

**MAY 20, 2014 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM OB-27

PURPOSE

To consider a site plan amendment for JLL Retail regarding rezoning application Z-14 of 1995 (SFERS, a Real Estate Corp.), for property located on the north side of Roswell Road and on the south side of Providence Road in Land Lots 898, 903 and 904 of the 16th District.

BACKGROUND

The subject property is zoned site plan specific in the Community Retail Commercial zoning district. The applicant is requesting a site plan amendment in order to redevelop a portion of the shopping center. The existing Office Depot store will be demolished and a new Spouts grocery store will be constructed. The proposed building will complement the existing shopping center with a brick, stone and stucco exterior. The redevelopment of the shopping center will add approximately 10,000 square feet to the shopping center. The proposed addition will meet setbacks and buffers. However, the shopping center redevelopment would need slight contemporaneous variances for F.A.R. (26% compared to 25%), and for the parking count (4.5 parking spaces per thousand compared to 5 parking spaces per thousand). Staff is familiar with this shopping center and is supportive of these minor variances. If approved, all previous zoning conditions not in conflict would remain in effect.

FUNDING

N/A

STAFF COMMENTS

Water & Sewer Comments: Additional System Development Fee (sewer fee) may be assessed at time of building permit.

Cobb DOT: Recommend no additional access to Roswell Road.

RECOMMENDATION

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

ATTACHMENTS

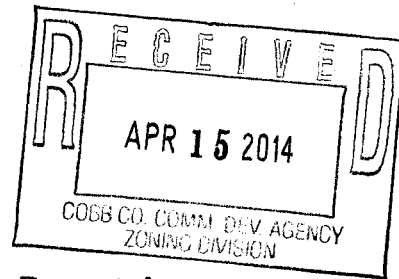
Other Business application, request letter, proposed site plan and current zoning stipulations.

Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: May 20, 2014



Applicant: JLL Retail Phone #: (678) 226-5284
(applicant's name printed)

Address: 3344 Peachtree Rd./Suite 1100 Atlanta, GA 30326 E-Mail: Brett.Horowitz@am.jll.com

Sams, Larkin, Huff & Balli, LLP
Garvis L. Sams, Jr.

Address: 376 Powder Springs Street, Suite 100 Marietta, GA 30064

(representative's name, printed)

(representative's signature)

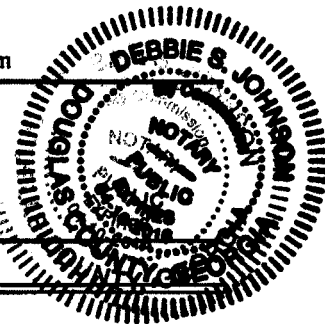
Phone #: (770) 422-7016

E-Mail: gsams@slhb-law.com

Signed, sealed and delivered in presence of:

Debbie S. Johnson
Notary Public

My commission expires: April 10, 2016



Titleholder(s): RREEF Management, L.L.C. Phone #: (404) 442-6814
(property owner's name printed)

Address: 3414 Peachtree Rd., N.E., Suite 950, Atlanta, GA 30326 E-Mail: joseph.saunders@db.com

(Property owner's signature) Joseph Saunders, Director/Head of Retail Asset Management, Real Estate & Real Assets

Signed, sealed and delivered in presence of:

Carol Knaggs
Notary Public

My commission expires: January 26, 2017



Commission District: 2 (Olt) Zoning Case: No. Z-14 (1995)

Date of Zoning Decision: 2/21/1995 Original Date of Hearing: 2/21/1995

Location: 4101 Roswell Road

(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 903 & 904 District(s): 16

State specifically the need or reason(s) for Other Business: The Rezoning of 1995 was specific to the site plan submitted on November 24, 1994. The proposed plans are to revise the original site plan and incorporate an approximate 28,914 sq. ft. Sprouts Grocery Store. Additionally, as a part of the revisions to the site plan, the Applicant is seeking a contemporaneous Variance as a part of site plan approval waiving the parking ratio requirements to accommodate the as-built parking field.

(List or attach additional information if needed)

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.

JOEL L. LARKIN

PARKS F. HUFF

JAMES A. BALLI

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770•422•7016

TELEPHONE

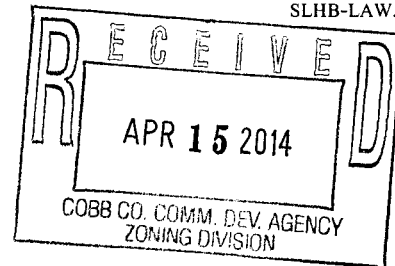
770•426•6583

FACSIMILE

JUSTIN H. MEEKS

SLHB-LAW.COM

April 15, 2014



VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Other Business Application of JLL Retail concerning the Rezoning Application of
SFERS Real Estate Corp. J., A Delaware Corporation (No. Z-14 [1995])

Dear John:

This firm has been engaged by and represents JLL Retail concerning the above-captioned Application. The Application seeks to revise the site plan to allow the construction of a Sprouts Grocery Store within Providence Square Shopping Center and seeks a contemporaneous variance regarding parking ratio requirements relative to the as-built parking field within the shopping center. In 1995, when the property was rezoned to its present conditional CRC classification, the action by the Board was subject to the site plan submitted, dated November 24, 1994.

With respect to the foregoing, enclosed please find the Other Business Application, the requisite number of copies of the proposed site plan, a check for the filing fee in the sum of Three Hundred Fifty-Nine Dollars (\$359.00) and the minutes of the 1995 rezoning which incorporates other documentation and information incorporated by reference therein. Also attached are two (2) copies of the architectural elevations/renderings.

We are requesting that the Application be placed on the Board of Commissioner's Other Business Agenda on May 20, 2014. Please let me know when the notification signage is ready so that I can assure that the subject property is properly posted. In the interim, please do not hesitate to call should you have any questions whatsoever regarding these matters.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

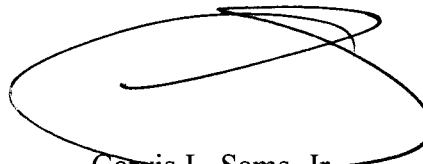
VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
April 15, 2014
Page 2

With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP




A handwritten signature in black ink, appearing to be "Garvis L. Sams, Jr.", written over a large, loopy oval shape.

