



Community Development  
 4119 Adrian Street  
 Tucker, GA 30084  
 Phone: 678-597-9040  
 Email: permits@tuckerga.gov  
 Website: www.tuckerga.gov

# Land Use Petition Application

Type of Application:  Rezoning  Comprehensive Plan Amendment  Special Land Use Permit  Concurrent Variance

APPLICANT INFORMATION		
Applicant is the: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser		
Name: <u>FREQUENCY BLU, LLC</u>		
Address: <u>1387 WENLOCK EDGE COVE</u>		
City: <u>TUCKER</u>	State: <u>GA</u>	Zip: <u>30083</u>
Contact Name: <u>SEAN CARNEY, OWNER</u>		
Phone: <u>415-810-7549</u>	Email: <u>SEANCARNEY1334@GMAIL.COM</u>	
OWNER INFORMATION		
Name: <u>JOHN E CARNEY</u>		
Address: <u>419 COMMERCIAL AVENUE</u>		
City: <u>SOUTH SAN FRANCISCO</u>	State: <u>CA</u>	Zip: <u>94080</u>
Contact Name: <u>JOHN CARNEY</u>		
Phone: <u>415-748-8793</u>	Email: <u>CARNEY.MBA@GMAIL.COM</u>	
PROPERTY INFORMATION		
Property Address: <u>1387 WENLOCK EDGE COVE</u>		
Present Zoning District(s): <u>RSM (CZ-81009)</u>	Requested Zoning District(s): <u>RSM (CZ-81009)</u>	
Present Land Use Category: <u>SUBURBAN</u>	Requested Land Use Category: <u>SUBURBAN</u>	
Land District: <u>18</u>	Land Lot(s): <u>141</u>	Acreage: <u>0.12</u>
Proposed Development: <u>SPECIAL LAND USE PERMIT FOR A HOME BASED BUSINESS WITH CUSTOMER CONTACT.</u>		
Concurrent Variance(s):		
RESIDENTIAL DEVELOPMENT		
No. of Lots/Dwelling Units: <u>N/A</u>	Dwelling Unit Size (Sq. Ft.): <u>N/A</u>	Density: <u>N/A</u>
NON-RESIDENTIAL DEVELOPMENT		
No. of Buildings/Lots: <u>N/A</u>	Total Building Sq. Ft.: <u>N/A</u>	Density: <u>N/A</u>

RECEIVED  
 City of Tucker

DEC 26 2019

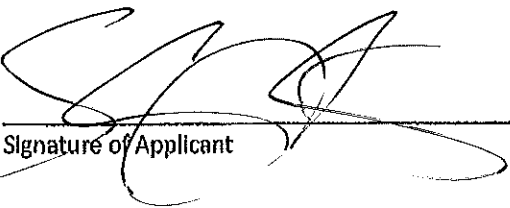
LAND USE PETITION APPLICATION

Community Development  
 Department

SLUP-20-0001

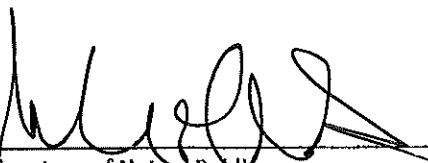
**APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 24 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND CITY COUNCIL.

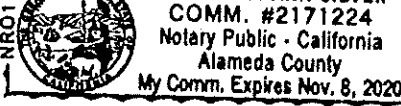
  
Signature of Applicant

12/9/19  
Date

SEAN CARNEY, BUSINESS OWNER  
Type or Print Name and Title

  
Signature of Notary Public

12/9/19  
Date

  
Notary Seal

**PROPERTY OWNER'S CERTIFICATION**

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Tucker, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning (RZ), Comprehensive Plan Amendment (CA), Special Land Use Permit (SLUP), & Concurrent Variance (CV) in request of the items indicated below.

I, JOHN E CARNEY, authorize, SEAN CARNEY  
(Property Owner) (Applicant)

to file for SLUP, at 1387 WENLOCK EDGE COVE  
(RZ, CA, SLUP, CV) (Address)

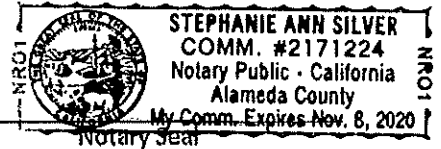
on this date DECEMBER 9, 2019  
(Month) (Day)

- I understand that if a rezoning is denied or assigned a zoning classification other than the classification requested in the application, then no portion of the same property may again be considered for rezoning for a period of twenty-four (24) months from the date of the mayor and city council's final decision.
- I understand that if an application for a special land use permit affecting all or a portion of the same property for which an application for the same special land use was denied shall not be submitted before twenty-four (24) months have passed from the date of final decision by the mayor and city council on the previous special land use permit.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Tucker Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange additional permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

John Carney 12/9/19  
Signature of Property Owner Date

JOHN CARNEY, HOME OWNER  
Type or Print Name and Title

[Signature] 12/9/19  
Signature of Notary Public Date



## **Standards and Factors Governing Review of proposed amendments to the official zoning map**

Section 7.3.5 of the City of Tucker Zoning Ordinance lists standards and factors that are found to be relevant to the exercise of the city's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map. The applicant shall write a detailed written analysis of each standard and factor as it relates to their proposed project.

## **STANDARDS AND FACTORS GOVERNING REVIEW OF PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN MAP**

Section 7.3.4 of the City of Tucker Zoning Ordinance lists standards and factors that are found to be relevant for evaluating applications for amendments to the comprehensive plan map and shall govern the review of all proposed amendments to the comprehensive plan map. The applicant shall write a detailed written analysis of each standard and factor as it relates to their proposed project.

## **SPECIAL LAND USE PERMIT CRITERIA**

Section 7.4.6 and 7.4.7 of the City of Tucker Zoning Ordinance lists specific criteria that shall be considered by the community development department, the planning commission, and the mayor and city council in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the mayor and city council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in Article 4. The applicant shall write a detailed written analysis of criteria as it relates to their proposed project.

## **CONCURRENT VARIANCE CRITERIA**

Section 7.5.3 of the City of Tucker Zoning Ordinance lists specific criteria the board shall use in determining whether or not to grant a variance. The applicant shall provide a written analysis of how the request complies with this criteria, if they are requesting a concurrent variance.

## ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN.** Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. Wetlands

- U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://wetlands.fws.gov/downloads.htm>)
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

b. Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)
- Field observation and verification

c. Streams/stream buffers

- Field observation and verification

d. Slopes exceeding 25 percent over a 10-foot rise in elevation

- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

e. Vegetation

- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

f. Wildlife Species (including fish)

- United States Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
- Field observation

g. Archeological/Historical Sites

- Historic Resources Survey
- Georgia Department of Natural Resources, Historic Preservation Division
- Field observation and verification

## ENVIRONMENTAL SITE ANALYSIS (ESA) FORM (CONTINUED)

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.
- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.
  - b. Protection of water quality
  - c. Minimization of negative impacts on existing infrastructure
  - d. Minimization on archeological/historically significant areas
  - e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.
  - f. Creation and preservation of green space and open space
  - g. Protection of citizens from the negative impacts of noise and lighting
  - h. Protection of parks and recreational green space
  - i. Minimization of impacts to wildlife habitats

## DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE:

YES (if YES, complete points 1 through 4);



NO (if NO, complete only point 4)

1. **CIRCLE ONE:** Party to Petition (if party to petition, complete sections 2, 3 and 4 below)

In Opposition to Petition (if in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

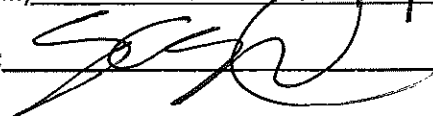
1.	5.
2.	6.
3.	7.
4.	8.

