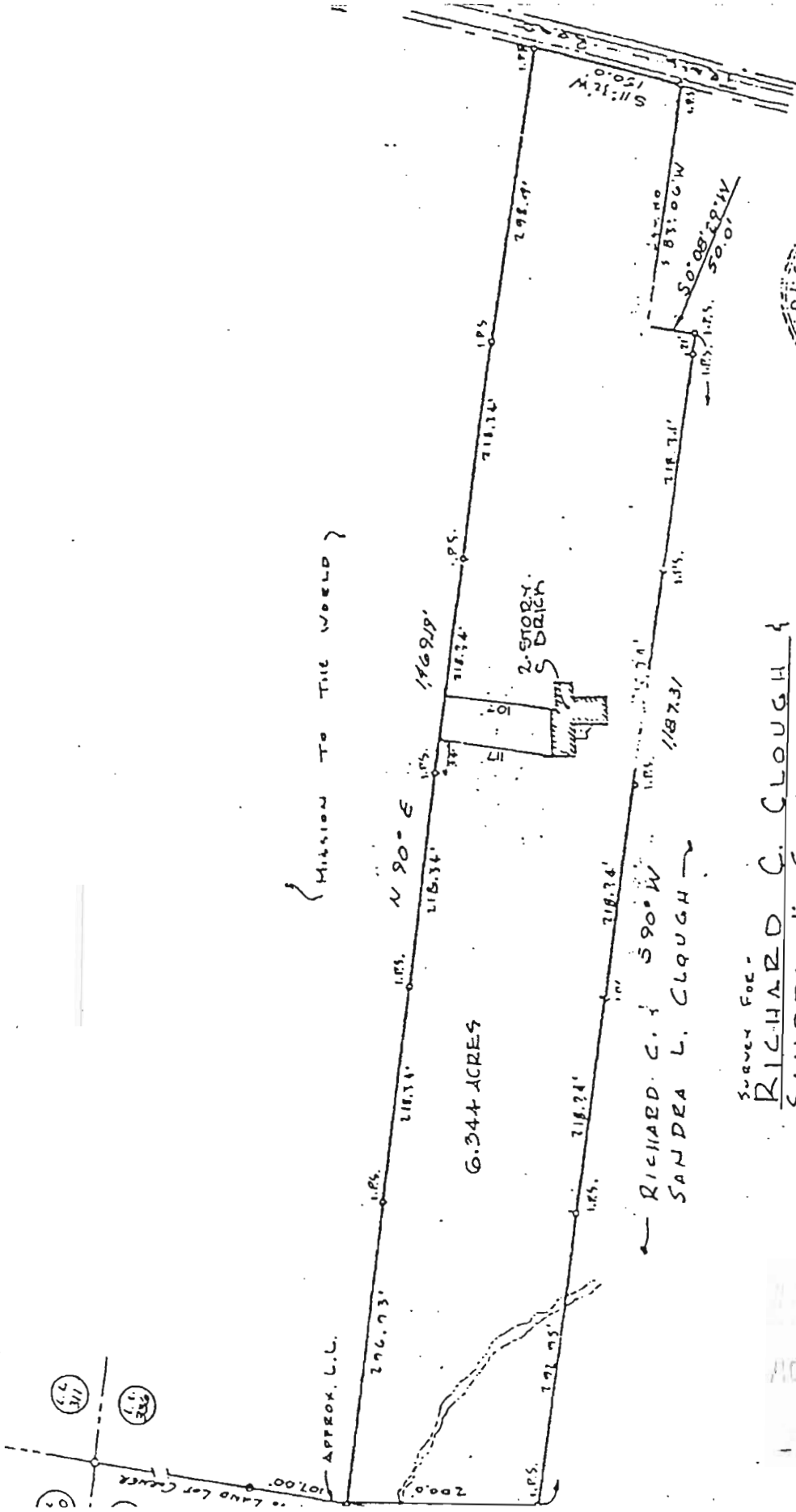
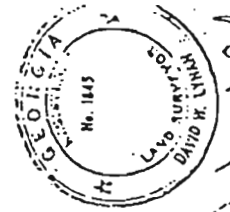


LUP-4
(2017)