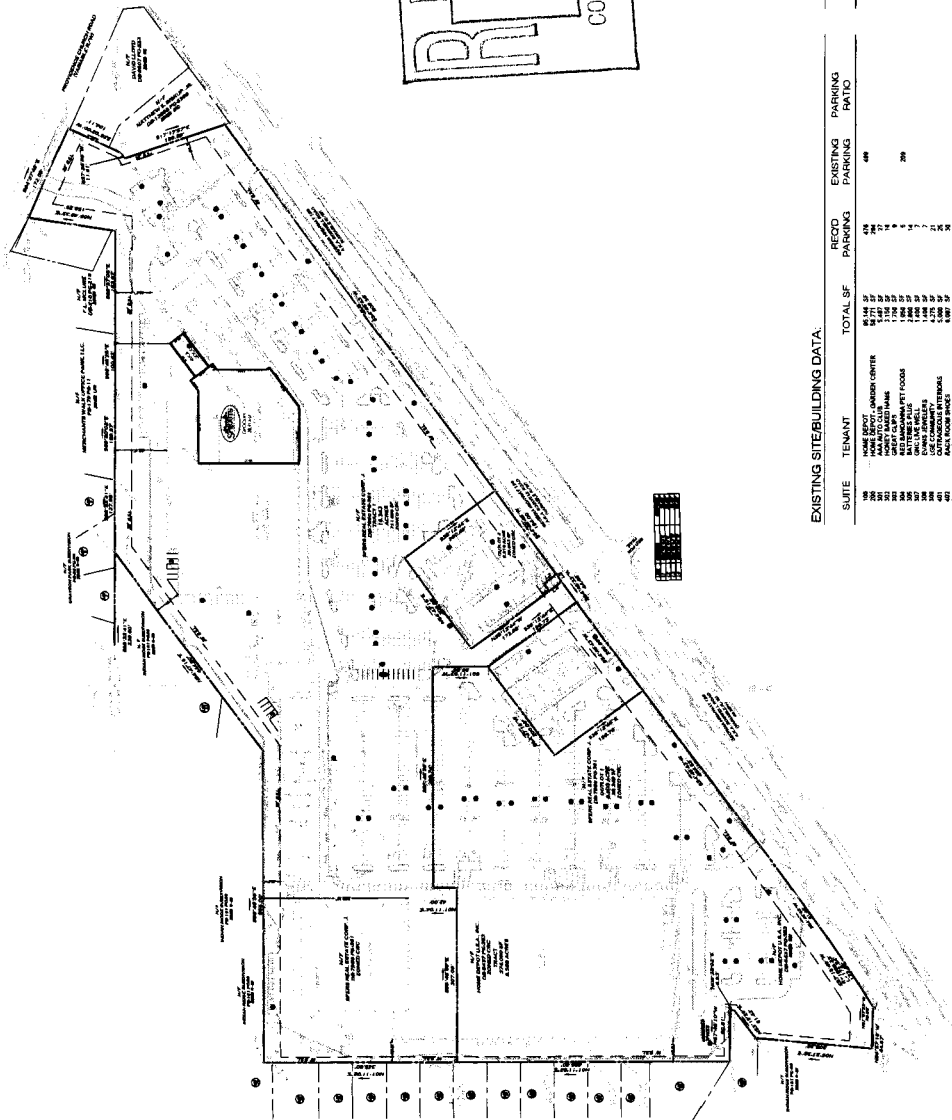
Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS,Jr./dsj

Enclosures

Cc: Mr. Brett Horowitz, LEED, AP, VP (via email w/attachments)
Mr. Robert J. Ott, Commissioner (via email w/attachments)

		THE CONTINUED GROUP 873 OAKDALE ROAD ATLANTA, GA 30327 PHONE: 770.333.4000 WWW.THECONTINUEDGROUP.COM	# DATE REVISIONS BY	 JONES LANG LASALLE 3244 PEACHTREE ROAD, SUITE 1100 ATLANTA, GA 30308 (404) 985 - 2100	PROSPERITY SQUARE SPROUTS DEVELOPMENT JURISDICTION: COBB COUNTY LOCATION: 4101 ROSWELL ROAD MARICETTA, GA 30062	CHECKED BY:	DRAWN BY:
						OVERALL SITE SKETCH JOB NO: 14-157 DATE: 04/11/14 OF 1 SHEETS	



