

LUP-14  
(2015)

CRUSSELL, RAKESTRAW  
AND ASSOCIATES  
LAND SURVEYORS PLANNERS  
2881 POWDER SPRINGS ROAD  
MARIETTA, GEORGIA 30064  
404 - 943 - 5905  
PROJECT NO. - CO 4440

BEING LOTS 26 & 28  
EVANS FOREST ESTATES, UNIT  
LOCATED IN PLANT LOT 246  
9TH DISTRICT, AND SECTION  
COBB COUNTY, GEORGIA



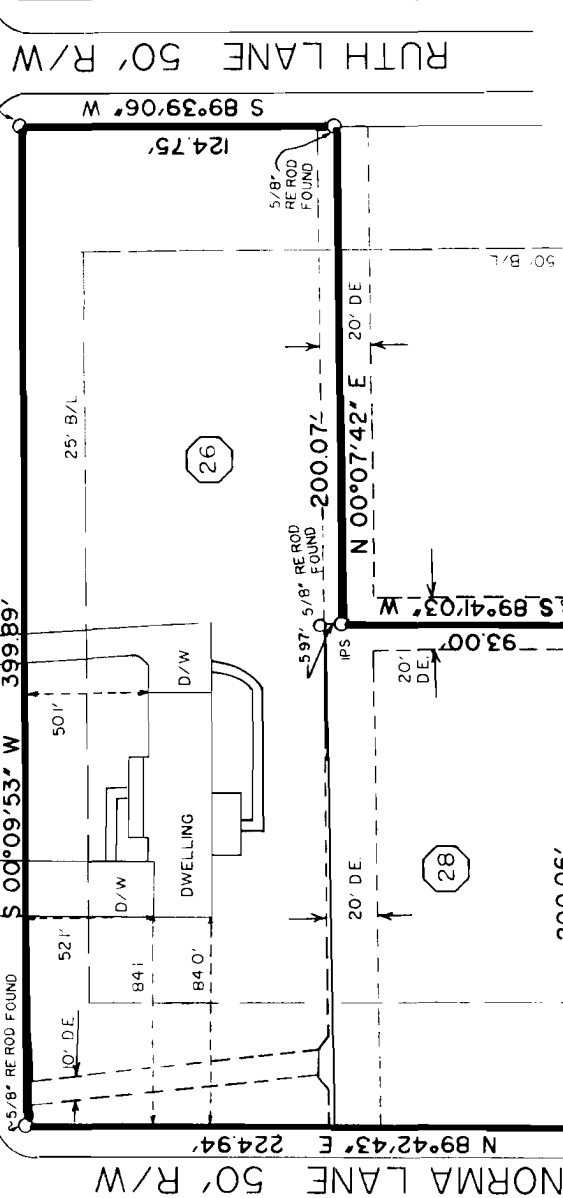
TRAV. PREC - 1/746.808'  
ANGLE ADJ. - 06' / ANGLE  
TRAV. ADJ. - COMPASS  
PLAT. PREC - 1/285.959'

**RANDALL A. GOODE**  
**LAURI A. GOODE**

PLAT OF SURVEY FOR

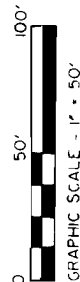
MAR 5 2015

SAMMY DRIVE 50' R/W



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'

MAG  
NORTH

**APPLICANT:** Brandy Hipps

**PETITION NO:** LUP-14

**PHONE#:** (770) 833-7825 **EMAIL:** blhipps@gmail.com

**HEARING DATE (PC):** 05-07-15

**REPRESENTATIVE:** Brandy Hipps

**HEARING DATE (BOC):** 05-21-15

**PHONE#:** (770) 833-7825 **EMAIL:** blhipps@gmail.com

**PRESENT ZONING:** R-20

**TITLEHOLDER:** Lauri A. Goode

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**PROPERTY LOCATION:** West side of Sammy Drive, north side of

Ruth Lane, south side of Norma Lane

(4601 Sammy Drive and 4803 Norma Lane).

**PROPOSED USE:** Hair Salon

**ACCESS TO PROPERTY:** Sammy Drive

**SIZE OF TRACT:** 1.95 acres

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**DISTRICT:** 19

**LAND LOT(S):** 1246, 1271

**PARCEL(S):** 42, 43

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

**COMMISSION DISTRICT:** 4

**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

**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-14



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



City Boundary  
Zoning Boundary

**APPLICANT:** Brandy Hipps

**PETITION NO.:** LUP-14

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Donald Wells

The applicant is requesting a 6<sup>th</sup> renewal of a Temporary Land Use Permit (LUP) to operate a hair salon from this single-family house. The applicant lives in the house and anticipates having 8 clients a day. The applicant will operate the business Tuesday through Saturday from 9 am to 7 pm, and the clients will park in the second driveway. The business will be closed on Sundays. The applicant states there will be no employees, no signs, no inventory and no outdoor storage. The applicant anticipates having one UPS delivery per week. The applicant is requesting approval for 24 months.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Property is served by public water and a septic system.

