

CITY OF KENNESAW

YEARLY REPORT 2025 PLANNING & ZONING CASES



City of Kennesaw, GA

Honoring Our Heritage - Forging Our Future

2025 Yearly Report

Planning & Zoning Cases

City of Kennesaw
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Kennesaw, GA 30144

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Photos in this Report:

On September 1, 2025, Smith Gilbert Gardens officially reopened, unveiling extensive renovations designed to improve visitor experience and accessibility. The photos in this report showcase the facility and grand-reopening celebration.



Executive Summary

Rezoning	Plats	Annexations	Variances	Special Land Use Permits	Land Use Permits	Miscellaneous
1	4	0	2	0	5	9

In 2025, Mayor and Council approved a total of twenty-one (21) zoning applications, including one rezoning application, four (4) plat applications (parcel splits and final plats), five (5) land use permit applications, and nine (9) miscellaneous requests. The miscellaneous requests category included a zoning map update, Unified Development Code text amendments, Central Business District (CBD) project applications, a grant application submittal, and updates to the CIE/STWP, among other items.

One rezoning application was approved in 2025. The request involved 2615 N Main Street, part of Phase Two of The Lacy, a mixed-use development. Approval of this rezoning supports ongoing reinvestment along South Main Street and strengthens the visual and economic gateway into the City of Kennesaw. It also advances broader goals for coordinated redevelopment and the creation of a more connected, mixed-use environment along the gateway.

Although rezonings were limited, Central Business District project approvals increased significantly compared to previous years. Major actions included Phase Two approvals for two mixed-use developments at 3059 Cherokee Street and 2615 & 2681 S Main Street. Additional conceptual approvals were granted for a distillery and restaurant at 2690 Kenne Street and a brewery, restaurant, and event space at 2861 & 2871 N Main Street. These projects aim to revitalize historic structures and underutilized properties, adding new housing units, commercial spaces, and amenities that will enhance Downtown Kennesaw's vibrancy and appeal.

In 2025, the City was also awarded funding through the Atlanta Regional Commission's Livable Centers Initiative (LCI) program to support continued planning and reinvestment within the community. This award provides essential resources for advancing the City's long-term vision of creating walkable, connected, and economically vibrant activity centers. The upcoming study will focus on the Cobb Parkway corridor, a major gateway into Kennesaw that directly connects to the downtown area and plays a key role in shaping future redevelopment opportunities.

Planning and Zoning also experienced an increase in Land Use Permit applications, driven in part by a rise in Home Occupation renewals requiring public hearings. In response, staff initiated a text amendment to streamline the renewal process. The amendment clarified the Home Occupations ordinance and established an administrative renewal process for Home Occupations requiring a Land Use Permit. This improvement provides Business License holders with a more efficient renewal pathway, reducing the need for repeated hearings and improving overall turnaround times.

Staff continues to review internal processes to improve efficiency and proactively identify opportunities that advance the City's long-range planning initiatives, strengthen redevelopment efforts, and ensure that planning activities remain aligned with community goals.

This report summarizes Mayor and Council's approval of rezonings, plats, land use permits, and miscellaneous planning actions in 2025, presented chronologically by quarter. All approved documents including ordinances, resolutions, recorded plats, and approval letters are provided in the Appendix beginning on page 25.

CITY OF KENNESAW

FIRST QUARTER REPORT 2025
PLANNING & ZONING CASES



First Quarter Summary

During the first quarter of 2025, the Planning and Zoning Department received a total of nine (9) applications which were heard by Mayor and Council between January and March. Eight (8) applications were approved and one application was withdrawn. Please refer to the list below to view the summary details of each application. This list is provided in chronological order of the date that the application was approved.

Approved January 21, 2025

1. Central Business District Project Application (Case #CBD2024-03)

Address: 3059 Cherokee Street **Parcel ID #:** 20012900940

Scope of project: Approval of the Central Business District (CBD) project application submitted by Jason Kisz to construct a mixed-use development on the parcel located at 3059 Cherokee Street. The Kennesaw Downtown Development Authority (KDDA) reviewed and approved the project on December 13, 2024. Subsequently, the Historic Preservation Commission (HPC) recommended approval with stipulations during their meeting on December 20, 2024. The project received final approval from Mayor and City Council on January 21, 2025.

Attachment: See approval letter on pages 26-27.

Approved February 17, 2025

2. 2025 Official Zoning Map (Case #MISC2025-01)

Address: City-wide **Parcel ID #:** City-wide

Scope of project: Approval of the 2025 Official Zoning Map for the City of Kennesaw. The City of Kennesaw's Planning and Zoning Department submits an annual map for adoption that illustrates and reflects all zoning actions approved by the Mayor and Council in 2024. This map reflects zoning actions taken from January 1, 2024, to December 31, 2024. This application was heard by the Planning Commission on February 5, 2025, and the Mayor and City Council on February 10, 2025, and February 17, 2025.

Attachment: See copy of the adopted ordinance #2025-02 on pages 29-30.

Approved March 3, 2025

3. Livable Centers Initiative (LCI) Application (Case #MISC2025-02)

Address: City-wide

Parcel ID #: City-wide

Scope of project: Approval of the resolution authorizing support for the Livable Centers Initiative (LCI) planning grant application and committing to the required matching funds. The resolution was submitted as part of the City's Livable Centers Initiative grant application. The grant application will be evaluated by the Atlanta Regional Commission, with selected projects expected to be announced in May. If approved, this funding will support key planning efforts focused on placemaking, connectivity, and community enhancement initiatives.

Attachment: See copy of approved resolution #2025-20 on page 32.

4. Final Plat Application (Case #FP2025-01)

Address: 3560, 3530 Cherokee Street & 1880, 1875 Maple Drive

Parcel IDs #: 20009904310, 20009904320, 20009904330, 20009904350

Scope of project: Approval of a final plat application submitted by East Park JV LLC, VCP Kennesaw, and VCP Kennesaw PCB, LLC. This plat will revise the property line for Tract 2, Tract 7, Tract 4, and Tract 5 as well as notate updates to Cobb County easements, including waterline, vault, sanitary, and access easements.

Attachment: See a copy of the plat on pages 34-39.

Approved March 17, 2025

5. Rezoning Application (Case #RZ2025-01)

Address: 2615 S Main Street

Parcel ID #: 20016700990

Scope of project: Approval of an ordinance granting a rezoning request submitted by Highpoint Acquisitions, LLC for the property located at 2615 S Main Street. The request proposed the rezoning of the property from Light Industrial (LI) to Central Business District (CBD) to facilitate the development of a mixed-use project consisting of 300 class A multifamily units and 5,000 square feet of retail/commercial area. The request to rezone was approved by the Mayor and City Council on March 17, 2025 with stipulations has outlined within the approved rezoning ordinance.

Attachment: See copy of approved ordinance #2025-03 on pages 41-46.

6. Zoning Variance Application (Case #ZV2025-01)

Address: 2615 & 2681 S Main Street

Parcel IDs #: 20016700990 & 20016700140

Scope of project: Approval of a variance request submitted by Highpoint Acquisitions, LLC, for the properties located at 2615 & 2681 South Main Street. Said request is to vary from the minimum floor area and average minimum floor area required for multifamily development in the Central Business District (CBD). This application was approved by Mayor and Council on March 17, 2025.

Attachment: See copy of approval letter on page 48.

7. Central Business District Project Application (Case #CBD2025-01)

Address: 2615 & 2681 S Main Street

Parcel IDs #: 20016700990 & 20016700140

Scope of project: Approval of a Central Business District project application request for a mixed-use development on the parcels located at 2615 S Main Street and 2681 S Main Street. The Kennesaw Downtown Development Authority (KDDA) reviewed and approved the project on February 14, 2025. Subsequently, the Historic Preservation Commission (HPC) recommended approval with stipulations during their meeting on February 21, 2025. The project received final approval from Mayor and City Council on March 17, 2025.

Attachment: See approval letter on pages 50-51.

8. Land Use Application (Case #LU2025-01)

Address: 4227 Carillon Trace

Parcel ID #: 20006400290

Scope of project: Approval of a land use permit for the property located at 4227 Carillon Trace submitted by applicant Marck Jackson. Said request is to obtain a home occupational business license to print T-shirts. The property is zoned Planned Unit Development – Residential (PUD-R) and consists of 0.74 +/- acres. This application was heard by the Planning Commission on March 5, 2025, and by Mayor and Council on March 10, 2025, and March 17, 2025. The application was approved with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or additional employees at this location. Nor shall there be any evidence of a home based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

Attachment: See approval letter on page 53.

An aerial photograph of a park area. The ground is covered in dark gravel. Several long, narrow wooden planters are arranged in a grid-like pattern, each containing various green and autumn-colored plants. A wooden bench is positioned in the center of the area. Long shadows are cast across the gravel, suggesting the sun is low in the sky. The text "CITY OF KENNESAW" is overlaid in large, white, sans-serif capital letters at the top left.

CITY OF KENNESAW

SECOND QUARTER REPORT 2025
PLANNING & ZONING CASES

Second Quarter Summary

During the second quarter of 2025, the Planning and Zoning Department received a total of three (3) applications which were heard and approved by Mayor and Council between April and June. Please refer to the list below to view the summary details of each application. This list is provided in chronological order of the date that the application was approved.

Approved April 7, 2025

1. CIE/STWP Annual Updates for 2025-2029 (Case #MISC2025-03)

Address: Citywide

Parcel ID #: Citywide

Scope of project: Approval of the resolution adopting the transmittal of updates to the Capital Improvement Element (CIE) and Short Term Work Program (STWP) covering the five year period of 2025 - 2029. The City of Kennesaw is required to adopt an annual report on the CIE and Short Term Work Projects in accordance with the Development Impact Fee Compliance requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning, as established by the Georgia Planning Act of 1989. The transmittal of the annual update of the Capital Improvements Element and Short Term Work Program for the period 2025 - 2029 will be reviewed by the Department of Community Affairs and the Atlanta Regional Commission. Upon approval of the report, the City of Kennesaw will hold public hearings to adopt this report at a later date.

Attachment: See copy of the approved resolution #2025-22 and report on pages 55-67.

Approved June 16, 2025

2. CIE/STWP Approval for 2025-2029 (Case #MISC2025-04)

Address: Citywide

Parcel ID #: Citywide

Scope of project: This is the approval of a resolution to adopt updates to the Capital Improvement Element and Short Term Work Program (CIE/STWP) report, covering the five-year period of 2025 – 2029. The Atlanta Regional Commission and the Georgia Department of Community Affairs completed their regional review of the 2025 CIE Update for the City of Kennesaw. The Mayor and Council voted to adopt the report as presented on June 16, 2025. The update was deemed compliant with the State of Georgia statutes, as confirmed in a letter from the Atlanta Regional Commission dated June 18, 2025 awarding the Qualified Local Government (QLG) status to the City of Kennesaw.

Attachment: See copy of the approved resolution #2025-40 on pages 69-76.

Approved June 16, 2025

3. Final Plat Application (Case #FP2025-03)

Address: 1972, 1994 & 2004 Duncan Drive

Parcel ID #: 20013804350

Scope of project: Approval of the final plat submitted by Gunnin Land Surveying for the Devin's Shire townhome subdivision, located at 1972, 1994, and 2004 Duncan Drive. The development includes 35 new high-end townhomes on approximately 3.78 +/- acres. The submission includes revisions to the lot lines for Lots 7-12, 13-19, and 27-31. The revised plat was approved by the Mayor and Council on June 16, 2025

Attachment: See copy of the recorded plat on pages 78-80.

CITY OF KENNESAW

THIRD QUARTER REPORT 2025 PLANNING & ZONING CASES



Third Quarter Summary

During the third quarter of 2025, the Planning and Zoning Department received a total of six (6) applications which were heard and approved by Mayor and Council between July and September. Please refer to the list below to view the summary details of each application. This list is provided in chronological order of the date that the application was approved.

Approved July 7, 2025

1. Central Business District Project Application (Case #CBD2025-02)

Address: 2690 Keene Street

Parcel ID #: 20016700640

Scope of project: Approval of the Central Business District (CBD) project application submitted by Mark Allen to construct a mixed-use development consisting of a distillery and restaurant on the parcel located at 2690 Keene Street. The Kennesaw Downtown Development Authority (KDDA) reviewed and approved the project on June 13, 2025; subsequently, the Historic Preservation Commission (HPC) recommended approval with stipulations during their meeting on June 20, 2025. The project received final approval from Mayor and City Council on July 7, 2025.

Attachment: See approval letter on pages 82-86.

2. Central Business District Project Application (Case #CBD2025-04)

Address: 2861 & 2871 N Main Street

Parcel IDs #: 20013801060 & 20013801080

Scope of project: Approval of the Central Business District (CBD) project application submitted by 2861 N Main St. LLC, and 2871 N Main St. LLC, to construct a commercial development on the parcels located at 2861 & 2871 N Main Street. The Kennesaw Downtown Development Authority (KDDA) reviewed and approved the project on June 13, 2025; subsequently, the Historic Preservation Commission (HPC) recommended approval with stipulations during their meeting on June 20, 2025. The project received final approval from Mayor and City Council on July 7, 2025.

Attachment: See approval letter on pages 88-91.

3. Land Use Application (Case #LU2025-02)

Address: 3980 Weeks Drive

Parcel ID #: 20006100220

Scope of project: Approval of a land use permit for the property located at 3980 Weeks Drive submitted by applicant Basha Williams. Said request is to obtain a home occupational business license to operate a licensed home childcare business with a maximum of six (6) children. The property is zoned R-20, Single Family Residential and consists of 0.55 +/- acres. This application was heard by the Planning Commission on July 2, 2025, and by Mayor and Council on July 14, 2025, and July 21, 2025. The application was approved with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be one (1) additional employee at this location and there shall be a maximum of six (6) children. There shall be no evidence of a home based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

Attachment: See approval letter on page 93.

4. Land Use Application (Case #LU2025-03)

Address: 1205 Mountain Springs Drive

Parcel ID #: 20012802780

Scope of project: Approval of a land use permit for the property located at 1205 Mountain Springs submitted by applicant Ann Moormann. Said request is to renew a home occupational business license to produce and sell soap and bath-related products. The property is zoned R-10, Single Family Residential, and consists of 0.20 +/- acres. This application was heard by the Planning Commission on July 2, 2025, and by Mayor and Council on July 14, 2025, and July 21, 2025. The application was approved with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or additional employees at this location. Nor shall there be any evidence of a home based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

Attachment: See approval letter on page 95.

5. Zoning Variance Application (Case #ZV2025-02)

Address: 2292 Bayswater Drive **Parcel ID #:** 20009000390

Scope of project: Approval of a variance request submitted by Alberto Florido, for the property located at 2292 Baywater Drive. Said request is to reduced the required rear setback from 30 feet to 16 feet, resulting in a 14-foot encroachment into the setback area for the reconstruction of a deck and balcony. This application was heard by the Planning Commission on September 3, 2025, and by Mayor and Council on September 8, 2025, and September 15, 2025. The application was approved with the following conditions:

1. This approval is limited to the reconstruction of the deck and balcony within the same or a reduced footprint as the previously existing structures.
2. This approval does not permit the conversion of the deck or balcony into enclosed additions or similar structures.

