

East Marlborough Township

PUBLIC NOTICE

On **Wednesday, June 10, 2026, at 6:00 p.m.**, prevailing time, at the East Marlborough Township Building, located at 721 Unionville Road, Kennett Square, Pennsylvania 19348, the Board of Supervisors of East Marlborough Township will hold a public hearing on the Conditional Use Application of Walmart Real Estate Business Trust ("Applicant"), with respect to an approximate 22-acre parcel, which is currently improved as a Walmart Supercenter, at 516 Schoolhouse Road, Kennett Square, East Marlborough Township, Chester County, Pennsylvania 19348 (Tax Parcel I.D. No.: 61-6-75), located in the Township's MU (Multi-Use) Zoning District ("Property").

The Property is subject to the Opinion and Order (Chester Co. Court of Common Pleas No. 97-01816-LU), dated September 12, 1999, and the Amended Order, dated September 13, 2010. Applicant is requesting an amendment to the existing Opinion and Order to allow the proposed building expansion and associated striping, signage and lighting to meet the demands of the store's online pick-up program. Applicant is seeking to amend 1) Condition #1 as to the building lot requirement of 0.20. The proposed building area is 168,746 sq. ft. / 958,832 sq. ft. lot area, resulting in a lot coverage ratio of 0.18, which is below the 0.2 maximum, pursuant to Section 450-903.E.3. (Floor Area Ratio). 2) Condition #25/26 as to the maximum impervious coverage of 55%. The existing site has 53.41% impervious coverage. The proposed improvements result in a 3,627 sq. ft. decrease in pervious coverage, bringing impervious coverage to 53.7%, which is below the 55% requirement. 3) Condition 14 as to the number of parking spaces required. The proposed improvements will reduce the number of parking spaces to 669, which is below the 709 required spaces.

If any person who wishes to attend the public hearing has a disability and/or requires an auxiliary aid, service, or other accommodation to observe and/or participate in the proceedings, he or she should contact the Township Building at (610) 444-0725 to discuss how those needs may be accommodated. A copy of the Application, plans, and materials accompanying the Application may be inspected at the Township Building by appointment only.

Neil G. Lovekin, Manager
East Marlborough Township



Chester County, Pennsylvania
721 Unionville Road
Kennett Square, PA 19348

610-444-0725
(F) 610-444-1380
eastmarlborough.org