

APPLICANT: Renato Bessa

PHONE#: 678-886-9599 **EMAIL:** bessabrazil@hotmail.com

REPRESENTATIVE: Renato Bessa

PHONE#: 678-886-9599 **EMAIL:** bessabrazil@hotmail.com

TITLEHOLDER: Renato Bessa

PROPERTY LOCATION: West side of Terrell Mill Road, and on the north side of Forest Lane (1520 Terrell Mill Road)

ACCESS TO PROPERTY: Terrell Mill Road

PHYSICAL CHARACTERISTICS TO SITE: Existing Single Family house

PETITION NO: LUP-8

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

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

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** RM-10T/Salem Ridge Townhomes
- SOUTH:** FST-10/Terrell Trace Townhomes
- EAST:** RM-12/Terrell Mill Apartments & Wynne's Ridge Apartments
- WEST:** R-20/Evergreen Forest Subdivision

Adjacent Future Land Use:

- North: High Density Residential (HDR)
- Southeast: High Density Residential (HDR)
- South: High Density Residential (HDR)
- Southwest: High Density Residential (HDR)
- Northwest: High Density Residential (HDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

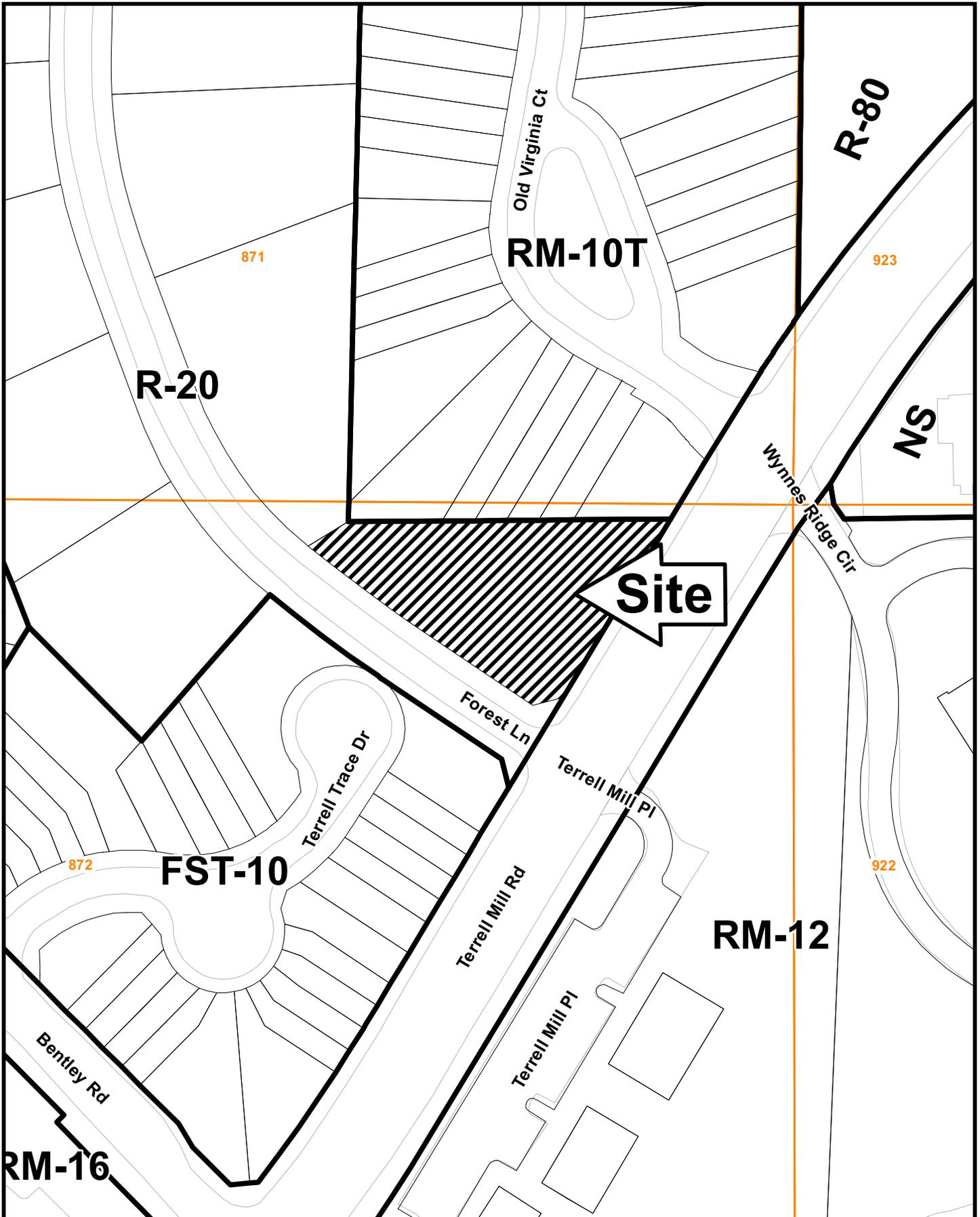
REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