APR 15 2014
 COBB CO. COMM. DIV. V. ZONING DIVISION

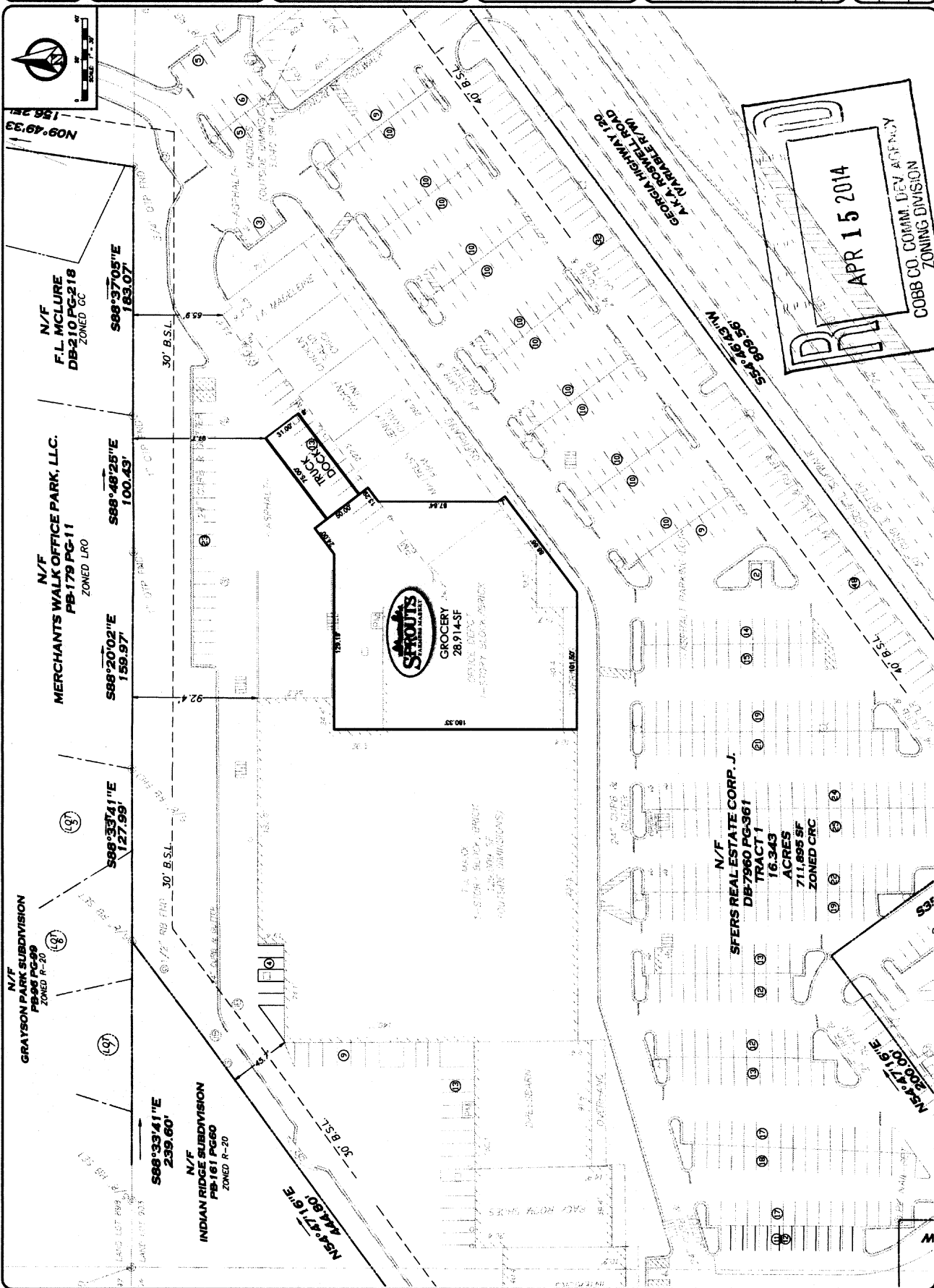
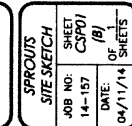
PROPOSED BUILD-OUT DATA:

SUITE	TENANT	TOTAL SF	REQD. PARKING	EXISTING PARKING	PARKING RATIO
201	THE MATTRESS FIRM	7,400 SF	110	100	1.00
202	THE MATTRESS FIRM	7,400 SF	110	100	1.00
TOTAL GLA		14,800 SF	220	200	1.00

EXISTING SITE/BUILDING DATA:

SUITE	TENANT	TOTAL SF	REQD. PARKING	EXISTING PARKING	PARKING RATIO
101	HOME DEPOT	85,000 SF	1,275	1,300	1.03
102	HOME DEPOT	85,000 SF	1,275	1,300	1.03
103	HOME DEPOT	85,000 SF	1,275	1,300	1.03
104	HOME DEPOT	85,000 SF	1,275	1,300	1.03
105	HOME DEPOT	85,000 SF	1,275	1,300	1.03
106	HOME DEPOT	85,000 SF	1,275	1,300	1.03
107	HOME DEPOT	85,000 SF	1,275	1,300	1.03
108	HOME DEPOT	85,000 SF	1,275	1,300	1.03
109	HOME DEPOT	85,000 SF	1,275	1,300	1.03
110	HOME DEPOT	85,000 SF	1,275	1,300	1.03
111	HOME DEPOT	85,000 SF	1,275	1,300	1.03
112	HOME DEPOT	85,000 SF	1,275	1,300	1.03
113	HOME DEPOT	85,000 SF	1,275	1,300	1.03
114	HOME DEPOT	85,000 SF	1,275	1,300	1.03
115	HOME DEPOT	85,000 SF	1,275	1,300	1.03
116	HOME DEPOT	85,000 SF	1,275	1,300	1.03
117	HOME DEPOT	85,000 SF	1,275	1,300	1.03
118	HOME DEPOT	85,000 SF	1,275	1,300	1.03
119	HOME DEPOT	85,000 SF	1,275	1,300	1.03
120	HOME DEPOT	85,000 SF	1,275	1,300	1.03
121	HOME DEPOT	85,000 SF	1,275	1,300	1.03
122	HOME DEPOT	85,000 SF	1,275	1,300	1.03
123	HOME DEPOT	85,000 SF	1,275	1,300	1.03
124	HOME DEPOT	85,000 SF	1,275	1,300	1.03
125	HOME DEPOT	85,000 SF	1,275	1,300	1.03
126	HOME DEPOT	85,000 SF	1,275	1,300	1.03
127	HOME DEPOT	85,000 SF	1,275	1,300	1.03
128	HOME DEPOT	85,000 SF	1,275	1,300	1.03
129	HOME DEPOT	85,000 SF	1,275	1,300	1.03
130	HOME DEPOT	85,000 SF	1,275	1,300	1.03
131	HOME DEPOT	85,000 SF	1,275	1,300	1.03
132	HOME DEPOT	85,000 SF	1,275	1,300	1.03
133	HOME DEPOT	85,000 SF	1,275	1,300	1.03
134	HOME DEPOT	85,000 SF	1,275	1,300	1.03
135	HOME DEPOT	85,000 SF	1,275	1,300	1.03
136	HOME DEPOT	85,000 SF	1,275	1,300	1.03
137	HOME DEPOT	85,000 SF	1,275	1,300	1.03
138	HOME DEPOT	85,000 SF	1,275	1,300	1.03
139	HOME DEPOT	85,000 SF	1,275	1,300	1.03
140	HOME DEPOT	85,000 SF	1,275	1,300	1.03
141	HOME DEPOT	85,000 SF	1,275	1,300	1.03
142	HOME DEPOT	85,000 SF	1,275	1,300	1.03
143	HOME DEPOT	85,000 SF	1,275	1,300	1.03
144	HOME DEPOT	85,000 SF	1,275	1,300	1.03
145	HOME DEPOT	85,000 SF	1,275	1,300	1.03
146	HOME DEPOT	85,000 SF	1,275	1,300	1.03
147	HOME DEPOT	85,000 SF	1,275	1,300	1.03
148	HOME DEPOT	85,000 SF	1,275	1,300	1.03
149	HOME DEPOT	85,000 SF	1,275	1,300	1.03
150	HOME DEPOT	85,000 SF	1,275	1,300	1.03
151	HOME DEPOT	85,000 SF	1,275	1,300	1.03
152	HOME DEPOT	85,000 SF	1,275	1,300	1.03
153	HOME DEPOT	85,000 SF	1,275	1,300	1.03
154	HOME DEPOT	85,000 SF	1,275	1,300	1.03
155	HOME DEPOT	85,000 SF	1,275	1,300	1.03
156	HOME DEPOT	85,000 SF	1,275	1,300	1.03
157	HOME DEPOT	85,000 SF	1,275	1,300	1.03
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163	HOME DEPOT	85,000 SF	1,275	1,300	1.03
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166	HOME DEPOT	85,000 SF	1,275	1,300	1.03
167	HOME DEPOT	85,000 SF	1,275	1,300	1.03
168	HOME DEPOT	85,000 SF	1,275	1,300	1.03
169	HOME DEPOT	85,000 SF	1,275	1,300	1.03
170	HOME DEPOT	85,000 SF	1,275	1,300	1.03
171	HOME DEPOT	85,000 SF	1,275	1,300	1.03
172	HOME DEPOT	85,000 SF	1,275	1,300	1.03
173	HOME DEPOT	85,000 SF	1,275	1,300	1.03
174	HOME DEPOT	85,000 SF	1,275	1,300	1.03
175	HOME DEPOT	85,000 SF	1,275	1,300	1.03
176	HOME DEPOT	85,000 SF	1,275	1,300	1.03
177	HOME DEPOT	85,000 SF	1,275	1,300	1.03
178	HOME DEPOT	85,000 SF	1,275	1,300	1.03
179	HOME DEPOT	85,000 SF	1,275	1,300	1.03
180	HOME DEPOT	85,000 SF	1,275	1,300	1.03
181	HOME DEPOT	85,000 SF	1,275	1,300	1.03
182	HOME DEPOT	85,000 SF	1,275	1,300	1.03
183	HOME DEPOT	85,000 SF	1,275	1,300	1.03
184	HOME DEPOT	85,000 SF	1,275	1,300	1.03
185	HOME DEPOT	85,000 SF	1,275	1,300	1.03
186	HOME DEPOT	85,000 SF	1,275	1,300	1.03
187	HOME DEPOT	85,000 SF	1,275	1,300	1.03
188	HOME DEPOT	85,000 SF	1,275	1,300	1.03
189	HOME DEPOT	85,000 SF	1,275	1,300	1.03
190	HOME DEPOT	85,000 SF	1,275	1,300	1.03
191	HOME DEPOT	85,000 SF	1,275	1,300	1.03
192	HOME DEPOT	85,000 SF	1,275	1,300	1.03
193	HOME DEPOT	85,000 SF	1,275	1,300	1.03
194	HOME DEPOT	85,000 SF	1,275	1,300	1.03
195	HOME DEPOT	85,000 SF	1,275	1,300	1.03
196	HOME DEPOT	85,000 SF	1,275	1,300	1.03
197	HOME DEPOT	85,000 SF	1,275	1,300	1.03
198	HOME DEPOT	85,000 SF	1,275	1,300	1.03
199	HOME DEPOT	85,000 SF	1,275	1,300	1.03
200	HOME DEPOT	85,000 SF	1,275	1,300	1.03
TOTAL GLA		17,000 SF	2,550	2,600	1.04