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of Interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) SEAN CARNEY

Signature:  Date: 12/9/2019





LETTER OF INTENT  
SEAN CARNEY  
(FREQUENCY BLU, LLC)

ABOUT THE PROPERTY OWNER AND BUSINESS APPLICANT

The property is located at 1387 Wenlock Edge Cove in Tucker, Georgia, and is owned by John Carney, the father of the business applicant Sean Carney. Sean is a certified sound engineer seeking to build his career in the film and audio production industry in Georgia through the development of a home-based facility.

Sean has been interested in music from an early age as both a musician and a technician. He began music study with piano at age 6 and with drums at age 10. In the eighth grade, while a student at the Stern School in San Francisco, he set up, operated and supervised audio and lighting equipment for the schools live off-campus productions including theater, open house fund raising, sponsorship and graduation. At this time, he started a DJ business and began developing an in-home music production studio.

In Sean's words, "I have been interested in audio production since I was a five-year old banging on pots and pans in the kitchen. I began the serious part of my audio and music career at age 12 by developing a successful DJ business, and by playing the drums in live blues jams at a local venue. As I expanded my DJ system my love for the gear expanded with it. My two turntables and Gemini mixer rapidly grew into a full-fledged production studio with Logic 8 as the backbone. At age 14 I built my first two-room recording studio in my parent's house and started recording neighborhood musicians to gain experience and practice my craft. While dabbling in music production, I developed a serious passion for electronics, software and the production processes that capture the music. I found my true calling as a studio engineer."

After graduating from High School, Sean attended Pyramind, a music production school and award-winning audio and music production company in San Francisco. He completed his *Core Producer Program Certificate* for music production and audio post-production in February of 2019.

In Sean's words "At Pyramind I quickly completed my first classes and was awarded an internship with the production company. After four months I was hired as the studio night manager, and was soon promoted to studio technician for the entire facility. Working for Pyramind's Production Company brought me the opportunity to work on some amazing AAA productions, and allowed me to test my skills in a professional setting. During this time, I proved to myself and others I was born for the work and I set a goal to someday own a facility of my own."

Matt Donner, CAO at Pyramind, states that Sean was recognized for his dedication, willingness to go beyond the assigned task, deep personal passion for the work, and his excellence as a technician and engineer. "After being a student at Pyramind, he stood out from the pack and we invited him to intern with us, which soon led to employment in an audio-support and studio maintenance/ management role. His work continued to be solid." As a sound engineer at Pyramind, Sean recorded and helped release the critically acclaimed debut recordings from the bands "Cathedrals" and "Bray" as well as worked on projects with clients such as "Red Bull", "DJ Chucki", "Petting Zoo", and local radio station KFOG. See attached letter of recommendation.

BUSINESS MODEL

Frequency Blu, LLC is a post-production digital media platform that provides sound engineering services for film shorts, TV advertising, video games, smart phone applications, electronic and recorded music, corporate websites and presentations, multi-media art presentations and museum installations.

Many services, in whole or in part, are provided via the Internet. Client's digitalized file batches are downloaded to company servers for audio or film editing, mixing and mastering. Completed projects are then returned to the client for feedback or final acceptance. File sharing over the Internet allows many clients to work with the business remotely and eliminates the need for them to travel to the studio. Internet interfacing accounts for as much as 75% or more of the project workflow.

Some projects require interactive client participation that can only be accomplished in the studio setting. These include live recording of voiceover, vocals, instruments, and sound effects; and complex mixing and mastering projects that require real time collaboration by a producer or director with the studio engineer. For these key aspects of the business, the applicant is seeking a Special Land Use Permit to allow for limited and controlled client access to the facility.

## BUSINESS PROMOTION

The business model is focused on the specialized sound recording needs of an established professional clientele working with the studio on a recurring basis. Clients will be comprised almost exclusively of vetted repeat customers. New clients are most often introduced by referral and always screened for appropriate fit.

Frequency Blu is not open to the public, and the location is not published or promoted in advertising. The address is disclosed only to pre-screened clients after project acceptance. While the company will host a website defining its capabilities and services, networking with industry professionals is the primary means of customer development.

Frequency Blu is not a publicly accessible recording studio in the traditional sense. It is not seeking to serve a pop recording clientele and generate the traffic flow associated with that kind of business activity. It will not attract an uninvited or drop-in customer presence in the neighborhood.

## CUSTOMER FLOW AND FREQUENCY

The business is designed as a niche-based provider and much of the business interaction is exclusively Internet based. When client participation at the studio is necessary to meet project goals it is carefully controlled by invitation and appointment.

In-studio services are booked in either ½ day or full day increments, and studio production capacity is limited to working on a single project at a time. Projects can span a half-day to a week or more depending on complexity and scope. Most of the production process involves editing, mixing and mastering by the engineer Sean Carney, so hosting of clients at the studio will usually not occur more than once or twice per week.

Customers and supporting personnel are invited to the studio for two reasons. First, when the project requires a producer or director to make creative decisions during the editing or mixing process. Second, when newly recorded material is necessary to meet project needs, such as voiceover, sound effects, and vocal or instrumental tracks.

Client participation with project editing rarely involves more than a single producer or director. Voiceover production involves one to two persons, consisting of a voice actor and sometimes a director. Foley production involves a single sound effects artist, and on occasion a helper. Professional studio musicians usually record music tracks individually due to the nature of the workflow. Recording studio musicians as soloists also reduces their time spent on the project and controls production labor costs. In any event, the studio capacity is limited to a maximum of five performers recording simultaneously.

In sum, the bulk of the studio workflow occurs remotely through digital file sharing, and video conferencing. Client presence at the studio is limited to circumstances where direct in person input is necessary. Most client sessions involve 1 to 2 persons and on rare occasions a maximum of 5 persons.

## STUDIO FOOTPRINT

The footprint of the studio facility consists of a 227.5 square foot control room (17' 7" x 12' 10"), and a 258 square foot sound room (21' 6" x 12'). The control room is housed in an existing upstairs bedroom and the sound room will be housed in the basement. The overall square footage of the home is 2,195 square feet of above grade gross living area, and 478 square feet of basement area. The studio will occupy a total of 485.5 square feet.

## OFF STREET PARKING AND CUSTOMER TRAFFIC FLOW

The business activity will comply with the off-street parking requirements of SLUP because the property has available off-street parking that exceeds client needs. A two-car garage allows parking for 2 cars, and a large driveway allows parking for 5 vehicles, providing off-street parking for 7 vehicles (see garage and driveway plan). Notice is given that street parking is prohibited, and although the property can accommodate off-street parking for up to 7 vehicles, parking is restricted to a maximum of 4 vehicles for customers.

Customers come to the studio exclusively by invitation and appointment and, as stated, the business expressly prohibits customers from parking on the street. Actual business operations rarely involve participation of more than 1 or 2 clients at a time, and the maximum capacity of the studio is limited to recording 5 persons. Even in rare cases where a 5-person session is called for, clients are still required to arrive in no more than 4 vehicles. The business does not need a business vehicle for operations and will not have one.

