

**DECEMBER 18, 2018 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 3**

ITEM OB-068

PURPOSE

To consider amending the stipulations for Jennifer Paquin regarding rezoning application Z-169 of 2003, for property located on the west side of Chastain Meadows Parkway, north of Ernest Barrett Parkway in Land Lots 571, 572 and 582 of the 16th District (2795 Chastain Meadows Parkway).

BACKGROUND

The property was rezoned for a Wal-Mart store in 2003, subject to many stipulations regarding the signage and the color of the building. The applicant would like to renovate the facade of the building with fresh paint and signage to meet the corporate look of newer Wal-Mart stores. Renderings are included in the last four pages of this Other Business item that shows the new look. If approved, all previous stipulations would remain in effect.

STAFF COMMENTS

None.

RECOMMENDATION

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

ATTACHMENTS

Other Business application and stipulations.

Application for "Other Business" Cobb County, Georgia

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

RECEIVED
NOV 06 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

BOC Hearing Date Requested: 12-18-2018

OB-68

Applicant: Jennifer Paquin **Phone #:** 479-877-6920
(applicant's name printed)
Address: 2809 Ajax Avenue, Suite 100, Rogers, AR 72758 **E-Mail:** jennifer.paquin@pb2ae.com

Jim Gallagher **Address:** 2809 Ajax Avenue, Suite 100, Rogers, AR 72758
(representative's name, printed)
Phone #: 479-630-7103 **E-Mail:** jim.gallagher@pb2ae.com
(representative's signature)

Signed, sealed and delivered in presence of:

Notary Public **My commission expires:** _____

Titleholder(s) : Walmart Real Estate Business Trust **Phone #:** 479-204-2793
(property owner's name printed)
Address: PO Box 8050, Bentonville, AR 72712 **E-Mail:** mark.asplund@walmart.com

[Signature]
(Property owner's signature)

LISA A. FISHER
Benton County
Commission Number 12402095
Notary Public - Arkansas
My Commission Expires November 26, 2024

Signed, sealed and delivered in presence of:
[Signature] **My commission expires:** 11-26-2024
Notary Public

Commission District: 16th District **Zoning Case:** Petition # Z-169

Size of property in acres: 25.53 **Original Date of Hearing:** 11/18/2003

Location: 2795 Chastain Meadows Pkwy
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 571, 572, and 582 **District(s):** CRC District

State specifically the need or reason(s) for Other Business: _____

- 1) Installation of new building/wall signs for the Wal-Mart Store located at 2795 Chastain Meadows Pkwy. Includes replacing existing building signs with new signs and adding two (2) new signs to building.
- 2) Exterior Painting with new Wal-Mart proto colors.

(List or attach additional information if needed)

Application for "Other Business" Cobb County, Georgia

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

RECEIVED
NOV 06 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

BOC Hearing Date Requested: 12-18-2018

Applicant: Jennifer Paquin **Phone #:** 479-877-6920
(applicant's name printed)

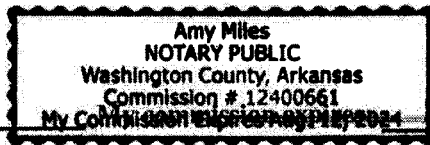
Address: 2809 Ajax Avenue, Suite 100, Rogers, AR 72758 **E-Mail:** jennifer.paquin@pb2ae.com

Jim Gallagher **Address:** 2809 Ajax Avenue, Suite 100, Rogers, AR 72758
(representative's name, printed)

Jim Gallagher **Phone #:** 479-630-7103 **E-Mail:** jim.gallagher@pb2ae.com
(representative's signature)

Signed, sealed and delivered in presence of:

Amy Miles
Notary Public



Titleholder(s) : Walmart Real Estate Business Trust **Phone #:** 479-204-2793
(property owner's name printed)

Address: PO Box 8050, Bentonville, AR 72712 **E-Mail:** mark.asplund@walmart.com

(Property owner's signature)

Signed, sealed and delivered in presence of:

_____ **My commission expires:** _____
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Includes replacing existing building signs with new signs and adding two (2) new signs to building.

2) Exterior Painting with new Wal-Mart proto colors.

(List or attach additional information if needed)

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

192 ANDERSON STREET

MARIETTA, GEORGIA 30060

WWW.MIJS.COM

MAIN OFFICE
POST OFFICE BOX 3305
MARIETTA, GEORGIA 30061

TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

TENNESSEE OFFICE
CEDAR RIDGE OFFICE PARK
SUITE 463
408 N. CEDAR BLUFF ROAD
KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692-9039
TELECOPIER (865) 692-9071

JOSHUA M. BOOTH***
KELLI L. CROSS
C. LEE DAVIS
TANYA L. CROSSE***
ROBERT W. BROWN II
JASON L. FOSS
VICTOR P. VALMUS
JEFFERY L. DICKERSON
T. SHANE MAYES
DALLAS R. MEY
SUZY A. LIFE
F. MICHAEL VISCUSE**
ALLISON B. FAUST
ANGELA H. SMITH

OPHELIA W. CHAN
STACY L. STEWART†

OF COUNSEL:
MICHELLE S. DAVENPORT
JOHN L. SKELTON, JR.

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN NC
** ALSO ADMITTED IN SC
*** ADMITTED ONLY IN TN

WRITER'S DIRECT
DIAL NUMBER

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
JERE C. SMITH
CLAYTON O. CARMACK
KEVIN B. CARLOCK†
ALEXANDER T. GALLOWAY III†
J. KEVIN MOORE
RODNEY R. MCCOLLOCH

SUSAN S. STUART
DANIEL A. LANDIS*
BRIAN D. SMITH
HARRY R. TEAR III
W. TROY HART
JEFFREY A. DAXE
MELISSA W. GILBERT
TIMOTHY W. BAILEY
JOYCE W. HARPER
JONATHAN H. PETCU
AMY K. WEBER
COURTNEY H. MOORE
KIM A. ROPER
TARA C. RIDOLE

November 14, 2003

Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Min. Bk. 25 Petition No. Z-169

Doc. Type Letter of Agreeable
Stipulations

Meeting Date 11/18/03

Hand Delivered

RE: Application for Rezoning

Application No.: Z-169 (2003)

Applicant: Bright-Meyers 2001, LLC

Owners: The Varner Group LLLP;
Home Center Village, LLC;
Brumby Partners, L.P.;
Media Investments, Inc.;

Earl T. Leonard, Jr., as Trustee
f/b/o Elisabeth D. Leonard under
The 1998 Bebe Leonard Family Trust
u/a/d July 22, 1998; and Earl T.
Leonard, Jr., as Trustee f/b/o
Earl T. Leonard, III, under
The 1998 Bebe Leonard Family Trust
u/a/d July 22, 1998

Property: 44.520± acres located on the
westerly side of Chastain Meadows
Parkway; east of I-575 and north of
Barrett Parkway and Roberts Trail;
Land Lots 571, 572, and 582,
16th District, 2nd Section,
Cobb County, Georgia

FILED WITH COUNTY CLERK THIS 18th DAY
OF Nov 2003 BY John Moore
RE Z-169
Phil H. Day
COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK
COBB COUNTY, GEORGIA

Dear John:

As you know, the undersigned and this firm represent Bright-Meyers 2001, LLC, the Applicant (hereinafter referred to as "Applicant"),

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
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and The Varner Group, LLLP; Home Center Village, LLC; Brumby Partners, L.P.; Media Investments, Inc.; and The 1998 Bebe Leonard Family Trust u/a/d July 22, 1998, the Property Owners (hereinafter collectively referred to as "Owners"), in their Application for Rezoning with regard to a 44.520 acre tract located on the westerly side of Chastain Meadows Parkway, east of I-575 and north of Barrett Parkway and Roberts Trail, Land Lots 571, 572, and 582, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). After meeting with planning and zoning staff, meetings with representatives of area subdivisions and homeowner groups, and reviewing the staff comments and recommendations and the uses of surrounding properties, we have been authorized by the Applicant and Owners to submit this letter of agreed stipulations which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This revised letter shall supersede and replace in full that certain letter of agreeable stipulations and conditions dated and filed October 29, 2003. The referenced stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.
- (2) Rezoning of the Subject Property will be from the General Commercial ("GC"); Office Services ("OS"); and R-20 zoning categories to the Community Retail Commercial ("CRC") zoning category, site plan specific to the Site Plan prepared by Freeland and Kauffman, Inc. dated September 3, 2003.
- (3) The total site area is comprised of 44.520 acres for development of the proposed retail center.