PARKING REQUIREMENTS: 2 SPACES PER 100 SF OF GROSS SPACE INCLUDING PARKING THICKETS
 PARKING: 1.00 SPACES PER 100 SF OF GROSS SPACE INCLUDING PARKING THICKETS
 PARKING: 1.00 SPACES PER 100 SF OF GROSS SPACE INCLUDING PARKING THICKETS
 PARKING: 1.00 SPACES PER 100 SF OF GROSS SPACE INCLUDING PARKING THICKETS



PROPOSED

OB-27



CLIENT



JONES LANG
LASALLE

Real value in a changing world

PROJECT

**PROVIDENCE
SQUARE**
MARIETTA, GA

JOB NUMBER
1419201

DATE
04.09.14

BY
JBP/TG

DRAWING
TJ MAXX / HOMEGOODS
EXISTING CANOPY RENDERING



PHILLIPS

NORTH TERRACES
400 PERIMETER CENTER TERRACE - SUITE 650
ATLANTA, GA 30346

Phone 770.394.1616 Fax 770.394.1314

Application for Rezoning Cobb County

(type or print clearly)

Application No. 2-14

Hearing Date: PC: 2/7/95

BOC: 2/21/95

Applicant _____ Business Phone 953-4646 Home Phone _____

Faye Z. Phillips Address 1500 Riveredge Parkway, Suite 100, Atlanta, GA 30328

(representative's name, printed)

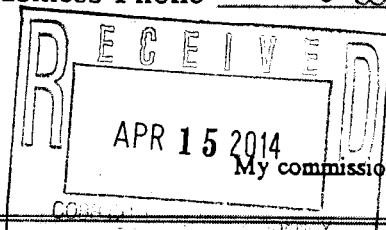
Faye Z. Phillips

(representative's signature)

Business Phone 916-0074

Signed, sealed and delivered in presence of:

Nancy Lynn Story
Notary Public



My commission expires: 6/25/95

Titleholder SFERS, Real Estate Corp. Business Phone 953-4646 Home Phone _____

J, a Delaware Corporation By RREEF Real Estate Co., a California Corporation

Signature Faye Z. Phillips Address _____

(attach additional signatures, if needed) Faye Z. Phillips

Signed, sealed and delivered in presence of:

Nancy Lynn Story
Notary Public

My commission expires: 6/25/95

Zoning Request From CRC (conditional) to CRC (conditional)

(present zoning)

(proposed zoning)

For the Purpose of Shopping Center + Retail Store + Driveway to Private Size of Tract 17.7059 Acre(s)

(subdivision, restaurant, warehouse, apt., etc.) Road

Location 4101 Roswell Road, Cobb County

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 903 and 904 District 16th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any, they are as follows:

Faye Z. Phillips
Faye Z. Phillips (applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ is not such a cemetery. If any, they are as follows:

Faye Z. Phillips
Faye Z. Phillips (applicant's signature)

PAGE 2 OF 2


APPLICATION NO. Z-14

ORIGINAL DATE OF APPLICATION: 2-21-95

APPLICANT'S NAME: SFERS FEAL ESTATE CORP. J.

