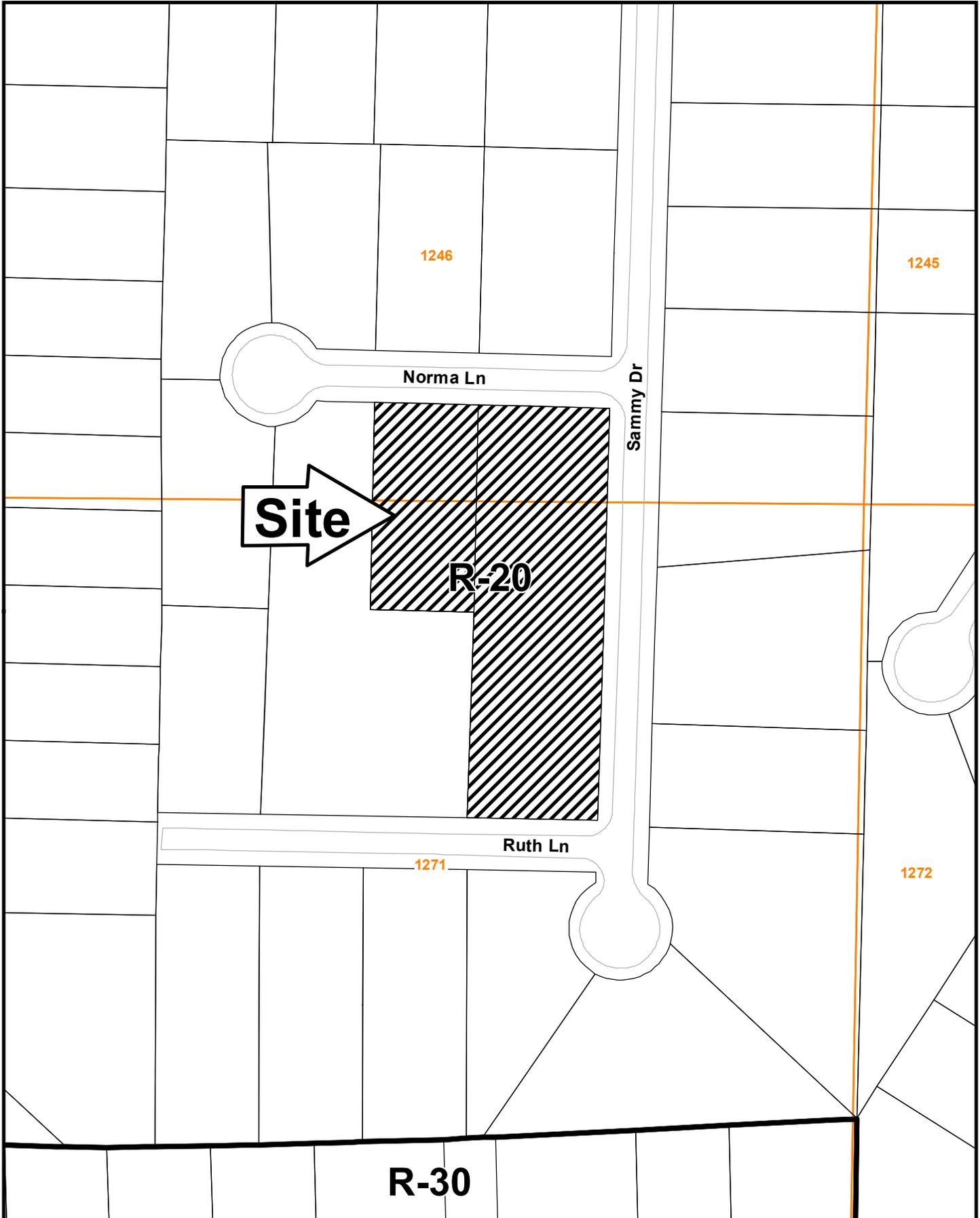
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



LUP-11-2017-GIS



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

0 100 200
Feet

City Boundary
Zoning Boundary

APPLICANT: Lauri Shennan

PETITION NO.: LUP-11

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Tannessa Bates

The applicant is requesting a renewal of the Temporary Land Use Permit to continue operating a hair salon from the residence. The applicant anticipates having 5 clients a day. The applicant will operate the business Tuesday through Saturday from 10 a.m. to 7p.m. The salon is closed on Sundays. There is a second driveway to accommodate clients. The applicant states there are no employees, no signs, no inventory and no outdoor storage. The applicant anticipates having two USPS deliveries per week. The applicant is requesting approval for 24 months.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments. Property served by public water and septic system.

TRAFFIC COMMENTS:

Recommend no parking in the right-of-way.

APPLICANT: Lauri Shennan

PETITION NO.: LUP-11

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: Laura Shennan

PETITION NO.: LUP-11

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments. (Renewal)

STAFF RECOMMENDATIONS

LUP-11 LAURI SHENNAN

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*
**This request should not affect the safety, health or welfare of the surrounding properties.
The applicant has been operating this business for many years.**
- (2) *Parking and traffic considerations.*
The applicant has provided a second driveway to prevent on street parking.
- (3) *Number of nonrelated employees.*
None
- (4) *Number of commercial and business deliveries.*
Two deliveries per month is expected
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
The single family residential nature of neighborhoods in the County could be harmed by disruptions resulting from an increase of traffic
- (6) *Compatibility of the business use to the neighborhood.*
The nature of most businesses are incompatible with neighborhoods, however the use has been approved for many years and has not shown any undesirable effects on the area
- (7) *Hours of operation.*
Tuesday through Saturday 10a.m. to 7p.m.
- (8) *Existing business uses in the vicinity.*
There are no known existing businesses in the area. The property is located in the middle of a platted neighborhood.
- (9) *Effect on property values of surrounding property.*
The low density nature of this use should not have any effect on property values in the area.
- (10) *Circumstances surrounding neighborhood complaints.*
This property has not had any complaints.
- (11) *Intensity of the proposed business use.*
This use could potentially increase the amount of traffic in the neighborhood due to clients.
- (12) *Location of the use within the neighborhood.*
The use is in the middle of a platted subdivision surrounded by residential uses.

LUP-11 LAURI SHENNAN (Continued)

Based on the above analysis, Staff recommends **APPROVAL** of the applicant's request for 24 months subject to:

- No employees;
- No signs;
- Business closed on Sundays;
- No on-street parking; and
- Clients by appointment only.

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 #: LVP-11
PC Hearing Date: 10-6-17
BOC Hearing Date: 10-20-17

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

1. Type of business, or request? Beauty Salon
2. Number of employees? 1
3. Days of operation? 5
4. Hours of operation? 10 AM - 7 PM
5. Number of clients, customers, or sales persons coming to the house per day? 5 ; Per week? 30
6. Where do clients, customers and/or employees park?
Driveway: 2nd drive; Street: _____ ; Other (Explain): _____

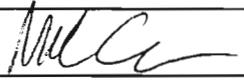
7. Signs? No: ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 0

9. Deliveries? No _____ ; Yes (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
2x month
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 (24 months maximum): 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: Lauri Sheeran Date: _____
Applicant name (printed): Lauri Sheeran

**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNER
 TO ACCOMPANY APPLICATION FOR LAND USE PERMIT**

By signature, it is hereby acknowledged that I give my consent/or have no objection that Louise Shearon
 _____ intends to make an application for a Land Use Permit for the purpose of
Beauty Salon _____ on the premises described in the application.

	Signature	Printed name	Address
1.		Mark Calhoun	4304 Ruth Lane Powder Springs GA 30127
2.			
3.			
4.			
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