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- (4) The proposed retail center shall be developed in two phases as follows:
- (a) The first phase shall be the demolition of approximately 57,400 square feet of vacant retail space in the existing shopping center; and
 - (b) The second phase shall be the construction of an approximately 203,007 square foot Wal-Mart Super Center store to serve as the anchor tenant for both the existing and the proposed retail center; as well as the construction of approximately 57,600 square feet of new retail space, a portion of which shall replace the demolished space and connect to the existing development, all as more particularly shown and reflected on the referenced Site Plan.
- (5) The structures within the main portion of the proposed retail center shall consist of brick and related materials with stucco-type accents on the front and sides with block in the rear painted in a color to complement the front and shall be in substantial conformity with the renderings presented at the Board of Commissioners Zoning Hearing to be held on November 18, 2003.
- (6) Additionally, the structures to be constructed and connected to the existing retail center shall also consist of brick and related materials with stucco-type accents on the front and sides with block in the rear painted in a color to complement the front and shall be in substantial conformity with the renderings presented at the Board of Commissioners Zoning Hearing to be held on November 18, 2003.

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- (7) At the property line where the new retail center connects to the existing retail center, there shall be a zero (0) setback.
- (8) All structures erected on out parcels within the proposed retail center shall be architecturally compatible with the main center.
- (9) Entrance signage for the proposed retail center shall be ground based, monument style signage, with the finish, materials, and color being in substantial conformity to the rendering presented at the Board of Commissioners Zoning Hearing. Such signage shall contain no flashing sign components. There shall be no roof signs and no exterior, temporary signs excepting only grand opening signage, leasing signage, and signage indicating the coming development.
- (10) Off-premises signage for the proposed retail center shall be contained within the existing signage of the existing shopping center and located on Barrett Parkway, as more fully shown and depicted in the rendering presented at the Board of Commissioners Zoning Hearing.
- (11) Store signage shall not be constructed or installed on Chastain Meadows Parkway north of Noonday Creek or on Chastain Road.
- (12) There shall be no tenant vehicles or vehicles of any type parked in front of the proposed retail center containing tenant identification signage or advertising signage. This provision shall be contained within any lease between Applicant and any prospective tenant, and Applicant agrees to enforce these provisions against any tenant which violates the foregoing. Additionally, there shall be no vehicles parked in front of the proposed retail center with "for sale" signs posted thereon.

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- (13) Any roof-mounted HVAC equipment shall be screened from the frontage view by means of a continuous roof parapet.
- (14) Lighting fixtures for parking areas shall be environmentally sensitive, shoe-box style and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.
- (15) Security lighting on the structures shall be wall packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.
- (16) All dumpsters servicing the proposed retail center shall be enclosed with a minimum six (6) foot high masonry enclosure on three sides with a solid screen gate on the access side. All dumpsters shall contain rubber lids to minimize noise. Dumpsters shall be emptied Monday through Saturday from 8:00 a.m. to 7:00 p.m. and Sunday from 2:00 p.m. to 7:00 p.m.
- (17) Minor modifications to the referenced Site Plan and these stipulations, including, but not limited to, the layout and stormwater control measures, may be approved by the District Commissioner, as needed or necessary.
- (18) Landscaping for the proposed retail center, including frontage landscaping; boulevard landscaping; parking landscaping; and building landscaping, shall be pursuant to that certain Landscape Plan, including Landscape Details and Notes, prepared by Freeland and Kauffman, Inc. dated November 12, 2003, and submitted herewith.

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- (19) The Landscape Plan for the proposed retail center shall include hedges and/or bushes below the proposed tree canopy along the development's frontage with Chastain Meadows Parkway.
- (20) All landscaping shall be guaranteed by Applicant for a period of one (1) year from installation and any dead vegetation shall be replaced by Applicant.
- (21) The proposed fueling center shall be located as shown and reflected on the referenced Site Plan. The fueling center building shall be brick on all four (4) sides, shall have brick columns to match those in the main retail center, together with a pitched roof; and in substantial conformity to that certain rendering thereof to be presented to the Board of Commissioners at the Zoning Hearing; including signage thereon reflected. The signage prohibitions herein set forth shall apply.
- (22) Products associated with the garden shop will not be stacked or stored in the front parking lot, visible from Chastain Meadows Parkway.
- (23) The automobile service center shall not have garage entrances or service areas visible from Chastain Meadows Parkway.
- (24) The employment of external audio speakers will not be permitted.
- (25) The following uses shall not be permitted upon the proposed retail center:

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- (a) Pawn shop;
 - (b) Tattoo parlor;
 - (c) Arcades;
 - (d) Adult novelty and bookstores
 - (e) Billiards and pool halls;
 - (f) Recycling locations;
 - (g) Emissions or inspection stations;
 - (h) Radio, television, and other communication towers and antennas; and
 - (i) Self-service laundry facilities.
- (26) Parking of delivery trucks of any kind for any purpose will be prohibited at the front or sides of the proposed retail center.
- (27) Semi-trailers used for any type of storage will not be located to the front of the proposed Wal-Mart building.
- (28) There shall be no semi-truck traffic for delivery purposes to the proposed retail center which shall enter from the southbound direction on Chastain Meadows Parkway.
- (29) While not required to do so, Applicant agrees to convey to Cobb County by Deed of Gift that certain tract of land comprising approximately 4.2 acres and located on the easterly side of Chastain Meadows Parkway, across from the proposed retail center. This property may be used by Cobb County for stormwater, conservation, transportation, or other Cobb County needs; excepting only, that Applicant agrees to construct, at its cost, upon said property a CCT bus stop with appropriate cover and without advertising. The area around said stop shall be landscaped. This stop shall be constructed prior to issuance by Cobb County of a certificate of occupancy for the proposed retail center.

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- (30) The existing Wal-Mart facility located in the Town Center area is under contract to be purchased by Applicant and will be closed simultaneously with the opening of the Subject Property. Applicant intends to redevelop said facility for future retail use. Applicant agrees to cooperate with the Cobb County Department of Transportation in negotiating an agreement for park and ride spaces at this facility.
- (31) Applicant will request Wal-Mart to familiarize its management with the stipulations and conditions applicable to this rezoning.
- (32) Wal-Mart agrees that it shall, through the Cobb County Chamber of Commerce, become a "Partner In Education" with Bells Ferry Elementary School.
- (33) Applicant agrees, subject to the conditions hereinafter set forth, to construct and install a sidewalk, pursuant to Cobb County Code requirements, along the northerly side of Barrett Parkway, from the current termination point at approximately Blockbuster's to the intersection of Chastain Meadows Parkway. This obligation is conditioned upon obtaining all necessary and required easements from any property owners and/or tenants along the proposed route of said sidewalk, together with all governmental approvals, including the Cobb County Department of Transportation.
- (34) All detention facilities shall comply with Cobb County Stormwater Management requirements and shall be landscaped to the exterior.
- (35) Applicant shall comply with all county development standards and ordinances relating to project improvements, including stormwater management, detention,

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hydrology, and downstream considerations, except as approved by the Board of Commissioners, Department of Transportation, or Community Development Agency, as their authority may allow.

