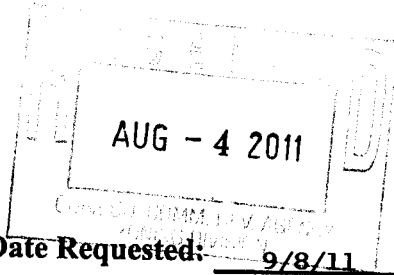


# Application for "Other Business" Cobb County, Georgia

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



P.C.  
BOE Hearing Date Requested: 9/8/11

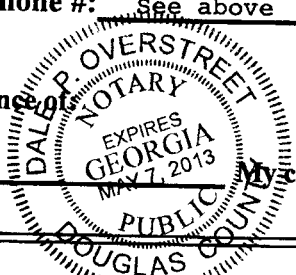
**Applicant:** David C. Kirk, as attorney for Walmart Phone #: 404-885-3415  
(applicant's name printed)

**Address:** 600 Peachtree St., Suite 5200, Atlanta, GA 30308 E-Mail: david.kirk@troutmansanders.com

See above Address: See above  
(representative's name, printed)

David C. Kirk Phone #: See above E-Mail: See above  
(representative's signature)

Signed, sealed and delivered in presence of:  
[Signature] My commission expires: 5-7-13  
Notary Public

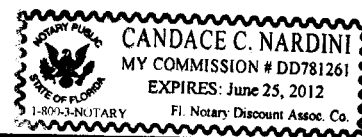


**Titleholder(s):** Group Blackwell, LLC Phone #: (561) 241-9690  
(property owner's name printed)

**Address:** 1720 Harrison St., Suite 7-A, Hollywood, FL 33020 E-Mail: j5461177@yahoo.com

[Signature]  
(Property owner's signature)

Signed, sealed and delivered in presence of:  
[Signature] My commission expires: \_\_\_\_\_  
Notary Public



**Commission District:** 3 **Zoning Case:** No. 66

**Date of Zoning Decision:** 3/7/73 **Original Date of Hearing:** 3/7/73

**Location:** Northeast corner of Canton Road and Blackwell Road  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s):** 421 and 372 **District(s):** 16

**State specifically the need or reason(s) for Other Business:** The original zoning approval, dated 3/7/73, requires "prior approval by the Planning Commission of grading and building plans before building permits are issued." Walmart is proposing to tear down the existing structure and build the proposed Walmart neighborhood market store in its place. Accordingly, Planning Commission approval is required.

(List or attach additional information if needed)

**LETTER OF INTENT & JUSTIFICATION  
SITE PLAN APPROVAL APPLICATION**

**COBB COUNTY, GEORGIA**

Through its attorney and as authorized by the property owner, Walmart Real Estate Business Trust (the "Applicant") respectfully submits this Letter of Intent & Justification to the Cobb County Planning Commission in support of an application seeking Site Plan Approval to allow for the proposed Walmart Neighborhood Market Store on the subject property.

**THE PROPERTY**

The subject property consists of approximately 5.03 acres of an approximately 13.36 acre parcel located at 3344 Canton Road in Cobb County, Georgia. There is an existing, largely vacant, shopping center on the property. Walmart intends to lease a portion of the existing shopping center. A portion of the existing structure will be demolished and Walmart will rebuild a 40,601 square foot Walmart Neighborhood Market Store in its place. A Site Plan prepared by Wolverton & Associates, dated August 1, 2011; a Survey prepared by Wolverton & Associates, dated May, 25, 2001; a Preliminary Landscape Plan prepared by RAA Design, LLC, dated July 28, 2001; and an Elevation Plan prepared by Scott & Goble Architects, PC, dated July 26, 2011 are included with this application and provide additional information on the subject property and proposed development.

