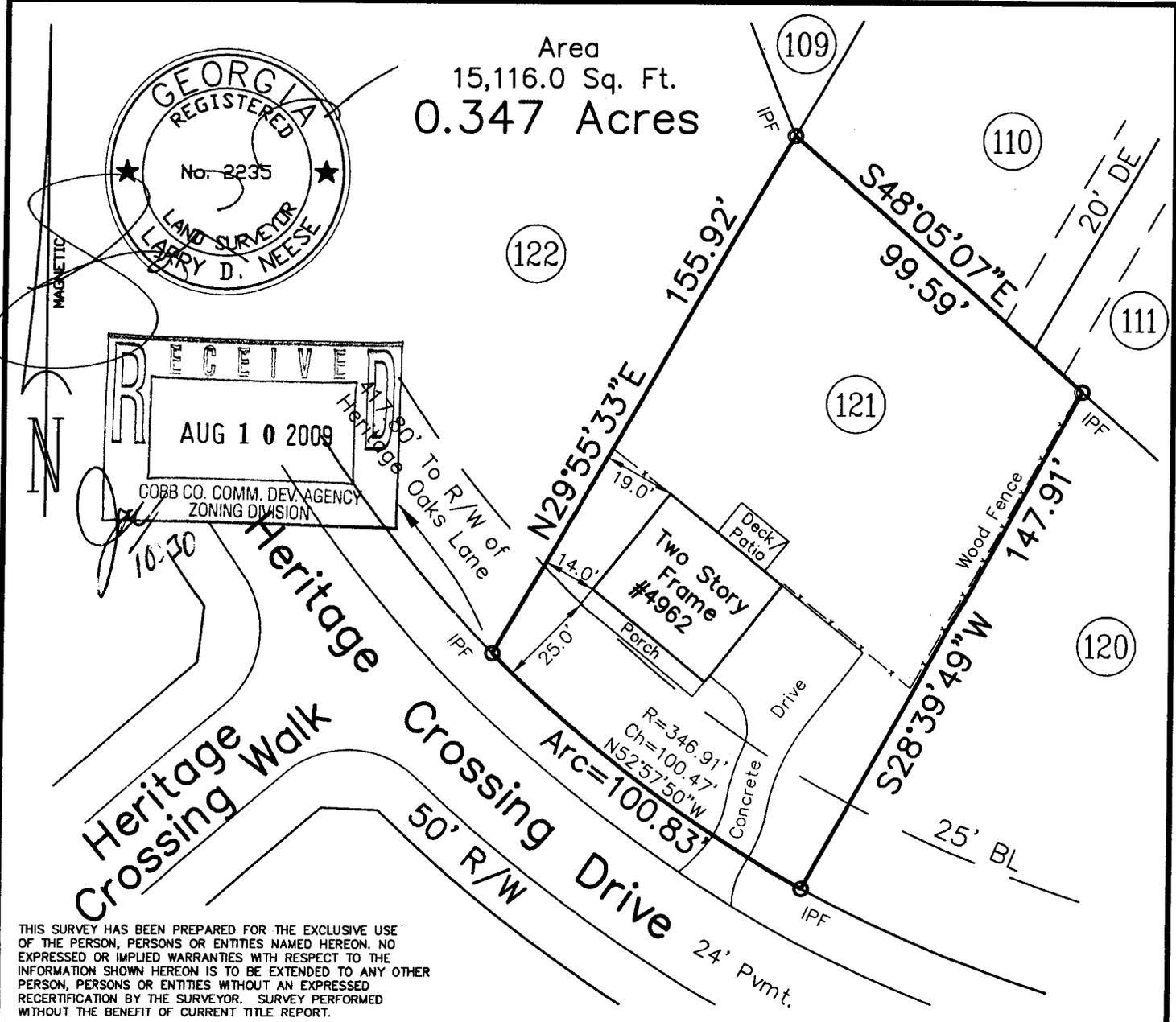
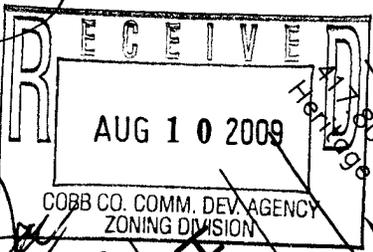


LUP-25
(2009)

Area
15,116.0 Sq. Ft.
0.347 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 PROPERTY ~~IS~~ IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C 0177G DATED 12-16-08

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2.0" 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 100,000+ 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



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

SURVEY FOR:
Delano R. Dryden

LOT 121	BLOCK
Harvest Point West	
PLAT BOOK 183	PAGE 95
LAND LOT 897	
DISTRICT 19th	SECTION 2nd
COUNTY COBB	STATE: GEORGIA
DATE Aug. 6, 2009	REVISED
SCALE: 1" = 40'	JOB NO. 090076

WEST GEORGIA SURVEYORS, INC.

731 Sandtown Road Marietta, Georgia 30008 (770) 428-2122

APPLICANT: Delano R. Dryden and Kolu Vezele
404-803-3089

REPRESENTATIVE: Delano R. Dryden or Kolu Vezele
404-803-3089

TITLEHOLDER: Delano R. Dryden and Kolu Vezele

PROPERTY LOCATION: Located on the northerly side of Heritage Crossing Drive, east of Finch Road (4962 Heritage Crossing Drive).