Attachment: See approval letter on page 97.

6. Land Use Application (Case #LU2025-05)

Address: 3409 English Oaks Drive **Parcel ID #:** 20010203830

Scope of project: Approval of a land use permit for the property located at 3409 English Oaks Drive submitted by applicant Dahlia Akar. Said request is to obtain a home occupational business license to operate a licensed home bakery. The property is zoned Planned Unit Development Residential (PUD-R) and consists of 0.22 +/- acres. This application was heard by the Planning Commission on September 3, 2025, and by Mayor and Council on September 8, 2025, and September 15, 2025. The application was approved with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or additional employees at this location. Nor shall there be any evidence of a home based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

Attachment: See approval letter on page 99.

CITY OF KENNESAW

FOURTH QUARTER REPORT 2025

PLANNING & ZONING CASES



Fourth Quarter Summary

During the fourth quarter of 2025, the Planning and Zoning Department received a total of four (4) applications which were heard and approved by Mayor and Council between October and December. Please refer to the list below to view the summary details of each application. This list is provided in chronological order of the date that the application was approved.

Approved October 6, 2025

1. Final Plat Application (Case #PS2025-02)

Address: 3080 Moon Station Rd **Parcel ID #:** 20012900050

Scope of project: Approval of a final plat submitted by Patterson & Dewer Engineers on behalf of the City of Kennesaw for 3080 Moon Station Rd. The final plat subdivided the existing 9.52 +/- acre lot into two parcels for the construction of the new Public Safety Building. The application was heard and approved by the Mayor and City Council on October 6, 2025.

Attachment: See copy of the recorded plat on page 101.

Approved October 20, 2025

2. Land Use Application (Case #LU2025-06)

Address: 2800 Dominion Lane **Parcel ID #:** 20013901170

Scope of project: Approval of a land use permit for the property located at 2800 Dominion Lane submitted by applicant Ali Jackson. Said request is to renew a home occupational business license to operate a cottage food business specializing in baking and selling cookies. The property is zoned RM-8, Multifamily and consists of 0.03 +/- acres. This application was heard by the Planning Commission on October 1, 2025, and by Mayor and Council on October 13, 2025, and October 20, 2025. The application was approved with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or additional employees at this location. Nor shall there be any evidence of a home based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

Attachment: See approval letter on page 103.

Approved October 20, 2025

3. Final Plat Application (Case #FP2025-04)

Address: 2625 S Main Street

Parcel ID #: 20016700020

Scope of project: Approval of the final plat submitted by Kennesaw Townhome Owner, LLC for the Townes at South Main, located at 2625 S Main Street. This plat revises the size of lot 44 by increasing it by 20 square feet. The revised plat was approved by the Mayor and Council on October 20, 2025.

Attachment: See copy of the recorded plat on pages 105-108.

Approved December 15, 2025

4. Text Amendment (Case # MISC2025-06)

Address: Citywide

Parcel ID #: Citywide

Scope of project: Approval of a text amendment to amend the Unified Development Code, Appendix A, " Unified Development Code" Section 4.04.05 , "*Standards for Home Occupations*" of said chapter as submitted by the City of Kennesaw. The purpose of this text amendment was to create a more efficient process for renewing home occupation land use permits. The text amendment removed the requirement for a public hearing for renewal and replaced it with an administrative renewal process.

Attachment: See copy of the amended ordinance # on pages 110-114.

Sunset Zoning Provisions in 2025

The following applications were submitted to the Planning and Zoning department and approved by Mayor and Council, but did not fulfill conditions as required for a sunset provision. Conditions and variances on the property, therefore, reverted.

1. Rezoning Application (Case #RZ2023-01, AX2023-01)

Address: 1650 N Cobb Pkwy **Parcel ID #:** 20020801300

Scope of Project: This was an approval of an ordinance requesting a rezoning from County Mobile Home Park (MHP) to City General Commercial (GC) as submitted by Marcos Ergas. Said request was to construct a four-story climate controlled self-storage facility. Per section 2-13 of Ordinance #2023-02, if the closing of the property does not occur within eighteen months of approval, the property shall maintain the General Commercial (GC) classification without submitted stipulations. Since the ordinance was approved on March 20, 2023, and the closing of the property did not occur by September 20, 2024, the subject property at 1650 N Cobb Parkway shall maintain the General Commercial (GC) zoning classification without submitted stipulations.

Attachment: See Ordinance #2023-02 and notification letter on pages 116-123.

2. Rezoning Application (Case #RZ2023-03)

Address: 0 Ellison Lakes Dr **Parcel ID #:** 20017500170

Scope of Project: This was an approval of an ordinance requesting to amend Planned Village Community (PVC) zoning conditions as submitted by CF&G Enterprises, Inc. Said request was to construct a for-sale multi-story residential condominium. Per section 2-22 of Ordinance #2023-15, if construction activity has not commenced within two years of approval, the property shall revert back to the original zoning and all previously imposed conditions. Since the ordinance was approved on August 21, 2023, and construction activity did not commence by August 21, 2025, the zoning for the subject property at 0 Ellison Lakes Dr is now Planned Village Community (PVC) without the stipulations listed in Ordinance #2023-15. The property is subject to the conditions and stipulations as outlined in Ordinance #2004-08 and Ordinance #2001-06.

Attachment: See Ordinance #2023-15 and notification letter on pages 125-144.



**First Quarter 2025
Central Business District Project
Application
(CBD2024-03)
3059 Cherokee Street**

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Mayor Pro Tem Pat Ferris

Antonio Jones

Madelyn Orochena

Tracey Viars

Anthony Gutierrez

January 22, 2025

Jason Kisz

136 Santa Anita Trail,
Woodstock, GA 30189

Subject: Central Business District Application (Case #CBD2024-03)

3059 Cherokee Street, Kennesaw, GA (Parcel ID: 20012900940)

Dear Mr. Kisz,

The City of Kennesaw Mayor and Council held their regularly scheduled meeting on January 21, 2025 to review the above subject application. This letter is written to inform you of their actions.

The case presented sought approval for a Central Business District project application. The Mayor and Council voted to **approve** the application for a mixed-use development, which will serve as Phase II of the Central Business District project previously approved on August 19, 2024. To ensure a cohesive and integrated development, the conditions established for Phase I will also apply to Phase II.

Please submit a copy of this letter with the applicable construction plans for permitting. If you have questions or concerns, please contact me at (770) 590-8268 or dsimmons@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Enclosed: Conceptual Site Plan approved by Mayor and Council



BAILEY civil

P.O. Box 4392
678-925,6003

 Cartersville, Ga 30120
baileycivilgroup.com

Group

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

Know what's below.
Call before you dig.

SITE PLAN

**First Quarter 2025
2025 Official Zoning Map
(MISC2025-01)**

CITY OF KENNESAW

ORDINANCE NO. 2025-02

**AN ORDINANCE TO ADOPT THE OFFICIAL ZONING MAP OF THE
CITY OF KENNESAW**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW,
COBB COUNTY, GEORGIA, AS FOLLOWS:**

WHEREAS, an Ordinance is necessary to adopt the Official Zoning Map of the City of Kennesaw, Georgia, and;

WHEREAS, notice as advertised in the Marietta Daily Journal on January 17, 2025; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal on February 5, 2025 recommending approval; and

WHEREAS, the Mayor and Council held a public hearing on this proposal on February 17, 2025; and

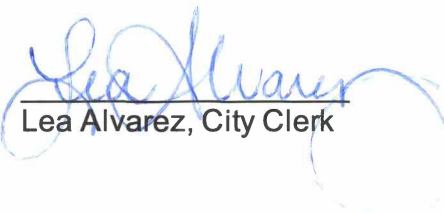
WHEREAS, the Mayor and Council have determined that the proposed Official Zoning Map is in the best public interest and meets the standards established.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Kennesaw, Cobb County, Georgia, that the Official Zoning Map of the City of Kennesaw, Georgia is hereby adopted to reflect all zoning approvals regarding annexations and rezonings between January 1, 2024, and December 31, 2024; and

BE IT FURTHER ORDAINED THAT this Ordinance and the attached map shall become effective from and after its adoption and execution by the Mayor.

PASSED AND ADOPTED by the Kennesaw City Council on this 17th day of February 2025.

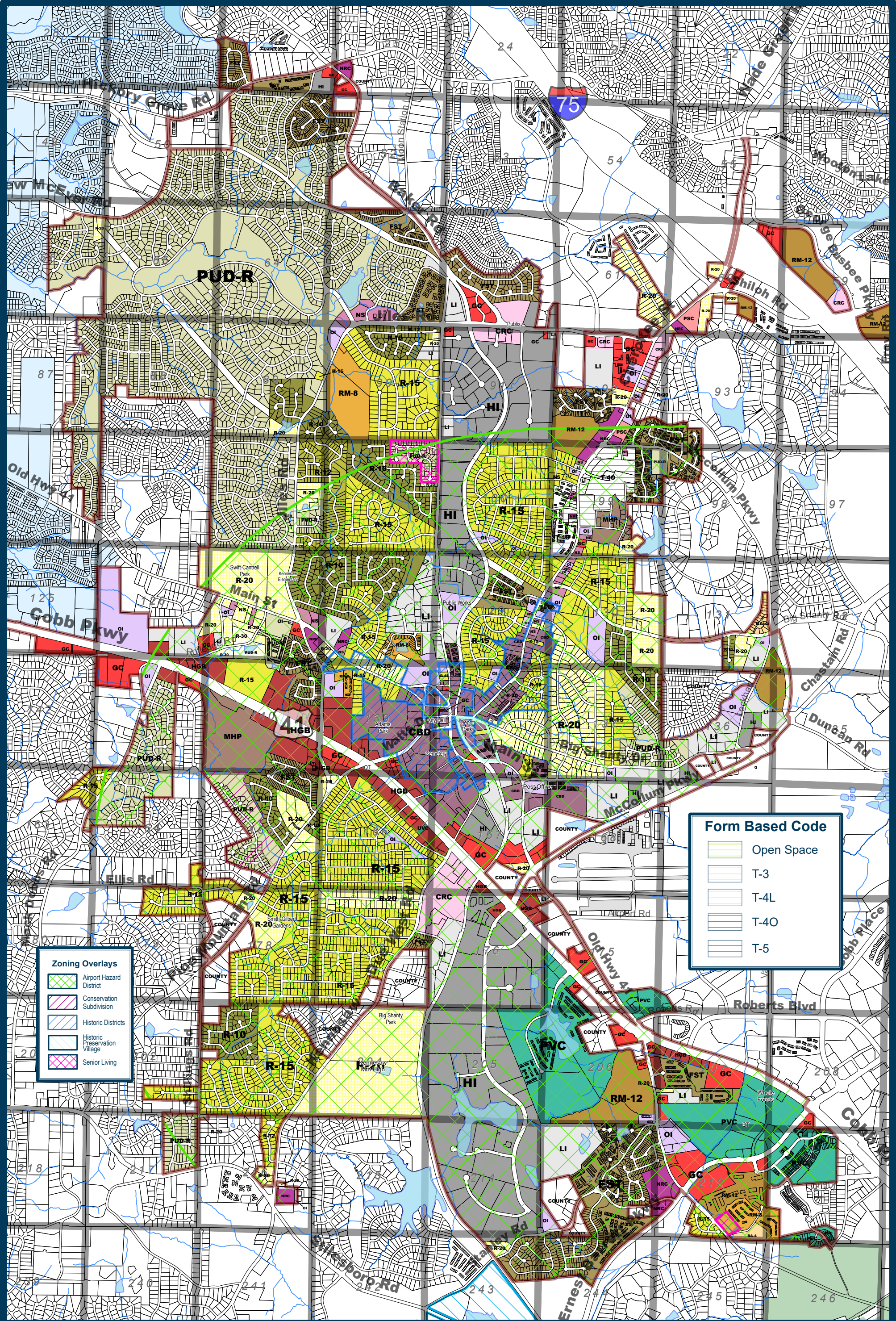
ATTEST:


Lea Alvarez, City Clerk



CITY OF KENNESAW


Derek Easterling, Mayor



Zoning Overlays

- Airport Hazard District
- Conservation Subdivision
- Historic Districts
- Historic Preservation Village
- Senior Living

Form Based Code

- Open Space
- T-3
- T-4L
- T-4O
- T-5

Zoning Districts

CBD	HGB	NRC	PUD-R	R-20	RA-6
CRC	HI	NS	PVC	R-30	RM-8
FST	LI	OI	R-10	R-40	RM-12
GC	MHP	PBSH	R-12	RA-4	RM-16
		PSC	R-15	RA-5	UVC

Acworth City Limits	139
Kennesaw City Limits	Land Lots
Kennesaw Mtn Nat'l Battlefield	Marietta City Limits

ADOPTED OFFICIAL ZONING MAP

MAYOR DEREK EASTERLING Signed map on file at City Hall

CITY OF KENNESAW
PLANNING & ZONING DEPT.
"ALWAYS PLANNING FORWARD"

Ordinance: 2024-03
Adopted: Feb 19, 2024
Revised: Mar 10, 2025
File: ZoningMap_bp



**First Quarter 2025
Livable Centers Initiative (LCI)
Application
(MISC2025-02)**

**CITY OF KENNESAW
GEORGIA**

RESOLUTION NO. 2025-20

**A RESOLUTION AUTHORIZING SUPPORT FOR THE LIVABLE CENTERS INITIATIVE
(LCI) PLANNING GRANT APPLICATION AND COMMITTING THE REQUIRED
MATCHING FUNDS**

**BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW,
COBB COUNTY, GEORGIA, AS FOLLOWS:**

WHEREAS, the City of Kennesaw supports regional efforts to create vibrant, walkable communities with increased mobility options that will enhance access, improve safety and reduce dependence on automobiles; and

WHEREAS, the City of Kennesaw is committed to enhancing walkability through a well-planned system of pedestrian linkages that will promote quality of life and sense of place among residents; and

WHEREAS, the City of Kennesaw aims to stimulate economic growth by identifying potential catalytic areas along Cobb Parkway, with the vision of encouraging development that seamlessly integrates with and feeds into the city's downtown, thereby creating a more cohesive and economically vibrant urban core; and

WHEREAS, the City of Kennesaw is dedicated to fostering compatible land uses that complement the downtown area, through the development of a robust commercial corridor and gateway access that will serve as a welcoming entry point to the city, enhancing both aesthetic appeal and functional connectivity; and

WHEREAS, the City of Kennesaw is committed to ongoing outreach and planning efforts, actively engaging the public in the planning process

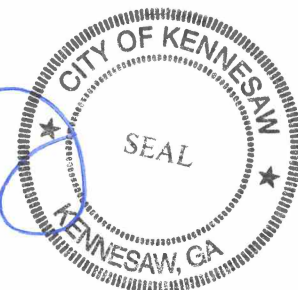
NOW, THEREFORE, BE IT RESOLVED the Kennesaw City Council does hereby RESOLVE to support the application for planning funds through the Livable Center Initiative (LCI) program.

BE IT FURTHER RESOLVED, the City will set aside the required 20% matching funds, totaling \$40,000, as a major step in preserving the health, well being and economic vitality of our community.