**REQUEST FOR SITE PLAN APPROVAL**

The Cobb County Board of Commissioners' rezoning approval for the subject property, dated March 13, 1973, includes a stipulation requiring "prior approval by the Planning Commission for grading and building plans before building permits are issued." As such, the Applicant respectfully submits this application for Site Plan Approval to allow for the redevelopment of a portion of the existing shopping center as a Walmart Neighborhood Market Store. As shown on the Site Plan attached hereto, the proposed redevelopment will include a 40,601 square foot Walmart Neighborhood Market Store to be constructed within the southernmost portion of the existing shopping center and will include a newly designed structure,

an upgraded parking lot, pedestrian improvements, and increased landscaping. The Neighborhood Market Store is a grocery store concept Walmart has successfully operated in other states for many years and has now introduced in Georgia. Walmart Neighborhood Market Stores provide a convenient destination for customers to purchase groceries and other everyday basics. The store will feature fresh meat, dairy, and produce, a deli, groceries, consumables, health and wellness supplies, and a pharmacy. The Elevation Plan attached hereto provides the proposed architectural renderings for the site and demonstrates the substantial aesthetic improvements of the proposed structure over the current condition of the existing shopping center. The Preliminary Landscape Plan included with this application provides for significantly increased landscaping throughout the development, including along Canton Road, Blackwell Road, and the rear property line, as well as throughout the parking lot. The Applicant, working in cooperation with the property owner and County staff, believe that this redevelopment will significantly improve the aesthetics of the subject property in line with the Canton Road Corridor Guidelines, while also providing the surrounding community with a convenient place to purchase groceries and everyday basics.

### **SUMMARY AND CONCLUSION**

Accordingly, the Applicant respectfully requests the Planning Commission approve this application for Site Plan Approval, which will allow for the development of the proposed Walmart Neighborhood Market Store on the subject property.

The Applicant, including its attorneys, engineers, and architects, stands ready to provide any additional information County officials may find helpful during the review of this application or to assist in any manner during the required public review period.

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES  
COBB COUNTY PLANNING COMMISSION

No. 66

Date of Application 1/31/73 Date of Hearing, Wed. March 7, 1973 1:00  
P.M.

Titleholder W. B. Schwartz, Jr. & W.G. Kirkland /s/ W. B. Schwartz, Jr. & William G. Kirkland

Address 31 - 28<sup>th</sup> Street NW Atlanta 30309 Phone 355-3348

Applicant Scott Davis & Associates /s/

Address 1 Dunwoody Park, Suite 219, Atlanta, Ga. 3034 Phone 458-9728

To Zone From R-20 to ~~PSC~~ GC Land Use General Shopping

FOR THE PURPOSE OF Neighborhood Shopping Center

Land Lot (s) 421 & 372, District 16, Sec., 2nd Cobb County, Ga.

CONTAINING 15.75 acres

LOCATED At the northeast corner of Canton Highway (Ga.#5) and Blackwell Road

This property being more particularly described as follows:

All that tract of land lying and being in land lots 421 and 372 of the 16th district and 2nd section of Cobb County, Georgia and more particular being described as follows: Beginning at point at the northeast intersection of Canton Highway and Blackwell Road and running due north along the eastern right-of-way of Canton Highway 1,278.2 feet to a point; thence running east from the right-of-way of Canton Highway 486.3 feet to a point; thence running south 1,086.9 feet to a point on the northern right-of-way of Blackwell Road; thence running east along the northern right-of-way of Blackwell Road 702.2 feet to the northeast intersection of Canton Highway and Blackwell Road and being the point of beginning.

Recommendation of Planning Commission: 3/1/73. Planning Commission recommended

application be approved subject to: prior approval by Planning Commission for grading

and building plans, 100 foot buffer adjacent to the school to remain R-20, delete to

PSC. Motion by Hayes, seconded by Adams; Carried 4-1, Smith - opposed. No opposition

/s/ Robert D. Hayes, Chairman

Final Decision of Board of Commissioners: 3/1/73. Board of Commissioners held

application. Motion by Parrett, seconded by Lankford; Carried 5-0. 3-13-73, Board of

Commissioners approved above request subject to: 100 feet buffer (remain R-20)

adjacent to school, delete to PSC, prior approval by Planning Commission of

grading, and building plans before building permits are issued. Motion by Dickson

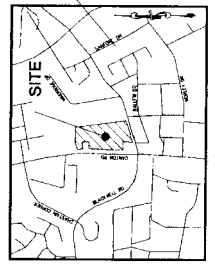
seconded by Parrett; carried 5--0.

/s/ Charles Parrett, Chairman

00  
B  
EXHIBIT



REVISIONS	BY



**EXISTING OVERALL SITE ANALYSIS**  
 EXISTING BUILDING AREA 103,840 SF  
 PARKING 449 SPACES  
 HANDICAPPED PARKING 458 SPACES  
 TOTAL PARKING PROVIDED 458 SPACES  
 TOTAL PARKING REQUIRED 457 SPACES  
 RATIO PROVIDED 1.001  
 SITE AREA 13.36 ± AC.

