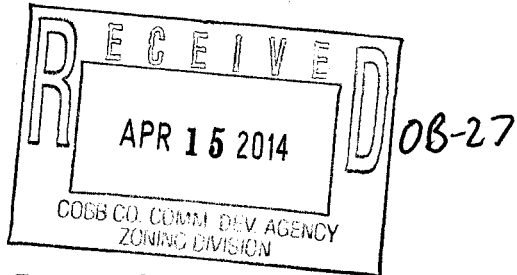


# Application for "Other Business" Cobb County, Georgia

(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

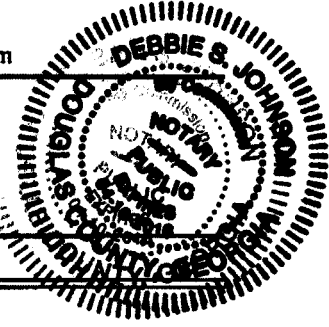
Sams, Larkin, Huff & Balli, LLP **Address:** 376 Powder Springs Street, Suite 100 Marietta, GA 30064  
Garvis L. Sams, Jr.

(representative's name, printed)

[Signature] **Phone #:** (770) 422-7016 **E-Mail:** gsams@slhb-law.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] **My commission expires:** April 10, 2016  
Notary Public



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

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

[Signature]  
(Property owner's signature) Joseph Saunders, Director/Head of Retail Asset Management, Investment Services & Real Assets

Signed, sealed and delivered in presence of:

[Signature] **My commission expires:** January 26, 2017  
Notary Public



**Commission District:** 2 (Ot) **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

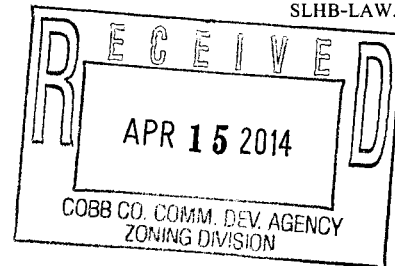
SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

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**

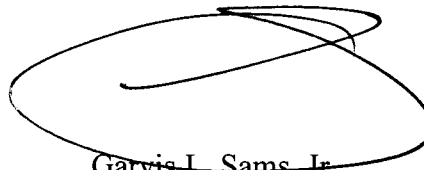
Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
April 15, 2014  
Page 2

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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](mailto: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)





#	DATE	REVISIONS

**JONES LANG LASALLE**

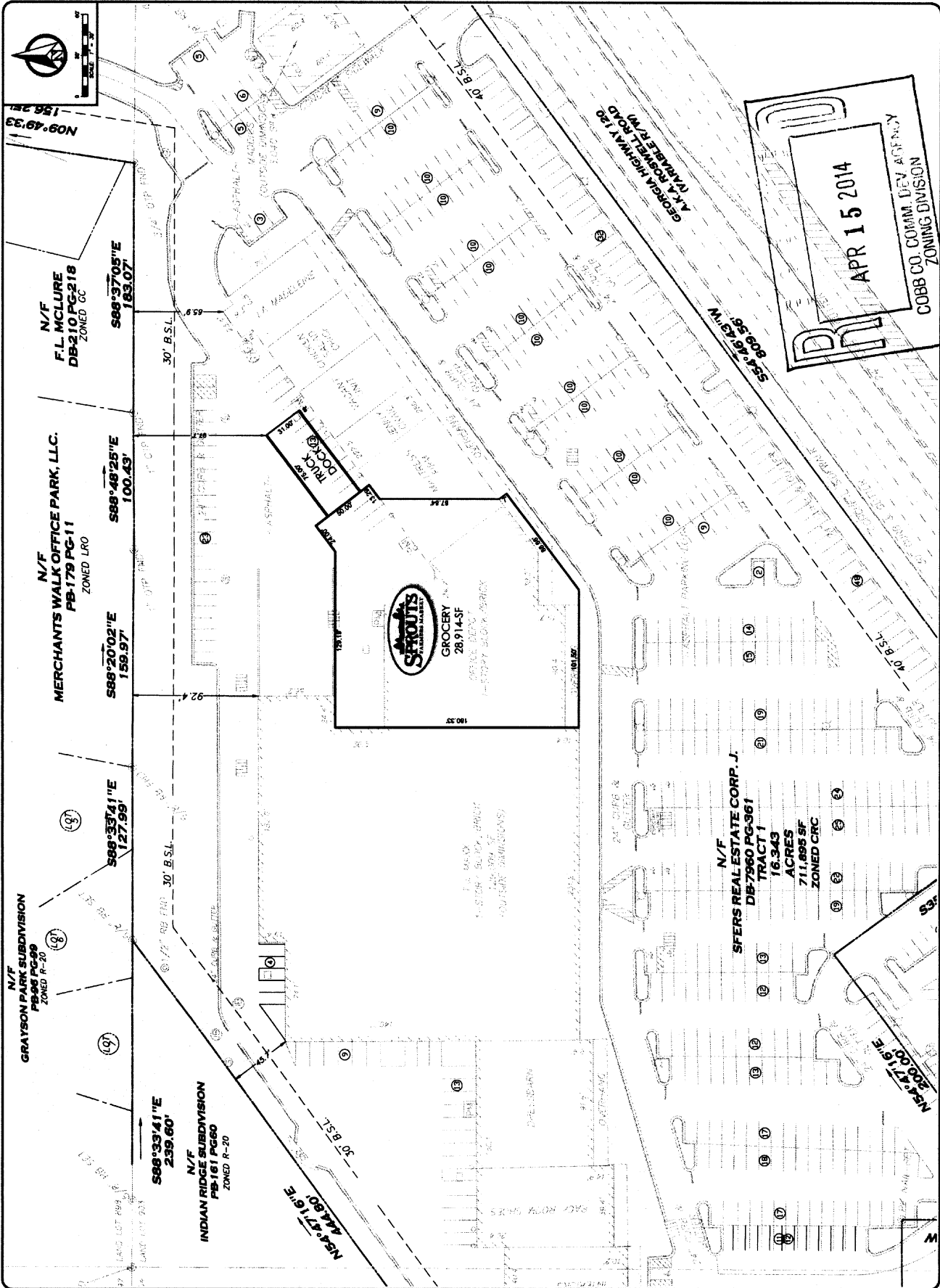
2344 PEACHTREE ROAD, SUITE 1100  
ATLANTA, GA 30328  
(404) 985 - 2100