\*\*\*\*\*

**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:** Brandy Hipps

**PETITION NO.:** LUP-14

**PRESENT ZONING:** R-30

**PETITION FOR:** LUP

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**STORMWATER MANAGEMENT COMMENTS**

No comments. (Renewal)

STAFF RECOMMENDATIONS

**LUP- 14      BRANDY HIPPS**

The applicant is requesting a 6<sup>th</sup> renewal of a Temporary Land Use Permit (LUP) to operate a hair salon from this single-family house. The hair salon has been operated at this location since 1990. The applicant lives in the house and anticipates having no more than 8 clients per day. The applicant will operate the business Tuesday through Saturday from 9 am to 7 pm, and the clients will park in the second driveway. The business will be closed on Sundays. The applicant states there will be no employees, no signs, no inventory and no outdoor storage. The applicant is requesting an increase of clients for this renewal, but will eliminate any employees. The applicant anticipates having one UPS delivery per week. 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.

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.*  
**1 delivery 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 inherent natures of most businesses are incompatible with neighborhoods. This use has been approved for many years and has not shown any undesirable effects on the area.**
- (7) *Hours of operation.*  
**Tuesday through Saturday 9 am to 7 pm.**
- (8) *Existing business uses in the vicinity.*  
**There are no known existing businesses in the area. This property is located in the middle of a platted neighborhood.**
- (9) *Effect on property values of surrounding property.*  
**The low intensity nature of this use should not have any effect on property values in the area.**

**LUP-14      BRANDY HIPPS (Continued)**

*(10) Circumstances surrounding neighborhood complaints.*

**This property has not had any complaints, founded or unfounded within the past 7 years.**

*(11) Intensity of the proposed business use.*

**This use could potentially increase the amount of traffic in the neighborhood due to customers and clients.**

*(12) Location of the use within the neighborhood.*

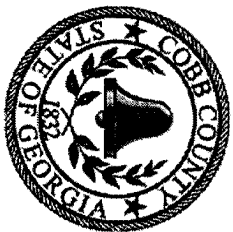
**The proposal is located well within a platted subdivision and is surrounded by residential uses.**

The applicant has operated a beauty salon here since 1990 without adversely affecting her neighbors. This is the applicant's 6<sup>th</sup> renewal of this LUP. There is not an outwardly appearance of a business, and the customers are all by appointment only. There are no signs, no outdoor storage, and no storage of inventory. The applicant does live in the house, as required by the LUP process. Staff recommends APPROVAL for 24 months subject to the following:

- 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.**

MAR 5 2015



Application #: LV-14  
PC Hearing Date: 5-5-15  
BOC Hearing Date: 5-14-15

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

1. Type of business, or request? Hair Salon
2. Number of employees? 0
3. Days of operation? Tues - Sat
4. Hours of operation? 9 a.m. - 7 p.m.
5. Number of clients, customers, or sales persons coming to the house per day? 8; Per week? 40
6. Where do clients, customers and/or employees park?  
Driveway: ✓; Street: \_\_\_\_\_; Other (Explain): We have a 2nd driveway for the business
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.): NONE
9. Deliveries? No \_\_\_\_; Yes ✓ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
Per wk
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: \_\_\_\_\_

Date: 3/4/15

Applicant name (printed): \_\_\_\_\_

Brandy Hipps



COBB COUNTY HEALTH DEPARTMENT

377 FAIR  
MARIETTA, GEORGIA 30060  
TELEPHONE 422-9440

LUP-14 (2015)  
Previous Health  
Department  
Letter

June 13, 1990

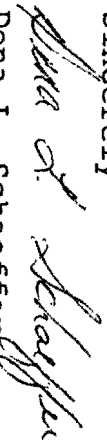
Mr. Bill Goode  
4601 Sammy Drive  
Powder Springs, GA 30073

RE: 4601 Sammy Drive

To Whom It May Concern:

The septic tank system at 4601 Sammy Drive was inspected by the Cobb County Health Department on June 12, 1990. At that time, it was determined that the septic tank system was functioning properly, and that it is adequate to support a beauty shop with one chair. If you have any questions concerning this matter, please feel free to contact me at 739-3358.

Sincerely

  
Dena L. Schaeffer  
Environmental Health  
Specialist III

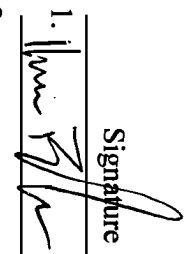
aw

cc: Peter Imhoff

# CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that \_\_\_\_\_

\_\_\_\_\_ intends to make an application for a Land Use Permit for the purpose of \_\_\_\_\_ on the premises described in the application.

	Signature	Printed name	Address
1.		Kevin Broyles	4304 Ruth Ln Powder Springs GA 30127
2.			
3.			
4.			
5.		MAR 5 2015	
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