

**MARCH 15, 2011 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM # 1

PURPOSE

To consider a stipulation amendment for Floria Izadi regarding rezoning application Z-24 of 2002 (Floria Izadi), for property located at the southwest intersection of Cobb Parkway and Acworth Due West Road in Land Lot 122 of the 20th District.

BACKGROUND

The subject property was zoned GC with stipulations for an office and retail development in 2002. The applicant is requesting to amend the zoning stipulation from “professional offices and retail only” to “professional offices and neighborhood retail uses only”. The applicant would like to lease space to a dance studio but cannot under the current zoning stipulations. If approved, all other zoning stipulations would remain in effect. The Board of Commissioners' decision is attached.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the stipulation amendment.

ATTACHMENTS

Zoning Decision (Exhibit A)
Other Business application (Exhibit B)

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 19, 2002**

Z-24 **FLORIA IZADI** for Rezoning from **TS** to **GC** for the purpose of Retail and Office in Land Lot 122 of the 20th District. Located at the southwest intersection of Cobb Parkway and Acworth Due West Road and north of McClure Road.

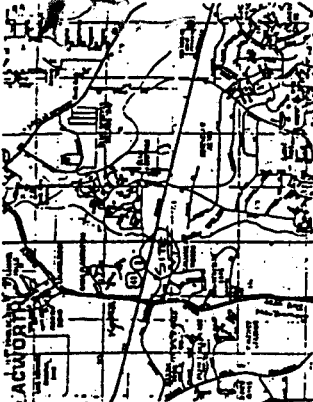
MOTION: Motion by W. Thompson, second by Olens, as part of the consent agenda, to **approve** rezoning to the **GC** zoning district **subject to:**

- **site plan submitted (approved in plan review process in 1997)
(attached hereto and made a part of these minutes)**
- **uses to remain professional offices and retail only**

VOTE: **ADOPTED** unanimously

Meeting Date March 19, 2002

March 15, 2011
 Exhibit "A"
 Other Business Item 01



1. The site is located on the property of the applicant.

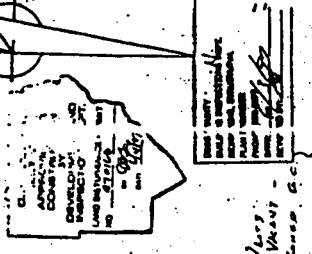
2. The site is zoned as a residential zone.

3. The site is currently vacant.

4. The site is adjacent to the McClure Road.

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FIRE DEPT
 SITE PLAN
 DATE: 2/2/02

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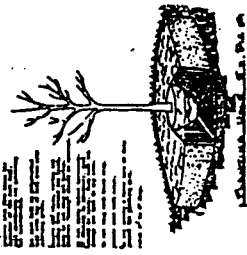
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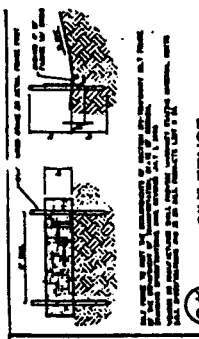
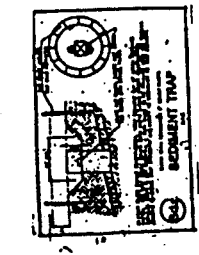
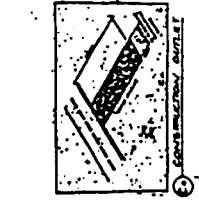
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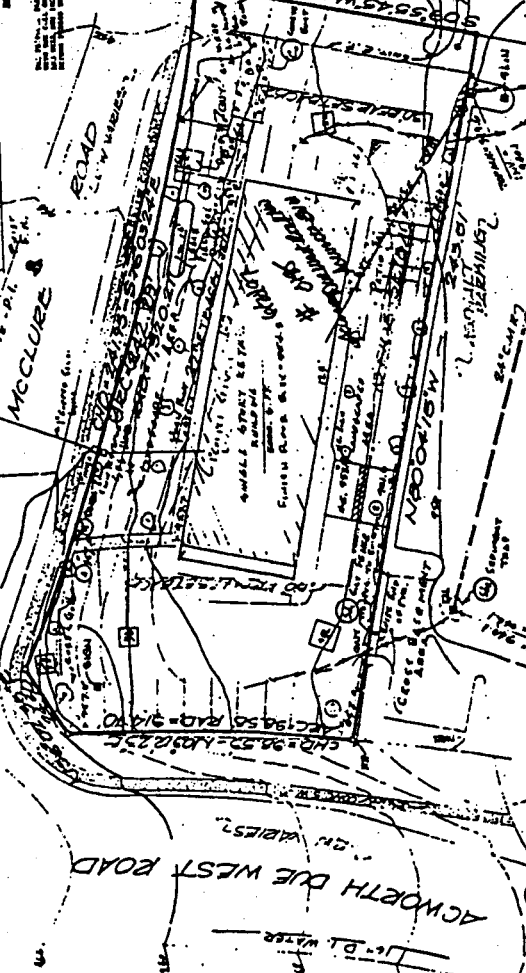
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Item	Description	Quantity	Unit	Notes
1	Asphalt Paving	10,000	Sq. Yds.	
2	Concrete Driveway	500	Sq. Yds.	
3	Grass Sod	10,000	Sq. Yds.	
4	Landscaping	100	Sq. Yds.	
5	Silt Fence	100	Linear Ft.	
6	Stormwater Management	100	Sq. Yds.	

Activity	Start Date	End Date	Notes
Site Preparation	03/15/02	03/20/02	
Foundation Work	03/20/02	04/05/02	
Roofing	04/05/02	04/15/02	
Interior Finishes	04/15/02	05/01/02	
Exterior Finishes	05/01/02	05/15/02	
Final Inspection	05/15/02	05/20/02	

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March 15, 2011
Exhibit "B"
Other Business Item 01

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 3-15-11

Applicant: FLORIA IZADI Phone #: 404-422-2466
(applicant's name printed)

Address: 3195 ACWORTH DUE WEST RD E-Mail: Floria.Izadi.CR4PCO
Kennesaw, GA 30152 State Farm.com

The same Address: The same
(representative's name, printed)

Floria Izadi Phone #: 404-422-2466 E-Mail: _____
(representative's signature)

Signed, sealed and delivered in presence of:

Kathleen Prashin My commission expires: 5/15/13
Notary Public

Titleholder(s): MANZEL LLC Phone #: 404-422-2466
(property owner's name printed)

Address: 3195 ACWORTH DUE WEST RD E-Mail: Floria.Izadi.CR4PCO
Kennesaw GA 30152 Stat.farm.com

Floria Izadi
(Property owner's signature)

Signed, sealed and delivered in presence of:

Kathleen Prashin My commission expires: 5/15/13
Notary Public

Commission District: 1 Zoning Case: Z-24 of 2002

Date of Zoning Decision: 2002 Original Date of Hearing: 2002

Location: 3195 Acworth Due west Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 122 District(s): 20

State specifically the need or reason(s) for Other Business: Amend rezoning
stipulations from "Professional office and retail only" to
"Professional office and Neighborhood Retail uses only.
Everything else remains the same.

(List or attach additional information if needed)