Survey For -
RICHARD C. CLOUGH &
SANDRA L. CLOUGH
Sale - 12, 100
LAND LOT 336, 20TH DISTRICT,
2ND SECTION, COBB COUNTY, GA.
D.W. LYNNHURST SURVEYORS
DEC. 23, 1980
REV. FEB. 16, 1988
REV. JUNE 9, 1990



David H. Annals



APPLICANT: Sandy Clough

PHONE#: 770-428-9406 EMAIL: _____

REPRESENTATIVE: _____

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

Adjacent Future Land Use:

North: Rural Residential (RR)

East: Rural Residential (RR)

South: Rural Residential (RR)

West: Very Low Density Residential (VLDR)

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:

PETITION NO: LUP-4

HEARING DATE (PC): 05-02-17

HEARING DATE (BOC): 05-16-17

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit

(Renewal)

PROPOSED USE: Artist's Studio

SIZE OF TRACT: 11 acres

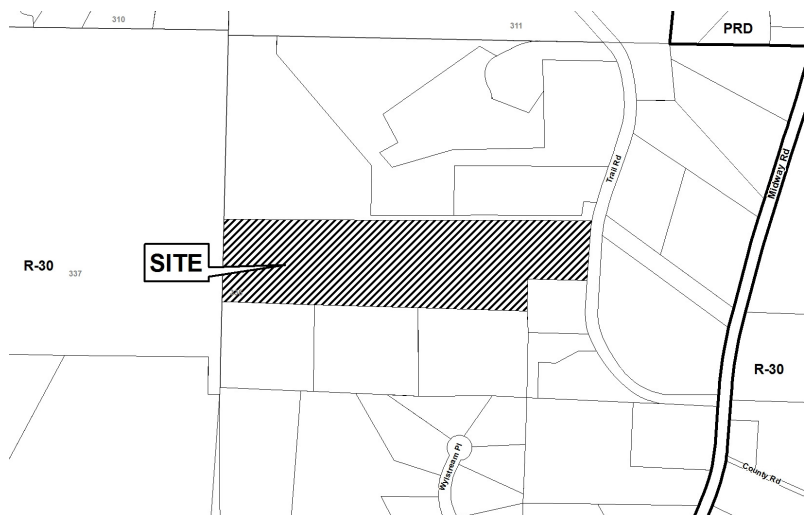
DISTRICT: 20

LAND LOT(S): 336

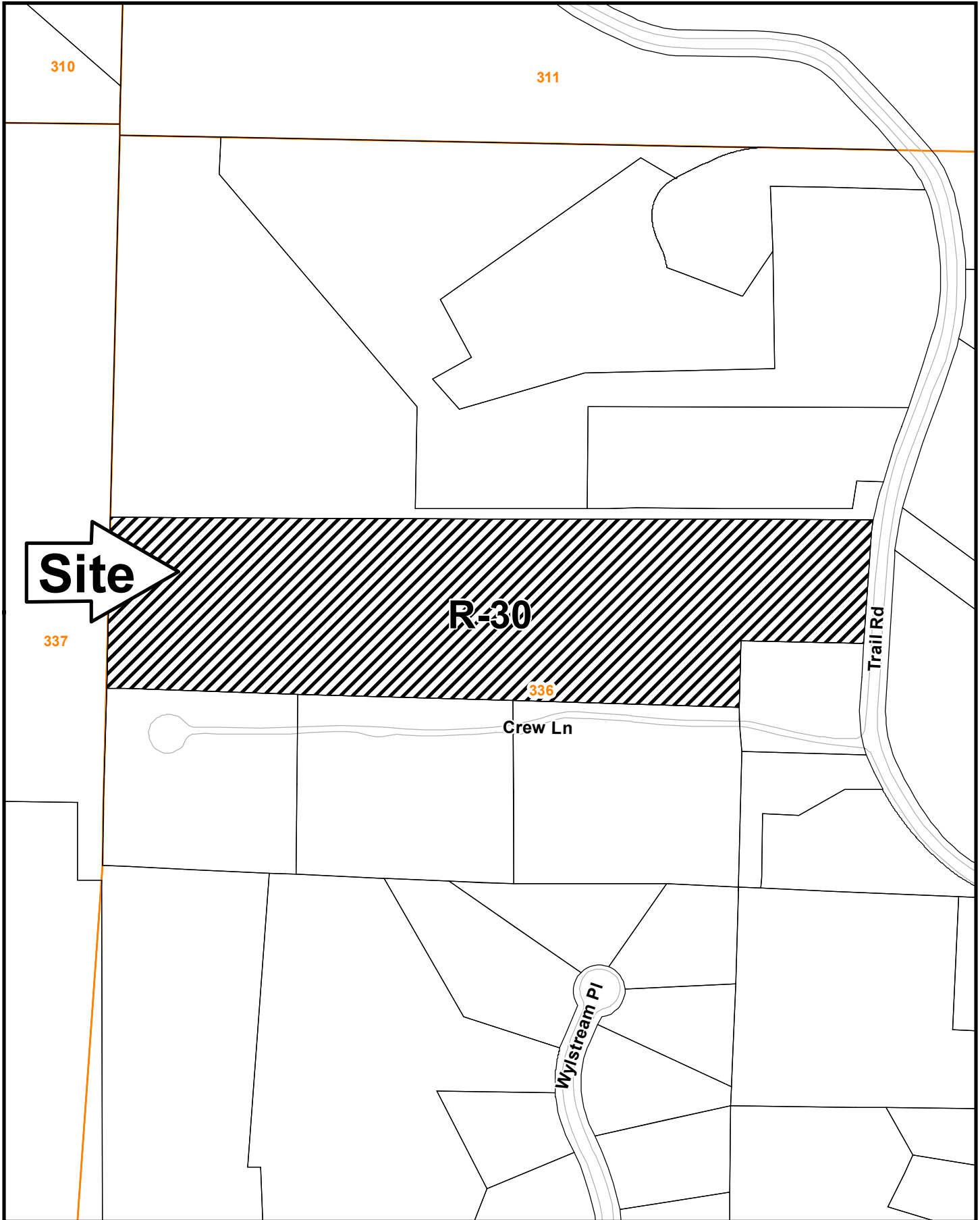
PARCEL(S): 69

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1



LUP-4-2017-GIS



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-4

PRESENT ZONING: R-30

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Tannessa Bates

The applicant is seeking a renewal of a Land Use Permit for the purpose of having an artist studio and storing art prints in the home. The applicant has two seasonal employees but no signs or outdoor storage. There is usually two customers 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 comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments. Property is served by public water and septic system.

TRAFFIC COMMENTS:

This request will not have an adverse impact on the transportation network.

FIRE COMMENTS:

- *No Public Access
- *No Street Signage

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: Sandy Clough