**SPROUTS DEVELOPMENT**  
PROVIDENCE SQUARE  
JURISDICTION: COBB COUNTY  
LANDLOT: 903 & 904 DISTRICT: 16  
LOCATION: 4101 ROSWELL ROAD  
MARIETTA, GA 30062

CHECKED BY:  
DRAWN BY:

**SPROUTS SITE SKETCH**

JOB NO:	SHEET	DATE	OF SHEETS
14-157	05/01/14	04/11/14	1



**PRINT**  
APR 15 2014  
COBB CO. COMM. DEV. AFFAIRS  
ZONING DIVISION

# Application for Rezoning Cobb County

(type or print clearly)

2-14

Application No. 2116

Hearing Date: PC: 2/7/95

BOC: 2/21/95

SFERS, Real Estate Corp., J, a Delaware corporation  
By RREEF Real Estate Co., a California corporation

Applicant \_\_\_\_\_ Business Phone 953-4646 Home Phone \_\_\_\_\_

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

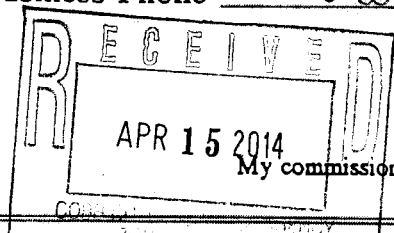
(representative's name, printed)

Faye Z. Phillips  
(representative's signature)

Business Phone 916-0074

Signed, sealed and delivered in presence of:

Nancy Lynn Story  
Notary Public



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 + Driveway to Retail Store 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)

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";

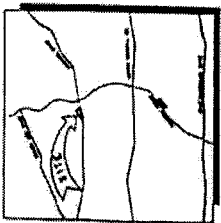
4) all applicable previous stipulations to remain in effect from rezoning application #234 of 1986 (Cochran Properties);

5) applicant/owner will continue, in perpetuity, to maintain the detention facility. Motion by Cooper, second by Wysong, carried 5-0.