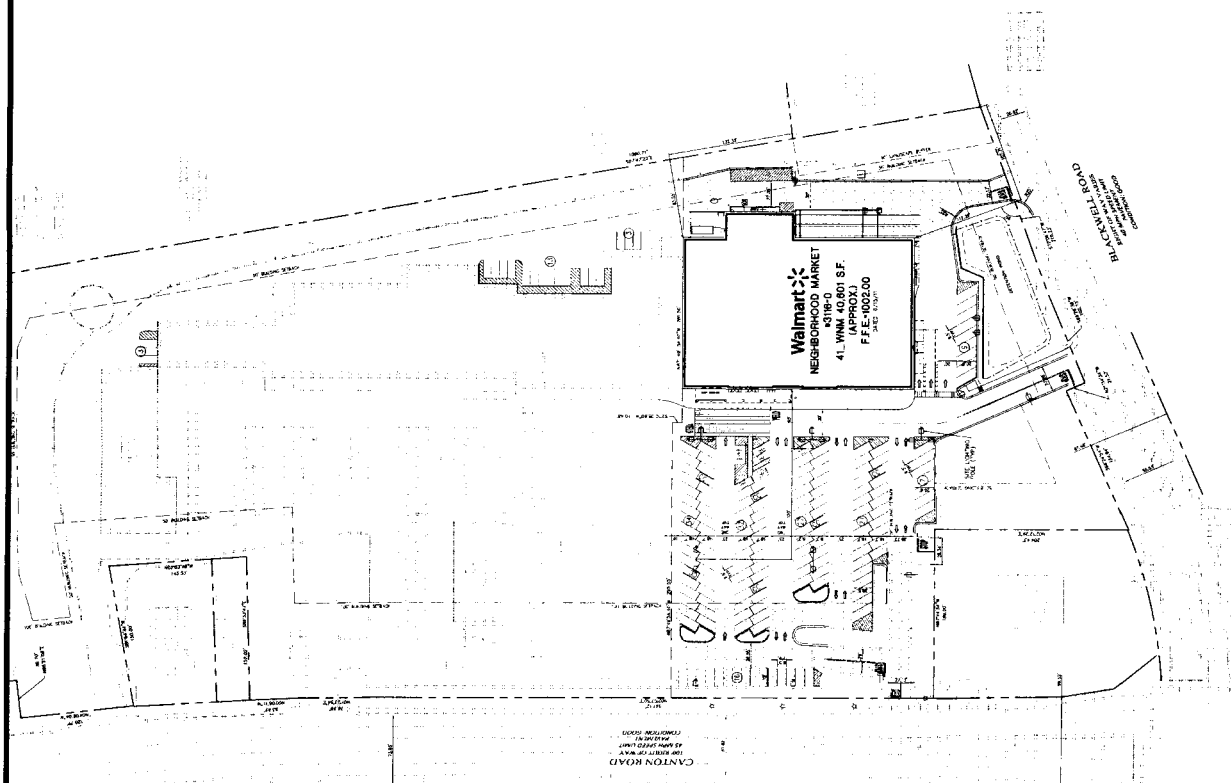
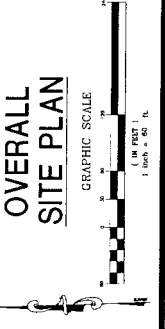
**WALMART SITE ANALYSIS**  
 WALMART 40,801 SF  
 PARKING PROVIDED (NOT INDICATED) 148 SPACES  
 HANDICAPPED PARKING PROVIDED 8 SPACES  
 TOTAL PARKING PROVIDED 156 SPACES  
 TOTAL PARKING REQUIRED 157 SPACES  
 RATIO PROVIDED 0.994  
 SITE AREA 5.03 ± AC.