(36) Applicant agrees to the recommendations contained in that certain traffic report prepared by Mayes, Sudderth & Etheredge, Inc. and TransCore dated October 28, 2003, which report has studied the impact of the proposed retail center on the surrounding traffic systems; such system improvements to include the following:

(a) The proposed retail center shall have those curb cuts as shown and delineated on the referenced Site Plan, as follows:

- (i) The main entrance shall have a boulevard style entry with ground-based, monument style signage;
- (ii) An access point at the southernmost side of the Subject Property, adjacent to the parking area of the existing retail center, with ground-based, monument style signage;
- (iii) Access to the out parcels shall be as shown and reflected on the referenced Site Plan together with inter-parcel access;
- (iv) One hundred (100) percent funding of a traffic signal to be located at the main entrance of the proposed retail center and Chastain Meadows Parkway; together with lengthening the left-turn lane at the median break at the main entrance to the proposed retail center;

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- (v) Traffic system improvements at the intersection of Chastain Meadows Parkway and Barrett Parkway, as more fully shown and delineated in the referenced traffic study; and
- (vi) All work encroaching upon state right-of-way shall require Georgia Department of Transportation approval.

We believe the requested zoning, pursuant to the referenced Site Plan, the Landscape Plan and Details and Notes therefor, and the stipulations contained herein, is an appropriate use of the Subject Property while taking into consideration the changing conditions of the area and the properties and owners thereof surrounding the proposed retail center. The proposed project shall refurbish the existing center and shall allow for the construction of a quality separate addition. The overall effect shall be a more serviceable retail center for patrons of the Town Center area. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP


John H. Moore

JHM:cc
Enclosures

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson
Planner III
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c: Cobb County Board of Commissioners:
Samuel L. Olens, Chairman
George Woody Thompson, Jr.
Helen C. Goreham
Joe L. Thompson
Tim Lee
(With Copy of Enclosure)

Mr. Kent Timmerman
(With Copy of Enclosure)

Mr. William Klein, Chastain Lakes Resident
Ms. Gail Burgess, Chastain Lakes Resident
(With Copy of Enclosure)

Mr. Bob Fuller
Piedmont Hills Subdivision
(With Copy of Enclosure)

Ms. Hilda W. Towery
Bells Ferry Civic Association, Inc.
(With Copy of Enclosure)

Mr. Norm DeWalt
Northeast Cobb Homeowners Association
(With Copy of Enclosure)

John G. Nash, Jr.
East Cobb Civic Association, Inc.
(With Copy of Enclosure)

Bright-Meyers 2001, LLC
(With Copy of Enclosure)

DESIGN BY KENNEDY
 1000 W. BERRY AVE. SUITE 100
 KENNESAW, GEORGIA 30144
 PHONE 478-436-1100
 FAX 478-436-1101
 WWW.KENNEDY-VAUGHN.COM

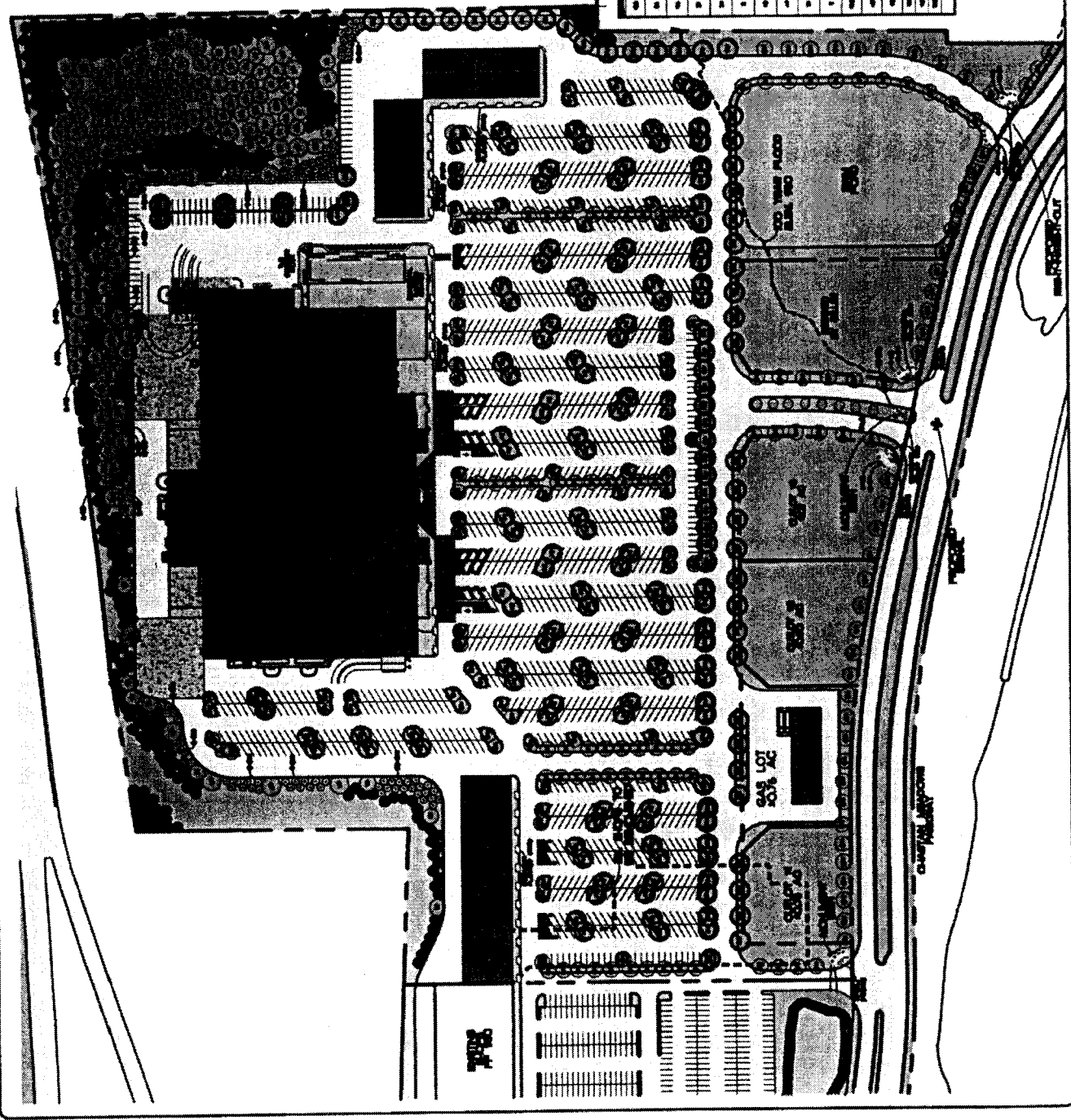
WAL-MART RETAIL SHOPPING CENTER
 KENNESAW, GEORGIA
 1000 W. BERRY AVE. SUITE 100
 KENNESAW, GEORGIA 30144
 PHONE 478-436-1100
 FAX 478-436-1101
 WWW.KENNEDY-VAUGHN.COM

Min. Bk. 25 Petition No. Z-1169
 Doc. Type Landscape Plan referenced
in stipulation letter
 Meeting Date 11/18/03