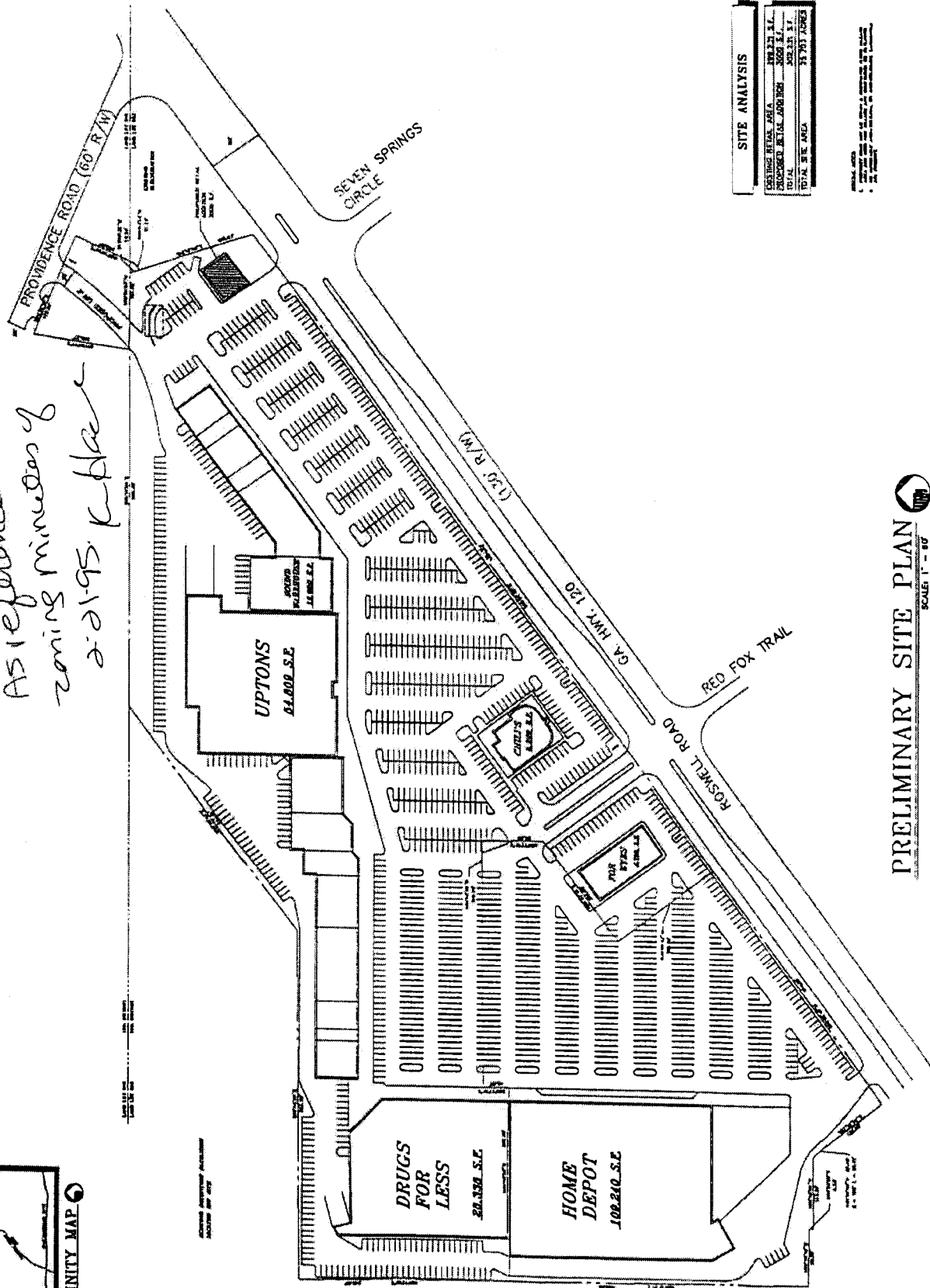
Karen L. Hach  
 Karen L. Hach, Deputy County Clerk  
 Cobb County Board of Commissioners

2-14

EXHIBIT "A"  
As referenced in  
zoning minutes of  
2-21-95 please



VICINITY MAP



THE CONSULTING ENGINEER  
FOR THE PROJECT  
ARCHITECTS & ENGINEERS  
ROBERTSON  
LOIA  
ROOF  
ATLANTA, GEORGIA

PROJECT  
PROVIDENCE  
SQUARE  
PRELIMINARY  
SITE PLAN

FOR  
THE BREEP  
FUNDS  
PRELIMINARY  
SITE PLAN

DATE: 11-22-94  
JOB NUMBER: 94-217  
SHEET NUMBER

C-1

SITE ANALYSIS	
EXISTING RETAIL AREA	100,210 S.F.
PROPOSED RETAIL ADDED	300,000 S.F.
TOTAL	400,210 S.F.
TOTAL SITE AREA	33,700 SQUARE FEET

NOTES:  
1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.  
2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA.

PRELIMINARY SITE PLAN  
SCALE: 1" = 60'  
100'-0" 50'-0" 0'-0"



# Application for Rezoning Cobb County

(type or print clearly)

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

SFERS REAL ESTATE CORP.

