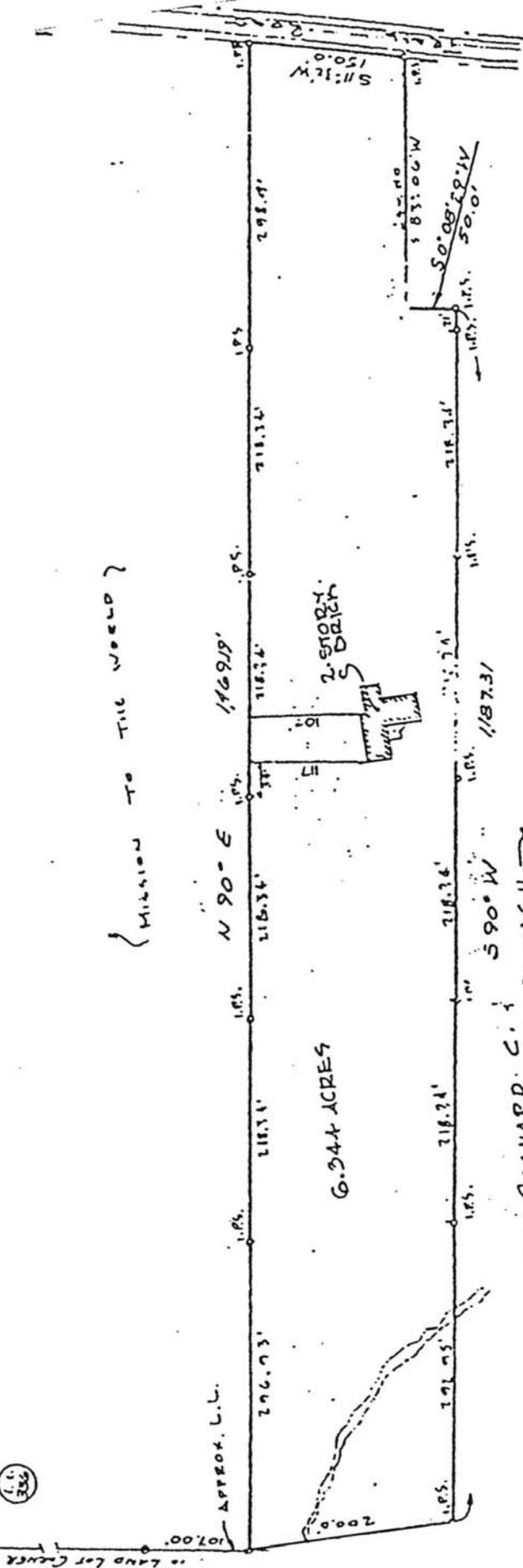
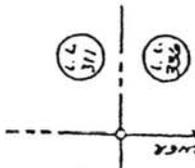


LUP-16  
(2015)

MAR 16 2015  
COURT CLERK'S OFFICE  
ZONING DEPARTMENT



*Richard C. Coughlin*



Survey For -  
RICHARD C. COUGHLIN  
SANDRA L. COUGHLIN  
Sales - 12,100, 20th District  
LAND LOT 336, 20th DISTRICT,  
SUBSECTION, COBB COUNTY, GA.  
D.W. LYMAN SURVEYORS  
DLS: 23, 1250  
REV: FEB. 16, 1988  
REV. JUNE 9, 1988

**APPLICANT:** Sandy Clough

**PHONE#:** (770) 428-9406 **EMAIL:** \_\_\_\_\_

**REPRESENTATIVE:** Rick Clough

**PHONE#:** (770) 428-9406 **EMAIL:** \_\_\_\_\_

**TITLEHOLDER:** Sandra L. Clough and Richard C. Clough

**PROPERTY LOCATION:** West side of Trail Road, west of Midway Road (25 Trail Road).

**ACCESS TO PROPERTY:** Trail Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-30/Single-family residential
- SOUTH:** R-30/Single-family residential
- EAST:** R-30/Single-family residential
- WEST:** R-30/Single-family residential