PLANT LIST

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	NOTES
1	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
2	(Symbol)	PLANT NAME	SIZE	QUANTITY	NOTES
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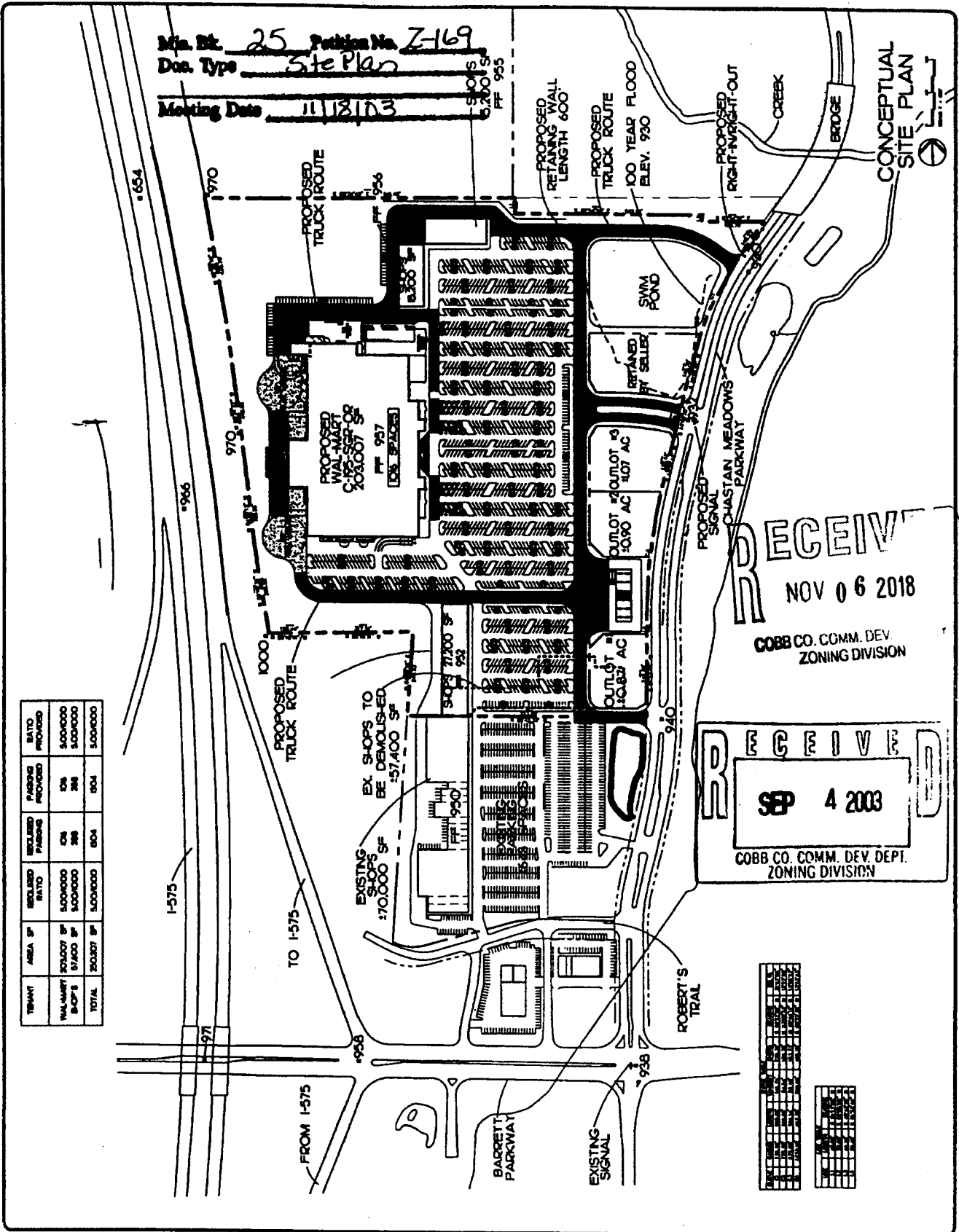
LANDSCAPE PLAN



IRELAND OF KATHMAN, INC.
 1400 W. PINE AVE.
 SUITE 100
 ATLANTA, GA 30340
 PH: 404.252.1234
 FAX: 404.252.1235

WAL-MART STORE #937 RELOCATION
 WAL-MART STORE
 DESIGNER
 1000 W. PINE AVE.
 SUITE 100
 ATLANTA, GA 30340
 PH: 404.252.1234
 FAX: 404.252.1235

Mtn. Bk. 25 Section No. Z-169
 Dist. Type Site Plan
 Meeting Date 11/18/03



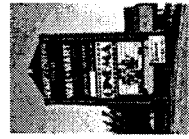
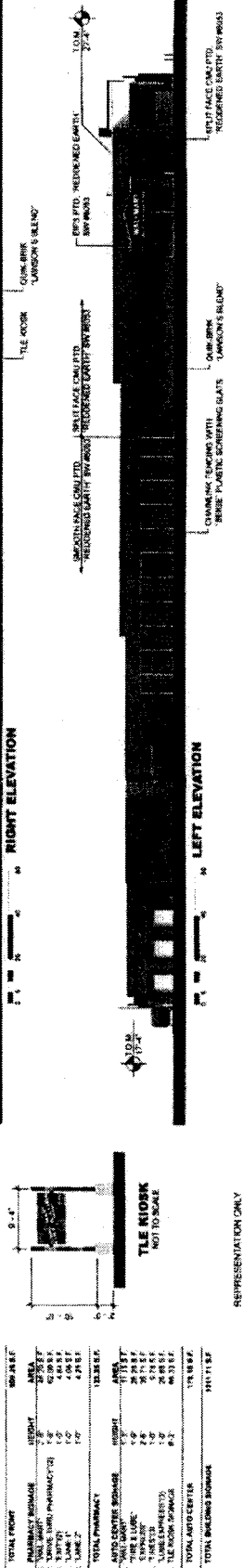
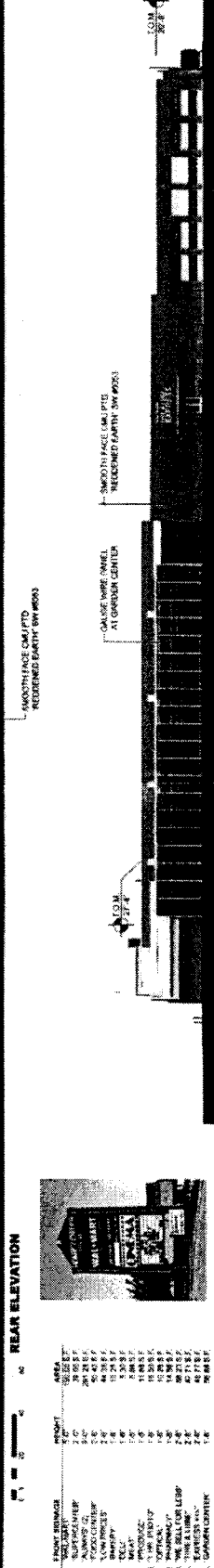
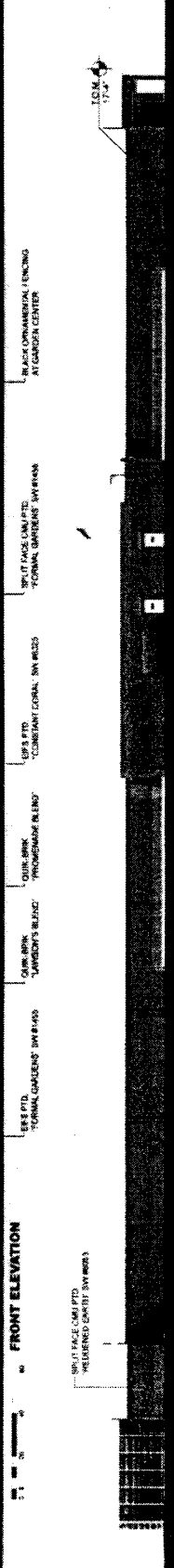
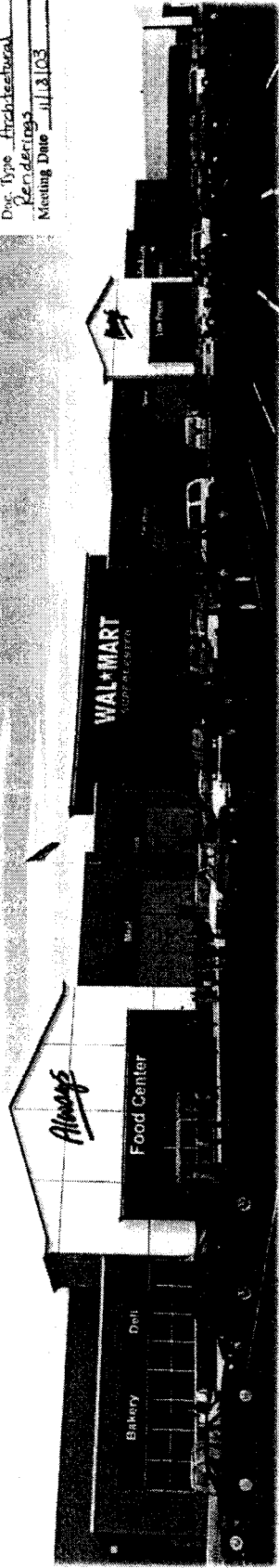
TYPARY	AREA SF	EXISTING RATIO	REQUIRED PARKING	PARKING PROVIDED	RATIO PROVIDED
WAL-MART SHOP	208,007 SF	5.00/1000	208	208	5.00/1000
TOTAL	208,007 SF	5.00/1000	208	208	5.00/1000