Since studio time is booked in half-day and full day increments, there is never a sequence of clients arriving for hourly appointment slots on a given day. A CPA, financial planner, or psychotherapy practice will generate a higher level of client traffic than the studio. Client flow will match the existing residential pattern of friends, landscapers, cleaning persons, delivery services, and repair vendors generated by other homeowners. There is no undue increase of vehicle traffic in the neighborhood from business operations, and the activity should go unnoticed.

## NOISE AND NUISANCE

The studio operation will not create any noise disturbance for the neighbors and in fact no sound will ever be heard even during the quietest periods of the day. The recording room in the basement is bound on three sides by concrete block walls. It is underground on one side and abutted by a concrete block walls on the rear and front. The fourth elevation is a wood frame wall that abuts the garage stairwell and the double garage. The wood frame wall and the ceiling of the room will have surface mounted soundproofing. The concrete walls will have surface mounted sound treatment.

The recording room will be made to be fully sound proof for two reasons. First, effective soundproofing is necessary to prevent any external noise that could disturb a neighbor. Second, and more critical to the purposes of the business, no external sound can be permitted to penetrate the interior recording space because it will be captured in the recordings and render them unusable for production. In effect, the recording room must be free of any noise intrusion to be functional and soundproofing works in both directions.

## CONTRIBUTIONS TO THE COMMUNITY AND FUTURE ASPIRATIONS

Frequency Blu will directly benefit Tucker and the surrounding metro area communities by providing local businesses with industry standard post-production services at affordable rates. These include:

- 5.1 surround sound mixing and mastering for TV advertising. Almost all HD Televisions channels broadcast in 5.1 surround sound. These include news, sports, and talk shows, as well as both live and recorded cinematic events. Post production 5.1 surround sound can be very expensive, forcing small to mid-size businesses to produce their

ads with poor sound quality, or not at all, as a badly produced ad can hurt business reputation and credibility. Frequency Blu provides local businesses with an affordable path to industry standard sound quality for seamless Television play.

- Original voice over production for television, radio, and website.
- Mixing and mastering of audio content for video production, website hosted presentations, smart phone applications and other digital media.
- Multi-media art presentations and museum installations.

Looking to the future, Frequency Blu is intended as a platform to establish the reputation of the company and its principal engineer, Sean Carney. From there it is envisioned as a stepping-stone to attract investor capital and expand to a larger commercial facility in the Tucker area. This facility will incorporate a sound stage for orchestral recording and film scoring, several music production and recording studios, and two industry standard film mixing studios designed to serve Atlanta's ever-growing film industry.

# STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

## CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

**Frequency Blu LLC**  
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **12/07/2019** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta  
and the State of Georgia on **12/12/2019**.



*Brad Raffensperger*

Brad Raffensperger  
Secretary of State

**ARTICLES OF ORGANIZATION**

\*Electronically Filed\*  
Secretary of State  
Filing Date: 12/7/2019 7:24:35 AM

**BUSINESS INFORMATION**

**CONTROL NUMBER** 19160478  
**BUSINESS NAME** Frequency Blu LLC  
**BUSINESS TYPE** Domestic Limited Liability Company  
**EFFECTIVE DATE** 12/07/2019

**PRINCIPAL OFFICE ADDRESS**

**ADDRESS** 1387 Wenlock Edge Cove, Stone Mountain, GA, 30083, USA

**REGISTERED AGENT**

<b>NAME</b>	<b>ADDRESS</b>	<b>COUNTY</b>
Sean Carney Lucien	1387 Wenlock Edge Cove, Stone Mountain, GA, 30083, USA	Dekalb

**ORGANIZER(S)**

<b>NAME</b>	<b>TITLE</b>	<b>ADDRESS</b>
Sean Lucien Carney	ORGANIZER	1387 Wenlock Edge Cove, Stone Mountain, GA, 30083, USA

**OPTIONAL PROVISIONS**

N/A

**AUTHORIZER INFORMATION**

**AUTHORIZER SIGNATURE** Sean Lucien Carney  
**AUTHORIZER TITLE** Organizer



# CERTIFICATE OF ACHIEVEMENT

*Pyramind's Core Producer Program Certificate*

IS AWARDED TO

*Sean Carney*

On this Date of February 25th, 2019

A handwritten signature in black ink, appearing to read "Gregory J. Gordon".

*Chief Executive Officer  
Gregory J. Gordon*

A handwritten signature in black ink, appearing to read "Matt Dorner".

*Chief Academic Officer  
Matt Dorner*

*An Avid and Ableton Certified Training Location*

CALIFORNIA BUREAU FOR PRIVATE POST-SECONDARY EDUCATION

SCHOOL CODE NUMBER 3806081



March 22, 2017  
Prospective Employer re:  
Sean Carney

My name is Matt Donner and I'm the CAO at Pyramind, a Music Production School in SF, CA. I've had the opportunity to work with Sean Carney, who is applying for work with you and I'm pleased to write this letter of recommendation for Sean.

Sean possesses many qualities sought after in an employee - dedication, willingness to go beyond the asked request and a deep personal passion for the work in Audio. He's an excellent budding technician with a strong understanding of signal flow and would serve well in technically demanding roles.

After being a student at Pyramind, he stood out from the pack and we invited him to intern with us, which soon led to employment in an audio-support and studio maintenance/ management role. His work continued to be solid, tackling such projects as:

- A full re-wire of a project studio called "The Vault", including a blend of analog synths, DAWs, mic res, patchy and outboard gear.
- Cable management, going through miles of wires, testing, reclaiming and soldering new studio cables from a morass for old raw cable.
- Minor repairs such as cables and headphones.
- As sound engineer, he recorded and helped release the critically acclaimed debut from the bands "Cathedrals", "Bray" as well as clients such as "Red Bull", "Petting Zoo" and other work with local radio station KFOG.

For an organization with strong AV technical or sound engineering needs, I highly recommend Sean Carney.

Regards,

A handwritten signature in black ink, appearing to read 'Matt Donner', written in a cursive style.

Matt Donner  
Chief Academic Officer, Pyramind  
415-896-9800 xt. 207  
matt@pyramind.com



## ENVIRONMENTAL SITE ANALYSIS (ESA) FORM (CONTINUED)

3. PROJECT IMPLEMENTATION MEASURES. Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

**a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors:** The property is not located in a floodplain or adjacent to a river corridor and there are not any slopes exceeding 25 percent.

**b. Protection of water quality:** The water quality will not be affected. The property is connected to DeKalb county water and there will be no impact on the existing service.

**c. Minimization of negative impacts on existing infrastructure:** There will not be any changes made to the existing structure for business purposes.

**d. Minimization on archeological/historically significant areas:** There are no archeological/historically significant areas on the property.

**e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses:** The proposed use will not have any impact on environmentally stressed communities.

**f. Creation and preservation of green space and open space:** The proposed impact will not have any impact on the creation or preservation of green space and open space.

**g. Protection of citizens from the negative impacts of noise and lighting:** The proposed use will not create any negative impacts from noise or lighting. There will not be any noticeable change to the existing neighborhood ambience from the operation of the business.

**h. Protection of parks and recreational green space:** The proposed use will not affect the protection of parks and recreational green space.