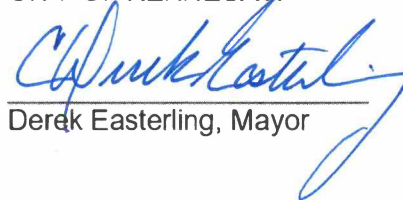
PASSED AND ADOPTED by the Kennesaw City Council on this 03 day of March 2025.

ATTEST:


Lea Alvarez, City Clerk



CITY OF KENNESAW


Derek Easterling, Mayor

First Quarter 2025

**Final Plat Application
(FP2025-01)**

**3560, 3530 Cherokee Street & 1880,
1875 Maple Drive**

Plotted By: Matt Noell
Drawing name: S:\Bnd\COBB\20\20_0099\EASTPARK VILLAGE\DWG\EAST PARK FINAL RECONFIG.dwg
Plotted on: Jan 24, 2025 - 9:18am

• **References:**



Plotted By: Matt Noell

**First Quarter 2025
Rezoning Application
(RZ2025-01)
2615 S Main Street**

**CITY OF KENNESAW
GEORGIA**

ORDINANCE NO. 2025-03

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE
CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT
DESIGNATION FROM CITY LIGHT INDUSTRIAL (LI) TO CITY CENTRAL BUSINESS
DISTRICT (CBD) FOR THE PROPERTY LOCATED AT 2615 SOUTH MAIN STREET**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW,
COBB COUNTY, GEORGIA, AS FOLLOWS:**

WHEREAS, Highpoint Acquisition, LLC made an application to amend the Official Zoning Map of the City of Kennesaw, Georgia so as to change the zoning designation from **CITY LIGHT INDUSTRIAL (LI)** to **CITY CENTRAL BUSINESS DISTRICT (CBD)**; for property located at 2615 South Main Street (Parcel Number 20016700990), identified as 20th District, Land Lot 167 Tax Parcel 99 containing +/- 3.635 acres (as more particularly described below); and

WHEREAS, notice was advertised in the Marietta Daily Journal on February 14, 2025 of a public hearing before the Kennesaw Planning Commission held on March 5, 2025 and the Mayor and Council on March 17, 2025; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a meeting held March 5, 2025; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held March 17, 2025; and

WHEREAS, the Mayor and Council have determined that the proposed amendment to the Official Zoning Map is in the public interest and meets the standards established in the Kennesaw Zoning Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE
CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.**

SECTION 1. The Official Zoning Map of the City of Kennesaw, Georgia is hereby amended so as to change the zoning district designation from **CITY LIGHT INDUSTRIAL (LI)** to **CITY CENTRAL BUSINESS DISTRICT (CBD)** for the following described property:

2615 SOUTH MAIN STREET
LEGAL DESCRIPTION
PARCEL NUMBER: 20016700990

EXHIBIT "A"

TRACT ONE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 20TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, IN THE CITY OF KENNESAW, HAVING AN AREAS OF 1.16 ACRES, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY FOR VINCENT LEE RIEKE, PREPARED BY W.E.CLONTS, GA REGISTERED LAND SURVEYOR NO. 2166, TRU-LINE SURVEYING, INC., DATED 3-9-00, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED AT THE INTERSECTION OF THE NEW WEST RIGHT OF WAY OF STATE ROUTE 293 – OLD HIGHWAY 41 (AKA SOUTH MAIN STREET) AND THE NORTHWEST RIGHT OF WAY OF THE VULCAN MATERIALS RAILROAD SPUR (50 FOOT RIGHT OF WAY) AND RUNNING THENCE ALONG SAID RAILROAD SPUR SOUTH 58 DEGREES, 17 MINUTES, 08 SECONDS WEST, A DISTANCE OF 86.59 FEET TO AN IRON PIN; CONTAINING THENCE ALONG SAID RIGHT OF WAY AND CORNER; ALONG A CURVE TO THE LEFT, AN ARC DISTANCE 344.19 FEET, (SAID ARC SUBTENDED BY A CHORD BEARING OF SOUTH 42 DEGREES, 28 MINUTES, 10 SECONDS WEST, A CHORD DISTANCE OF 339.83 FEET, AND A RADIUS OF 623.43 FEET) TO AN IRON PIN FOUND ON THE EAST RIGHT OF WAY OF THE CSX RAILROAD (66 FOOT RIGHT OF WAY); RUNNING THENCE ALONG SAID CSX RAILROAD RIGHT OF WAY ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 371.04 FEET, (SAID ARC SUBTENDED BY A CHORD BEARING OF NORTH 0 DEGREES, 16 MINUTES, 37 SECONDS WEST, A CHORD DISTANCE OF 370.05 FEET, AND A RADIUS OF 1465.40 FEET) TO A POINT AND CORNER; RUNNING THEN SOUTH 84 DEGREES, 04 MINUTES, 09 SECONDS EAST, A DISTANCE OF 308.83 FEET TO AN IRON PIN AND CORNER ON THE NEW WEST RIGHT OF WAY OF STATE ROUTE 293; RUNNING THENCE SOUTH 03 DEGREES, 05 MINUTES, 24 SECONDS WEST, A DISTANCE OF 42.01 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

TRACT TWO:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING 2.4721 ACRES AS PER PLAT OF SURVEY DATES JUNE 26, 2002, AND PREPARES FOR JEANEE E. RICKY (SIC) AND VINCENT L. RICKY (SIC) BY J.A. EVANS SURVEYING CO., INC., JAMES A. EVANS JR., G.R.L.S. NO. 2167, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET, A/K/A OLD DIXIE HIGHWAY, A/K/A OLD HIGHWAY 41, A/K/A STATE ROUTE 293 (BEING A 60 FOOT RIGHT OF WAY), WHICH POINT IS 72.63 FEET NORTH OF THE INTERSECTION OF THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET AND THE CENTERLINE

OF THE VULCAN MATERIALS RAILROAD SPUR RIGHT OF WAY, AS MEASURED ALONG THE WESTERLY SIDE OF THE RIGHT OF SOUTH MAIN STREET; FROM SAID BEGINNING POINT, RUNNING THENCE NORTH 84 DEGREES 04 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 312.17 FEET TO AN IRON PIN AND CORNER LOCATED ON THE EASTERLY SIDE OF THE RIGHT OF WAY OF CSX RAILROAD (BEING A RIGHT OF WAY WHICH IS 66 FEET IN WIDTH); RUNNING THENCE ALONG THE ARC OF A CURVE TO THE LEFT, IN A COUNTERCLOCKWISE DIRECTION ALONG THE EASTERLY SIDE OF THE RIGHT OF WAY OF CSX RAILROAD, HAVING A RADIUS OF 1462.20 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 11 DEGREES 43 MINUTES 28 SECONDS WEST A CHORD DISTANCE OF 213.59 FEET) FOR AN ARC DISTANCE OF 213.78 FEET TO A POINT; RUNNING THENCE NORTH 15 DEGREES 56 MINUTES 23 SECONDS WEST ALONG THE EASTERLY SIDE OF THE RIGHT OF WAY OF CSX RAILROAD FOR A DISTANCE OF 54.98 FEET TO AN IRON PIN AND CORNER; RUNNING THENCE NORTH 80 DEGREES 38 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 393.58 FEET TO AN IRON PIN AND CORNER LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET; RUNNING THENCE SOUTH 03 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET FOR A DISTANCE OF 358.77 FEET TO AN IRON PIN AT THE POINT OF BEGINNING.

SECTION 2. BE IT FURTHER ORDAINED THAT the amendment to the Official Zoning Map outlined in Section 1 above is adopted to change the zoning district designation from **CITY LIGHT INDUSTRIAL (LI) to CITY CENTRAL BUSINESS DISTRICT (CBD)** +/- 3.635 acres with stipulations below:

ZONING CONDITIONS

1. The rezoning of the Subject Property to the Central Business District (CBD) zoning district shall be in accordance with the technical and conceptual site plans submitted concurrently with the application.
2. The Subject Property shall be developed as a mixed-use project, including highly amenitized Class A luxury apartments between 700 - 1450 sq. ft., a minimum of 5,000 square feet of commercial floor area (comprising of a minimum 2,500 square feet of ground-floor retail or commercial and a minimum 2,500 square feet of detached retail or commercial on the outparcel), and a minimum two-story parking deck.
3. The maximum number of residential multifamily units shall not exceed 300 units.
4. Prior to the issuance of Certificate of Occupancy for the last twenty (20) percent of residential units, the non-residential portion of the development will be required to obtain a certificate of completion.

5. The proposed retail and commercial use must adhere to the list of permitted uses as specified in the Central Business District (CBD) zoning regulations to ensure consistency with the intended character and purpose of the CBD. Additionally, the following uses shall be prohibited:
 - a. Adult themed book and novelty stores as a primary use.
 - b. Automotive sales, repair and/or service facility.
 - c. Pawn shop.
 - d. Boat sales and repairs.
 - e. Farm equipment sales and service.
 - f. Dry cleaning plant.
 - g. Lumber, hardware and other building material establishment.
 - h. Mobile home and travel trailer sales.
 - i. Motorcycle sales and services.
 - j. Boarding and breeding kennel.
 - k. Check cashing establishment.
 - l. Tattoo parlor.
 - m. Video arcades as a primary use.
 - n. Massage parlor.
 - o. Package store (except within the context of wine/spirits sold in a market or specialty shop).
 - p. Pool halls.
 - q. Movie theaters.
 - r. Vape and smoke shops.
6. Prior to the issuance of the final Multi-family Certificate of Occupancy, a final plat shall be recorded combining the two parcel.
7. The site plan shall incorporate public space architectural and urban features consistent with the City wide Architectural Design Standards and the City of Kennesaw Historic District Design Standards including fountains, gardens, squares, courtyards, lighting, signage, and paving that blend the mixed uses. Applicant agrees that the maximum height of the overall development will adhere to the Historic District Design Guidelines.
8. The applicant shall utilize approved building materials that will assist with mitigating sound irritation due to the development's close proximity to the CSX railroad, ensuring maximum noise reduction for residents.
9. Proposed traffic calming measures and connectivity to Phase I must be thoroughly reviewed and approved by City Staff to ensure they meet all necessary safety and regulatory standards.
10. The developer agrees to construct all of the necessary roadways and infrastructure improvements as more particularly shown and reflected on the site plan. Additionally, the developer agrees to comply in all respects with the City's

specifications concerning such infrastructure improvements which are interior to the Mixed-Use Development.

11. Per condition notated by the Historic Preservation Commission project design updates must be submitted to the Board at 80 percent or more for review and approval.
12. The architectural style and composition of the buildings to be constructed on the Subject Property shall be in reasonable conformity to the architectural renderings/elevations submitted for approval by the Historic Preservation Commission.
13. The developer agrees to maintain a 50-foot undisturbed buffer around the outermost burial in the adjacent cemetery. Additionally, if the topography permits, a fence will be installed to ensure proper protection and clear delineation of the cemetery.
14. Landscaping for the entrance area, signage areas, amenity and courtyard areas and all other common areas immediately surrounding the proposed buildings shall be professionally designed, implemented and maintained, which shall include the installation of an irrigation system in areas where appropriate.
15. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.
16. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
17. All utilities servicing the residences with the proposed community shall be underground.
18. The proposed development shall include amenities for use and enjoyment of its residents as follows:
 - a. A Clubhouse with a coffee bar
 - b. State-of-the-art fitness facilities
 - c. A modern pool and outdoor grilling stations
 - d. Community courtyards, gathering places
 - e. Pedestrian connectivity
 - f. A dog park
19. Proposed lighting for signs, parking lots, and entrance ways shall be environmentally sensitive and consistent with lighting styles utilized in the downtown streetscape design and approved under the City of Kennesaw Historic Design Standards and Citywide Design Guidelines.

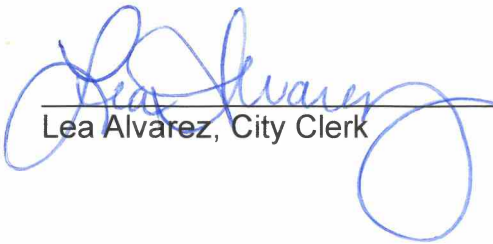
20. Entrance signage shall be ground based, monument-style signage with finish, materials and colors being in substantial conformity to the architectural style embodied in the Mixed-Use Development. Said signage may include building-attached, vertical marquee signage and other signage allowed under and pursuant to the City of Kennesaw Sign Ordinance.
21. Dumpsters will be positioned so as to prevent visual intrusion from streets, connection points to the community spaces and, wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during their emptying. At grade trash compaction shall also be allowed and screened as appropriate.
22. Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or staff designee as needed or necessary.

SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses, and phrases are severable, and if any section, paragraph, sentence, clause, and phrase is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance.

SECTION 4. BE IT FURTHER ORDAINED THAT this Ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

PASSED AND ADOPTED by the Kennesaw City Council on this 17th day of March 2025.

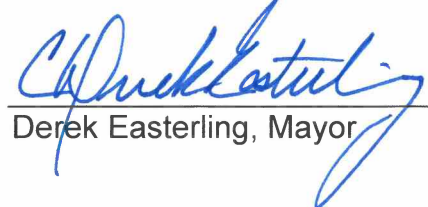
ATTEST:



Lea Alvarez, City Clerk



CITY OF KENNESAW:



Derek Easterling, Mayor

**First Quarter 2025
Zoning Variance Application
(ZV2025-01)
2615 & 2681 S Main Street**

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Mayor Pro Tem Pat Ferris

Antonio Jones

Madelyn Orochena

Tracey Viars

Anthony Gutierrez

March 18, 2025

Highpoint Acquisitions, LLC
1776 Peachtree Street NW, Suite 250
Atlanta, GA 30309

Subject: Variance Application (Case #ZV2025-01)

2615 & 2681 S. Main Street, Kennesaw, GA (Parcel ID: 20016700990 &
20016700140)

Dear Highpoint Acquisition, LLC:

The City of Kennesaw Mayor and Council held their regularly scheduled meeting on March 17, 2025 to review the above subject application. This letter is written to inform you of their actions.

The application sought approval to reduce the minimum multifamily floor area from 850 sq. ft. to 705 sq. ft. and reduce the average multifamily floor area from a minimum of 1,000 sq. ft. to a minimum of 900 sq. ft. The Mayor and Council have **approved** the zoning variance application request to reduce the minimum multifamily floor area from 850 sq. ft. to 705 sq. ft. and reduce the average multifamily floor area from a minimum of 1,000 sq. ft. to a minimum of 900 sq. ft.

Please keep a copy of this letter for your records. If you have questions or concerns, please contact me at (770) 590-8268 or dsimmons@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

**First Quarter 2025
Central Business District Project
Application
(CBD2025-01)
2615 & 2681 S Main Street**

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Mayor Pro Tem Pat Ferris

Antonio Jones

Madelyn Orochena

Tracey Viars

Anthony Gutierrez

March 18, 2025

Highpoint Acquisitions, LLC
1776 Peachtree Street NW, Suite 250
Atlanta, GA 30309

Subject: Central Business District Application (Case #CBD2025-01)

2615 & 2681 S. Main Street, Kennesaw, GA (Parcel ID: 20016700990 &
20016700140)

Dear Highpoint Acquisition, LLC:

The City of Kennesaw Mayor and Council held their regularly scheduled meeting on March 17, 2025 to review the above subject application. This letter is written to inform you of their actions.

