

ORIGINAL DATE OF APPLICATION: 08-16-11APPLICANTS NAME: ASAD NEZAMABADITHE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 08-16-11 ZONING HEARING:**

ASAD NEZAMABADI (owner) requesting Rezoning from R-15 to LRO for the purpose of a CPA/Professional Office in Land Lot 482 of the 16th District. Located at the northeast intersection of Sandy Plains Road and Trickum Road.

The public hearing was opened and Mr. Asad Nezamabadi, Ms. Allison Smith and Ms. Jill Flamm addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Ott, to **approve** Rezoning to the LRO zoning district subject to:

- site plan submitted to the Zoning Division August 8, 2011 (attached and made a part of these minutes)
- list of stipulations submitted by the East Cobb Civic Association, including attachments of landscaping plan, sign elevation, and light fixture renderings (attached and made a part of these minutes), with the following changes:
 - Item No. 1 – Revise 2nd sentence of paragraph to read: “Any changes to the existing site plan that exceed the definition of Redevelopment (per Code Sec. 134-1) must come back before the Board of Commissioners as an Other Business Item for approval. Anything less than Redevelopment (per cited Code) to be approved by the District 3 Commissioner.”
 - Item No. 2 – Add to the end of the 1st sentence: “...with the exception of no contractors - unless for administrative offices only, with no service vehicles, trucks or equipment on site.”
 - Item No. 2 – Add to end of the last sentence: “.... with outside lighting to be turned off by 9:00 p.m., with the exception of security lights.”
 - Item No. 20 – Revise sentence to read: “If Certificates of Occupancy for all three (3) buildings are not issued within twelve (12) months from the date of this decision, then the property reverts back to the original R-15 zoning.”
 - Item No. 20 - Add to the end of paragraph: “Applicant may request an extension to the R-15 reversion as an Other Business Item.”
 - Water and Sewer Division comments and recommendations
 - Stormwater Management Division comments and recommendations
 - Cobb DOT comments and recommendations
 - owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns

VOTE: **ADOPTED** unanimously