ACCESS TO PROPERTY: Heritage Crossing Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: LUP-25

HEARING DATE (PC): 10-06-09

HEARING DATE (BOC): 10-20-09

PRESENT ZONING: PRD

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Salon

SIZE OF TRACT: 0.347 acre

DISTRICT: 19

LAND LOT(S): 897

PARCEL(S): 55

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** PRD/ Harvest Point West subdivision
- SOUTH:** PRD/ Harvest Point West subdivision
- EAST:** PRD/ Harvest Point West subdivision
- WEST:** PRD/ Harvest Point West subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

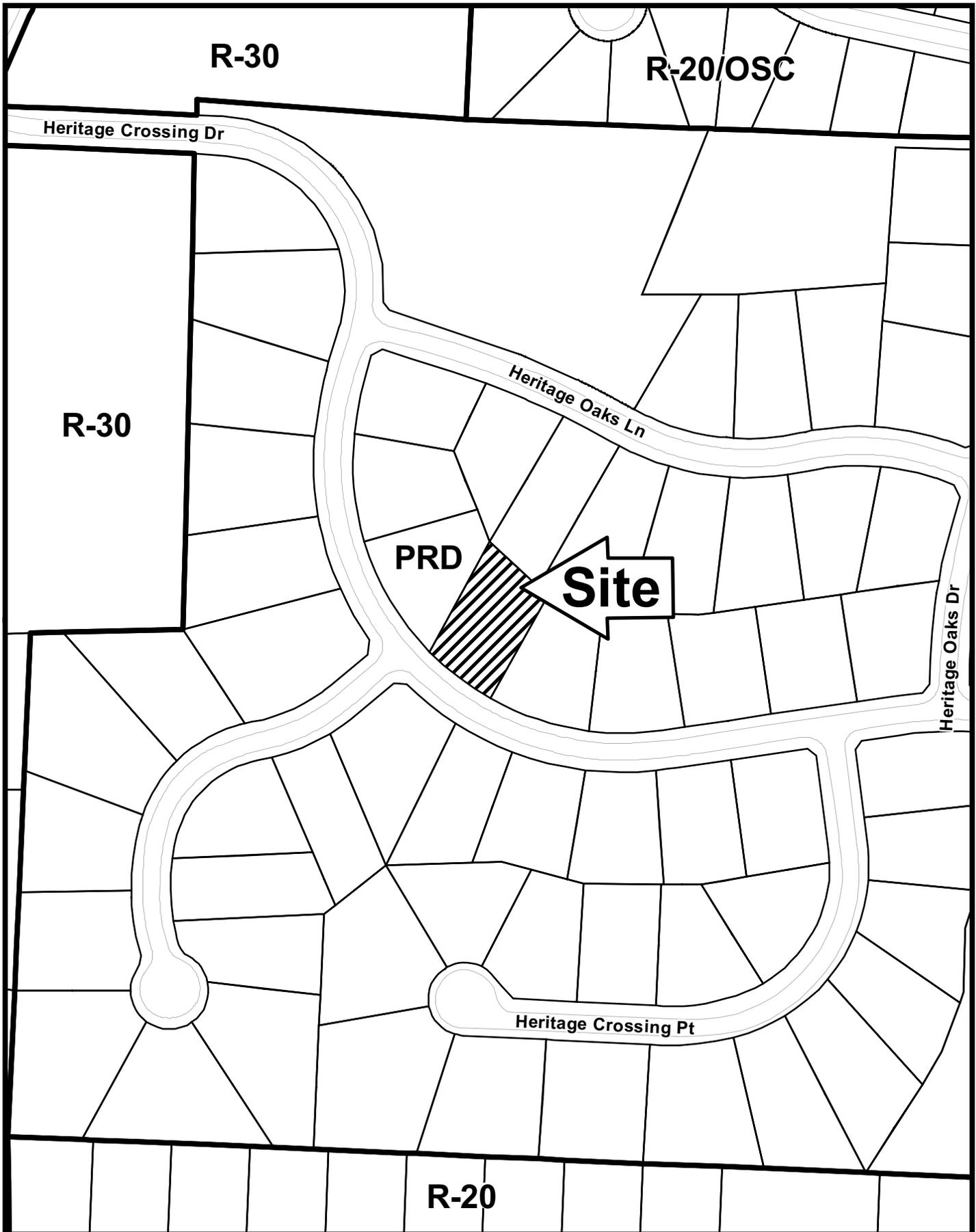
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

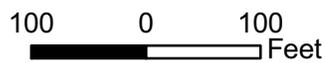
STIPULATIONS:



LUP-25



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



City Boundary
Zoning Boundary

APPLICANT: Delano R. Dryden and Kolu Vezele

PETITION NO.: LUP-25

PRESENT ZONING: PRD

PETITION FOR: LUP

ZONING DIVISION COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting 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 5 clients a day. The applicant’s business will be open from 10:00 am to 6:00 pm, Tuesday through Saturday. The clients will park in the driveway. The applicant states there will be one employee, no signs, no deliveries and no outdoor storage. The applicant is requesting this permit for 12 months, and has submitted a petition in support of the request.

Historic Preservation: No comments.

Cemetery Preservation: No comments.

WATER & SEWER COMMENTS:

Records show address connected to water and sewer.

TRAFFIC COMMENTS:

Recommend no on-street parking.

FIRE COMMENTS:

Plans must be submitted to the Cobb County Fire Marshal’s Office to initiate a Certificate of Occupancy.

Must have a hydrant within 500 feet of the most remote portion of the building

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-25 DELANO R. AND KOLU VEZELE

The applicant's proposal is located in the center of a platted subdivision. The applicant's request is located in an area designated as Very Low Density Residential on the *Cobb County Comprehensive Plan*. The applicant's business would have many customers per week. The business could intensify over time, and could possibly encourage more requests for businesses in this residential subdivision. Based on the above analysis, Staff recommends DENIAL.

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.