The Mayor and Council voted to **approve** the application, subject to specific conditions requiring the applicant to return to the Historic Preservation Commission (HPC) with additional drawings finalized to 80 percent completion. These updated submissions must include detailed landscaping plans, exterior building elevations specifying material identifications, and updated renderings that reflect the proposed material updates. The approved project involves the construction of a mixed-use development, featuring 300 Class A multifamily units and a minimum of 5,000 square feet designated for commercial and retail use.

Please keep a copy of this letter for your records. If you have questions or concerns, please contact me at (770) 590-8268 or dsimmons@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Enclosed: Conceptual Site Plan approved by Mayor and Council



**First Quarter 2025
Land Use Application
(LU2025-01)
4227 Carillon Trace**

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Mayor Pro Tem Pat Ferris

Antonio Jones

Madelyn Orochena

Tracey Viars

Anthony Gutierrez

March 18, 2025

Mark Jackson

4227 Carillon Trce,
Kennesaw, GA 30144

Subject: Land Use Approval Letter (Case #LU2025-01)

4227 Carillon Trce, Kennesaw, GA, 30144 – Parcel #20006400290

Dear Mark Jackson,

The City of Kennesaw Mayor & Council held their regularly scheduled meeting on March 17, 2025 to review the above subject application. This letter is written to inform you of their actions.

Your case sought approval for a land use permit to obtain a home occupational business license to create T-shirts in the Planned Unit Development – Residential (PUD-R) zoning district at the address listed above. Mayor and council voted to **approve the application with the following conditions:**

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers, or additional employees at this location. Nor shall there be any evidence of a home-based business visible from the public right-of-way.
3. In no event shall the Mayor and City Council grant a land use permit for a period of time in excess of 24 months starting from the final date of approval, except on re-application, re-advertisement, and public hearing.

Please keep a copy of this letter for your records. If you have any questions, please contact Planning and Zoning at 770-590-8268 or zoningdept@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator



Second Quarter 2025

**CIE/STWP Annual Updates for 2025-
2029**

(MISC2025-03)

**CITY OF KENNESAW
GEORGIA**

RESOLUTION NO. 2025-22

**RESOLUTION ADOPTING THE TRANSMITTAL OF UPDATES TO THE CAPITAL
IMPROVEMENT ELEMENT AND THE SHORT-TERM WORK PROGRAM COVERING
THE FIVE-YEAR PERIOD 2025-2029**

**BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW,
COBB COUNTY, GEORGIA AS FOLLOWS:**

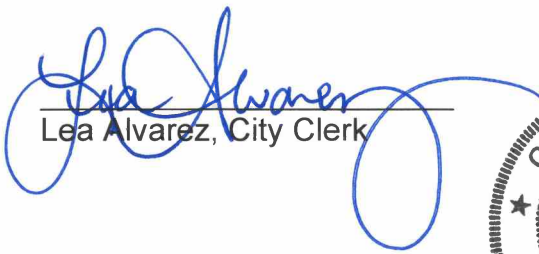
WHEREAS, the City of Kennesaw has prepared an annual update to the Capital Improvements Element and Short-Term Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Short-Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on April 7, 2025, at 6:30 p.m. in the Kennesaw City Hall.

BE IT THEREFORE RESOLVED, which the Mayor and the Council of the City of Kennesaw does hereby submit for transmittal the annual update of the Capital Improvements Element and Short-Term Work Program covering the five-year period 2025-2029 to the Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

PASSED AND ADOPTED by the Kennesaw Mayor and Council on this 7th day of April 2025.

ATTEST:



Lea Alvarez, City Clerk



CITY OF KENNESAW



Derek Easterling, Mayor

ANNUAL FEE FINANCIAL REPORT - FY 2023-2024
CITY OF KENNESAW, GEORGIA

	PARKS/REC	Police	Total
IMPACT FEE FUND BALANCE FROM FY 2022-2023 (ENDING 09/30/2023)	\$ 1,583,617.33	\$ 230,907.91	\$ 1,814,525.24
PRIOR PERIOD ADJUSTMENT	\$ -	\$ -	\$ -
IMPACT FEES COLLECTED IN FY 2023-2024	\$ 181,669.60	\$ 22,110.57	\$ 203,780.17
INTEREST EARNED	\$ 17,358.22	\$ 2,480.31	\$ 19,838.53
ADMINISTRATIVE/OTHER COST	\$ -	\$ -	\$ -
(IMPACT FEE REFUNDS)	\$ -	\$ -	\$ -
(PROJECT EXPENDITURES)	\$ 334,569.87	\$ -	\$ 334,569.87
IMPACT FEE FUND BALANCE ENDING FY 2023-2024 (9/30/24)	\$ 1,448,075.28	\$ 255,498.79	\$ 1,703,574.07
IMPACT EXPENDITURES ENCUMBERED	\$ -	\$ -	\$ -

* Encumbrance accounting - under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation - is not employed by the City.

CITY OF KENNESAW
SUMMARY OF FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

	FY2024-2025	FY2025-2026	FY2026-2027	FY2027-2028	FY2028-2029	TOTAL
Police vehicles	200,000	200,000	250,000	350,000	200,000	\$ 1,200,000
Parks & Recreation Vehicles	40,000	45,000	80,000	80,000	80,000	\$ 325,000
Street Vehicles	100,000	150,000	150,000	150,000	150,000	\$ 700,000
Stormwater Utility CIP Project	500,000	350,000	350,000	350,000	350,000	\$ 1,900,000
Street Improvements - Paving/Sidewalks/LMIG	425,000	425,000	300,000	350,000	500,000	\$ 2,000,000
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	40,000	35,000	35,000	40,000	40,000	\$ 190,000
Computer System Upgrades	75,000	100,000	100,000	100,000	100,000	\$ 475,000
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	4,000,000	10,000,000	7,000,000	5,000,000	4,000,000	\$ 30,000,000
Adams Park Improvements	100,000	250,000	250,000	100,000	250,000	\$ 950,000
Parks & Recreation Facility Improvements	50,000	100,000	150,000	150,000	50,000	\$ 500,000
Smith-Gilbert Gardens Improvements - pavillion, pathways, restrooms, ADA parking lot	1,141,489	NA	NA	NA	NA	\$ 1,141,489
Swift-Cantrell Park Improvement	100,000	NA	NA	NA	NA	\$ 100,000
Public Safety Building	4,700,000	11,000,000	NA	NA	NA	\$ 15,700,000
East Park Community Park	250,000	950,000	NA	NA	NA	\$ 1,200,000
Community Center Improvements	50,000	100,000	100,000	NA	NA	\$ 250,000
Neighborhood Street Improvements - Kencrest/Knights Bridge	3,000,000	2,000,000	1,500,000	1,000,000	NA	\$ 7,500,000
Hiram-Butler House Improvements	NA	250,000	250,000	NA	NA	\$ 500,000
Trail Improvements - Pedestrian Bridges	NA	250,000	200,000	NA	NA	\$ 450,000
Cemetery Improvements - Street Paving	NA	100,000	NA	NA	NA	\$ 100,000
Cemetery Improvements - Erosion Control	NA	50,000	NA	NA	NA	\$ 50,000
Cobb International Blvd Reclamation	NA	2,000,000	NA	NA	NA	\$ 2,000,000
Swift Cantrell Traffic Light	NA	350,000	NA	NA	NA	\$ 350,000
Smith-Gilbert Gardens Education Center	NA	NA	2,000,000	2,000,000	2,000,000	\$ 6,000,000
Fleet Maintenance Facility Upgrade	NA	NA	NA	1,500,000	1,000,000	\$ 2,500,000
Public Works Building Improvements	NA	NA	NA	NA	1,600,000	\$ 1,600,000
Public Works Site Improvements	NA	NA	NA	NA	350,000	\$ 350,000
Community Center Expansion	NA	NA	NA	NA	300,000	\$ 300,000
Totals	\$ 14,771,489	\$ 28,705,000	\$ 12,715,000	\$ 11,170,000	\$ 10,970,000	\$ 78,331,489

2024-2025								
PROJECT DESCRIPTION	PROJECT START DATE	PROJECT END DATE	EST. COST OF PROJECT	% FUNDING FROM IMPACT FEES	OTHER FINANCE SOURCES	EXPENDITURES FOR YEAR	ANTICIPATED IMPACT FEES EXPENDED THROUGH YEAR	STATUS/REMARKS
Police vehicles	10/1/2024	9/30/2025	\$ 1,200,000	10%	GF/CPF/CSIF	\$ 200,000	\$ 20,000	Programmed for FY 2025
Parks & Recreation Vehicles	10/1/2024	9/30/2025	\$ 325,000	0%	General Fund	\$ 40,000	\$ -	Programmed for FY 2025
Street Vehicles	10/1/2024	9/30/2025	\$ 700,000	0%	General Fund	\$ 100,000	\$ -	Programmed for FY 2025
Stormwater utility CIP Project	10/1/2024	9/30/2025	\$ 1,900,000	0%	Stormwater	\$ 500,000	\$ -	Programmed for FY 2025
Street Improvements - Paving/Sidewalks/LMIG	10/1/2024	9/30/2025	\$ 2,000,000	0%	SPLOST/LMIG	\$ 425,000	\$ -	Programmed for FY 2025
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	10/1/2024	9/30/2025	\$ 190,000	50%	General Fund	\$ 40,000	\$ 20,000	Programmed for FY 2025
Computer System Upgrades	10/1/2024	9/30/2025	\$ 475,000	0%	General Fund	\$ 75,000	\$ -	Programmed for FY 2025
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2024	9/30/2025	\$ 30,000,000	0%	SPLOST	\$ 4,000,000	\$ -	Programmed for FY 2025
Adams Park Improvements	10/1/2024	9/30/2025	\$ 950,000	50%	General Fund/HUD Earmark	\$ 100,000	\$ 50,000	Programmed for FY 2025
Parks & Recreation Facility Improvements	10/1/2024	9/30/2025	\$ 500,000	25%	General Fund/SPLOST	\$ 50,000	\$ 12,500	Programmed for FY 2025
Smith-Gilbert Gardens Improvements - pavillion, pathways, restrooms, ADA parking lot	10/1/2024	9/30/2025	\$ 1,141,489	0%	SPLOST/Grants/ARPA	\$ 1,141,489	\$ -	Programmed for FY 2025
Swift-Cantrell Park Improvement	10/1/2024	9/30/2025	\$ 100,000	25%	SPLOST	\$ 100,000	\$ 25,000	Programmed for FY 2025
East Park Community Park	10/1/2024	9/30/2025	\$ 1,200,000	75%	Grants	\$ 250,000	\$ 187,500	Programmed for FY 2025
Public Safety Building	10/1/2024	9/30/2025	\$ 15,700,000	0%	SPLOST	\$ 4,700,000	\$ -	Programmed for FY 2025
Community Center Improvements	10/1/2024	9/30/2025	\$ 250,000	0%	SPLOST/GF	\$ 50,000	\$ -	Programmed for FY 2025
Neighborhood Street Improvements - Kencrest/Knights Bridge	10/1/2024	9/30/2025	\$ 7,500,000	0%	HUD Earmark/SPLOST	\$ 3,000,000	\$ -	Programmed for FY 2025
TOTAL			\$ 64,131,489			\$ 14,771,489	\$ 315,000	

2025-2026								
PROJECT DESCRIPTION	PROJECT START DATE	PROJECT END DATE	EST. COST OF PROJECT	% FUNDING FROM IMPACT FEES	OTHER FINANCE SOURCES	EXPENDITURES FOR YEAR	ANTICIPATED IMPACT FEES EXPENDED THROUGH YEAR	STATUS/REMARKS
Police vehicles	10/1/2025	9/30/2026	\$ 1,200,000	10%	GF/CPF/CSIF	\$ 200,000	\$ 20,000	Programmed for FY 2026
Parks & Recreation Vehicles	10/1/2025	9/30/2026	\$ 325,000	0%	General Fund	\$ 45,000	\$ -	Programmed for FY 2026
Street Vehicles	10/1/2025	9/30/2026	\$ 700,000	0%	General Fund	\$ 150,000	\$ -	Programmed for FY 2026
Stormwater utility CIP Project	10/1/2025	9/30/2026	\$ 1,900,000	0%	Stormwater	\$ 350,000	\$ -	Programmed for FY 2026
Street Improvements - Paving/Sidewalks/LMIG	10/1/2025	9/30/2026	\$ 2,000,000	0%	SPLOST/LMIG	\$ 425,000	\$ -	Programmed for FY 2026
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	10/1/2025	9/30/2026	\$ 190,000	50%	General Fund	\$ 35,000	\$ 17,500	Programmed for FY 2026
Computer System Upgrades	10/1/2025	9/30/2026	\$ 475,000	0%	General Fund	\$ 100,000	\$ -	Programmed for FY 2026
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2025	9/30/2026	\$ 30,000,000	0%	SPLOST	\$ 10,000,000	\$ -	Programmed for FY 2026
Adams Park Improvements	10/1/2025	9/30/2026	\$ 950,000	50%	General Fund/HUD Earmark	\$ 250,000	\$ 125,000	Programmed for FY 2026
Parks & Recreation Facility Improvements	10/1/2025	9/30/2026	\$ 500,000	25%	General Fund/SPLOST	\$ 100,000	\$ 25,000	Programmed for FY 2026
East Park Community Park	10/1/2025	9/30/2026	\$ 1,200,000	75%	Grants	\$ 950,000	\$ 712,500	Programmed for FY 2026
Public Safety Building	10/1/2025	9/30/2026	\$ 15,700,000	0%	SPLOST	\$ 11,000,000	\$ -	Programmed for FY 2026
Community Center Improvements	10/1/2025	9/30/2026	\$ 250,000	0%	SPLOST/GF	\$ 100,000	\$ -	Programmed for FY 2026
Neighborhood Street Improvements - Kencrest/Knights Bridge	10/1/2025	9/30/2026	\$ 7,500,000	0%	HUD Earmark/SPLOST	\$ 2,000,000	\$ -	Programmed for FY 2026
Hiram-Butler House Improvements	10/1/2025	9/30/2026	\$ 500,000	0%	Grants	\$ 250,000	\$ -	Programmed for FY 2026
Trail Improvements - Pedestrian Bridges & Steel Bridge Replacements	10/1/2025	9/30/2026	\$ 450,000	0%	HUD Earmark	\$ 250,000	\$ -	Programmed for FY 2026
Cemetery Improvements - Street Paving	10/1/2025	9/30/2026	\$ 100,000	0%	General Fund	\$ 100,000	\$ -	Programmed for FY 2026
Cemetery Improvements - Erosion Control	10/1/2025	9/30/2026	\$ 50,000	0%	General Fund	\$ 50,000	\$ -	Programmed for FY 2026
Cobb International Blvd Reclamation	10/1/2025	9/30/2026	\$ 2,000,000	0%	DOT Earmark	\$ 2,000,000	\$ -	Programmed for FY 2026
Swift-Cantrell Traffic Light	10/1/2025	9/30/2026	\$ 350,000	0%	DOT Earmark	\$ 350,000	\$ -	Programmed for FY 2026
TOTAL			\$ 66,340,000			\$ 28,705,000	\$ 900,000	