**PETITION NO:** LUP-16

**HEARING DATE (PC):** 06-02-15

**HEARING DATE (BOC):** 06-16-15

**PRESENT ZONING:** R-30

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

**PROPOSED USE:** Artist's Studio

**SIZE OF TRACT:** 11.0 acres

**DISTRICT:** 20

**LAND LOT(S):** 336

**PARCEL(S):** 69

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

**COMMISSION DISTRICT:** 1

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

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

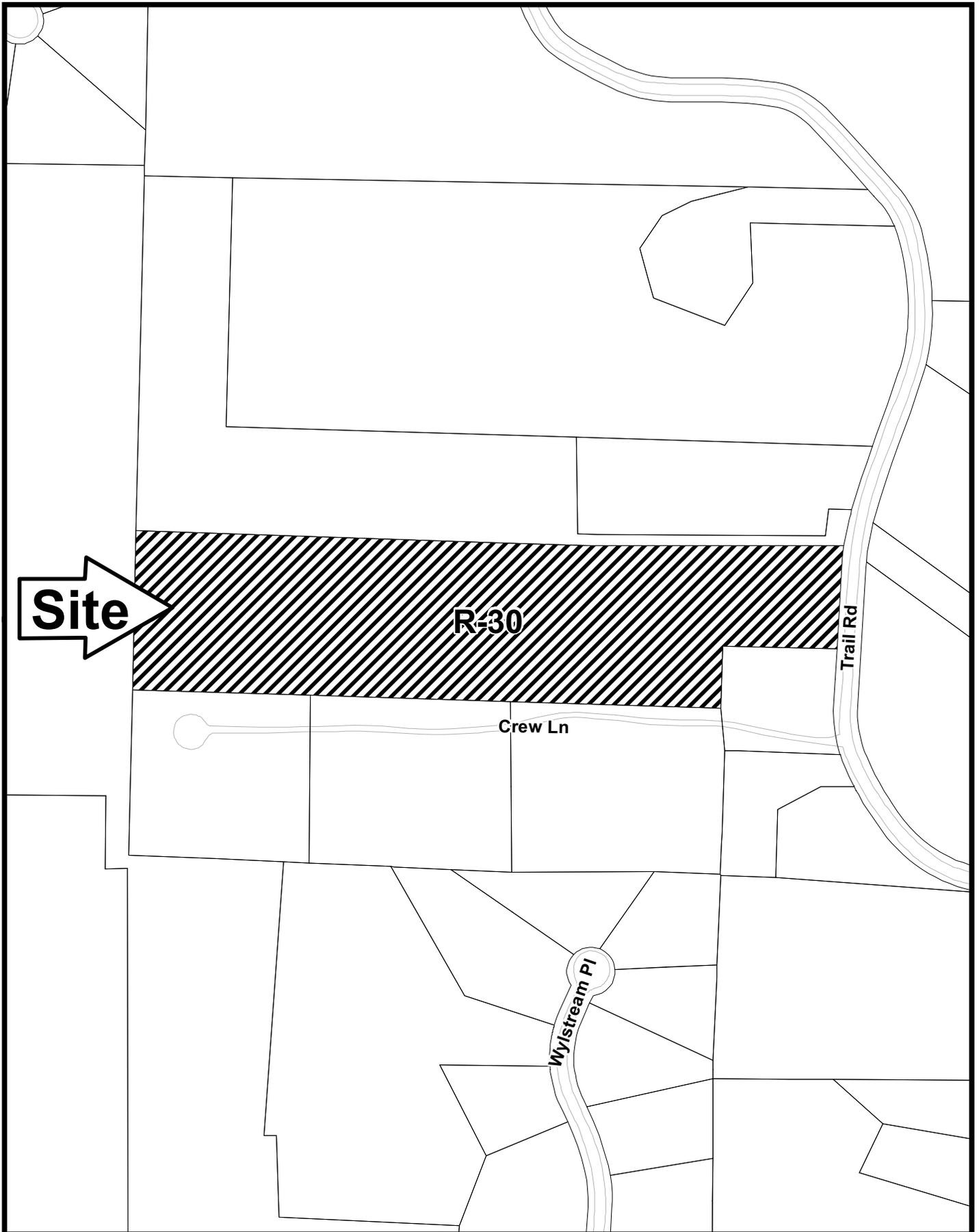
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**