PETITION NO.: LUP-4

PRESENT ZONING: R-30

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments. (Renewal)

STAFF RECOMMENDATIONS

LUP-4 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 an 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 many years without adversely affecting the neighbors.
- (7) *Hours of operation.*
The hours of operation are 8a.m. – 5p.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 business.
- (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-4 SANDY CLOUGH (Continued)

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

1. No signs;
2. No on-street parking;
3. No outdoor storage; and
4. 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-4
PC Hearing Date: 5-2-17
BOC Hearing Date: 5-16-17

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): _____

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

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
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: Sandy Clough Date: 2/7/17
Applicant name (printed): SANDY CLOUGH

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

FEB 2 2017
TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that Sandy
CLOUGH intends to make an application for a Land Use Permit for the purpose of
ARTIST'S STUDIO on the premises described in the application.

Signature	Printed name	Address
1. <u>Joyce Denney</u>	<u>JOYCE DENNEY</u>	<u>45 TRAIL Rd. MARIETTA GA</u>
2. <u>Marianna Lane</u>	<u>Marianna Lane</u>	<u>35 Trail Road Marietta GA</u>
3. <u>Vaughn E. Varnado</u>	<u>Vaughn E. Varnado</u>	<u>12 Trail Rd Marietta, Ga 30064</u>
4. <u>Kathryn Barnawell</u>	<u>Kathryn Barnawell</u>	<u>15 Trail Rd Marietta, GA 30064</u>
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