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There are no design guidelines for Chastain Meadows

Mfn. Bk. 25 Petition No. Z-169
 Dog Type Architectural
 Renderings
 Meeting Date 11/12/03



FRONT ELEVATION	HEIGHT	AREA
1. SIGN CANOPY	1.0	28.24 SF
2. SIGN CANOPY	1.0	28.24 SF
3. SIGN CANOPY	1.0	28.24 SF
4. SIGN CANOPY	1.0	28.24 SF
5. SIGN CANOPY	1.0	28.24 SF
6. SIGN CANOPY	1.0	28.24 SF
7. SIGN CANOPY	1.0	28.24 SF
8. SIGN CANOPY	1.0	28.24 SF
9. SIGN CANOPY	1.0	28.24 SF
10. SIGN CANOPY	1.0	28.24 SF
11. SIGN CANOPY	1.0	28.24 SF
12. SIGN CANOPY	1.0	28.24 SF
13. SIGN CANOPY	1.0	28.24 SF
14. SIGN CANOPY	1.0	28.24 SF
15. SIGN CANOPY	1.0	28.24 SF
TOTAL FRONT		423.84 SF

REAR ELEVATION	HEIGHT	AREA
1. SIGN CANOPY	1.0	28.24 SF
2. SIGN CANOPY	1.0	28.24 SF
3. SIGN CANOPY	1.0	28.24 SF
4. SIGN CANOPY	1.0	28.24 SF
5. SIGN CANOPY	1.0	28.24 SF
6. SIGN CANOPY	1.0	28.24 SF
7. SIGN CANOPY	1.0	28.24 SF
8. SIGN CANOPY	1.0	28.24 SF
9. SIGN CANOPY	1.0	28.24 SF
10. SIGN CANOPY	1.0	28.24 SF
11. SIGN CANOPY	1.0	28.24 SF
12. SIGN CANOPY	1.0	28.24 SF
13. SIGN CANOPY	1.0	28.24 SF
14. SIGN CANOPY	1.0	28.24 SF
15. SIGN CANOPY	1.0	28.24 SF
TOTAL REAR		423.84 SF

REPRESENTATION ONLY
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 Building heights shown are a representation of the design
 material or construction that may occur (but is not a guarantee)
 of construction and final design details



WAL-MART
 SUPERCENTERS

Kennesaw, GA

Min. Blk. 25 Petition No. Z-169
 Doc. Type Architectural
Renderings
 Meeting Date 11/18/03

Kennesaw, GA
 1027603
 #037

QTY	DESCRIPTION	UNIT	PRICE	TOTAL AMOUNT
1	ARCHITECTURAL RENDERING	1.00	1.25	1.25
1	SMALL GAS PRICE SIGN	1.00	1.25	1.25
1	LARGE GAS PRICE SIGN	1.00	1.25	1.25
1	SMALL MURPHY USA SIGN	1.00	1.25	1.25
1	LARGE MURPHY USA SIGN	1.00	1.25	1.25
1	TOTAL			5.00
TOTAL FURNISHMENT AMOUNT				5.00

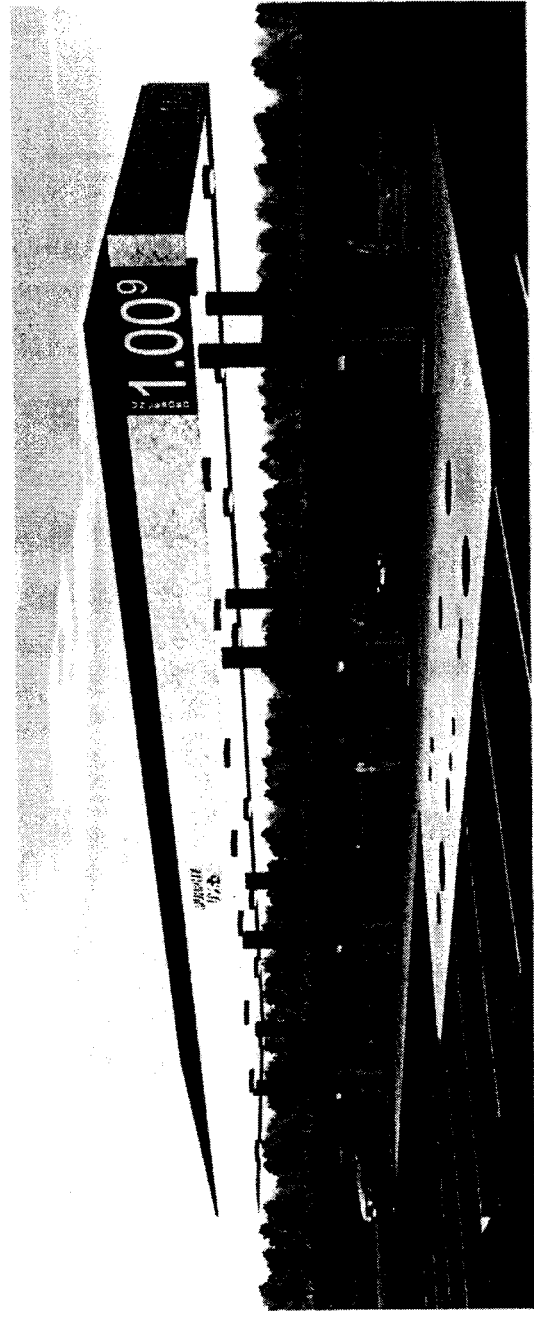
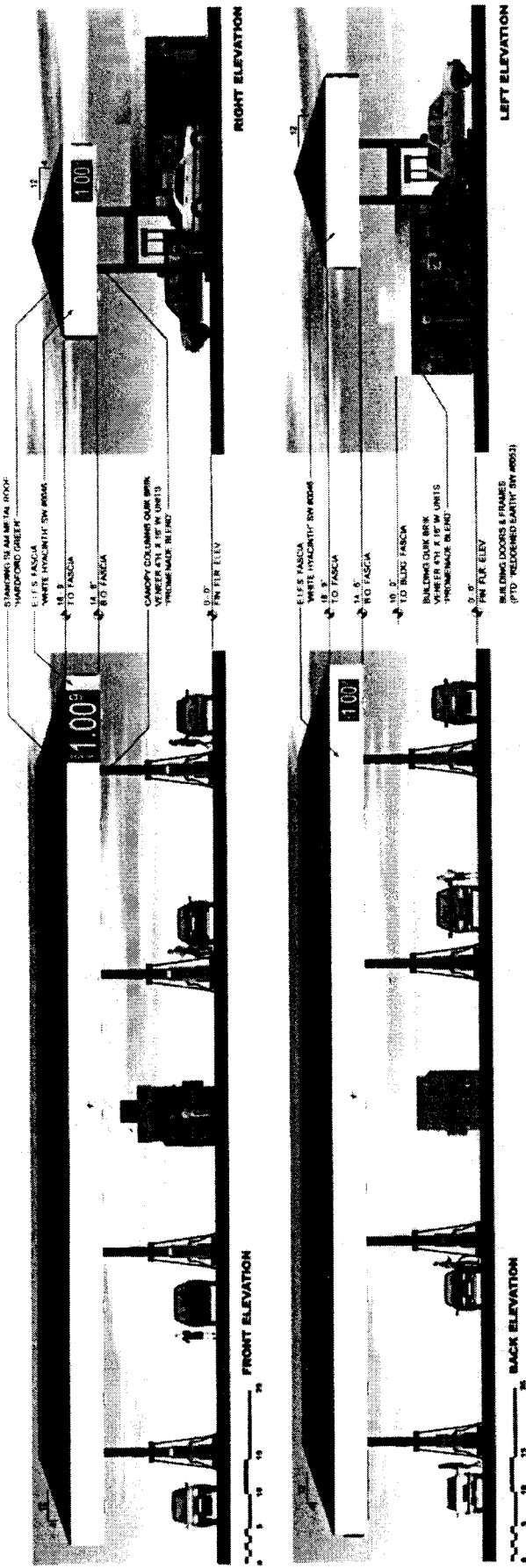
1.25⁹
 LARGE GAS PRICE SIGN