~~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

My commission expires: \_\_\_\_\_

[Signature]  
Notary Public

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

(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)

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.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

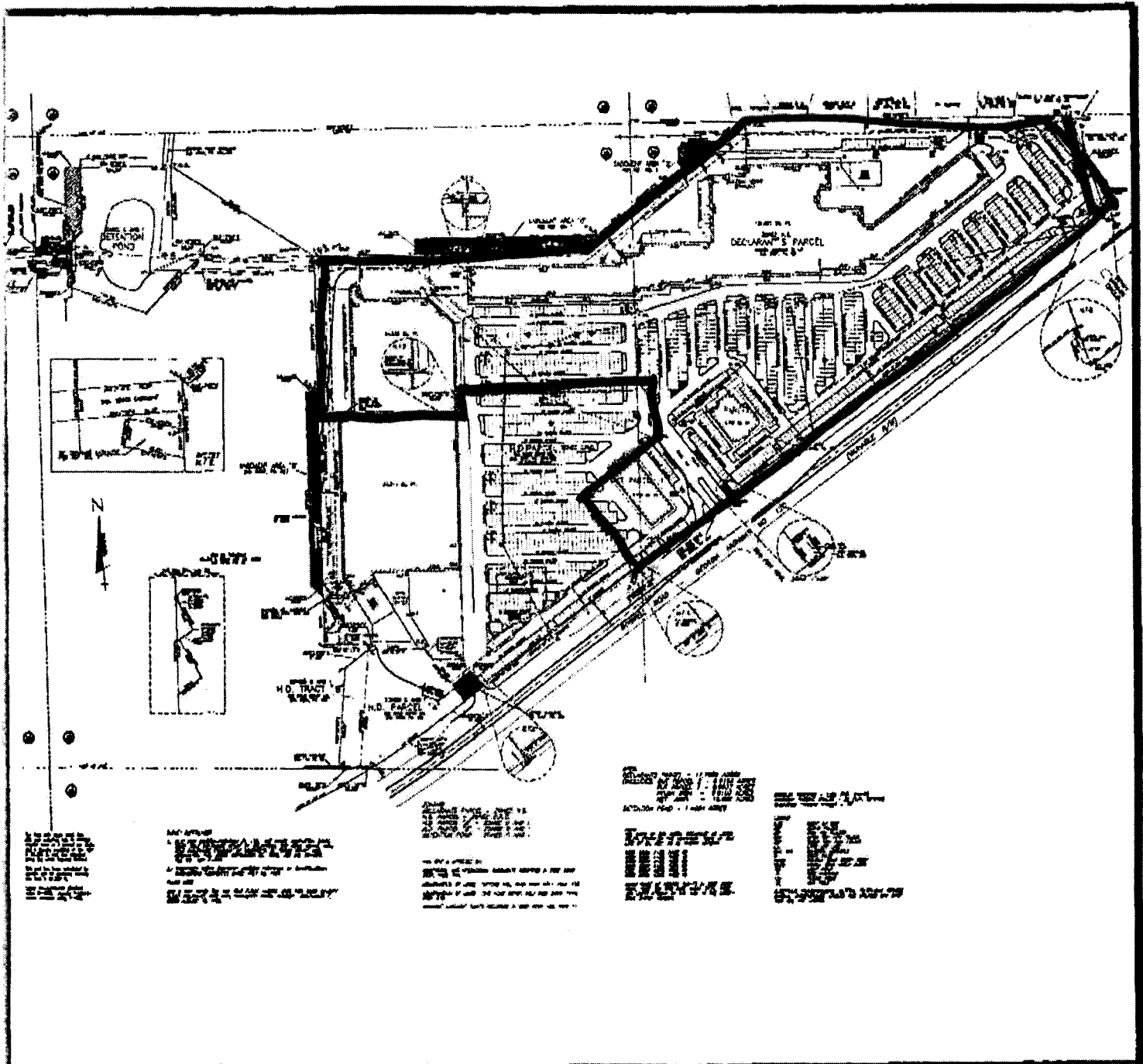
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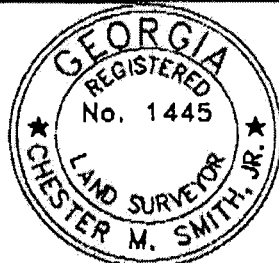
\_\_\_\_\_

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

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 Carman 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 438-2239  
(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



NO. 234

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.