**i. Minimization of impacts to wildlife habitats:** The proposed use will not impact wildlife habitats.

Sec. 46-1174. - Home occupations and private educational uses.

The following provisions apply to home occupations:

- (1) A home occupation where no customer contact occurs shall be considered a type I home occupation and may be conducted with administrative approval by the community development director. Up to two full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.
- (2) All home occupations other than type I home occupations shall be considered a type II home occupation and shall require a special land use permit (SLUP). Additional conditions may be placed on the approval of a type II home occupation in order to ensure the home occupation will not be a detriment to the character of the residential neighborhood.
  - a. Customer contact is allowed for type II home occupations.
  - b. Up to two full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.
- (3) All home occupations shall meet the following standards:
  - a. **There shall be no exterior evidence of the home occupation.**

Frequency Blu is not seeking to be a publicly accessible recording studio in the traditional sense. It is not seeking to serve a pop recording clientele and will not generate the traffic flow associated with that kind of business activity.

The facility is not open to the public and will not attract an uninvited customer presence in the neighborhood. When client participation at the studio is necessary to meet project goals it is carefully controlled by invitation and appointment.

The address is not published or promoted in advertising. The address is disclosed only to pre-screened clients. There will be no exterior signage.
  - b. **No use shall create noise, dust, vibration, odor, smoke, glare or electrical interference that would be detectable beyond the dwelling unit.**

The production system is comprised of computer based digital processing equipment controlled by software programs and supported by data file libraries. The electronic equipment used for production is highly sensitive and must be kept free of dust, vibration, and electrical interference.

The studio operation will not create any noise disturbance for the neighbors and in fact no sound will ever be heard even during the quietest periods of the day. The recording room in the basement is bound on three sides by concrete block walls, and is underground on one elevation. The fourth elevation is a soundproof wood frame and sheetrock wall, which abuts the basement stairwell and double garage. The ceiling of the room is also fully sound proofed.

Effective soundproofing is necessary for two reasons. First, to prevent noise from escaping the studio and being a nuisance to the neighbors. Second, it is critical that no external sound penetrates the recording space because it will be captured on the tracks and make them unusable for production.
  - c. **The use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed at the location of the home occupation.**

Sean Carney is a sound recording engineer who lives at the property and is the sole employee of the business.

The production system is fully computer based and most services are provided via the Internet. Client's digitalized files are downloaded to company servers for audio or film editing, modification and enhancement, and mixing and mastering. File sharing over the Internet allows most clients to work with the business remotely and eliminates the need for them to travel to the studio. Internet interface accounts for as much as 75% or more of the project workflow.

When projects require interactive participation with a producer, director, or technician working in collaboration with the studio engineer, this work is performed exclusively within the studio control room. When projects require voiceover, instrument, or sound effects recordings this work is performed exclusively in the studio's soundproof recording room.

- d. **No more than 25 percent of the dwelling unit and or 500 square feet, whichever is less, may be used for the operation of the home occupation.**

The footprint of the studio facility consists of a 227.5 square foot control room (17' 7" x 12' 10") in an existing upstairs bedroom, and a 258 square foot live sound room (21' 6" x 12') in the basement. The overall square footage of the home is 2,195 square feet of above grade gross living area, plus 478 square feet of basement area for a total of 2,673 square feet. The studio will occupy a total of 485.5 square feet or 18% of the dwelling unit.

- e. **No more than one business vehicle per home occupation is allowed.**

The business does not require a business vehicle. No business vehicle will be kept on the premises.

- f. **No home occupation shall be operated so as to create or cause a nuisance.**

Frequency Blu is focused on the specialized sound recording needs of an established professional clientele working with the studio on a recurring basis. The client base will be comprised almost exclusively of vetted repeat customers.

The activities of the business are fully contained within the dwelling unit and there will be no noise, odors, vibrations or pedestrian activity visible or audible to the exterior of the dwelling unit.

Client sessions are most often booked in 4 and 8-hour slots. It would be unusual to have more than one client in a day. Moreover, given that remote internet file sharing accounts for over 75% of business activity there will rarely be a need for client presence at the studio more than once or twice per week.

There will be no undue increase of traffic in the neighborhood. Client flow will fit the existing residential pattern of friends, landscapers, cleaning persons, delivery services, and repair vendors generated by other homeowners. In effect, the business traffic will go unnoticed.

- g. **Home occupation shall not include the use of a dwelling unit for the purpose of operating any automobile repair establishment, or car wash.**

The business will not engage in any of these activities.

- h. **Occupations that are mobile or dispatch-only may be allowed, provided that any business vehicle used for the home occupation complies with this section, and is limited to one business vehicle per occupation.**

The business does not provide mobile services. It does not own a business vehicle.

- (4) **Private educational services shall comply with home occupation standards and no more than three students shall be served at a time. Family members residing in the home are not counted towards the three students allowed.**

No educational services are provided by the business.

(Ord. No. 2016-06-07, att. (4.2.31), 7-11-2016)

Sec. 46-1594. - Special land use permit; criteria to be considered.

The following criteria shall be considered by the community development department, the planning commission, and the mayor and city council in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the mayor and city council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in article IV of this chapter:

- (1) **Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

The size of the residence is fully adequate for the use contemplated. The control room is in an existing bedroom and the live sound room is in the existing basement. The exterior of the residence including the elevations, porch, deck, and yard is not used in the business. The existing off-street parking includes a two-car garage to park 2 cars and a large driveway that can park 5 cars. Total off-street parking accommodates 7 vehicles.

- (2) **Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The proposed use is fully compatible with adjacent properties and land uses in the district. The business will not have any impact on the surrounds. Its activities are fully contained within the residence and there is no emission of noise and no pedestrian activity. The availability of on-site parking exceeds actual demand and clients will never need to park on the street.

- (3) **Adequacy of public services, public facilities, and utilities to serve the proposed use.**

The residence is located in a small neighborhood adjacent to East Ponce De Leon Avenue which provides for ready access by both vehicular traffic and public bus transit. Neighborhood streets are paved and easily support the minimal traffic flow required for the business. The utilities fully meet residential and business purposes.

- (4) **Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.**

The public street has more than adequate traffic carrying capacity for the proposed use. Business traffic will rarely exceed one or two vehicles coming to the facility on any given day. Client traffic will never be a daily occurrence with the normal pattern being two times per week or less. The neighborhood will not experience any noticeable increase in traffic and congestion will never be created by business activity.

- (5) **Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

Vehicle traffic will consist exclusively of private passenger vehicles. Business traffic is sparse and will blend with the existing residential pattern of traffic flow generated by other residences. In effect, the business traffic will go unnoticed, and there will be no adverse effect from the character of the vehicles, or the volume of traffic generated.

- (6) **Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.**

The ingress and egress are fully adequate and support both automotive and pedestrian safety. Public streets provided access to the residence driveway where off-street parking is available for

customers. From the parking area the main entry to the residence is accessed by masonry stairs and a paved walkway to the residence front door. The basement entry to the residence is through the double garage. Pedestrian activity is always within the bounds of the property and in immediate proximity to the residence. Emergency vehicle access is unhindered.

- (7) **Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.**

The proposed use will not create adverse impacts from noise, smoke, odor, dust or vibration. The electronic equipment used for production is highly sensitive. It does not create any odor and must be kept free of dust or vibration. The studio operation will not create any noise disturbance for the neighbors and in fact no sound will ever be heard even during the quietest periods of the day.