2026-2027								
PROJECT DESCRIPTION	PROJECT START DATE	PROJECT END DATE	EST. COST OF PROJECT	% FUNDING FROM IMPACT FEES	OTHER FINANCE SOURCES	EXPENDITURES FOR YEAR	ANTICIPATED IMPACT FEES EXPENDED THROUGH YEAR	STATUS/REMARKS
Police vehicles	10/1/2026	9/30/2027	\$ 1,200,000	10%	GF/CPF/CSIF	\$ 250,000	\$ 25,000	Programmed for FY 2027
Parks & Recreation Vehicles	10/1/2026	9/30/2027	\$ 325,000	0%	General Fund	\$ 80,000	\$ -	Programmed for FY 2027
Street Vehicles	10/1/2026	9/30/2027	\$ 700,000	0%	General Fund	\$ 150,000	\$ -	Programmed for FY 2027
Stormwater utility CIP Project	10/1/2026	9/30/2027	\$ 1,900,000	0%	Stormwater	\$ 350,000	\$ -	Programmed for FY 2027
Street Improvements - Paving/Sidewalks/LMIG	10/1/2026	9/30/2027	\$ 2,000,000	0%	SPLOST/LMIG	\$ 300,000	\$ -	Programmed for FY 2027
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	10/1/2026	9/30/2027	\$ 190,000	50%	General Fund	\$ 35,000	\$ 17,500	Programmed for FY 2027
Computer System Upgrades	10/1/2026	9/30/2027	\$ 475,000	0%	General Fund	\$ 100,000	\$ -	Programmed for FY 2027
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2026	9/30/2027	\$ 30,000,000	0%	SPLOST	\$ 7,000,000	\$ -	Programmed for FY 2027
Adams Park Improvements	10/1/2026	9/30/2027	\$ 950,000	50%	General Fund/HUD Earmark	\$ 250,000	\$ 125,000	Programmed for FY 2027
Parks & Recreation Facility Improvements	10/1/2026	9/30/2027	\$ 500,000	25%	General Fund/SPLOST	\$ 150,000	\$ 37,500	Programmed for FY 2027
Community Center Improvements	10/1/2026	9/30/2027	\$ 250,000	0%	SPLOST/GF	\$ 100,000	\$ -	Programmed for FY 2027
Neighborhood Street Improvements - Kencrest/Knights Bridge	10/1/2026	9/30/2027	\$ 7,500,000	0%	HUD Earmark	\$ 1,500,000	\$ -	Programmed for FY 2027
Hiram-Butler House Improvements	10/1/2026	9/30/2027	\$ 500,000	0%	Grants	\$ 250,000	\$ -	Programmed for FY 2027
Trail Improvements - Pedestrian Bridges & Steel Bridge Replacements	10/1/2026	9/30/2027	\$ 450,000	0%	HUD Earmark	\$ 200,000	\$ -	Programmed for FY 2027
Smith-Gilbert Gardens Education Center	10/1/2026	9/30/2027	\$ 6,000,000	0%	Grants/SPLOST	\$ 2,000,000	\$ -	Programmed for FY 2027
TOTAL			\$ 52,940,000			\$ 12,715,000	\$ 205,000	

2027-2028								
PROJECT DESCRIPTION	PROJECT START DATE	PROJECT END DATE	EST. COST OF PROJECT	% FUNDING FROM IMPACT FEES	OTHER FINANCE SOURCES	EXPENDITURES FOR YEAR	ANTICIPATED IMPACT FEES EXPENDED THROUGH YEAR	STATUS/REMARKS
Police vehicles	10/1/2027	9/30/2028	\$ 1,200,000	10%	GF/CPF/CSIF	\$ 350,000	\$ 35,000	Programmed for FY 2028
Parks & Recreation Vehicles	10/1/2027	9/30/2028	\$ 325,000	0%	General Fund	\$ 80,000	\$ -	Programmed for FY 2028
Street Vehicles	10/1/2027	9/30/2028	\$ 700,000	0%	General Fund	\$ 150,000	\$ -	Programmed for FY 2028
Stormwater utility CIP Project	10/1/2027	9/30/2028	\$ 1,900,000	0%	Stormwater	\$ 350,000	\$ -	Programmed for FY 2028
Street Improvements - Paving/Sidewalks/LMIG	10/1/2027	9/30/2028	\$ 2,000,000	0%	SPLOST/LMIG	\$ 350,000	\$ -	Programmed for FY 2028
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	10/1/2027	9/30/2028	\$ 190,000	50%	General Fund	\$ 40,000	\$ 20,000	Programmed for FY 2028
Computer System Upgrades	10/1/2027	9/30/2028	\$ 475,000	0%	General Fund	\$ 100,000	\$ -	Programmed for FY 2028
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2027	9/30/2028	\$ 30,000,000	0%	SPLOST	\$ 5,000,000	\$ -	Programmed for FY 2028
Adams Park Improvements	10/1/2027	9/30/2028	\$ 950,000	50%	General Fund/HUD Earmark	\$ 100,000	\$ 50,000	Programmed for FY 2028
Parks & Recreation Facility Improvements	10/1/2027	9/30/2028	\$ 500,000	25%	General Fund/SPLOST	\$ 150,000	\$ 37,500	Programmed for FY 2028
Neighborhood Street Improvements - Kencrest/Knights Bridge	10/1/2027	9/30/2028	\$ 7,500,000	0%	HUD Earmark	\$ 1,000,000	\$ -	Programmed for FY 2028
Smith-Gilbert Gardens Education Center	10/1/2027	9/30/2028	\$ 6,000,000	0%	Grants/SPLOST	\$ 2,000,000	\$ -	Programmed for FY 2028
Fleet Maintenance Facility Upgrade	10/1/2027	9/30/2028	\$ 2,500,000	0%	SPLOST	\$ 1,500,000	\$ -	Programmed for FY 2028
TOTAL			\$ 54,240,000			\$ 11,170,000	\$ 142,500	

2028-2029								
PROJECT DESCRIPTION	PROJECT START DATE	PROJECT END DATE	EST. COST OF PROJECT	% FUNDING FROM IMPACT FEES	OTHER FINANCE SOURCES	EXPENDITURES FOR YEAR	ANTICIPATED IMPACT FEES EXPENDED THROUGH YEAR	STATUS/REMARKS
Police vehicles	10/1/2028	9/30/2029	\$ 1,200,000	10%	GF/CPF/CSIF	\$ 200,000	\$ 20,000	Programmed for FY 2029
Parks & Recreation Vehicles	10/1/2028	9/30/2029	\$ 325,000	0%	General Fund	\$ 80,000	\$ -	Programmed for FY 2029
Street Vehicles	10/1/2028	9/30/2029	\$ 700,000	0%	General Fund	\$ 150,000	\$ -	Programmed for FY 2029
Stormwater utility CIP Project	10/1/2028	9/30/2029	\$ 1,900,000	0%	Stormwater	\$ 350,000	\$ -	Programmed for FY 2029
Street Improvements - Paving/Sidewalks/LMIG	10/1/2028	9/30/2029	\$ 2,000,000	0%	SPLOST/LMIG	\$ 500,000	\$ -	Programmed for FY 2029
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	10/1/2028	9/30/2029	\$ 190,000	50%	General Fund	\$ 40,000	\$ 20,000	Programmed for FY 2029
Computer System Upgrades	10/1/2028	9/30/2029	\$ 475,000	0%	General Fund	\$ 100,000	\$ -	Programmed for FY 2029
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2028	9/30/2029	\$ 30,000,000	0%	SPLOST	\$ 4,000,000	\$ -	Programmed for FY 2029
Adams Park Improvements	10/1/2028	9/30/2029	\$ 950,000	50%	General Fund/HUD Earmark	\$ 250,000	\$ 125,000	Programmed for FY 2029
Parks & Recreation Facility Improvements	10/1/2028	9/30/2029	\$ 500,000	25%	General Fund/SPLOST	\$ 50,000	\$ 12,500	Programmed for FY 2029
Smith-Gilbert Gardens Education Center	10/1/2028	9/30/2029	\$ 6,000,000	0%	Grants/SPLOST	\$ 2,000,000	\$ -	Programmed for FY 2029
Fleet Maintenance Facility Upgrade	10/1/2028	9/30/2029	\$ 2,500,000	0%	SPLOST	\$ 1,000,000	\$ -	Programmed for FY 2029
Public Works Building Improvements	10/1/2028	9/30/2029	\$ 1,600,000	0%	SPLOST	\$ 1,600,000	\$ -	Programmed for FY 2029
Public Works Site Improvements	10/1/2028	9/30/2029	\$ 350,000	0%	SPLOST	\$ 350,000	\$ -	Programmed for FY 2029
Community Center Expansion	10/1/2028	9/30/2029	\$ 300,000	50%	SPLOST	\$ 300,000	\$ 150,000	Programmed for FY 2029
TOTAL			\$ 48,990,000			\$ 10,970,000	\$ 327,500	

City of Kennesaw Annual Short Term Work Program Update FY2027/2028							
Project Number	Plan Element		Start Date	End Date	Estimated Cost	Funding Source	Responsible Party
1	Land Use	Implement next phase of annexation plan city wide	2027	2028	N/A	N/A	Economic Dev. & Planning
2	Public Facilities	Storm Water Utility CIP Project	2027	2028	\$350,000	SPLOST	Public Works
3	Public Safety	police vehicles	2027	2028	\$350,000	Court Services/GF	Economic Development
4	Economic Development	Apply for grants for development projects	2027	2028	\$5,000	N/A	Economic Development & Planning
5	Land Use	Revise land use strategy for major corridors	2027	2028	NA	GF	Planning and Zoning
6	Land Use	Trail linkage study to be initiated with Town Center CID	2027	2028	N/A	NA	Community Development
7	Land Use	Review of Impact Fee Ordinance	2027	2028	N/A	NA	Planning
8	Community Development	Annual review of Unified Development Code	2027	2028	N/A	NA	Community Development
9	Community Facilities	coordinate with police department on exploring technology for safety and business recruitment	2027	2028	N/A	N/A	Park and Recreation
10	Community Facilities	Continued marketing of Downtown venues in cooperation with Downtown Merchants	2027	2028	N/A	KDDA	Economic Development
11	Information Technology	City Wide Software Upgrades/purchases City Wide Computer upgrade and integration WI-FI integration in parks	2027	2028	\$100,000	GF	Information Technology
12	Information Technology	GIS upgrades for land use analysis and public safety	2027	2028	\$10,000	GF	Community Development
13	Community Facilities	Traffic Improvements-Rutledge rd, Cathey Ln, Cherokee Street, Ben King Rd., Sardis St Ext. & Overpass	2027	2028	\$5,000,000	SPLOST	Public Works
14	Community Facilities	Promote partnerships with Gardens,KDDA and KSU MasterCraftsmen Program	2027	2028	N/A	N/A	Smith Gilbert Gardens
15	Community Facilities	Street Improvements-Paving/Sidewalks/LMIG	2027	2028	\$350,000	SPLOST	Public Works
16	Community Facilities	Continue to promote quarterly community outreach meetings	2027	2028	N/A	GF	Planning
18	Land Use	Major update to City of Kennesaw Comprehensive Plan	2027	2028	N/A	GF	Planning
19	Community Facilities	Trail linkage project visioning and discussions withTown Center CID	2027	2028	N/A	N/A	Planning and Zoning
	Community Facilities	Smith Gilbert Gardens Education Center	2027	2028	\$2,000,000	GF	Parks and Recreation

FY 2028/2029							
Project Number	Plan Element	Project Description	Start Date	End Date	Estimated Cost	Funding Source	Responsible Party
1	Community Facilities	LCI plan project evaluation for next study area	2028	2029	N/A	NA	Planning and Zoning
2	Community Facilities	review sustainability policies for city facilities	2028	2029	N/A	N/A	Public Works
3	Economic Development	Continue business recruitment, expansion and retention efforts	2028	2029	\$5,000	GF, KDA & KDDA	Economic Development
4	Economic Development	Apply for grants for development projects	2028	2029	N/A	N/A	Economic Development & Planning
5	Community Facilities	Evaluate effectiveness of Museum marketing strategies and make adjustments as needed	2028	2029	N/A	N/A	Museum & Economic Dev
6	Community Facilities	Upgrade neighborhood parks, stormwater improvements, playground improvements, sidewalk installations	2028	2029	\$40,000	GF	Parks and Recreation
7	Land Use	Initiate study for sustainability initiatives and incentive program for new development	2028	2029	N/A	N/A	Community Development
8	Community facilities	Reevaluating Trail Master plan	2028	2029	N/A	N/A	Parks and Recreation
9	Housing	Continue strategies (through zoning) aimed at the identification and preservation of existing sound housing and stable residential neighborhoods including preservation of historic properties	2028	2029	N/A	N/A	Community Development
10	Land Use	Explore policies that can promote more diverse housing development	2028	2029	N/A	N/A	Planning and Zoning
11	Information Technology	City Wide Computer upgrade and integration	2028	2029	\$100,000	GF	Information Technology
12	Community Facilities	Traffic Improvements-Rutledge rd, Cathey In, Cherokee Street, Ben King Rd., Sardis St Ext. & Overpass	2028	2029	\$4,000,000	SPLOST	Public Works
13	Economic Development	Continue implementation of downtown master plan	2028	2029	N/A	SPLOST	Community Development
14	Community Facilities	Research alternative methods for water quality solutions for new development	2028	2029	N/A	N/A	Public Works
15	Community Facilities	Storm Water Utility assesment and system analysis	2028	2029	N/A	GF	Public Works
16	Community Facilities	Street Improvements-Paving/Sidewalks/LMIG	2028	2029	\$500,000	SPLOST	Parks and Recreation
17	Community Facilities	Drainage Improvements	2028	2029		SPLOST	Public Works
18	Land Use	Evaluate downtown entertainment district signage standards	2028	2029	N/A	N/A	Planning and Zoning
19	Community Facilities	Depot master plan review of projects	2028	2029	N/A	N/A	Parks and Recreation
20	Community Facilities	Smith-Gilbert Gardens facility Education Center	2028	2029	\$2,000,000	SPLOST	Parks and Recreation
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City of Kennesaw Annual STWP Update 2024/2025							
Project Number	Plan Element	Project Description	Start Date	End Date	Estimated Cost	Funding Source	Responsible Party
1	Economic Development	Continue business recruitment, expansion and retention efforts	2024	2025	\$8,000	KDA & KDDA	Economic Development
2	Community Facilities	Evaluate master trail system tie-in to Cobb County System	2024	2025	N/A	N/A	Planning and Zoning/parks and recreation
3	Land Use	Historic District survey with KSU historic program and DCA	2024	2025	\$4,000	GF	Planning and Zoning
4	Land Use	Pursue potential program creation that will provide a rescue fund to repair and rehabilitate historic properties and structures on private property	2024	2025	N/A	N/A	Planning and Zoning
5	Community Facilities	Storm Water Utility CIP Project	2024	2025	\$500,000	SPLOST	Public Works
6	Community Facilities	Traffic Improvements-Rutledge rd, Cathey ln, Cherokee Street, Ben King Rd., Sardis St Ext. & Overpass	2024	2025	\$4,000,000	SPLOST	Public Works
7	Land Use	Annual review of Unified Development code	2024	2025	NA	NA	Planning and Zoning
8		Smith Gilbert Gardens Improvements-pavillion, pathways, restrooms, ADA and parking lot	2024	2025	\$1,141,489	SPLOST	Parks and Recreation
9	Community Facilities	Street Improvements-Paving/Sidewalks/LMIG	2024	2025	\$425,000	SPLOST	Public Works
10	Community Facilities	Pave Streets throughout city cemetery	2024	2025	\$100,000	GF	Public Works
11	Land Use	Strengthen enforcement of housing codes in order to revitalize neighborhoods	2024	2025	N/A	N/A	Community Development
12	Community Facilities	Submittal of phase two LCI Study application for Cobb Parkway	2024	2025	N/A	N/A	Planning and Zoning
13	Information Technology	City Wide Computer upgrade and integration	2024	2025	\$75,000	GF	Information Technology
14	sign standards	Amend the Unified Development Code to address design standards issues	2024	2025	N/A	N/A	Planning and Zoning
15	Community Facilities	Community Center Improvements	2024	2025	\$50,000	GF	Parks and Recreation
16	Community Facilities	Review status of adopted redevelopment areas	2024	2025	NA	NA	Economic Development/Planning