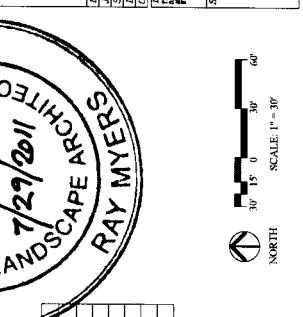
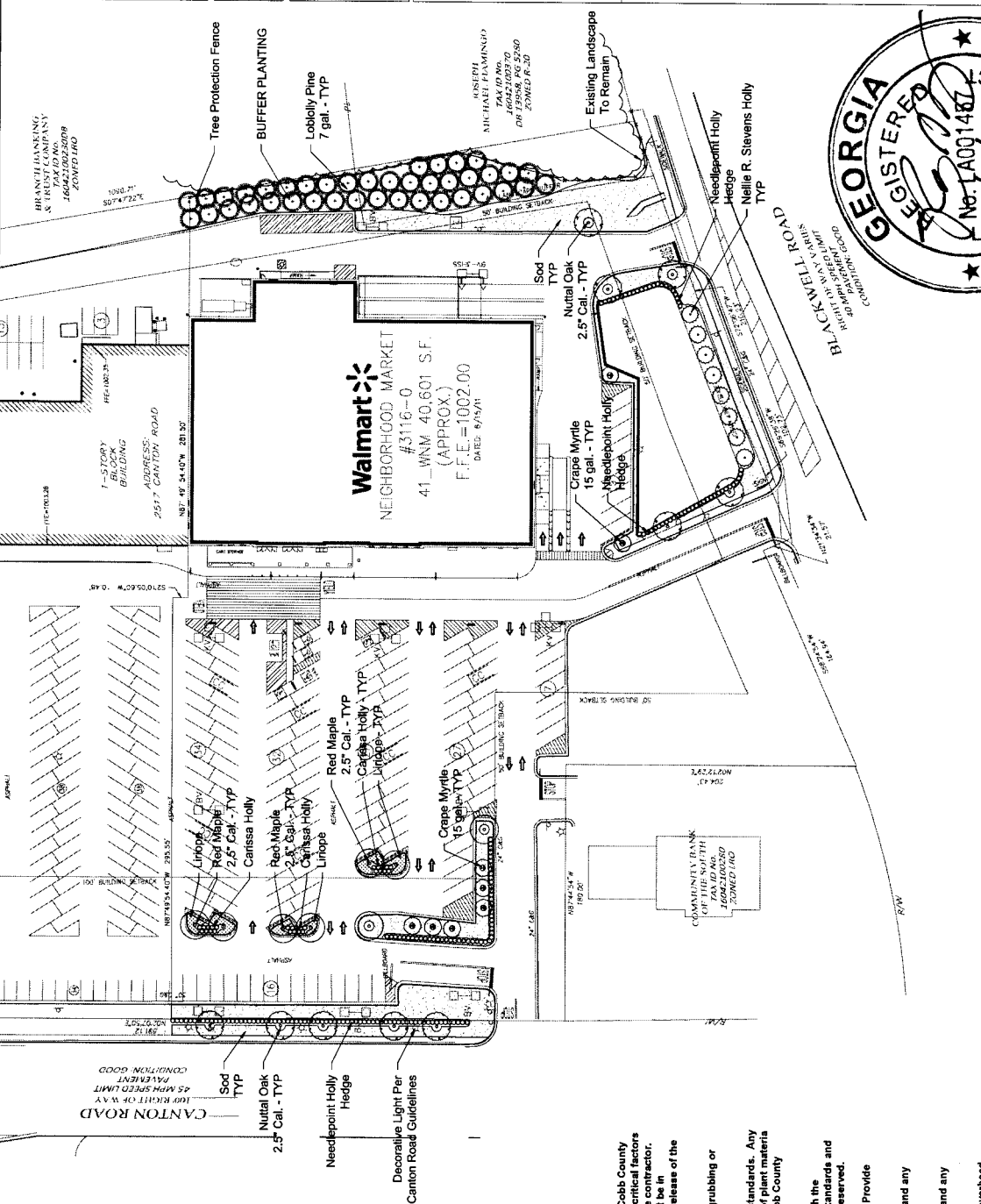
**OVERALL SITE ANALYSIS**  
 WALMART 40,801 SF  
 EXISTING CHOPS 65,441 SF  
 EXISTING GOOD YEAR 10,658 SF  
 TOTAL 40,801 SF  
 TOTAL PARKING PROVIDED 448 SPACES  
 TOTAL PARKING REQUIRED 448 SPACES  
 RATIO PROVIDED 1.000  
 SITE AREA 13.36 ± AC.