- (8) **Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.**

The hours of operation for the business are 8 am to 8 pm and will not create any adverse impacts upon any adjoining land use.

- (9) **Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.**

The operation of the proposed use is fully contained within the premises of the residence and bounds of the property. All business services are conducted within the control and sound rooms housed within the residence and the activity will not draw any notice from the neighbors. Parking for business activities is off-street in the residence garage and driveway.

- (10) **Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.**

If approved by SLUP, the proposed home-based business with customer contact will comply with the RSM zoning district.

- (11) **Whether or not the proposed use is consistent with the policies of the comprehensive plan.**

The subject property is designated suburban on the future land use map. The proposed use is consistent with the intent of the adopted comprehensive plan.

- (12) **Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.**

Not applicable. No exterior renovations are planned.

- (13) **Whether or not there is adequate provision of refuse and service areas.**

The proposed use will not add any generation of refuse. The current refuse service for the property is adequate to meet all needs.

- (14) **Whether the length of time for which the special land use permit is granted should be limited in duration.**

The special land use permit should not be limited in duration. The conditions under which it is requested are stable and will not change over time.

- (15) **Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.**

The size, scale and massing of the existing home will not be changed and will remain appropriate to nearby lots and buildings.

- (16) Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.**

The proposed use will not have any impact on historic buildings, sites, districts or archaeological resources.

- (17) Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.**

The proposed use satisfies the requirements contained within the supplemental regulations.

- (18) Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.**

There will be no change in the height of the existing residential structure and there will be no negative shadow impact on any adjoining lot or building.

- (19) Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area.**

The proposed use is a highly technical specialized service. It is very unlikely a similar use would be duplicated in the neighborhood.

- (20) Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.**

The proposed use will be compatible with the neighborhood. It is not in any way disruptive of the peaceful enjoyment of the residents and will not have any appreciable impact on traffic or parking.

(Ord. No. 2016-06-07, att. (7.4.6), 7-11-2016)

**JAMES H. CARTER**  
**LAND SURVEYING COMPANY**  
 P.O. Box 957982, Duluth, GA 30095  
 Telephone (404) 213-5706

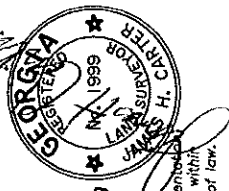
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 16-6-67.

CURVE	RADIUS	LENGTH	CHORD	CHL-BEARING
C-1	144.52'	89.23'	87.82'	N 05°16'15"E
C-2	55.00'	49.55'	47.98'	N 89°02'16"E

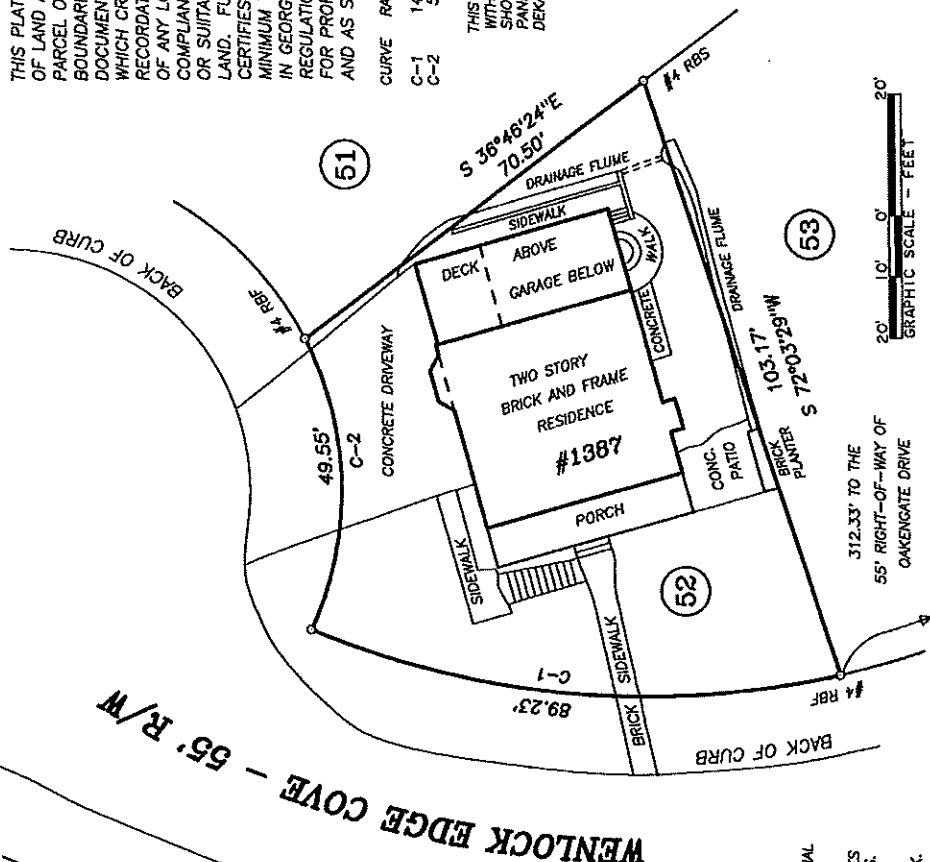
THIS IS TO CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. OF THE CITY OF TUCKER, GEORGIA, PANEL NO. 13089C0079L, DATED AUGUST 15, 2019, DEKALB COUNTY, GEORGIA.

AREA: 5,757 SF ~ 0.132 ACRES  
 PLAT BOOK 75 ~ PAGE 13  
 DEED BOOK 27059 ~ PAGE 227

**SURVEY FOR:**  
**JOHN E. CARNEY, JR.**  
 1387 WENLOCK EDGE COVE  
 STONE MOUNTAIN, GEORGIA 30083  
 LOT 52, PHASE II (TWO), OAKENGATE SUBDIVISION  
 CITY OF TUCKER, GEORGIA  
 LAND LOT 141, 18TH DISTRICT  
 DEKALB COUNTY, GEORGIA  
 SCALE: 1" = 20'  
 FIELD WORK DATE: 12/16/2019  
 DRAWING DATE: 12/17/2019



In my opinion, this plat is a correct representation of the land platted and has been prepared within the minimum standards and requirements of law.



**LEGEND**

RBS	REBAR SET	SSE	SANITARY ESMT.
RFB	REBAR FOUND	R/W	RIGHT-OF-WAY
OTPF	OPEN TOP F.F. END	DK	DECK
CLPF	CLOSED TOP F.F. END	DKC	CONCRETE
BL	BUILDING LINE	DK	DECK
DL	DRAINAGE LINE	PAT	PATIO
DE	DRAINAGE EASEMENT	S	STOOP
UE	UTILITY EASEMENT	-X-	FENCE

**PRESENT ZONING:**  
 R48 - SINGLE FAMILY  
 RESIDENTIAL DISTRICT


THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.

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 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. EQUIPMENT USED: TOPCON ROBOTIC TOTAL STATION & RTK G.P.S.



