

**APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA**

Type or Print Clearly

(To be completed by City)

Ward: 1
Application No: V21-063-064
Hearing Date: 7/14/21

APPLICANT: Sprouts Farmers Market
Business Phone: _____ Cell Phone: _____ Home Phone: _____
Representative's Name (print): Danny Lankford
Address: 2285 Park Central Blvd., Stonecrest GA 30035
Business Phone: 404-983-5851 Cell Phone: _____ Home Phone: _____
E-Mail Address: dlankford@henryinc.com
Signature of Representative: _____

TITLEHOLDER: Cobblestone Retail Group
Business Phone: _____ Cell Phone: 205 533 0130 Home Phone: _____
Address: 2700 2nd Avenue South, Suite 200, Birmingham AL 35233
Signature: 

VARIANCE:
Present Zoning: GRC GC Type of Variance: additional wall sign that is not on a street facing wall (rear wall of building) and a sign larger than 100 square feet on the side wall (proposed sign is 118 sq ft)
Explain Intended Use: Identification of store location

Location: 2530 Cumberland Blvd, Smyrna, GA 30080
Land Lot(s): 848 District: 17 Size of Tract: 19.09 Acres

(To be completed by City)
Received: 6/24/21
Posted: _____
Approved/Denied: _____

CONTIGUOUS ZONING

North: GC

East: GC

South: RM-12

West: RM-12 & RTD

**NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO
ACCOMPANY APPLICATION FOR VARIANCE**

By signature, it is hereby acknowledged that I have been notified that Danny Lankford (representing Sprouts)

Intends to make an application for a variance for the purpose of increasing sign area allowance

on the premises described in the application.

NAME	ADDRESS
SHAH SHASHIN	731 TERRELL XING MARIETTA GA 30067 5192
Engend Company Vii LLC	201 EAST PINE ST SUITE 320 ORLANDO FL 32801
Wen Jun	1386 BROOKCLIFF DR MARIETTA GA 30062
Tonkova Desislava	1830 BALMORAL RD SE SMYRNA GA 30080
Cantrell Mamie	1184 RIDGECREST LN SMYRNA GA 30080 2664
Horback John C	1174 RIDGECREST LN SMYRNA GA 30080
Xiao Jiamin	2698 BIRCH GROVE LN SE UNIT 127 MARIETTA GA 30067
Provincial Properties LLC	165 MOONSHADOW CT ROSWELL GA 30075

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Also, you may provide certified mail receipts of notification letters sent to adjacent properties. Adjacent and adjoining properties include any property abutting the subject property as well as any directly across a street.

**NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO
ACCOMPANY APPLICATION FOR VARIANCE**

By signature, it is hereby acknowledged that I have been notified that Danny Lankford (representing Sprouts)

Intends to make an application for a variance for the purpose of increasing sign area allowance

on the premises described in the application.

NAME	ADDRESS
<u>Hector Elizabeth</u>	<u>5068 AFTON WAY SE SMYRNA GA 30080</u>
<u>Vilchez Juan Diego</u>	<u>5058 AFTON WAY SE SMYRNA GA 30080</u>
<u>Gatto Jeffrey D & Lawrence W & Maureen D</u>	<u>5056 AFTON WAY SMYRNA GA 30080</u>
<u>Waleczko Henry J</u>	<u>5054 AFTON WAY SMYRNA GA 30080</u>
<u>Walton Grove Lp</u>	<u>2281 AKERS MILL RD SE BLDG 4100 ATLANTA GA 30339</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Also, you may provide certified mail receipts of notification letters sent to adjacent properties. Adjacent and adjoining properties include any property abutting the subject property as well as any directly across a street.

2285 Park Central Blvd.
Decatur, GA 30035
770.593.1234 Phone
770.593.1533 Fax



- Commercial Signage
- Ornamental Metals
- Specialty Construction

Hello,

You are receiving this letter because you are a landowner that has property adjacent to the proposed Sprouts Farmers Market location at 2530 Cumberland Blvd, Smyrna, GA 30080.

Sprouts is requesting a variance from the City of Smyrna sign ordinance to allow signs larger the ordinance allows. The signs proposed are comparable, and probably even a bit smaller, than the signs the former tenant, Cost Plus World Market. Drawings of the proposed Sprouts signs are included in this mailing.

The License and Variance Board meeting will be July 14, 2021 at 10 am. It will be held at City Hall, located at 2800 King St, Smyrna, Ga 30080.

Please contact me at the email or phone number below if you have any questions or concerns regarding this variance request

Thank you,
Danny Lankford
dlankford@henryinc.com
404-983-5851

7020 1290 0000 2005 6347

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Orlando FL 32801

Certified Mail Fee	\$3.60	0452
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	26
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To
 ENGLEND COMPANY VII LLC
 Street and Apt. No., or PO Box No.
 201 EAST PINE ST SUITE 320
 City, State, ZIP+4®
 ORLANDO FL 32801

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Marietta, GA 30067

Certified Mail Fee	\$3.60	0452
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	26
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To
 SHAH SHASHIN
 Street and Apt. No., or PO Box No.
 731 TERRELL CROSSING
 City, State, ZIP+4®
 MARIETTA GA 30067-5192

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Smyrna GA 30080

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	26
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To
 TONKVA DESISLAVA
 Street and Apt. No., or PO Box No.
 1830 BALMORAL RD SE
 City, State, ZIP+4®
 SMYRNA GA 30080

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Marietta, GA 30062

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	26
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To
 WEN JIN
 Street and Apt. No., or PO Box No.
 1386 BROOKCLIFF DR
 City, State, ZIP+4®
 MARIETTA GA 30062