**FLOOR AREA RATIO**  
 TOTAL BUILDING AREA = 116,685 SF = 2.56 AC  
 TOTAL PROPERTY = 13,36 AC  
 FLOOR AREA RATIO = 0.192

• COBB COUNTY CODE, BASE ON BUILDING USE  
**IMPERVIOUS SURFACE COVERAGE:**  
 EXISTING = 9.81 AC = 74.3% OF PROPERTY  
 PROPOSED = 9.88 AC = 74.0% OF PROPERTY

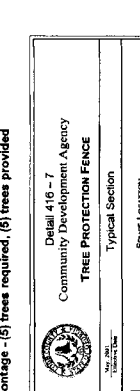
**EXISTING ZONING FOR SUBJECT PROPERTY: PSC**





**COBB COUNTY REQUIREMENTS**  
 - 15 UNITS PER ACRE OF NEW LAND DISTURBANCE  
 - 83 ACRES X 15 UNITS = 14 UNITS REQUIRED  
 28.5 UNITS PROVIDED

**CANTON CORRIDOR STREETSCAPE ELEMENTS**  
 - 5' Wide sidewalk to be provided along all road frontages  
 - Decorative pedestrian light poles shall be staggered 75' on-center and located on private property. (3) provided  
 - Decorative street trees are to be planted with 50' separation.  
 230 lf of frontage - (5) trees required, (9) trees preserved



**Notes:**  
 A pre-construction landscape conference is required for this project. Call the Cobb County Arborist at (770) 528-2124 or Landscape Architect at (770) 528-2149. There are critical factors on the landscape plan that affect both the general contractor and the landscape contractor. Planting area dimensions, planting methods and as well as plant materials must be in accordance with the approved plan, or the landscape inspector may delay the release of the certificate of occupancy.

Tree protection devices must be installed and inspected prior to any clearing, grubbing or grading.

Tree protection and replacement shall be enforced according to Cobb County standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the Cobb County Arborist.

The site contractor service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

Provide 20' minimum spacing between the trunks of all deciduous shade trees. Provide greater spacing where possible.

Provide 20' minimum spacing between the trunks of all deciduous shade trees and any existing or proposed buildings. Provide greater spacing where possible.

Provide 15' minimum spacing between the trunks of all deciduous shade trees and any existing or proposed buildings.

Do not install overstory trees in locations where future conflicts with existing overhead utilities lines will be inevitable. Contact the Cobb County Arborist or Landscape Architect if any potential conflicts are identified during the installation process.

The density requirements shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy or acceptance of the Final Plat. Call the Department Inspections Division at (770) 528-2124 for an inspection. A performance bond, letter-of-credit or escrow account will be accepted if plant materials must be installed at a later date.

When digging near trees, the contractor shall prune all exposed roots one (1) inch in diameter and larger on the side of the trench adjacent to the trees. Pruning shall consist of making a clean cut flush with the side of the trench to promote new root growth.

Pruning of tree limbs to provide clearance for equipment and materials shall be done according to standard arboricultural practice (see ANSI A300-1995)

Protect the trunks of any trees being preserved within the temporary or permanent utility easements with strapped-on planking or similar protective devices.

**Plant List**

QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Total Units	Comments
10	Quercus nuttallii	Nuttall Oak	2.5' Cal.	10'-12'	4'-5'	As Shown	5.5	
40	Pinus taeda	Loblolly Pine	7 Gal.	7'-8'	2'-3'	As Shown	11	
B	Ilex x Nellie R. Stevens	Nellie R. Stevens Holly	2.5' Cal.	8'-10'	4'-5'	As Shown	4	
B	Lagerstroemia indica 'Natchez'	Crape Myrtle	15 Gal.	8'-10'	4'-5'	As Shown	4	
B	Acer rubrum 'October Glory'	Red Maple	2.5' Cal.	12'-14'	5'	As Shown	4	
172	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3 Gal.	18"	18"	3' O.C.	-	
27	Ilex cornuta 'Carissa'	Carissa Holly	3 Gal.	18"	18"	3' O.C.	-	
576	Liriodendron muscari 'Big Blue'	Big Blue Liriodendron	4" Pot	6"	6"	1' O.C.	-	

Total Units Provided - 28.5