1387 Wenlock Edge Cove

Legend

 1387 Wenlock Edge Cove

1387

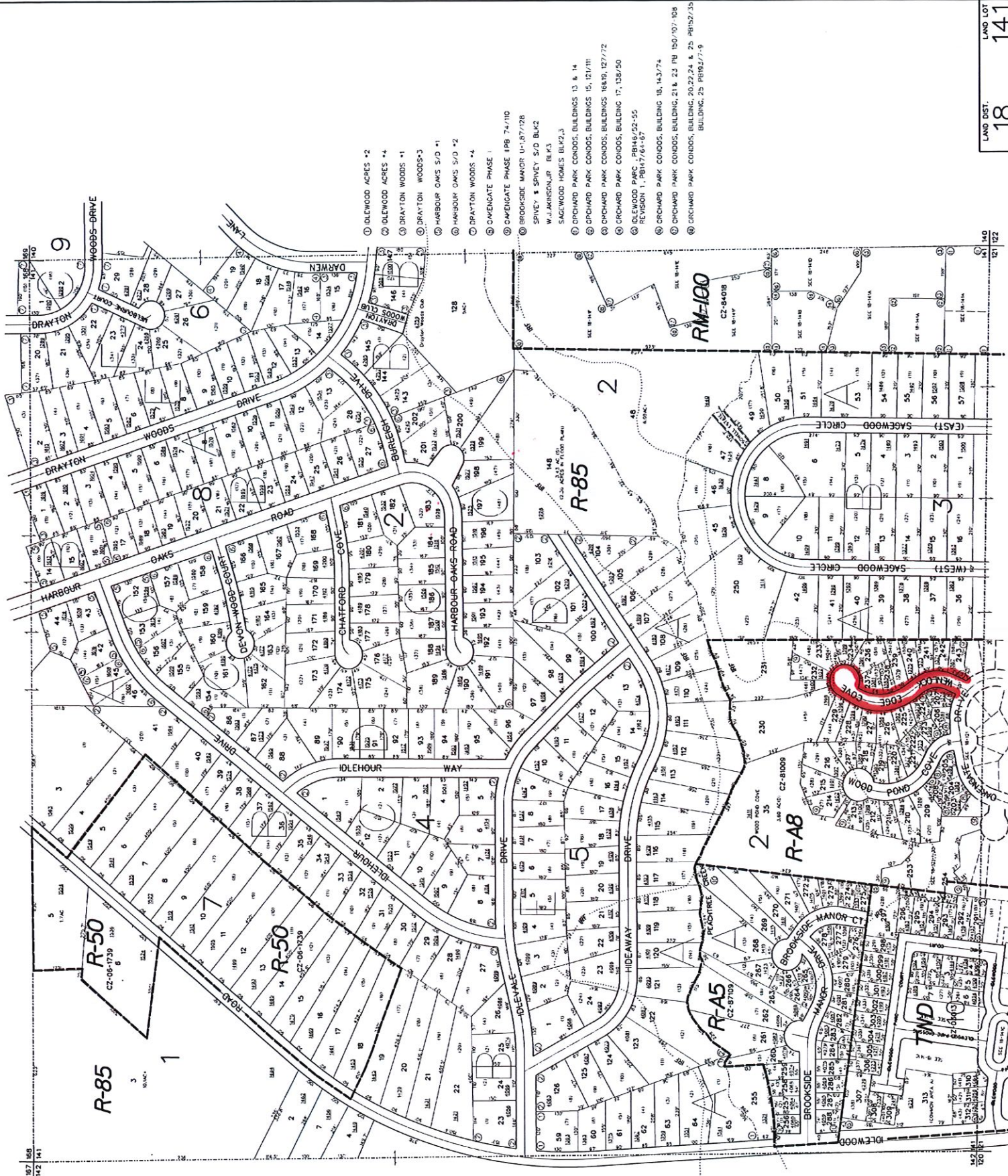
Google Earth

© 2018 Google

50 ft

N





- ① BLEWOOD ACRES \*2
- ② BLEWOOD ACRES \*4
- ③ DRAYTON WOODS \*1
- ④ DRAYTON WOODS\*3
- ⑤ HARBOUR OAKS S/D \*1
- ⑥ HARBOUR OAKS S/D \*2
- ⑦ DRAYTON WOODS \*4
- ⑧ OAKENGATE PHASE 1
- ⑨ OAKENGATE PHASE 1PB 74/110
- ⑩ BROOKSIDE MANOR U-187/128
- ⑪ SPINNEY & SPINNEY S/D BLK2
- ⑫ W.J. JAMESON, JR. BLDGS
- ⑬ SAGEWOOD HOMES BLK2,3
- ⑭ CRICHARD PARK CONDOS, BUILDINGS 13 & 14
- ⑮ CRICHARD PARK CONDOS, BUILDINGS 15, 12/111
- ⑯ CRICHARD PARK CONDOS, BUILDINGS 16/19, 127/72
- ⑰ CRICHARD PARK CONDOS, BUILDING 17, 129/50
- ⑱ BLEWOOD PARKS - 28146-52-55
- ⑲ BLEWOOD PARKS - 28147-18-67
- ⑳ CRICHARD PARK CONDOS, BUILDING 18, 14-3/74
- ㉑ CRICHARD PARK CONDOS, BUILDING, 21 & 23 PB 150/107-108
- ㉒ CRICHARD PARK CONDOS, BUILDING, 20,22,24 & 25 PH152/35
- ㉓ CRICHARD PARK CONDOS, BUILDING, 25 PH152/77-9

NOTES: THE CLOUDS-IN-SHADOW OR THIS MAP IS AN APPROXIMATE CALCULATION OF THE OFFICIAL RECORD AND SHOULD NOT BE USED FOR ANY PURPOSES THAT REQUIRE PRECISION OR ACCURACY. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS MAP AND THE INFORMATION CONTAINED THEREIN. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS MAP AND THE INFORMATION CONTAINED THEREIN.