# LUP-16



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

0 200 400 Feet



City Boundary  
Zoning Boundary

**APPLICANT:** Sandy Clough

**PETITION NO.:** LUP-16

**PRESENT ZONING:** R-30

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Kim Wakefield

Applicant is seeking a renewal of a Land Use Permit for the purpose of having an artist studio and storing art prints in his home. The applicant has two seasonal employee but no signs or outdoor storage. There is usually two customer per week and approximately two commercial deliveries per week. The applicant has had a LUP on this property since July 1994. The previous stipulations are attached. No complaints have been received concerning this application and the applicant's neighbors have signed a petition in support of the request.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Property is served by public water and 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:**

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: Sandy Clough**

**PETITION NO.: LUP-16**

**PRESENT ZONING: R-30**

**PETITION FOR: LUP**

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

No comments (Renewal).

## STAFF RECOMMENDATIONS

### LUP-16 SANDY CLOUGH

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.**
- (2) Parking and traffic considerations.*  
**Employees and visitors will park in the driveway.**
- (3) Number of nonrelated employees.*  
**The applicant has two (2) employees for the proposal.**
- (4) Number of commercial and business deliveries.*  
**The applicant has two (2) deliveries at various times during the week.**
- (5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*  
**This use is located in area having single-family residential homes. However, the proposed use has been here for many years without any complaints.**
- (6) Compatibility of the business use to the neighborhood.*  
**There are no known businesses surrounding the property. However, this use has been here for a long time without adversely affecting the neighbors.**
- (7) Hours of operation.*  
**The hours of operation are 8 a.m. – 5 p.m., five days a week.**
- (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 should not have an effect on property values.**
- (10) Circumstances surrounding neighborhood complaints.*  
**This request is not the result of a complaint of the Code Enforcement Division.**
- (11) Intensity of the proposed business use.*  
**This application is a renewal of an existing use.**
- (12) Location of the use within the neighborhood.*  
**The proposal is not located within a platted subdivision and is an eleven (11) acre tract.**

**LUP-16 SANDY CLOUGH (Continued)**

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

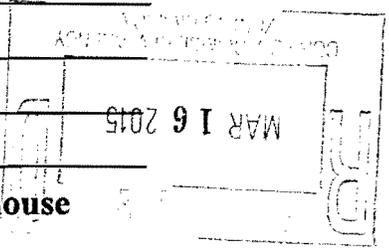
- **No signs**
- **No on-street parking**
- **No outdoor storage**
- **Two seasonal employees.**

**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-16  
 PC Hearing Date: 4-2-15  
 BOC Hearing Date: 4-16-15

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



1. Type of business, or request? Artist's Studio
2. Number of employees? 2
3. Days of operation? 5
4. Hours of operation? 8-5
5. Number of clients, customers, or sales persons coming to the house per day? \_\_\_\_\_ ; Per week? 1
6. Where do clients, customers and/or employees park?  
 Driveway:  ; Street: \_\_\_\_\_ ; Other (Explain): \_\_\_\_\_

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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

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9. Deliveries? No \_\_\_\_\_ ; Yes  (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
two PER WEEK VARIOUS

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10. Does the applicant live in the house? Yes  ; No \_\_\_\_\_
11. Any outdoor storage? No  ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_

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12. Length of time requested (24 months maximum): 24 months

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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).

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14. Any additional information? (Please attach additional information if needed): \_\_\_\_\_

Applicant signature: Sandy Clough Date: 3/14/15

Applicant name (printed): SANDY CLOUGH