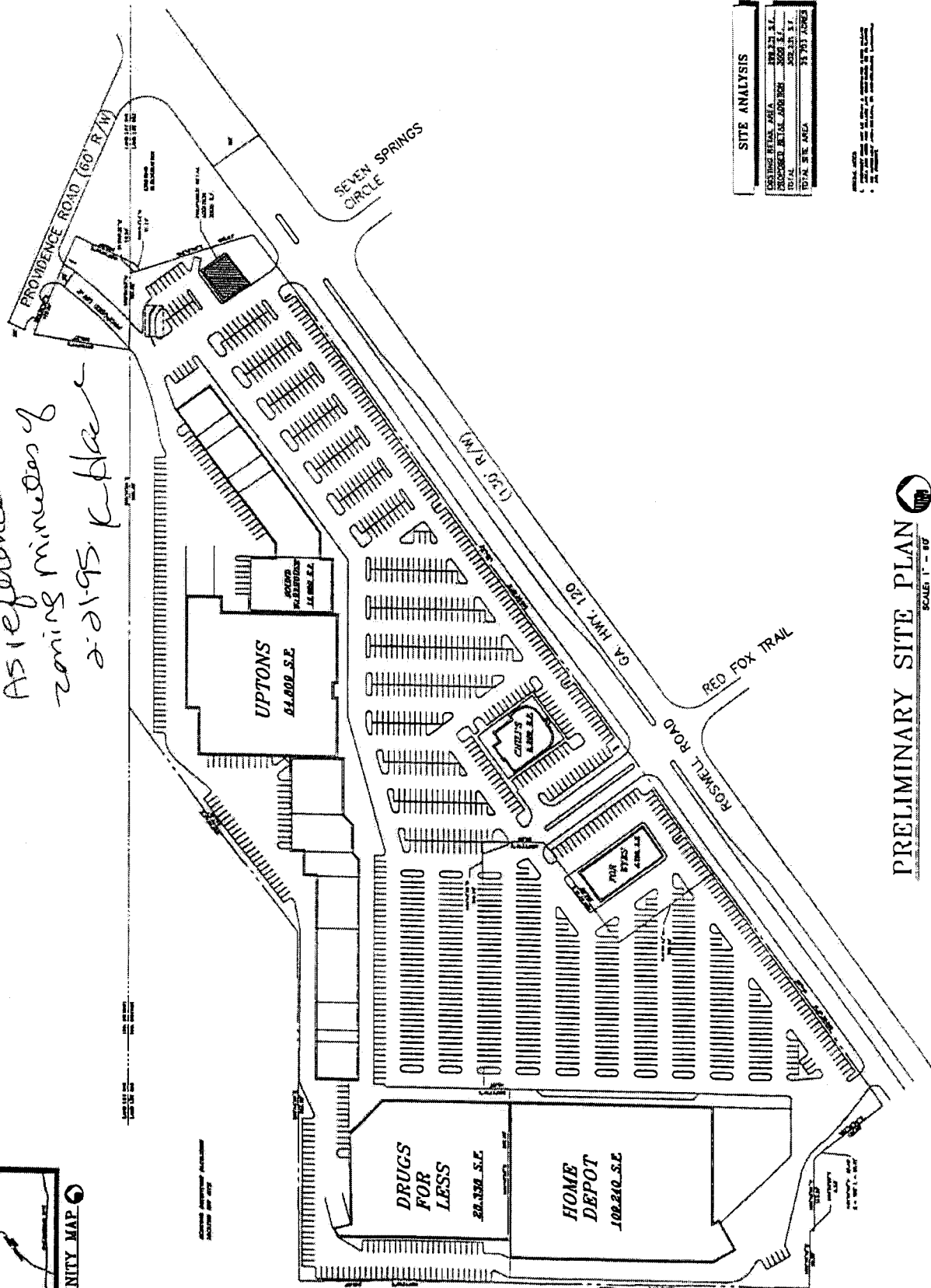
THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY
BOARD OF COMMISSIONERS

BOC DECISION OF 2-21-95: The Board of Commissioners, as
part of the Consent Agenda, approved application subject to:
1) Cobb DOT to have final review and approval of Providence
Road driveway configuration and location as well as associated
improvements (there shall be no disturbance of the buffer prior
to DOT initial approval of access plans); 2) per applicant's
agreeable condition stated at public hearing: the adjoining,
approximately one-half acre NS site that is being used for
access for the subject property will not be developed other
than installation of the driveway; 3) site plan submitted
dated November 24, 1994, marked as Exhibit "A"; 4) all
applicable previous stipulations to remain in effect from
rezoning application #234 of 1986 (Cochran Properties); 5)
applicant/owner will continue, in perpetuity, to maintain the
detention facility. Motion by Cooper, second by Wysong,
carried 5-0.


Karen L. Hach, Deputy County Clerk
Cobb County Board of Commissioners

VICINITY MAP

EXHIBIT "A"
As referenced in
 zoning minutes of
 2-21-95. K-Hae



PRELIMINARY SITE PLAN

SCALE: 1" = 10'

Endorsement:

FROM: STANLEY A. GALT
TO: MR. TOLSON
SUBJECT: MURDER OF MARTIN LUTHER KING, JR.
DATE: 1/25/68
AT: ALBANY, GA. 30601
1-45 107-9749

ROBERTSON
LOLA
TROOF
ANITA, OF COURSE

EXPERIMENT 1: SI 22010000

STUDY

PROJECT PROVIDENCE SQUARE

FOR
THE NREFF
FUNDS

PRELIMINARY SITE PLAN

DATE 11-22-24
LOS ANGELES 94-212
OFFICE OF THE ATTORNEY GENERAL

一

Application for Rezoning Cobb County

(S) SFERS REAL ESTATE CORP. (type or print clearly)