**1387 Wenlock Edge Cove, Tucker, Georgia**

**View from the cul-de-sac.**



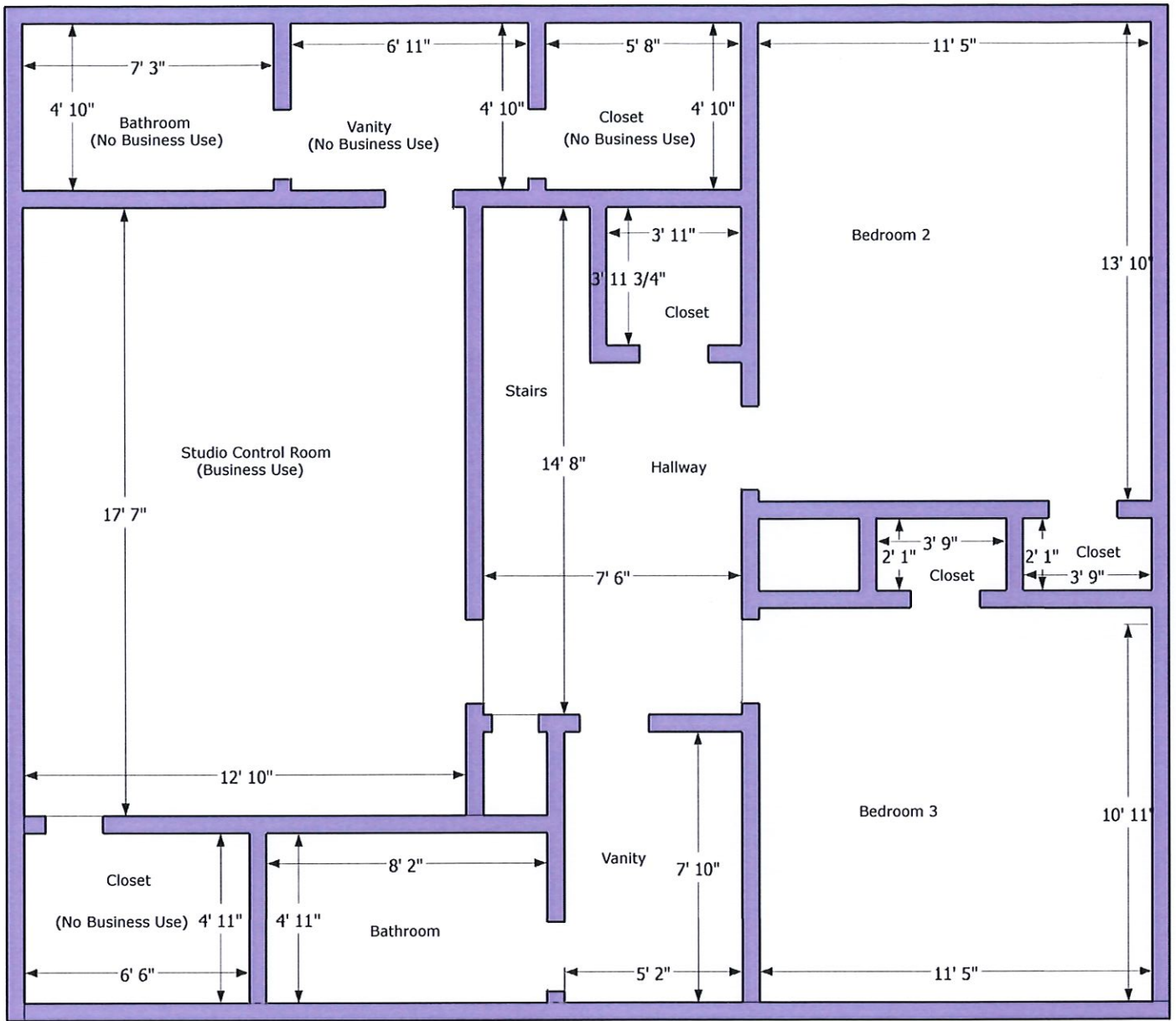
**1387 Wenlock Edge Cove, Tucker, Georgia**