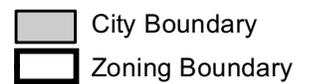
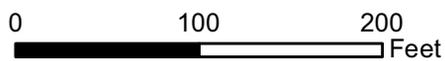
STIPULATIONS:



LUP-8



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



APPLICANT: RENATO BESSA

PETITION NO.: LUP-8

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Kim Wakefield

Applicant is requesting a Temporary Land Use Permit for 24 months for the purpose of operating a hair salon from his residence. Applicant has indicated the he will be operating Monday through Saturday from the hours of 10 a.m. until 6 p.m. The applicant is not requesting any employees or signs, and can provide off street parking.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS: Property is served by public water and sewer.

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:

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.

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|---------------------------------------|
| STORMWATER MANAGEMENT COMMENTS |
|---------------------------------------|

No comments (renewal).

STAFF RECOMMENDATIONS

LUP- 8 RENATO BESSA

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 has the potential to affect the safety, health or welfare of the surrounding properties due to the increased traffic from non-residents.
- (2) Parking and traffic considerations.*
Clients will park in the driveway.
- (3) Number of nonrelated employees.*
There are no employees being requested.
- (4) Number of commercial and business deliveries.*
There are no commercial deliveries associated with this request.
- (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 from the increased of traffic in the area.
- (6) Compatibility of the business use to the neighborhood.*
The fundamental natures of most businesses are incompatible with neighborhoods.
- (7) Hours of operation.*
The hours of operation will be Monday through Saturday from 10 a.m. until 6 p.m.
- (8) Existing business uses in the vicinity.*
There are no known businesses surrounding the property.
- (9) Effect on property values of surrounding property.*
This request has the potential to effect property values.
- (10) Circumstances surrounding neighborhood complaints.*
The request is not the result of a complaint of the Code Enforcement Division; however, there have been complaints filed with Code Enforcement regarding too many people and parking in the yard.
- (11) Intensity of the proposed business use.*
This application is an increase of the residential use and could erode the low intensity character of the neighborhood.
- (12) Location of the use within the neighborhood.*
This proposal is located in a platted subdivision and surrounded by residential uses although it fronts on a major thoroughfare.

Based on the above analysis and a strict interpretation of the Code, Staff recommends **DENIAL** of the 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.



Application #: LUP-8
PC Hearing Date: 5-3-16
BOC Hearing Date: 5-17-16

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? MYSELF
3. Days of operation? 6 DAYS (MON - SAT)
4. Hours of operation? 8 HOURS (10 AM - 6 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: X ; Street: _____ ; Other (Explain): _____
7. Signs? No: X ; Yes: ~~_____~~. (If yes, then how many, size, and location): ~~FRONT OF HOME~~
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 X ; 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 X ; No _____
11. Any outdoor storage? No X ; 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 X ; 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): _____

RB. RB.

Applicant signature: Renata Bessa Date: 02/11/16

Applicant name (printed): RENATO BESSA