Application No. 2-33
Hearing Date: 3-1-94

~~OXFORD-COCHRAN #1, L.P., a~~
Applicant Georgia limited partnership Business Phone 438-8080 Home Phone _____
By: ATLANTIC PROVIDENCE, L.P. a Georgia limited partnership, its sole general partner
By: PACES PROPERTIES, INC., a Georgia Corporation,
its sole general partner Address 4200 Paces Ferry Road, Suite 500, Atlanta, Ga

~~XXXXXXXXXXXXXXXXXXXX~~
By: [Signature] Business Phone 438-8080
(representative's signature) W. Michael Hammer, President

Signed, sealed and delivered in presence of:

Notary Public, Cobb County, Georgia.
My Commission Expires October 30, 1994

[Signature]
Notary Public

My commission expires: _____

Titleholder SEE EXHIBIT "A" Business Phone 438-8080 Home Phone _____
ATTACHED

Signature _____ Address 4200 Paces Ferry Road, Suite 500, Atlanta, Ga.
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Zoning Request From NS (conditional) to CRC (conditional)
(present zoning) (proposed zoning)

For the Purpose of shopping center Size of Tract 17.7059 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location 4101 Roswell Road, Cobb County

Land Lot(s) 903 and 904 District 16th
(street address, if applicable; nearest intersection, etc.)

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any, they are as follows:

[Signature]
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ is not such a cemetery. If any, they are as follows:

[Signature]
(applicant's signature)

PAGE 2 OF 2

APPLICATION NO. Z-33

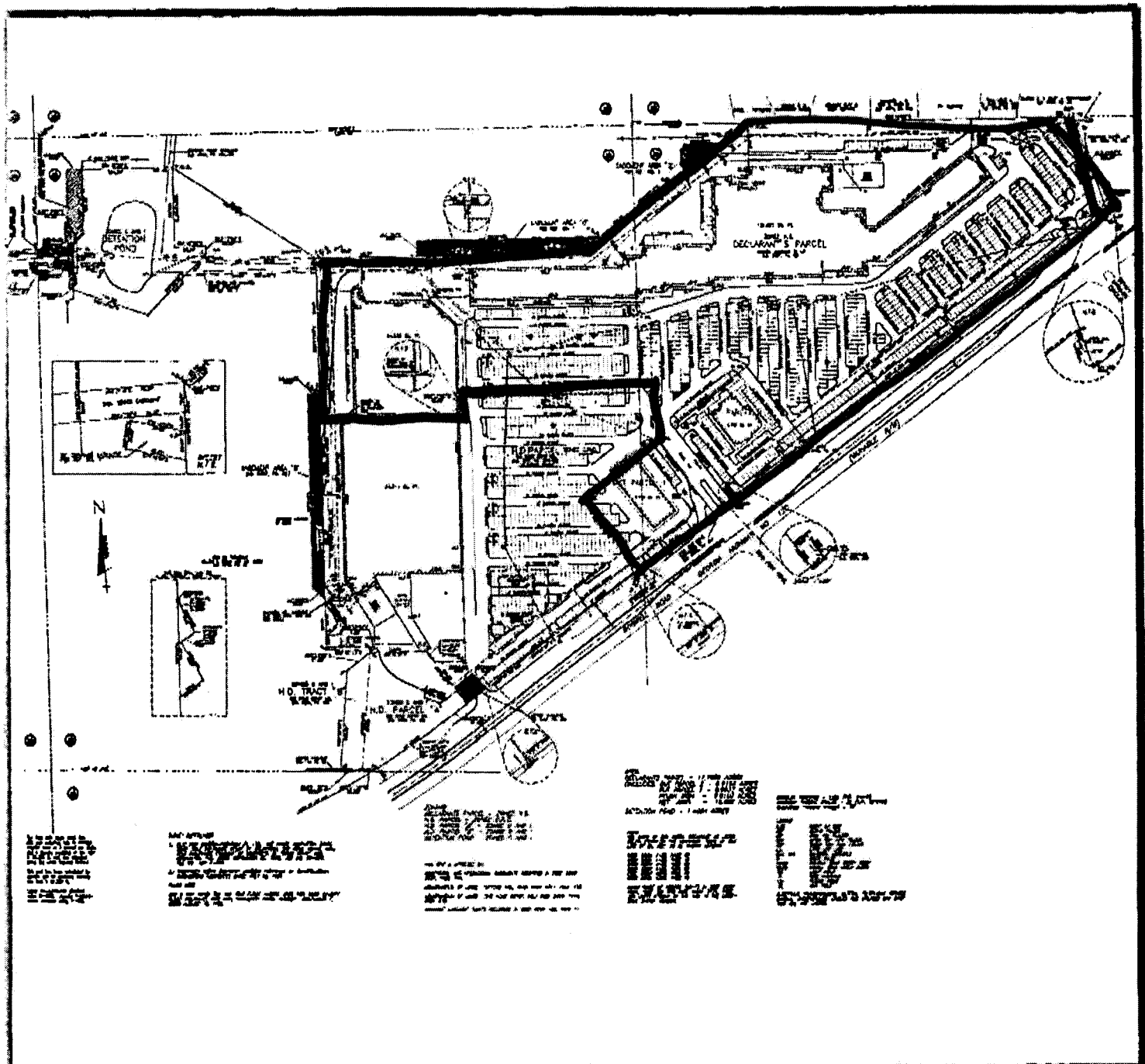
ORIGINAL DATE OF APPLICATION: 3-15-94

APPLICANT'S NAME: SFERS REAL ESTATE CORP.

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY
BOARD OF COMMISSIONERS**

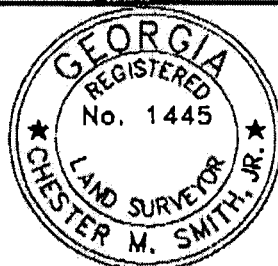
BOC DECISION OF 3-15-94: The Board of Commissioners approved
application subject to: 1) all applicable previous stipulations
to remain in effect from rezoning application #234 of 1986
(Cochran Properties); 2) project subject to the Cobb County
Chattahoochee River Corridor Tributary Protection Area
Ordinance; 3) project subject to the Cobb County Flood Damage
Prevention Ordinance; 4) applicant/owner to, within 90 days of
date of this decision (on or before 6-15-94), clean-up the
detention pond, subject to inspection and approval by Staff;
5) applicant/owner will continue, in perpetuity, to maintain
the detention facility. Motion by Thompson, second by Wysong,
carried 5-0.