**View of Driveway and Garages**



**1387 Wenlock Edge Cove, Tucker, Georgia**

**View of the front.**



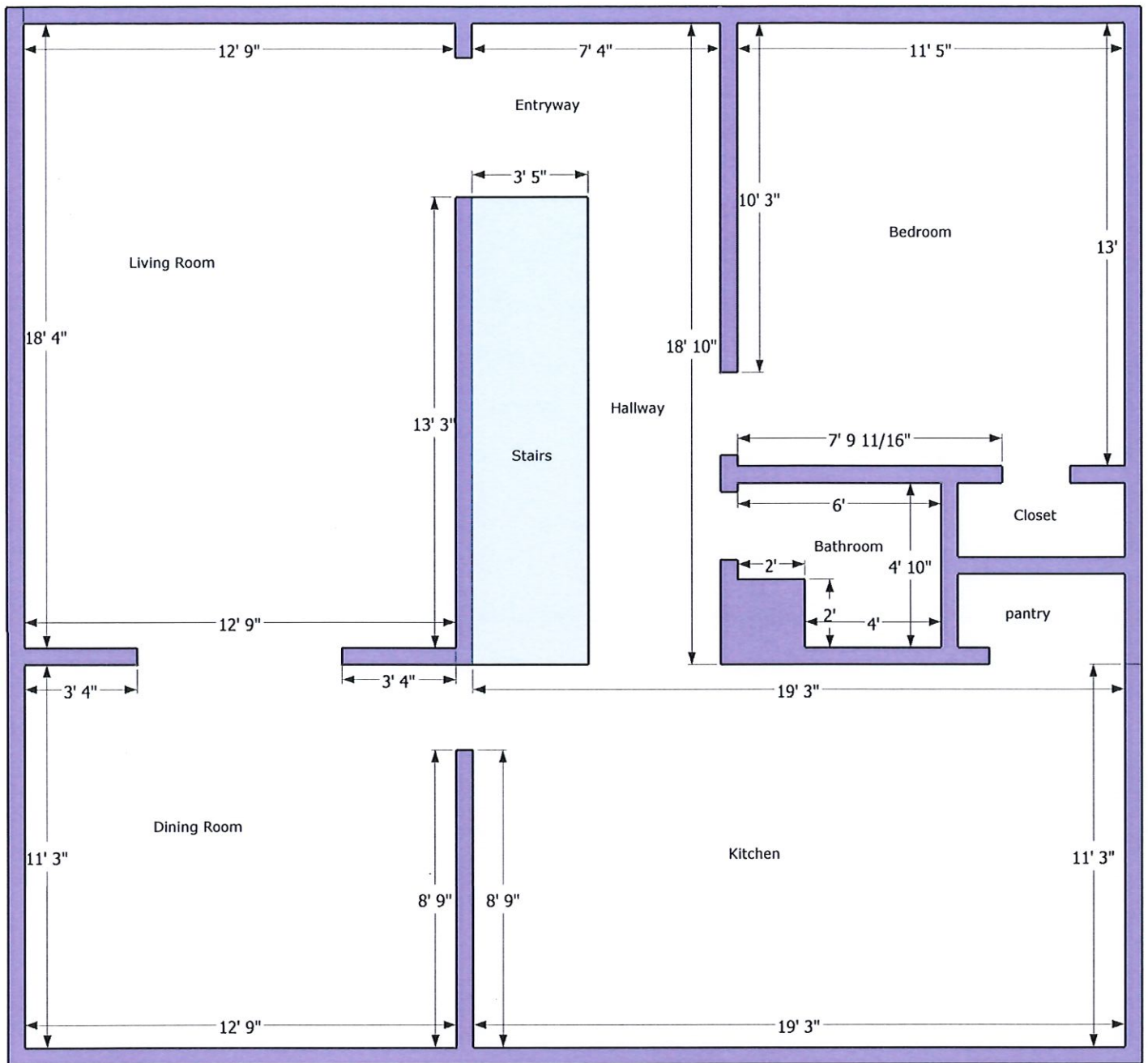
## 1387 Wenlock Edge Cove

### Top Floor

Business Use: Studio Control Room

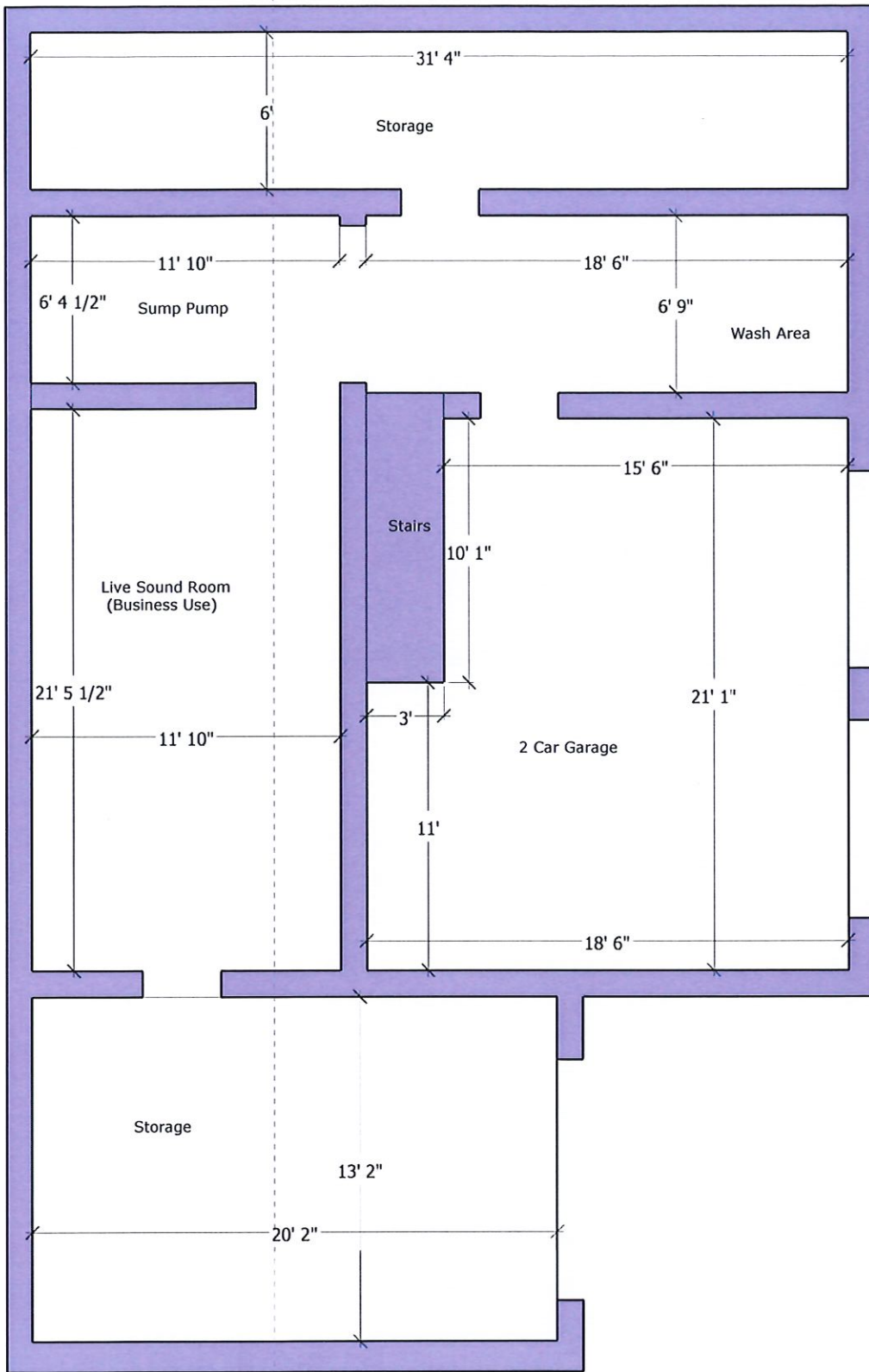
Dimensions: 17' 7" X 12' 10"

Square Feet: 227.5



# 1387 Wenlock Edge Cove Ground Floor

No Business Use



## 1387 Wenlock Edge Cove

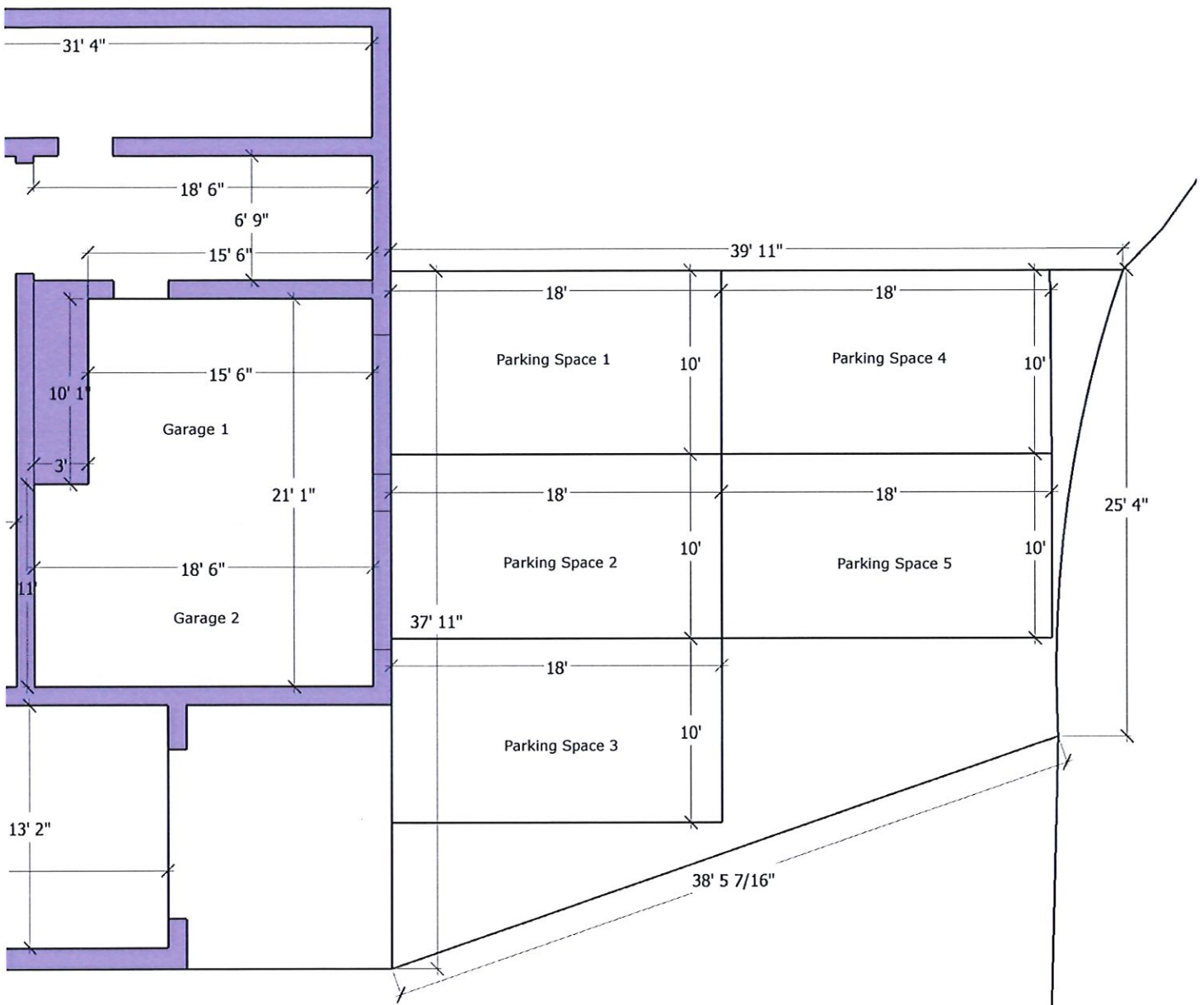
### Basement

Business Use: Live Sound Room

Dimensions: 21' 5" X 11' 10"

Square Feet: 238





1387 Wenlock Edge Cove  
 Driveway  
 Business Use: Occasional Parking  
 Parking Spaces: 7