City of Kennesaw Annual STWP Update FY2025/2026							
Project Number	Plan Element	Project Description	Start Date	End Date	Estimated Cost	Funding Source	Responsible Party
1	Economic Development	Continue implementation of Kennesaw LCI downtown master plan	2025	2026	N/A	N/A	Mayor and Council & City Manager
2	Land Use	review downtown master plan	2025	2026	N/A	N/A	Community Development
3	Economic Development	Continue business recruitment, expansion and retention efforts	2025	2026	\$5,000	GF, KDA, KDDA	Economic Development
4	Community Facilities	re-evaluate storm water management plan	2025	2026	N/A	N/A	Public Works
5	Land Use	reviewing comprehensive plan and objectives	2025	2026	N/A	N/A	Community Development
6	Land Use	Evaluate existing development regulations for provisions that may limit diversity in housing types and barriers to revitalization and infill development and recommend changes where appropriate	2025	2026	\$5,000	KDDA, GF, and DCA Grants	Community Development
7	Community Facilities	Traffic Improvements-Rutledge rd, Cathey ln, Cherokee Street, Ben King Rd., Sardis St Ext. & Overpass	2025	2026	\$10,000,000	SPLOST	Public Works
8	Land Use	Analyze Senior Housing inventory	2025	2026	N/A	N/A	Planning and Zoning
9	Land Use	Annual review of Unified Development code	2025	2026	N/A	N/A	Community Development, Public Works
10	Land Use	Develop additional development standards for the provision and location of pedestrian and bicycle facilities in connection with private development projects.	2025	2026	N/A	N/A	Community Development
11	Community Facilities	Neighborhood park improvements, Stormwater, playgrounds and sidewalk installations	2025	2026	\$35,000	GF	Parks and Recreation
12	Land Use	Identify areas of city in transition that is appropriate for redevelopment	2025	2026	N/A	N/A	Planning and Zoning
13	Community Facilities	Establish strategies and priorities for funding road improvements needed in the city in conjunction with county, state, regional and federal agencies.	2025	2026	N/A	N/A	Public Works/Economic Development
14	Land Use	re-evaluate needs for student housing demand	2025	2026	NA	NA	Planning and Zoning
15	Community Facilities	Explore policies that can promote more diverse housing development	2025	2026	N/A	N/A	Planning and Zoning, Economic Dev
16	Community Facilities	Storm Water Utility CIP Project	2025	2026	\$350,000	SPLOST	Public Works
17	Information Technology	City Wide Computer upgrade and integration	2025	2026	\$100,000	GF	Information Technology
18	Environmental	Evaluate environmentally sensitive areas affected by development	2025	2026	N/A	N/A	Public Works/Community development
19	Land Use	Participate in regional and local transportation studies and initiatives to discuss rail connectivity to cities and county	2025	2026	N/A	N/A	Community Development
20	Land Use	Work with Cobb County to implement a greenbelt system for flood plains that can also be used as a passive recreation resource.	2025	2026	N/A	N/A	Community Development
21	Economic Development	Evaluate Economic Development Incentive program	2025	2026	N/A	N/A	Community Development
22	Community Facilities	Review trail network program	2025	2026	N/A	N/A	Parks and Recreation

City of Kennesaw Annual STWP Update FY2026-2027							
Project Number	Plan Element	Project Description	Start Date	End Date	Estimated Cost	Funding Source	Responsible Party
1	Land Use	Create housing audit report	2026	2027	N/A	N/A	Mayor and Council & City Manager
2	Public Facilities	Revisions to Zoning ordinance and development standards	2026	2027	N/A	N/A	Community Development
3	Public Facilities	Continue business recruitment, expansion and retention efforts	2026	2027	\$5,000	GF, KDA & KDDA	Economic Development
4	Land Use	Update Comprehensive Plan	2026	2027	N/A	N/A	Planning and Zoning
5	Land Use	Review of implementation of Cobb's Plan 2040	2026	2027	N/A	N/A	Community Development
6	Economic Development	Evaluate annexation action plan for all commercial and industrial corridors	2026	2027	N/A	NA	Community Development
7	Public Facilities	Transportation study on existing roadways and gateways into the City in association with GRTA and ARC consistent with the LCI Plan.	2026	2027	NA	NA	Community Development, Public Works
8	Economic Development	Reevalute Entertainment District Growth Strategy	2026	2027	N/A	GF, KDDA	Economic Development
9	Economic Development	Review strategic growth plan with Planning and Zoning Department	2026	2027	N/A	N/A	Museum & Economic Dev
10	Community Facilities	Neighborhood park improvements, Stormwater, playgrounds and sidewalk installations	2026	2027	\$35,000	GF	Parks and Recreation
11	Information Technology	implement electronic submittal programs for all departments	2026	2027	N/A	N/A	Information Technology
12	Community Facilities	Street Improvements-Paving/Sidewalks/LMIG	2026	2027	\$300,000	SPLOST	Public Works
13	Transportation Element	Promote the expansion of local public transit alternatives in conjunction with Cobb County, ARC and other state/regional agencies.	2026	2027	N/A	N/A	Community Development
14	Community Facilities	City Wide Computer upgrade and integration	2026	2027	\$100,000	GF	Information Technology
15	Economic Development	Review Downtown Development authority business recruitment strategy	2026	2027	N/A	N/A	Community Development
16	Community Facilities	Review greenspace requirement for population	2026	2027	N/A	N/A	Parks and Recreation
17	Economic Development	Analyze the downtown business retention plan	2026	2027	N/A	N/A	Economic Development
18	Land Use	City to expand network with local school board system in order to improve input regarding future development	2026	2027	N/A	N/A	Commuinty Dev
19	Land Use	Create housing density analysis	2026	2027	N/A	N/A	Community Development
20	Community Facilities	comprehensive plan major updates	2026	2027	N/A	NA	Planning and Zoning
21	land use	analyze Senior Housing inventory for lifelong community initiative	2026	2027	N/A	N/A	Planning and Zoning
22	Community Facilities	Storm Water Utility assessment of projects	2026	2027	N/A	N/A	Public Works
23	Land Use	Reevaluate Main Street Development vision	2026	2027	N/A	N/A	Economic Development
24	Community Facilities	review city transportation plan	2026	2027	N/A	GF	Public Works

**Second Quarter 2025
CIE/STWP Approval for 2025-2029
(MISC2025-04)**

**CITY OF KENNESAW
GEORGIA**

RESOLUTION NO. 2025-40

**RESOLUTION ADOPTING THE UPDATES TO THE CAPITAL IMPROVEMENT
ELEMENT AND THE SHORT-TERM WORK PROGRAM COVERING THE FIVE-YEAR
PERIOD 2025-2029**

**BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW,
COBB COUNTY, GEORGIA AS FOLLOWS:**

WHEREAS, the annual update of the Capital Improvements Element and Short-Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

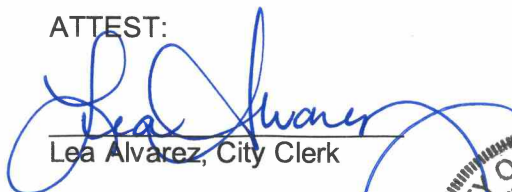
WHEREAS, the updated sections of the Capital Improvements Elements and Short-Term Work Program has been presented at two duly advertised public hearings held by the Mayor and Council on June 2, 2025 and for final adoption at a meeting held by the Mayor and Council on June 16, 2025 at which the City of Kennesaw solicited community input on community needs and issues and which was conducted pursuant to the State's Minimum Planning Standards and Procedures; and

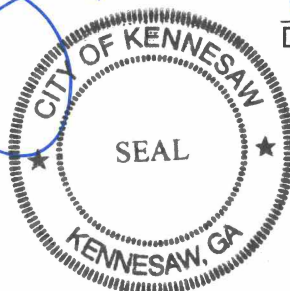
WHEREAS, the updated sections of the Capital Improvements Elements and Short-Term Work Program were submitted to Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for review and recommendations on April 7, 2025. Atlanta Regional Commission and Department of Community Affairs have completed their review and have informed the City that they have determined that the submittal complies with the Development Impact Fee and the Minimum Standards and Procedures for Local Comprehensive Planning.

NOW, THEREFORE BE IT RESOLVED, by the City of Kennesaw that, having met the public participation requirements of the Minimum Planning Standards and Procedures, and incorporating recommended changes and receive approval by the Atlanta Regional Commission and Department of Community Affairs, this Mayor and Council do hereby adopt these updates to the Capital Improvements and Short-Term Work Program.

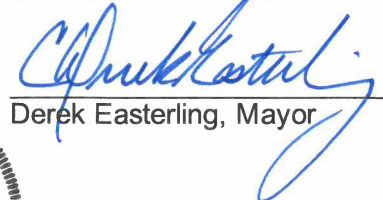
PASSED AND ADOPTED by the City of Kennesaw Mayor and Council on this 16th day of June 2025.

ATTEST:


Lea Alvarez, City Clerk



CITY OF KENNESAW


Derek Easterling, Mayor

CITY OF KENNESAW
SUMMARY OF FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

	A	B	C	D	E	F	G
1		FY2024-2025	FY2025-2026	FY2026-2027	FY2027-2028	FY2028-2029	TOTAL
2	Police vehicles	200,000	200,000	250,000	350,000	200,000	\$ 1,200,000
3	Parks & Recreation Vehicles	40,000	45,000	80,000	80,000	80,000	\$ 325,000
4	Street Vehicles	100,000	150,000	150,000	150,000	150,000	\$ 700,000
5	Stormwater Utility CIP Project	500,000	350,000	350,000	350,000	350,000	\$ 1,900,000
6	Street Improvements - Paving/Sidewalks/LMIG	425,000	425,000	300,000	350,000	500,000	\$ 2,000,000
	Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk						
7	Installations/Improvements	40,000	35,000	35,000	40,000	40,000	\$ 190,000
8	Computer System Upgrades	75,000	100,000	100,000	100,000	100,000	\$ 475,000
9	Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	4,000,000	10,000,000	7,000,000	5,000,000	4,000,000	\$ 30,000,000
10	Adams Park Improvements: playground and concession upgrades	100,000	250,000	250,000	100,000	250,000	\$ 950,000
	Parks & Recreation Facility Improvements including upgrades to workout space and replacement of gym equipment bleachers, scoreboards, dividing curtains, etc.	50,000	100,000	150,000	150,000	50,000	\$ 500,000
11	Smith-Gilbert Gardens Improvements - pavillion, pathways, restrooms, ADA parking lot	1,141,489	NA	NA	NA	NA	\$ 1,141,489
12	Swift-Cantrell Park Improvements including upgrades to the dog park	100,000	NA	NA	NA	NA	\$ 100,000
13	Public Safety Building - Construction	4,700,000	11,000,000	NA	NA	NA	\$ 15,700,000
14	East Park Community Park development to include ADA accessible playground, parking, and restrooms.	250,000	950,000	NA	NA	NA	\$ 1,200,000
15	Community Center Improvements: New flooring, lighting, and upgrades to art studios.	50,000	100,000	100,000	NA	NA	\$ 250,000
16	Neighborhood Street Improvements - Kencrest/Knights Bridge	3,000,000	2,000,000	1,500,000	1,000,000	NA	\$ 7,500,000
17	Hiram-Butler House Improvements including renovations to the foundation, exterior paint, and windows	NA	250,000	250,000	NA	NA	\$ 500,000
18	Trail Improvements - Pedestrian Bridges	NA	250,000	200,000	NA	NA	\$ 450,000
19	Cemetery Improvements - Street Paving & Erosion Control	NA	150,000	NA	NA	NA	\$ 150,000
20	Cobb International Blvd Reclamation	NA	2,000,000	NA	NA	NA	\$ 2,000,000
21	Swift Cantrell Traffic Light	NA	350,000	NA	NA	NA	\$ 350,000
22	Smith-Gilbert Gardens Education Center: design and construction	NA	NA	2,000,000	2,000,000	2,000,000	\$ 6,000,000
23	Fleet Maintenance Facility Upgrade: Construction of new fleet maintenance facility	NA	NA	NA	1,500,000	1,000,000	\$ 2,500,000
24	Public Works Building Improvements: Renovate tool storage facility to create separate area for sign shop	NA	NA	NA	NA	1,600,000	\$ 1,600,000
25	Public Works Site Improvements: Paving of PW yard and replacement of security fencing	NA	NA	NA	NA	350,000	\$ 350,000
26	Community Center Expansion	NA	NA	NA	NA	300,000	\$ 300,000
27							
28							
29	Totals	\$ 14,771,489	\$ 28,705,000	\$ 12,715,000	\$ 11,170,000	\$ 10,970,000	\$ 78,331,489