Karen L. Hach
Karen L. Hach, Deputy County Clerk
Cobb County Board of Commissioners



IN MY OPINION THIS PLAT IS A
CORRECT REPRESENTATION OF THE
LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
THE MINIMUM STANDARDS AND
REQUIREMENTS BY LAW.

Chester M. Smith, Jr.



METRO ENGINEERING AND
SURVEYING CO., INC.
186 LUCKIE STREET
ATLANTA, GA 30303
(404)-577-8660

SURVEY FOR
OXFORD-COCHRAN #1, L.P.,
SFERS REAL ESTATE CORP. J,
AND
CHICAGO TITLE INSURANCE COMPANY

REVISIONS	
LAND LOTS - 903 AND 904	DWL-RP CHD-JS
DISTRICT - 16th / 2nd SECTION	JOB NO.-93-8858
COUNTY - COBB	DISK-93-8658
STATE - GEORGIA	FILE-8658
DATE - 1/8/94	SCALE - 1"=300'

APPLICATION FOR REZONING
TO THE
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
AND THE
COBB COUNTY PLANNING COMMISSION
(type or print clearly)

Exhibit Z-14

Application No. 234

Hearing Date 8-19-86

Applicant Cochran Properties Inc Business Phone 952-8080 Home Phone _____
(business name)
Will Stoltz Address 200 Galleria Plaza Suite 1450
(representative's name, printed)
[Signature] Business Phone 952-8080 Home Phone 436-2239
(representative's signature)

Titleholder see attached list Business Phone _____ Home Phone _____
Signature a 11 Address _____
(attach additional signatures, if needed)

Zoning Request From R-20 To OS + OI
(present zoning) (proposed zoning)

For the Purpose of Shopping Center / Office Complex Size of Tract 50.727 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)

Location Upper Roswell Rd east of Johnsons Ferry Rd
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 903, 904 District 16

Recommendation of Planning Commission 8/19/86 Planning Commission recommended hearing be continued. Motion by Brown, seconded by Thompson: carried 5-0. 9-16-86 Planning Commission recommended application be rejected. Motion by Jones, seconded by Brown: carried 4-1. Thompson opposed.

[Signature] Chairman

Board of Commissioners' Decision 9-16-86 Board of Commissioners made a motion to reject. Motion by Burton, seconded by Thompson: vote 2-3, Paschal, Williams, Smith opposed. On a new motion by Williams, seconded by Thompson, Board of Commissioners held application. vote 4-1. Burton opposed.

[Signature] Chairman

COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

Application _____ Date of Hearing _____

Applicant's Name Cochran Properties, Inc.

Recommendation of Planning Commission (Cont'd from page 1):

_____, Chairman

Final Decision of Board of Commissioners (Cont'd from page 1):

10-21-86 Board of Commissioners held application. Motion by Williams, seconded by Smith; carried 3-0.

11-18-86 A motion was made by Burton to reject application, seconded by Paschal; vote 2-3. Smith, Thompson & Williams opposed, motion failed. Board of Commissioners held application. Motion by Williams, seconded by Smith; carried 3-2. Paschal & Burton

opposed. 12-16-86 Board of Commissioners approved application. Motion by Williams,

seconded by Thompson; carried 3-2. Paschal & Burton opposed. 2-14-89 Planning and Zoning Department

approval to amend the site plan for Providence Square shopping center; MOTION: To approve the amended site plan as submitted, marked Exhibit A on file in the Planning and Zoning Department, for the commercial portion of the development (Providence Square Shopping Center) only located on the north side of Roswell Road between Providence Road and Indian Hills Parkway with the stipulation that the Oxford Group work with the Development Control department to solve a silt build-up problem in the adjacent subdivision (Seven Springs) retention pond. All other previously approved conditions remain in force, approval to be further subject to no restaurants with drive-thru facilities to be allowed, and approval of the amended plan is subject to any changes as recommended through the plan review process.

NOTE: ADOPTED 4-1; Burton opposed (Property was originally rezoned on December 16, 1986, Application No. 234, Cochran Properties and amended on April 28, 1987 by rezoning application by the Board of Commissioners, Application No. 47).

Carl E. Smith, Chairman

NO. 264

Exhibit Z-14

COES COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COES COUNTY PLANNING COMMISSION

Site of Application _____ Date of Hearing _____

Applicant's Name Cochran Properties, Inc.

Address _____

Recommendation of Planning Commission (Cont'd from page 1):

_____, Chairman

Final Decision of Board of Commissioners (Cont'd from page 1):

10-21-86 Board of Commissioners held application. Motion by Williams, seconded by Smith; carried 3-0.

11-18-86 A motion was made by Burton to reject application, seconded by Paschal; vote 2-3. Smith, Thompson & Williams opposed, motion failed. Board of Commissioners held application. Motion by Williams, seconded by Smith; carried 3-2. Paschal & Burton opposed.

12/16/86 - Board of Commissioners approved application. Motion by Williams, seconded by Thompson, carried 3-2; Paschal, Burton opposed.

L. H. Smith
Chairman

Application for Rezoning Cobb County

Exhibit Z-143

Application No. 233
Hearing Date: 3-1-94

PF SFERS REAL ESTATE CORP. (type or print clearly)

~~OXFORD-COCHRAN #1, L.P., a~~

Applicant ~~Georgia limited partnership~~ Business Phone 438-8080 Home Phone _____
By: ~~ATLANTIC PROVIDENCE, L.P. a Georgia limited partnership, its sole general partner~~
By: ~~PACES PROPERTIES, INC., a Georgia Corporation, its sole general partner~~ Address 4200 Paces Ferry Road, Suite 500, Atlanta, Ga

By: [Signature] Business Phone 438-8080
(representative's signature) W. Michael Hammer, President

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Notary Public Cobb County, Georgia
My Commission Expires October 30, 1994

My commission expires: _____

Titleholder SEE EXHIBIT "A" Business Phone 438-8080 Home Phone _____
ATTACHED

Signature _____ Address 4200 Paces Ferry Road, Suite 500, Atlanta, Ga.
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Zoning Request From NS (conditional) to CRC (conditional)
(present zoning) (proposed zoning)