1.25⁹
 SMALL GAS PRICE SIGN

MURPHY USA

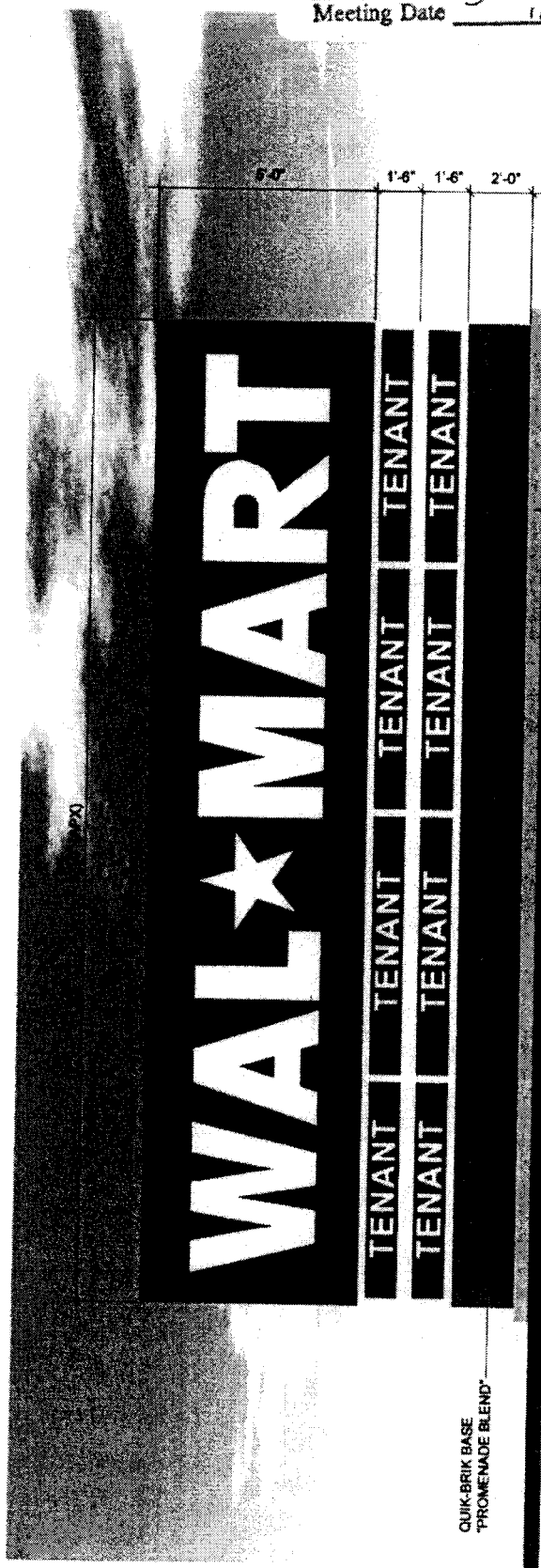
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Boice
 Rardi
 Pitts



Min. Bk. 25 Petition No. Z-169
 Doc. Type Architectural
Renderings
 Meeting Date 11/18/03

Kennesaw, GA
 30144



6" CURB

MONUMENT SIGN
 (NOT TO SCALE)

QUIK-BRIK BASE
 "PROMENADE BLEND"

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 proposed sign and should not be used for
 construction and final sign approval

WAL*MART
 SUPERCENTERS



Min. Bk. 25 Petition No. Z-169
Doc. Type Architectural
Renderings
Meeting Date 11/18/03



Boice
Raidl
Rhea
Architects

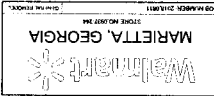
WAL*MART
SUPERCENTER

Kennesaw, GA
#0093 10/10/03

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 SUITE 100
 ALPHARETTA, GA 30201
 (770) 443-1111
 www.pb2arch.com