2024-2025								
PROJECT DESCRIPTION	PROJECT START DATE	PROJECT END DATE	EST. COST OF PROJECT	% FUNDING FROM IMPACT FEES	OTHER FINANCE SOURCES	EXPENDITURES FOR YEAR	ANTICIPATED IMPACT FEES EXPENDED THROUGH YEAR	STATUS/REMARKS
Police vehicles	10/1/2024	9/30/2025	\$ 1,200,000	10%	GF/CPF/CSIF	\$ 200,000	\$ 20,000	Programmed for FY 2025
Parks & Recreation Vehicles	10/1/2024	9/30/2025	\$ 325,000	0%	General Fund	\$ 40,000	\$ -	Programmed for FY 2025
Street Vehicles	10/1/2024	9/30/2025	\$ 700,000	0%	General Fund	\$ 100,000	\$ -	Programmed for FY 2025
Stormwater utility CIP Project	10/1/2024	9/30/2025	\$ 1,900,000	0%	Stormwater	\$ 500,000	\$ -	Programmed for FY 2025
Street Improvements - Paving/Sidewalks/LMIG	10/1/2024	9/30/2025	\$ 2,000,000	0%	SPLOST/LMIG	\$ 425,000	\$ -	Programmed for FY 2025
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	10/1/2024	9/30/2025	\$ 190,000	50%	General Fund	\$ 40,000	\$ 20,000	Programmed for FY 2025
Computer System Upgrades	10/1/2024	9/30/2025	\$ 475,000	0%	General Fund	\$ 75,000	\$ -	Programmed for FY 2025
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2024	9/30/2025	\$ 30,000,000	0%	SPLOST	\$ 4,000,000	\$ -	Programmed for FY 2025
Adams Park Improvements: playground and concession upgrades	10/1/2024	9/30/2025	\$ 950,000	50%	General Fund/HUD Earmark	\$ 100,000	\$ 50,000	Programmed for FY 2025
Parks & Recreation Facility Improvements including upgrades to workout space and replacement of gym equipment bleachers, scoreboards, dividing curtains, etc.	10/1/2024	9/30/2025	\$ 500,000	25%	General Fund/SPLOST	\$ 50,000	\$ 12,500	Programmed for FY 2025
Smith-Gilbert Gardens Improvements - pavillion, pathways, restrooms, ADA parking lot	10/1/2024	9/30/2025	\$ 1,141,489	0%	SPLOST/Grants/ARPA	\$ 1,141,489	\$ -	Programmed for FY 2025
Swift-Cantrell Park Improvements including upgrades to the dog park	10/1/2024	9/30/2025	\$ 100,000	25%	SPLOST	\$ 100,000	\$ 25,000	Programmed for FY 2025
East Park Community Park development to include ADA accessible playground, parking, and restrooms.	10/1/2024	9/30/2025	\$ 1,200,000	75%	Grants	\$ 250,000	\$ 187,500	Programmed for FY 2025
Public Safety Building; Construction	10/1/2024	9/30/2025	\$ 15,700,000	0%	SPLOST	\$ 4,700,000	\$ -	Programmed for FY 2025
Community Center Improvements: New flooring, lighting, and upgrades to art studios.	10/1/2024	9/30/2025	\$ 250,000	0%	SPLOST/GF	\$ 50,000	\$ -	Programmed for FY 2025
Neighborhood Street Improvements - Kencrest/Knights Bridge	10/1/2024	9/30/2025	\$ 7,500,000	0%	HUD Earmark/SPLOST	\$ 3,000,000	\$ -	Programmed for FY 2025
TOTAL			\$ 64,131,489			\$ 14,771,489	\$ 315,000	

2025-2026								
PROJECT DESCRIPTION	PROJECT START DATE	PROJECT END DATE	EST. COST OF PROJECT	% FUNDING FROM IMPACT FEES	OTHER FINANCE SOURCES	EXPENDITURES FOR YEAR	ANTICIPATED IMPACT FEES EXPENDED THROUGH YEAR	STATUS/REMARKS
Police vehicles	10/1/2025	9/30/2026	\$ 1,200,000	10%	GF/CPF/CSIF	\$ 200,000	\$ 20,000	Programmed for FY 2026
Parks & Recreation Vehicles	10/1/2025	9/30/2026	\$ 325,000	0%	General Fund	\$ 45,000	\$ -	Programmed for FY 2026
Street Vehicles	10/1/2025	9/30/2026	\$ 700,000	0%	General Fund	\$ 150,000	\$ -	Programmed for FY 2026
Stormwater utility CIP Project	10/1/2025	9/30/2026	\$ 1,900,000	0%	Stormwater	\$ 350,000	\$ -	Programmed for FY 2026
Street Improvements - Paving/Sidewalks/LMIG	10/1/2025	9/30/2026	\$ 2,000,000	0%	SPLOST/LMIG	\$ 425,000	\$ -	Programmed for FY 2026
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	10/1/2025	9/30/2026	\$ 190,000	50%	General Fund	\$ 35,000	\$ 17,500	Programmed for FY 2026
Computer System Upgrades	10/1/2025	9/30/2026	\$ 475,000	0%	General Fund	\$ 100,000	\$ -	Programmed for FY 2026
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2025	9/30/2026	\$ 30,000,000	0%	SPLOST	\$ 10,000,000	\$ -	Programmed for FY 2026
Adams Park Improvements: playground and concession upgrades	10/1/2025	9/30/2026	\$ 950,000	50%	General Fund/HUD Earmark	\$ 250,000	\$ 125,000	Programmed for FY 2026
Parks & Recreation Facility Improvements including upgrades to workout space and replacement of gym equipment bleachers, scoreboards, dividing curtains, etc.	10/1/2025	9/30/2026	\$ 500,000	25%	General Fund/SPLOST	\$ 100,000	\$ 25,000	Programmed for FY 2026
East Park Community Park development to include ADA accessible playground, parking, and restrooms.	10/1/2025	9/30/2026	\$ 1,200,000	75%	Grants	\$ 950,000	\$ 712,500	Programmed for FY 2026
Public Safety Building: Construction	10/1/2025	9/30/2026	\$ 15,700,000	0%	SPLOST	\$ 11,000,000	\$ -	Programmed for FY 2026
Community Center Improvements: New flooring, lighting, and upgrades to art studios.	10/1/2025	9/30/2026	\$ 250,000	0%	SPLOST/GF	\$ 100,000	\$ -	Programmed for FY 2026
Neighborhood Street Improvements - Kencrest/Knights Bridge	10/1/2025	9/30/2026	\$ 7,500,000	0%	HUD Earmark/SPLOST	\$ 2,000,000	\$ -	Programmed for FY 2026
Hiram-Butler House Improvements including renovations to the foundation, exterior paint, and windows	10/1/2025	9/30/2026	\$ 500,000	0%	Grants	\$ 250,000	\$ -	Programmed for FY 2026
Trail Improvements - Pedestrian Bridges & Steel Bridge Replacements	10/1/2025	9/30/2026	\$ 450,000	0%	HUD Earmark	\$ 250,000	\$ -	Programmed for FY 2026
Cemetery Improvements - Street Paving & Erosion Control	10/1/2025	9/30/2026	\$ 150,000	0%	General Fund	\$ 150,000	\$ -	Programmed for FY 2026
Cobb International Blvd Reclamation	10/1/2025	9/30/2026	\$ 2,000,000	0%	DOT Earmark	\$ 2,000,000	\$ -	Programmed for FY 2026
Swift-Cantrell Traffic Light	10/1/2025	9/30/2026	\$ 350,000	0%	DOT Earmark	\$ 350,000	\$ -	Programmed for FY 2026
TOTAL			\$ 66,340,000			\$ 28,705,000	\$ 900,000	

2026-2027								
PROJECT DESCRIPTION	PROJECT START DATE	PROJECT END DATE	EST. COST OF PROJECT	% FUNDING FROM IMPACT FEES	OTHER FINANCE SOURCES	EXPENDITURES FOR YEAR	ANTICIPATED IMPACT FEES EXPENDED THROUGH YEAR	STATUS/REMARKS
Police vehicles	10/1/2026	9/30/2027	\$ 1,200,000	10%	GF/CPF/CSIF	\$ 250,000	\$ 25,000	Programmed for FY 2027
Parks & Recreation Vehicles	10/1/2026	9/30/2027	\$ 325,000	0%	General Fund	\$ 80,000	\$ -	Programmed for FY 2027
Street Vehicles	10/1/2026	9/30/2027	\$ 700,000	0%	General Fund	\$ 150,000	\$ -	Programmed for FY 2027
Stormwater utility CIP Project	10/1/2026	9/30/2027	\$ 1,900,000	0%	Stormwater	\$ 350,000	\$ -	Programmed for FY 2027
Street Improvements - Paving/Sidewalks/LMIG	10/1/2026	9/30/2027	\$ 2,000,000	0%	SPLOST/LMIG	\$ 300,000	\$ -	Programmed for FY 2027
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	10/1/2026	9/30/2027	\$ 190,000	50%	General Fund	\$ 35,000	\$ 17,500	Programmed for FY 2027
Computer System Upgrades	10/1/2026	9/30/2027	\$ 475,000	0%	General Fund	\$ 100,000	\$ -	Programmed for FY 2027
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2026	9/30/2027	\$ 30,000,000	0%	SPLOST	\$ 7,000,000	\$ -	Programmed for FY 2027
Adams Park Improvements: playground and concession upgrades	10/1/2026	9/30/2027	\$ 950,000	50%	General Fund/HUD Earmark	\$ 250,000	\$ 125,000	Programmed for FY 2027
Parks & Recreation Facility Improvements including upgrades to workout space and replacement of gym equipment bleachers, scoreboards, dividing curtains, etc.	10/1/2026	9/30/2027	\$ 500,000	25%	General Fund/SPLOST	\$ 150,000	\$ 37,500	Programmed for FY 2027
Community Center Improvements: New flooring, lighting, and upgrades to art studios.	10/1/2026	9/30/2027	\$ 250,000	0%	SPLOST/GF	\$ 100,000	\$ -	Programmed for FY 2027
Neighborhood Street Improvements - Kencrest/Knights Bridge	10/1/2026	9/30/2027	\$ 7,500,000	0%	HUD Earmark	\$ 1,500,000	\$ -	Programmed for FY 2027
Hiram-Butler House Improvements including renovations to the foundation, exterior paint, and windows	10/1/2026	9/30/2027	\$ 500,000	0%	Grants	\$ 250,000	\$ -	Programmed for FY 2027
Trail Improvements - Pedestrian Bridges & Steel Bridge Replacements	10/1/2026	9/30/2027	\$ 450,000	0%	HUD Earmark	\$ 200,000	\$ -	Programmed for FY 2027
Smith-Gilbert Gardens Education Center: design and construction	10/1/2026	9/30/2027	\$ 6,000,000	0%	Grants/SPLOST	\$ 2,000,000	\$ -	Programmed for FY 2027
TOTAL			\$ 52,940,000			\$ 12,715,000	\$ 205,000	

2027-2028								
PROJECT DESCRIPTION	PROJECT START DATE	PROJECT END DATE	EST. COST OF PROJECT	% FUNDING FROM IMPACT FEES	OTHER FINANCE SOURCES	EXPENDITURES FOR YEAR	ANTICIPATED IMPACT FEES EXPENDED THROUGH YEAR	STATUS/REMARKS
Police vehicles	10/1/2027	9/30/2028	\$ 1,200,000	10%	GF/CPF/CSIF	\$ 350,000	\$ 35,000	Programmed for FY 2028
Parks & Recreation Vehicles	10/1/2027	9/30/2028	\$ 325,000	0%	General Fund	\$ 80,000	\$ -	Programmed for FY 2028
Street Vehicles	10/1/2027	9/30/2028	\$ 700,000	0%	General Fund	\$ 150,000	\$ -	Programmed for FY 2028
Stormwater utility CIP Project	10/1/2027	9/30/2028	\$ 1,900,000	0%	Stormwater	\$ 350,000	\$ -	Programmed for FY 2028
Street Improvements - Paving/Sidewalks/LMIG	10/1/2027	9/30/2028	\$ 2,000,000	0%	SPLOST/LMIG	\$ 350,000	\$ -	Programmed for FY 2028
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	10/1/2027	9/30/2028	\$ 190,000	50%	General Fund	\$ 40,000	\$ 20,000	Programmed for FY 2028
Computer System Upgrades	10/1/2027	9/30/2028	\$ 475,000	0%	General Fund	\$ 100,000	\$ -	Programmed for FY 2028
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2027	9/30/2028	\$ 30,000,000	0%	SPLOST	\$ 5,000,000	\$ -	Programmed for FY 2028
Adams Park Improvements: playground and concession upgrades	10/1/2027	9/30/2028	\$ 950,000	50%	General Fund/HUD Earmark	\$ 100,000	\$ 50,000	Programmed for FY 2028
Parks & Recreation Facility Improvements including upgrades to workout space and replacement of gym equipment bleachers, scoreboards, dividing curtains, etc.	10/1/2027	9/30/2028	\$ 500,000	25%	General Fund/SPLOST	\$ 150,000	\$ 37,500	Programmed for FY 2028
Neighborhood Street Improvements - Kencrest/Knights Bridge	10/1/2027	9/30/2028	\$ 7,500,000	0%	HUD Earmark	\$ 1,000,000	\$ -	Programmed for FY 2028
Smith-Gilbert Gardens Education Center: design and construction	10/1/2027	9/30/2028	\$ 6,000,000	0%	Grants/SPLOST	\$ 2,000,000	\$ -	Programmed for FY 2028
Fleet Maintenance Facility Upgrade: Construction of new fleet maintenance facility	10/1/2027	9/30/2028	\$ 2,500,000	0%	SPLOST	\$ 1,500,000	\$ -	Programmed for FY 2028
TOTAL			\$ 54,240,000			\$ 11,170,000	\$ 142,500	

2028-2029								
PROJECT DESCRIPTION	PROJECT START DATE	PROJECT END DATE	EST. COST OF PROJECT	% FUNDING FROM IMPACT FEES	OTHER FINANCE SOURCES	EXPENDITURES FOR YEAR	ANTICIPATED IMPACT FEES EXPENDED THROUGH YEAR	STATUS/REMARKS
Police vehicles	10/1/2028	9/30/2029	\$ 1,200,000	10%	GF/CPF/CSIF	\$ 200,000	\$ 20,000	Programmed for FY 2029
Parks & Recreation Vehicles	10/1/2028	9/30/2029	\$ 325,000	0%	General Fund	\$ 80,000	\$ -	Programmed for FY 2029
Street Vehicles	10/1/2028	9/30/2029	\$ 700,000	0%	General Fund	\$ 150,000	\$ -	Programmed for FY 2029
Stormwater utility CIP Project	10/1/2028	9/30/2029	\$ 1,900,000	0%	Stormwater	\$ 350,000	\$ -	Programmed for FY 2029
Street Improvements - Paving/Sidewalks/LMIG	10/1/2028	9/30/2029	\$ 2,000,000	0%	SPLOST/LMIG	\$ 500,000	\$ -	Programmed for FY 2029
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	10/1/2028	9/30/2029	\$ 190,000	50%	General Fund	\$ 40,000	\$ 20,000	Programmed for FY 2029
Computer System Upgrades	10/1/2028	9/30/2029	\$ 475,000	0%	General Fund	\$ 100,000	\$ -	Programmed for FY 2029
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2028	9/30/2029	\$ 30,000,000	0%	SPLOST	\$ 4,000,000	\$ -	Programmed for FY 2029
Adams Park Improvements: playground and concession upgrades	10/1/2028	9/30/2029	\$ 950,000	50%	General Fund/HUD Earmark	\$ 250,000	\$ 125,000	Programmed for FY 2029
Parks & Recreation Facility Improvements including upgrades to workout space and replacement of gym equipment bleachers, scoreboards, dividing curtains, etc.	10/1/2028	9/30/2029	\$ 500,000	25%	General Fund/SPLOST	\$ 50,000	\$ 12,500	Programmed for FY 2029
Smith-Gilbert Gardens Education Center: design and construction	10/1/2028	9/30/2029	\$ 6,000,000	0%	Grants/SPLOST	\$ 2,000,000	\$ -	Programmed for FY 2029
Fleet Maintenance Facility Upgrade: Construction of new fleet maintenance facility	10/1/2028	9/30/2029	\$ 2,500,000	0%	SPLOST	\$ 1,000,000	\$ -	Programmed for FY 2029
Public Works Building Improvements: Renovate tool storage facility to create separate area for sign shop	10/1/2028	9/30/2029	\$ 1,600,000	0%	SPLOST	\$ 1,600,000	\$ -	Programmed for FY 2029
Public Works Site Improvements: Paving of PW yard and replacement of security fencing	10/1/2028	9/30/2029	\$ 350,000	0%	SPLOST	\$ 350,000	\$ -	Programmed for FY 2029
Community Center Expansion	10/1/2028	9/30/2029	\$ 300,000	50%	SPLOST	\$ 300,000	\$ 150,000	Programmed for FY 2029
TOTAL			\$ 48,990,000			\$ 10,970,000	\$ 327,500	

ANNUAL FEE FINANCIAL REPORT - FY 2023-2024
CITY OF KENNESAW, GEORGIA

	PARKS/REC	Police	Total
IMPACT FEE FUND BALANCE FROM FY 2022-2023 (ENDING 09/30/2023)	\$ 1,583,617.33	\$ 230,907.91	\$ 1,814,525.24
PRIOR PERIOD ADJUSTMENT	\$ -	\$ -	\$ -
IMPACT FEES COLLECTED IN FY 2023-2024	\$ 181,669.60	\$ 22,110.57	\$ 203,780.17
INTEREST EARNED	\$ 17,358.22	\$ 2,480.31	\$ 19,838.53
ADMINISTRATIVE/OTHER COST	\$ -	\$ -	\$ -
(IMPACT FEE REFUNDS)	\$ -	\$ -	\$ -
(PROJECT EXPENDITURES)	\$ 334,569.87	\$ -	\$ 334,569.87
IMPACT FEE FUND BALANCE ENDING FY 2023-2024 (9/30/24)	\$ 1,448,075.28	\$ 255,498.79	\$ 1,703,574.07
IMPACT EXPENDITURES ENCUMBERED	\$ -	\$ -	\$ -

* Encumbrance accounting - under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation - is not employed by the City.