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Marietta, GA 30067

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	26
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To
 XIAO JIAMIN
 Street and Apt. No., or PO Box No.
 2698 BRANCH GROVE LN SE UNIT 127
 City, State, ZIP+4®
 MARIETTA GA 30067

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	26
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To
 JOHN C HORBACK
 Street and Apt. No., or PO Box No.
 1174 ROSECREST LN
 City, State, ZIP+4®
 SMYRNA GA 30080

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Marietta, GA 30066

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To
Street and Apt. No., or PO Box No.
1477 ROSEWOOD CREEK DR
City, State, ZIP+4®
MARLETTA GA 30066

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Roswell, GA 30075

Certified Mail Fee	\$3.60	0452
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	26
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To
Street and Apt. No., or PO Box No.
PROVINCIAL PROPERTIES LLC
165 MOONSHADOW CT
City, State, ZIP+4®
ROSWELL GA 30075

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	26
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To
Street and Apt. No., or PO Box No.
3220 KING SPRINGS RD SE
City, State, ZIP+4®
SMYRNA GA 30080

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	26
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To
Street and Apt. No., or PO Box No.
GARY C AND ELEAN A MENZIES
5090 AFTON WAY
City, State, ZIP+4®
SMYRNA GA 30080-2677

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To
Street and Apt. No., or PO Box No.
5088 AFTON WAY
City, State, ZIP+4®
SMYRNA GA 30080

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	26
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To
Street and Apt. No., or PO Box No.
CHRISTOPHER W EPPENGER
5088 AFTON WAY SE
City, State, ZIP+4®
SMYRNA GA 30080

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Atlanta, GA 30339

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\$		26
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
\$		
Total Postage and Fees	\$4.15	
\$		

Sent To
HARGROVE PLAZA LLC
Street and Apt. No., or PO Box No.
2859 PACES FEERY RD SE
City, State, ZIP+4®
ATLANTA GA 30339

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Indianapolis, IN 46280

Certified Mail Fee	\$3.60	0452
\$		26
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
\$		
Total Postage and Fees	\$4.15	
\$		

Sent To
JAMES C WALLACE
Street and Apt. No., or PO Box No.
PO BOX 80615
City, State, ZIP+4®
INDIANAPOLIS IN 46280

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Atlanta, GA 30339

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\$		26
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
\$		
Total Postage and Fees	\$4.15	
\$		

Sent To
WALTON GROVE LP
Street and Apt. No., or PO Box No.
2281 ABERNATHY RD SE BLDG 4100
City, State, ZIP+4®
ATLANTA GA 30339

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Smyrna, GA 30080

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\$		26
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
\$		
Total Postage and Fees	\$4.15	
\$		

Sent To
FWK RENTALS INC
Street and Apt. No., or PO Box No.
2610 COBB PKWY SE
City, State, ZIP+4®
SMYRNA GA 30080

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Smyrna, GA 30080

Certified Mail Fee	\$3.60	0452
\$		26
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
\$		
Total Postage and Fees	\$4.15	
\$		

Sent To
JEFFREY D. LAWRENCE AND MAUREN D
Street and Apt. No., or PO Box No.
5056 AFTON WAY
City, State, ZIP+4®
SMYRNA GA 30080

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Smyrna, GA 30080

Certified Mail Fee	\$3.60	0452
\$		26
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
\$		
Total Postage and Fees	\$4.15	
\$		

Sent To
HENRY J WALECZKO
Street and Apt. No., or PO Box No.
5054 AFTON WAY
City, State, ZIP+4®
SMYRNA GA 30080

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7020 1290 0000 2005 6477

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Smyrna, GA 30080

OFFICIAL USE

Certified Mail Fee	\$3.60	0452	26
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage and Fees	\$4.15		

Sent To: **MARION F POLACK**
 Street and Apt. No., or PO Box No.
5072 AFTON WAY
 City, State, ZIP+4®
SMYRNA GA 30080-2677

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Smyrna, GA 30080

OFFICIAL USE

Certified Mail Fee	\$3.60	0452	26
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage and Fees	\$4.15		

Sent To: **JEFF CARTER**
 Street and Apt. No., or PO Box No.
3220 KING SPRINGS RD SE
 City, State, ZIP+4®
SMYRNA GA 30080

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Smyrna, GA 30080

OFFICIAL USE

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<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage and Fees	\$4.15		

Sent To: **ELIZABETH HECTOR**
 Street and Apt. No., or PO Box No.
5068 AFTON WAY SE
 City, State, ZIP+4®
SMYRNA GA 30080

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Bauhinia, GA 30107

OFFICIAL USE

Certified Mail Fee	\$3.60	0452	26
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage and Fees	\$4.15		

Sent To: **BRANNON AND VALERIE McLAY**
 Street and Apt. No., or PO Box No.
391 ETOWAH Downs CT
 City, State, ZIP+4®
BAUHUINIA GA 30107

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SMYRNA GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**ZONING ORDINANCE
SEC. 1403. VARIANCE REVIEW STANDARDS.**

(a) In rendering its decisions, the License and Variance Board or Mayor and City Council shall consider the following factors:

- (1) Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
- (2) Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
- (3) Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.
- (4) Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

COMPREHENSIVE NARRATIVE

Sprouts would like a sign variance to allow signs on a non street facing wall in order to have a sign on the rear wall of the building, in addition to signs on the street facing walls. Also, they would like to request a sign larger than 100 sq ft (118 sq ft proposed) on the wall facing Hargrove Road. The proposed signage is similar in scope with the signage of the previous tenant, Cost Plus World Market



CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Printed: 6/9/2021

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