DATE: 11/06/18	PROJECT: 18-00000
DATE: 11/06/18	PROJECT: 18-00000
DATE: 11/06/18	PROJECT: 18-00000



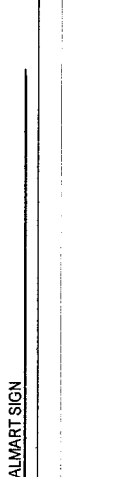
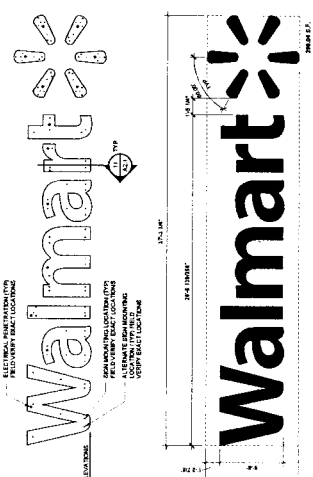
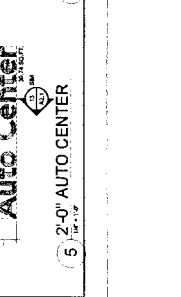
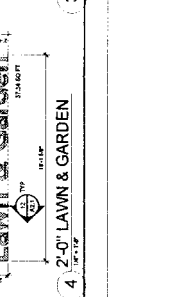
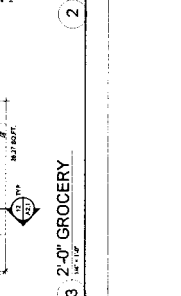
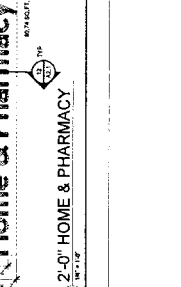
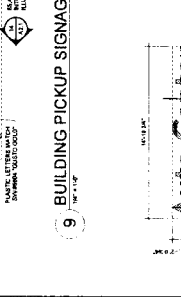
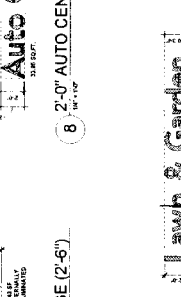
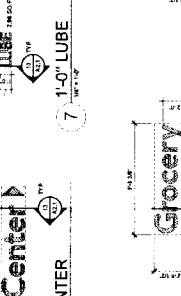
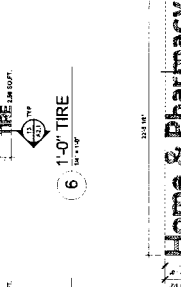
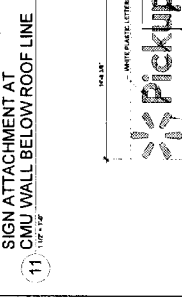
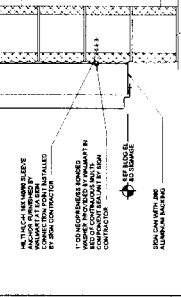
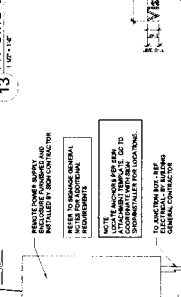
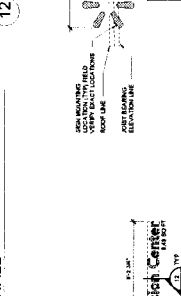
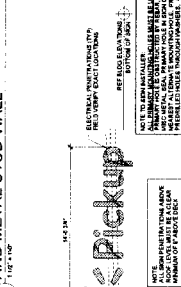
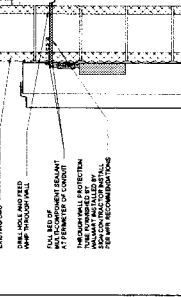
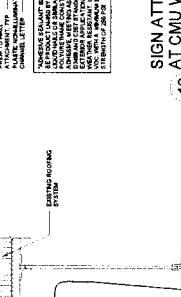
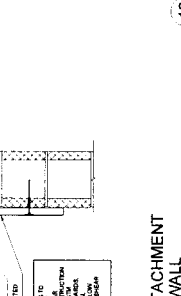
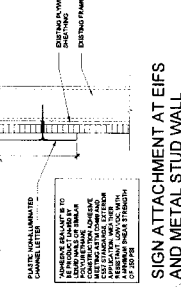
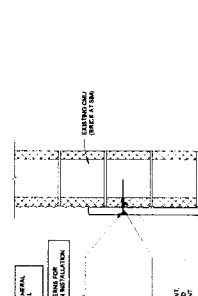
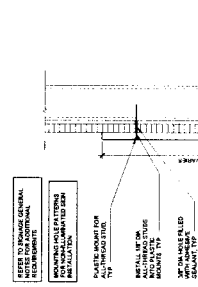
EXTERIOR SIGNAGE

A2.1

EXISTING SIGNAGE SCHEDULE				NEW SIGNAGE SCHEDULE			
SIGNAGE LOCATION	QTY	HEIGHT	SIZE	QTY	HEIGHT	SIZE	TOTAL AREA
EXISTING SIGNAGE	1	10'-0"	10'-0" x 10'-0"	1	10'-0"	10'-0" x 10'-0"	100 SF
NEW SIGNAGE	1	10'-0"	10'-0" x 10'-0"	1	10'-0"	10'-0" x 10'-0"	100 SF
TOTAL SIGNAGE	2			2			200 SF

SIGNAGE GENERAL NOTES

- ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ALPHARETTA SIGNAGE ORDINANCE.
- ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ALPHARETTA SIGNAGE ORDINANCE.
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- ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ALPHARETTA SIGNAGE ORDINANCE.



- 1 5'-6" WALMART SIGN
- 2 2'-0" HOME & PHARMACY
- 3 2'-0" GROCERY
- 4 2'-0" LAWN & GARDEN
- 5 2'-0" AUTO CENTER
- 6 1'-0" TIRE
- 7 1'-0" LUBE
- 8 2'-0" AUTO CENTER
- 9 2'-0" AUTO CENTER
- 9A PICKUP SIGN MOUNTING DIAGRAM (2'-6")

Owner Information

WALMART STORES EAST LP #937 PROPERTY TAX DEPT MS 0555 P O BOX 8050 BENTONVILLE, AR 72716

Payment Information

Status	Paid
Last Payment Date	10/09/2018
Amount Paid	\$104,671.93

Property Information

Parcel Number	P060461
Acres	0
Assessed Value	\$3,448,828
Fair Market Value	\$8,622,071
Tax District	9 - Unincorporated Cobb
Homestead Exemption	STATE



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Bill Information

Record Type	Personal Property
Bill Type	Original
Tax Year	2018
Due Date	10/15/2018

Taxes

Base Taxes	\$104,671.93
Penalty	\$0.00
Interest	\$0.00
Fees	\$0.00
Appeal Amount	\$88,971.14
Good Through	
Balance Due	\$0.00

Property Address

2795 CHASTAIN MEADOWS PKWY



Printed: 11/6/2018

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
WALMART

WAL MART REAL ESTATE BUSINESS
TRUST
ERIC S ZORN TRUSTEE

Payment Date: 10/9/2018

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2018	16057200020	10/15/2018	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$193,938.59	\$0.00

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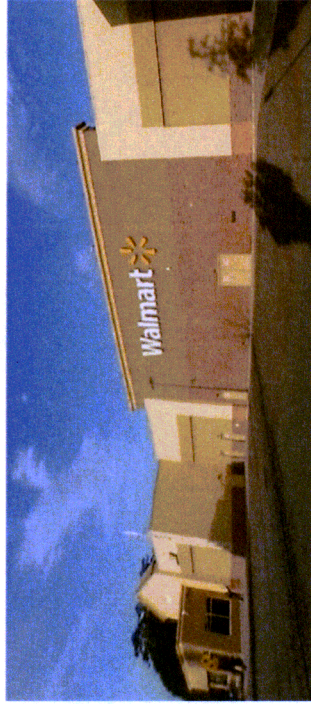
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Proposed Front Perspective



Existing Front Perspectives

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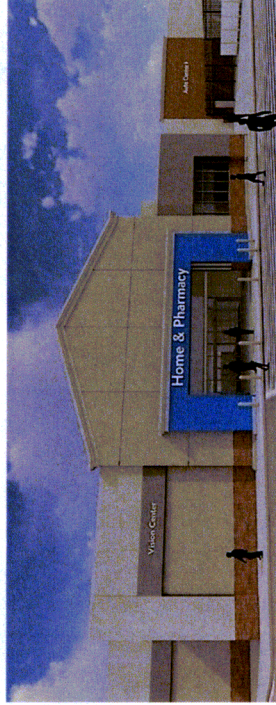
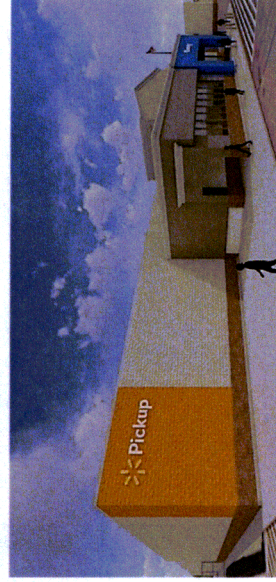
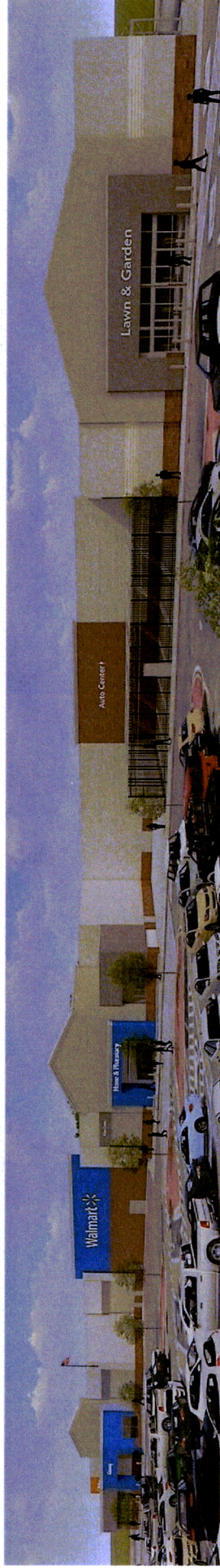
Walmart  Marietta GA #0937