*[Signature]*  
Chairman

# Application for Rezoning Cobb County

Exhibit Z-143

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

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" ATTACHED Business Phone 438-8080 Home Phone \_\_\_\_\_

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)

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	35,600 SF
GENERAL WAREHOUSE	44,400 SF
OPTONS	54,800 SF
FOUND WAREHOUSE	12,600 SF
SHOP/PETROL	22,300 SF
TOTAL BLDG. AREA	272,100 SF
PARKING	61,200 SF
RETAIL AREA	34.39 AC
RELEASE AREA	9.98 AC
OUTLOT (CHLNT)	8.87 AC
TOTAL SITE AREA	53.24 AC

**ROBERTSON  
LOIA P.C.**  
ARCHITECTS

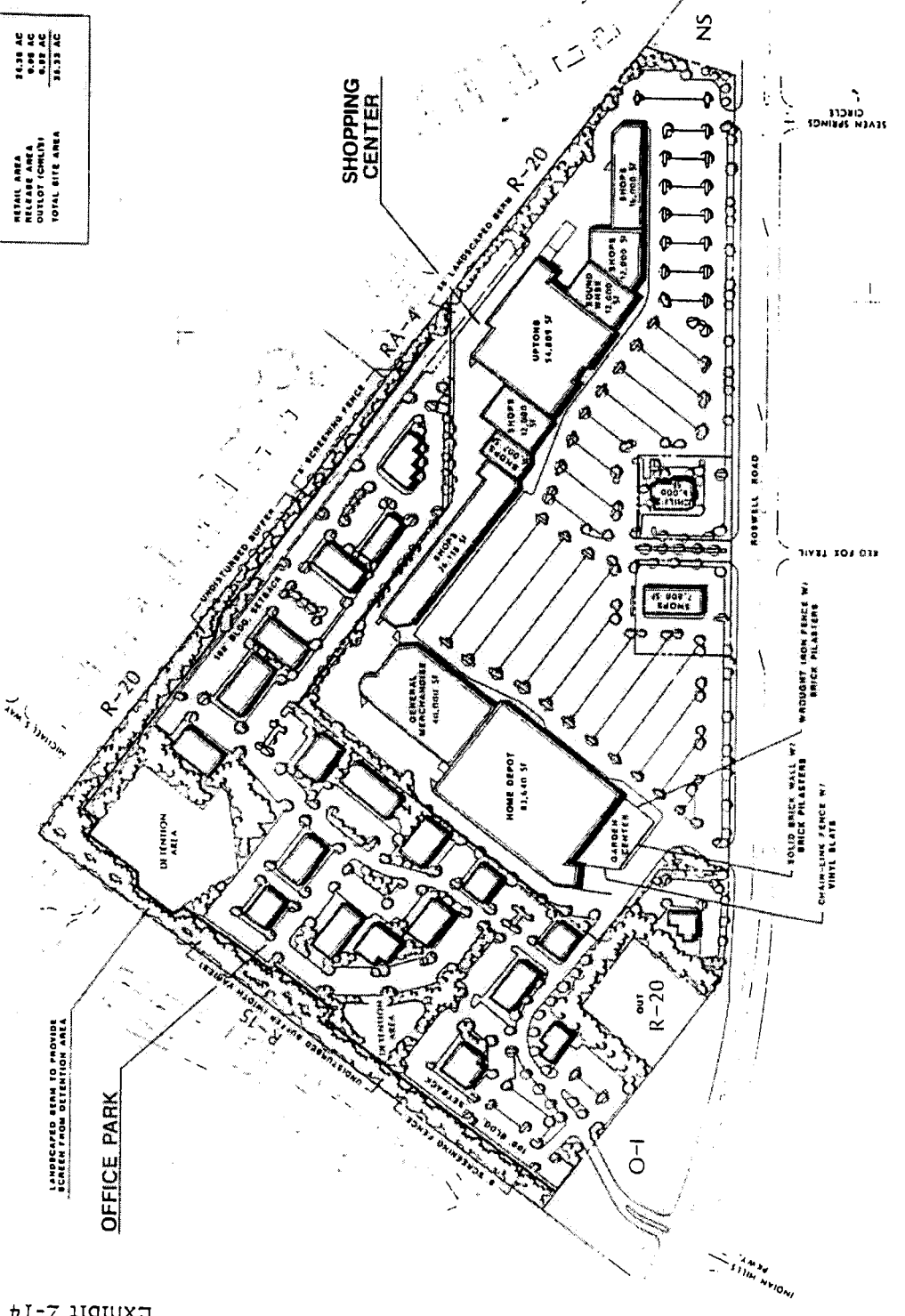
ARCHITECTURE  
ENGINEERING  
PLANNING

REVISIONS	

**ROSWELL RD.  
RETAIL CENTER**  
&  
**OFFICE PARK**  
COB COUNTY, GEORGIA  
THE OLFORD GROUP

### SITE PLAN

DATE: 12/15/99  
JOB NUMBER: 98-102  
SHEET NUMBER:



**SITE PLAN**  
SCALE: 1" = 100'

Exhibit 2-14