

APPLICANT: Jessicah Hollis Joyner

PHONE#: 404-514-7904 **EMAIL:** jessicahh@hotmail.com

REPRESENTATIVE: Jessicah Joyner

PHONE#: 404-514-7904 **EMAIL:** jessicahh@hotmail.com

TITLEHOLDER: Jessicah Hollis Joyner

PROPERTY LOCATION: Northwest corner of Evian Drive and

Hadaway Road

(901 Evian Drive).

ACCESS TO PROPERTY: Evian Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing Single Family

Home

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Waverly Subdivision

SOUTH: R-20/Karington Subdivision

EAST: R-20/Waverly Subdivision

WEST: R-20/Waverly Subdivision

PETITION NO: LUP-9

HEARING DATE (PC): 05-03-16

HEARING DATE (BOC): 05-17-16

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: In Home Hair Salon

SIZE OF TRACT: 0.52 acre

DISTRICT: 20

LAND LOT(S): 270

PARCEL(S): 122

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

Adjacent Future Land Use:

North: Very Low Density Residential (VLDR)

East: Very Low Density Residential (VLDR)

Southeast: Very Low Density Residential (VLDR)

South: Very Low Density Residential (VLDR)

West: Very Low Density Residential (VLDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

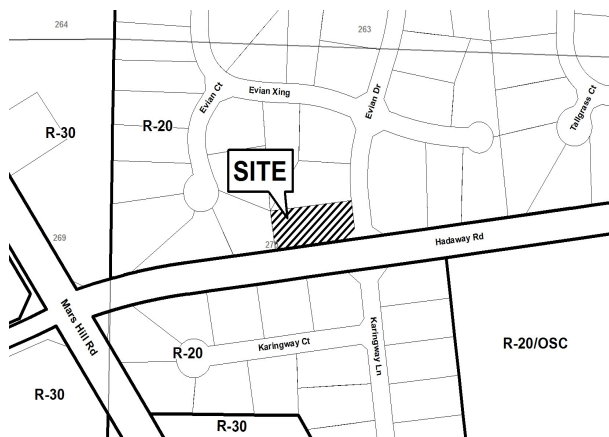
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

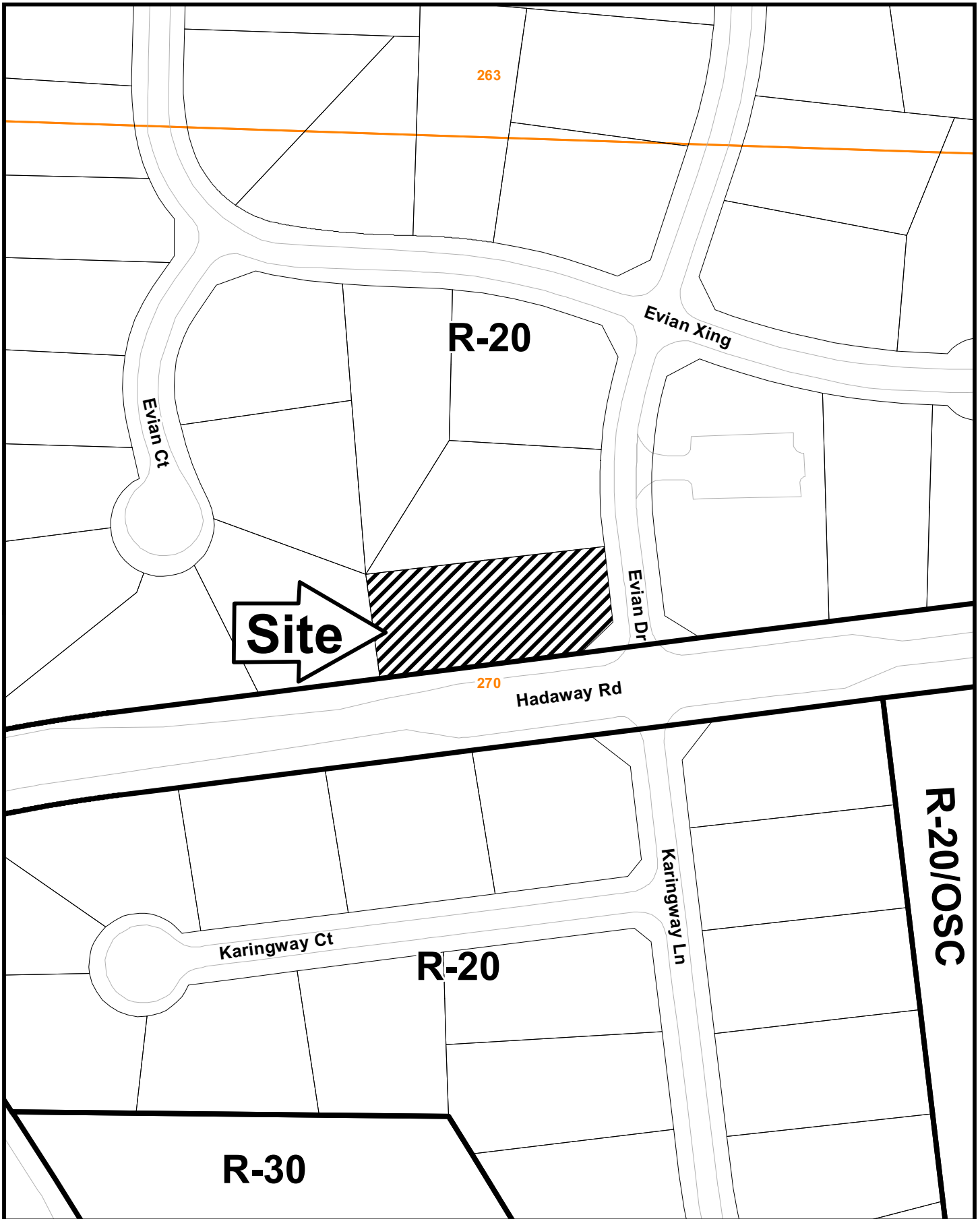
REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

STIPULATIONS:



LUP-9



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: JESSICAH HOLLIS JOYNER **PETITION NO.:** LUP- 9
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 in order to operate an In Home Hair Salon. Ms. Joyner states she will be operating two to three days per week by appointment only. Ms. Joyner is not requesting any employees or a sign and can provide off street parking. This request is not the result of a Code Enforcement Complaint.

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.

APPLICANT: Jessica Joyner

PETITION NO.: LUP-9

PRESENT ZONING: R-20

PETITION FOR: LUP

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

No comments.

STAFF RECOMMENDATIONS

LUP- 9 JESSICAH HOLLIS JOYNER

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 on Thursdays from 3:30 p.m. until 7:30 p.m., Saturdays from 8:00 a.m. until 3:00 p.m., and a possible third day during the week during school hours.
- (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.
- (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.

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-9
 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? IN HOME SALON
2. Number of employees? 1
3. Days of operation? 2-3
4. Hours of operation? THURS 330-730, SAT 8-3
5. Number of clients, customers, or sales persons coming to the house per day? 2-5 ; Per week? 5-10
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): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 1 PER CLIENT, MAX OF 2 AT A TIME
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 (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: Jessical Joyner Date: 2/29/16
 Applicant name (printed): JESSICAH JOYNER