For the Purpose of shopping center Size of Tract 17.7059 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location 4101 Roswell Road, Cobb County
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 903 and 904 District 16th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~/are no such assets. If any, they are as follows:

[Signature]
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~/is not such a cemetery. If any, they are as follows:

[Signature]
(applicant's signature)

PAGE 2 OF 2

Exhibit Z-14
APPLICATION NO. Z-33

ORIGINAL DATE OF APPLICATION: 3-15-94

APPLICANT'S NAME: SFERS REAL ESTATE CORP.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY
BOARD OF COMMISSIONERS

BOC DECISION OF 3-15-94: The Board of Commissioners approved
application subject to: 1) all applicable previous stipulations
to remain in effect from rezoning application #234 of 1986
(Cochran Properties); 2) project subject to the Cobb County
Chattahoochee River Corridor Tributary Protection Area
Ordinance; 3) project subject to the Cobb County Flood Damage
Prevention Ordinance; 4) applicant/owner to, within 90 days of
date of this decision (on or before 6-15-94), clean-up the
detention pond, subject to inspection and approval by Staff;
5) applicant/owner will continue, in perpetuity, to maintain
the detention facility. Motion by Thompson, second by Wysong,
carried 5-0.

Karen L. Hach

Karen L. Hach, Deputy County Clerk
Cobb County Board of Commissioners

SITE ANALYSIS

HOME DEPOT	35,500 SF
GENERAL WAREHOUSE	44,500 SF
OPTIONAL	44,500 SF
SHOPS	12,000 SF
SHOPS/RETAIL	12,000 SF
TOTAL BLDG. AREA	273,500 SF
TOTAL PARKING	1,100 SP
PARKING RATIO	4:1,000 SF
RETAIL AREA	34.38 AC
RELEASE AREA	9.00 AC
OUTLOT (CHLTS)	9.00 AC
TOTAL SITE AREA	39.33 AC

ROBERTSON
LOIA P.C.

ARCHITECT
ENGINEERING
PLANNING

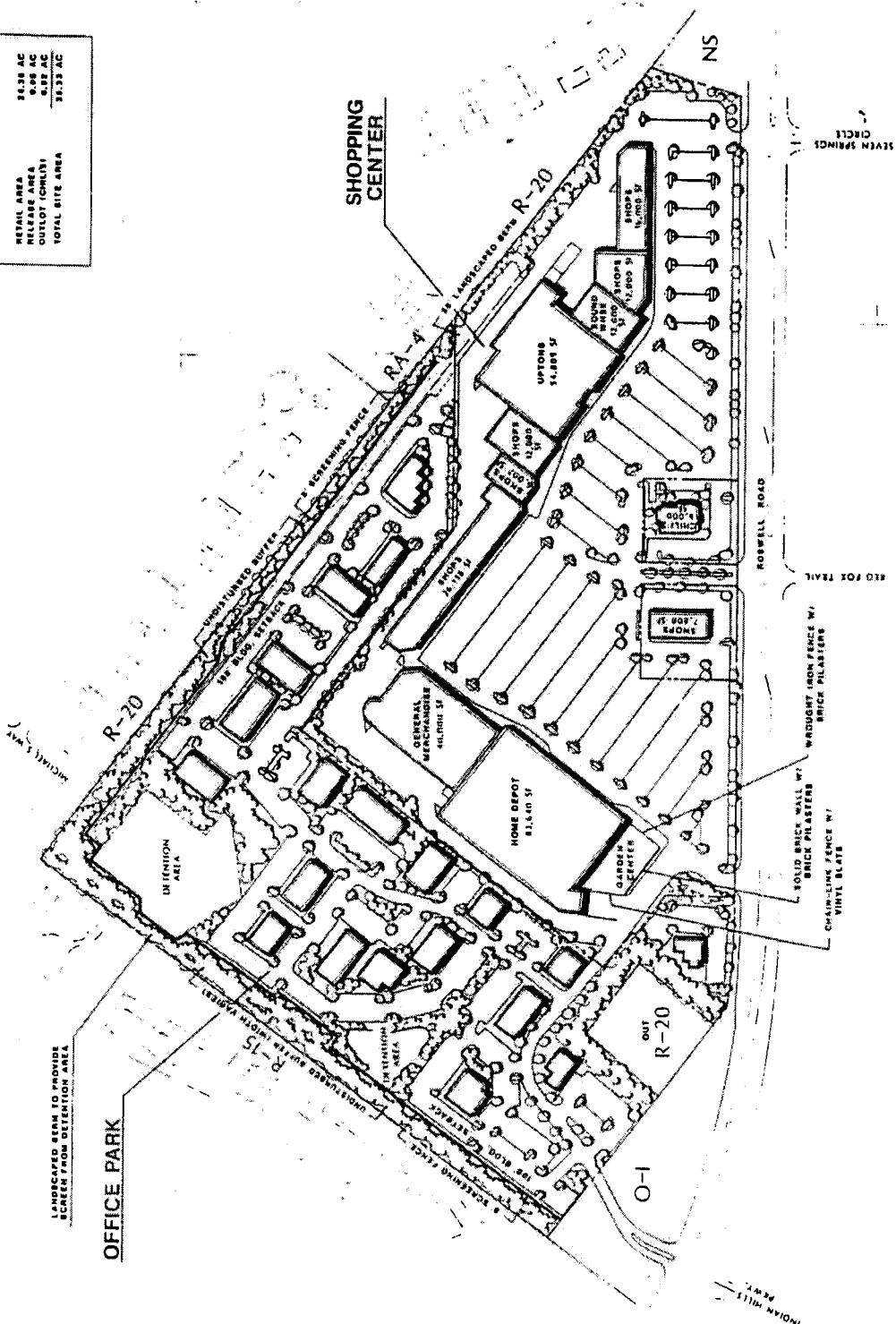
REVISIONS
DATE
BY
CHECKED
DATE
BY
APPROVED
DATE
BY

ROSWELL RD.
RETAIL CENTER
&
OFFICE PARK
CON. COUNTY, GEORGIA
THE OFFICE GROUP

SHEET TITLE
SITE PLAN

DATE: 12/1/83
JOB NUMBER: 83-102
SHEET NUMBER

13



SITE PLAN
SCALE: 1" = 100'



Exhibit 2-14