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AHJ SUBMITTAL -
PERSPECTIVE COMPARISON

1

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Marietta GA #0937

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ADDITIONAL PERSPECTIVE ELEVATIONS

2

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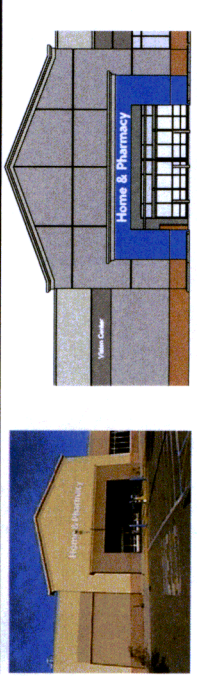
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ZONING DIVISION

EXISTING SIGNAGE SCHEDULE				
#0937 Marietta, GA				
SIGNAGE LOCATION	QTY	COLOR	SIZE	TOTAL AREA
FRONT SIGNAGE				
Walmart	1	White	5'-6"	299.04 SF
Home & Pharmacy	1	Yellow	8'-0"	97.66 SF
Market	1	White	2'-6"	28.17 SF
Outdoor Lighting	1	White	2'-6"	77.17 SF
TOTAL FRONT SIGNAGE				502.04 SF
AUTO CENTER & SIGNAGE				
Auto Center	1	White	2'-0"	31.47 SF
Tire	2	White	1'-0"	2.38 SF
Tire	3	White	1'-0"	4.76 SF
TOTAL AUTO CENTER SIGNAGE				48.61 SF
TOTAL SIGNAGE				550.65 SF

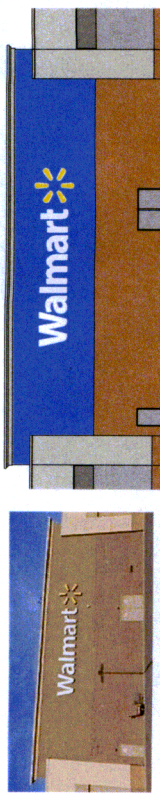
PROPOSED SIGNAGE SCHEDULE				
#0937 Marietta, GA				
SIGNAGE LOCATION	QTY	COLOR	SIZE	TOTAL AREA
FRONT SIGNAGE				
Walmart	1	White	5'-6"	299.04 SF
Home & Pharmacy	1	Yellow	8'-0"	97.66 SF
Market	1	White	2'-6"	28.17 SF
Outdoor Lighting	1	White	2'-6"	77.17 SF
TOTAL FRONT SIGNAGE				502.04 SF
AUTO CENTER & SIGNAGE				
Auto Center	1	White	2'-0"	31.47 SF
Tire	2	White	1'-0"	2.38 SF
Tire	3	White	1'-0"	4.76 SF
TOTAL AUTO CENTER SIGNAGE				48.61 SF
TOTAL SIGNAGE				550.65 SF



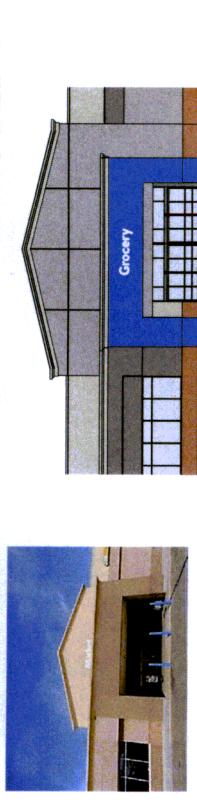
5'-6" Walmart (299.04 SF)



5'-6" Walmart (299.04 SF)



2'-6" Home & Pharmacy (97.66 SF)



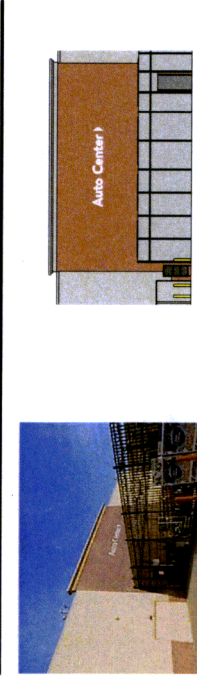
2'-6" Home & Pharmacy (97.66 SF)



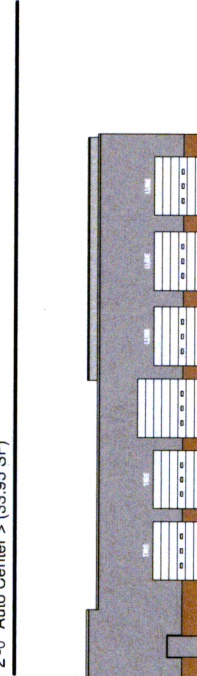
2'-6" Market (28.17 SF)



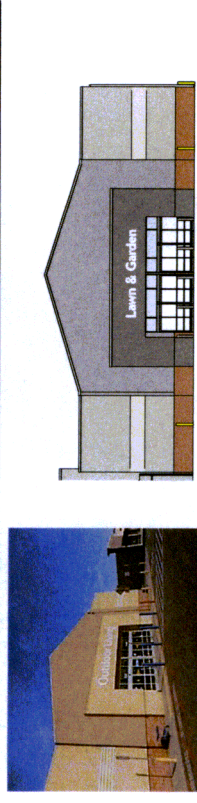
2'-6" Market (28.17 SF)



2'-0" Auto Center (31.47 SF)



2'-0" Auto Center (31.47 SF)



2'-0" Lawn & Garden (37.34 SF)



2'-0" Lawn & Garden (37.34 SF)

2'-0" Auto Center (30.74 SF) and (2) 1'-0" TIRE (5.16 SF) and (3) 1'-0" LUBE (8.94 SF)



SIGNAGE LOCATION	QTY	COLOR	SIZE	TOTAL AREA
Walmart	1	White	5'-6"	299.04 SF
Home & Pharmacy	1	Yellow	8'-0"	97.66 SF
Market	1	White	2'-6"	28.17 SF
Outdoor Lighting	1	White	2'-6"	77.17 SF
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Tire	3	White	1'-0"	4.76 SF
Lawn & Garden	1	White	2'-0"	37.34 SF
TOTAL FRONT SIGNAGE				550.65 SF
AUTO CENTER & SIGNAGE				
Auto Center	1	White	2'-0"	31.47 SF
Tire	2	White	1'-0"	2.38 SF
Tire	3	White	1'-0"	4.76 SF
TOTAL AUTO CENTER SIGNAGE				48.61 SF
TOTAL SIGNAGE				599.26 SF

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