**Second Quarter 2025
Final Plat Application
(FP2025-03)
1972, 1994, 2004 Duncan Drive**



STORM AS-BUILTS CERTIFICATION

TO: CITY OF KENNESAW
FROM: Don F. Singer, PE BGE, Inc.
DATE: August 12, 2024

RE: Engineer's Certification of Storm As-Builts for Devin's Shire Townhomes

I, Don F. Singer, a registered professional engineer in the state of Georgia, hereby certify with my signature and seal, the Storm As-builts for the development known as "Devin's Shire Townhomes", approved on September 21, 2023, lying in land lot 138 of 20th district, within City of Kennesaw, will comply with the design intent of the development.

In-field adjustments were proposed and implemented prior to the certification. Builder shall ensure that the drainage pattern during construction of homes align with the drainage patterns shown in Exhibit "A", attached below.

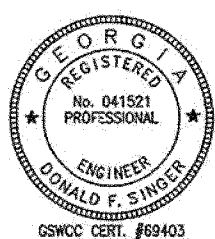
Overall, Storm As-builts provided have been verified and adjustments were implemented to ensure all the criteria proposed for the development have been met.

Sincerely,

Don F. Singer, P.E.

Director

404-850-3320



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Alpha Design 2014 - 800-755-0285

CITY OF KENNESAW
GEORGIA

ORDINANCE NO. 2022-04 2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT DESIGNATION FROM CITY SINGLE-FAMILY RESIDENTIAL (R-20) TO CITY CENTRAL BUSINESS DISTRICT (CBD) FOR THE PROPERTY LOCATED AT 1972, 1994 & 2004 DUNCAN DRIVE

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:

WHEREAS, Devin Riley, LLC made an application to amend the Official Zoning Map of the City of Kennesaw, Georgia so as to change the zoning designation from CITY SINGLE-FAMILY RESIDENTIAL (R-20) to CITY CENTRAL BUSINESS DISTRICT (CBD); for property located at 1972 Duncan Drive, 1994 Duncan Drive and 2004 Duncan Drive, identified as 20th District, Land Lot 138 Tax Parcels 47, 190, 194 containing +/- 3.789 acres (as more particularly described below); and

WHEREAS, notice was advertised in the Marietta Daily Journal on February 18, 2022, February 25, 2022, March 18, 2022 and March 25, 2022 of a public hearing before the Kennesaw Planning Commission held on March 9, 2022 and April 6, 2022 and the Mayor and Council on March 21, 2022 and April 18, 2022; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a special call meeting held March 9, 2022 and during their regularly scheduled meeting held April 6, 2022; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held March 21, 2022 and April 18, 2022; and

WHEREAS, the Mayor and Council have determined that the proposed amendment to the Official Zoning Map is in the public interest and meets the standards established in the Kennesaw Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.

SECTION 1. The Official Zoning Map of the City of Kennesaw, Georgia is hereby amended so as to change the zoning district designation from CITY SINGLE-FAMILY RESIDENTIAL (R-20) to CITY CENTRAL BUSINESS DISTRICT (CBD) for the following described property:

1972 DUNCAN DRIVE
LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 138 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE EAST LINE OF LAND LOT 138 INTERSECTS WITH THE NORTHERLY RIGHT OF WAY LINE OF DUNCAN DRIVE; RUNNING THENCE ALONG SAID NORTH LINE 173 FEET TO A POINT AND CORNER; RUNNING THENCE NORTHERLY 442.0 FEET TO A POINT AND CORNER; RUNNING THENCE SOUTH 74 DEGREES 12 MINUTES EAST 20 FEET TO AN IRON PIN; THENCE NORTHERLY 16 FEET TO THE CENTER LINE OF A BRANCH MARKED BY AN IRON PIN; RUNNING THENCE SOUTH 73 DEGREES 30 MINUTES EAST ALONG THE CENTER LINE OF SAID BRANCH 143.4 FEET TO THE EAST LINE OF LAND LOT 138; AND RUNNING THENCE DUE SOUTH ALONG SAID LAND LOT LINE 391 FEET TO THE POINT OF BEGINNING.

PROPERTY ALSO KNOWN AS: 1972 DUNCAN DRIVE NW, KENNESAW, GA 30144. TAX PARCEL ID #: 20013800470

1994 DUNCAN DRIVE
LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 138 OF THE 20TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING A PART OF THE PROPERTY SHOWN ON PLAT PREPARED BY THOMAS E. WILLIAMS, SURVEYOR, DATED NOVEMBER 12, 1971, RECORDED IN PLAT BOOK 53, PAGE 88, COBB COUNTY, GEORGIA, RECORDS, THE PLAT BEING DESIGNATED "PLAT FOR GEORGE E. AND JESSIE MAE TAYLOR", DESIGNATED TRACT FOR TERRY AND DOROTHY AUSTIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AND CORNER LOCATED ON THE NORTH SIDE OF THE DUNCAN DRIVE RIGHT-OF-WAY 283 FEET WESTERLY OF THE INTERSECTION OF THE NORTH SIDE OF THE DUNCAN DRIVE RIGHT-OF-WAY WITH THE EAST LAND LOT LINE OF LAND LOT 138 AS IS MEASURED ALONG THE NORTH SIDE OF THE DUNCAN DRIVE RIGHT-OF-WAY; THENCE RUNNING WESTERLY ALONG THE NORTHERLY SIDE OF THE DUNCAN DRIVE RIGHT-OF-WAY FOR A DISTANCE OF 110 FEET TO AN IRON PIN AND CORNER; THENCE RUNNING NORTH 01 DEGREE 50 MINUTES WEST ALONG THE 20-FOOT PRIVATE DRIVE FOR A DISTANCE OF 196 FEET TO AN IRON PIN AND CORNER; THENCE RUNNING SOUTH 85 DEGREES 50 MINUTES WEST FOR A DISTANCE OF 10 FEET TO AN IRON PIN AND CORNER; THENCE RUNNING NORTH 10 DEGREES 30 MINUTES EAST FOR A DISTANCE OF 279.9 FEET TO AN IRON PIN AND CORNER;

CITY OF KENNESAW
ORDINANCE NO. 2022-04, 2022

THENCE RUNNING SOUTH 74 DEGREES 12 MINUTES EAST FOR A DISTANCE OF 100 FEET TO AN IRON PIN AND CORNER; THENCE RUNNING SOUTH 03 DEGREES 00 MINUTES WEST FOR A DISTANCE OF 463.2 FEET TO AN IRON PIN AND CORNER AND THE POINT OF BEGINNING.

PROPERTY ALSO KNOWN AS: 1994 DUNCAN DRIVE NW, KENNESAW, GA 30144. TAX PARCEL ID #: 20013801900

2004 DUNCAN DRIVE
LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 138 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA RECORDS AS SHOWN ON PLAT FOR JAMES AND LAURA SPEARS BY THOMAS E. WILLIAMS & ASSOCIATES, SURVEYORS DATED NOVEMBER 12, 1971, AND BEING RECORDED IN PLAT BOOK 55, PAGE 209, COBB COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AN IRON PIN AND CORNER LOCATED ON THE NORTH SIDE OF DUNCAN DRIVE 173 FEET WESTERLY AS MEASURED ALONG THE NORTH SIDE OF DUNCAN DRIVE FROM THE INTERSECTION OF THE NORTH SIDE OF DUNCAN DRIVE WITH THE EAST LINE OF SAID LAND LOT NO. 138; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY SIDE OF DUNCAN DRIVE 110 FEET TO AN IRON PIN AND CORNER; THENCE RUNNING NORTH 03 DEGREES 00 MINUTES EAST 463.2 FEET TO AN IRON PIN AND CORNER; THENCE RUNNING SOUTH 74 DEGREES 12 MINUTES EAST 100 FEET TO AN IRON PIN AND CORNER; THENCE RUNNING SOUTH 02 DEGREES 54 MINUTES WEST 442 FEET TO THE NORTHERLY SIDE OF DUNCAN DRIVE AND THE IRON PIN AT THE POINT OF BEGINNING.

PROPERTY ALSO KNOWN AS 2004 DUNCAN DRIVE, KENNESAW, GA 30144. TAX PARCEL ID #: 20013801940

SECTION 2. BE IT FURTHER ORDAINED THAT the amendment to the Official Zoning Map outlined in Section 1 above is adopted to change the zoning district designation from CITY SINGLE-FAMILY RESIDENTIAL (R-20) to CITY CENTRAL BUSINESS DISTRICT (CBD) +/- 3.789 acres with stipulations as follows:

ZONING CONDITIONS

1. The Subject Property shall be developed for a residential community consisting of a maximum of thirty-five (35) fee simple single family attached townhomes.
2. Applicant agrees the minimum house size for the homes in the proposed development shall be 2,000 square feet of heated and cooled living space. Applicant also agrees that the maximum height of the townhomes is thirty-five feet (35-feet).

CITY OF KENNESAW
ORDINANCE NO. 2022-04, 2022

3. Homes within the proposed community shall be substantially similar in style and architecture to the elevations attached hereto as Exhibit "A."
4. The proposed community shall have public streets; however, Applicant shall have the option of constructing private streets to the applicable Cobb County and City of Kennesaw public streets' construction standards and installing gates if so desired by Applicant in accordance with all City and Cobb County ordinances and regulations. All driveways shall be a minimum of twenty feet (20') in length from the edge of the sidewalk or back of curb to the garage.
5. Applicant agrees to the creation of a mandatory homeowners association ("HOA") to be managed by Applicant or a 3rd party professional HOA management company until such time the HOA is "turned-over" to the homeowners which is typically at 100% buildout. Applicant shall fund any shortfall in the operating budget until such time as the HOA is "turned-over" to the homeowners. The homeowners association shall be solely responsible for the upkeep and maintenance of all common areas, mail kiosk, amenities, and amenity areas; including the entrance areas, boundary landscape buffers, detention pond(s) and the private streets if so constructed by the Applicant.
6. Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed community.
7. The HOA covenants shall limit the number of rental units to not exceed 10% of the total number of units in the community or such percentage as approved by the City Council.
8. All homes shall have a minimum of a two (2) car garage. Garages shall be primarily used for the parking of vehicles and shall not be converted to other uses. The applicant shall include this restriction in the covenants to be enforced by the HOA.
9. The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, or combinations thereof, with accents architecturally consistent with the proposed homes. The entry monument shall be lit at night for better visibility.
10. Landscaping of the entrance areas as well as the frontage of the proposed community along all public streets, shall be professionally designed and implemented, which shall include the installation of an irrigation system in areas where appropriate. Maintenance of the entrance area and public street frontage at the entrance shall be by the mandatory homeowners association as set forth in the declaration of covenants, easements, and restrictions.
11. Any street lights installed by the appropriate power company within the proposed community shall have down lighting, shall be environmentally sensitive, and shall be as approved by the City Council. Applicant will fund the cost of the first year of street light operations for the community and will stipulate in the HOA covenants that the street light cost within the community will continue to be funded by the HOA on an on-going basis each month following the first year of operations as is the typical standard for new communities in the City.
12. All utilities servicing the residences within the proposed community shall be underground.

CITY OF KENNESAW
ORDINANCE NO. 2022-04, 2022

REVISION #1 (05.07.2025)

THIS PLAT SUPERSEDES THAT PLAT RECORDED IN PLAT BOOK 282, PAGE 811. THE PURPOSE OF THIS REVISION IS TO REVISE THE LOT LINES FOR LOTS 7-12, 13-19, AND 27-31.

THE FOLLOWING CHANGES HAVE BEEN MADE:

- 1) TOWNHOME TIE LINE CHART AND TOWNHOME LOT TABLE UPDATED ON SHEET 1.
- 2) GRAPHICAL REPRESENTATION OF LOTS CHANGED ON SHEET 1.
- 3) ADDED SHEET 3 TO SHOW BUILDING DETAILS
- 4) ADDED BUILDING DETAIL TO SHEET 3.

13. Applicant agrees the storm water management facilities and system shall be constructed and installed consistent with all requirements of the City and Cobb County.
14. Applicant agrees to the protection of all required stream buffers affecting the Property and shall utilize such areas as a passive amenity for the proposed community.
15. Applicant agrees to comply with all City and Cobb County development standards and ordinances relating to project improvements.
16. All setbacks shall be as shown on the referenced Site Plan.
17. Applicant agrees to the installation of 5 feet (5') wide interior sidewalks along all interior streets on one side, typically on the opposite side of the water line. In addition, Applicant shall construct a minimum 5 feet (5') wide sidewalk along the Property frontage on Duncan Drive.
18. All construction vehicles will be parked on-site on the Property at all times. No construction vehicles shall be parked outside the community or other surrounding streets to the proposed development.
19. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
20. Development to provide 12 additional guests parking spaces or 0.35 parking spaces per each residential unit located strategically in the development as per adopted City ordinance.
21. Developer will maximize the preservation of mature trees where possible.
22. The applicant agrees that construction activity will begin within two years of the approval date of the rezoning. If no land development activity is initiated, then the subject property will automatically revert back to the original zoning and all previously imposed conditions.

SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses, and phrases are severable, and if any section, paragraph, sentence, clause, and phrase is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance.

SECTION 4. BE IT FURTHER ORDAINED THAT this Ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

PASSED AND ADOPTED by the Kennesaw City Council on this 18th day of April, 2022.

ATTEST:

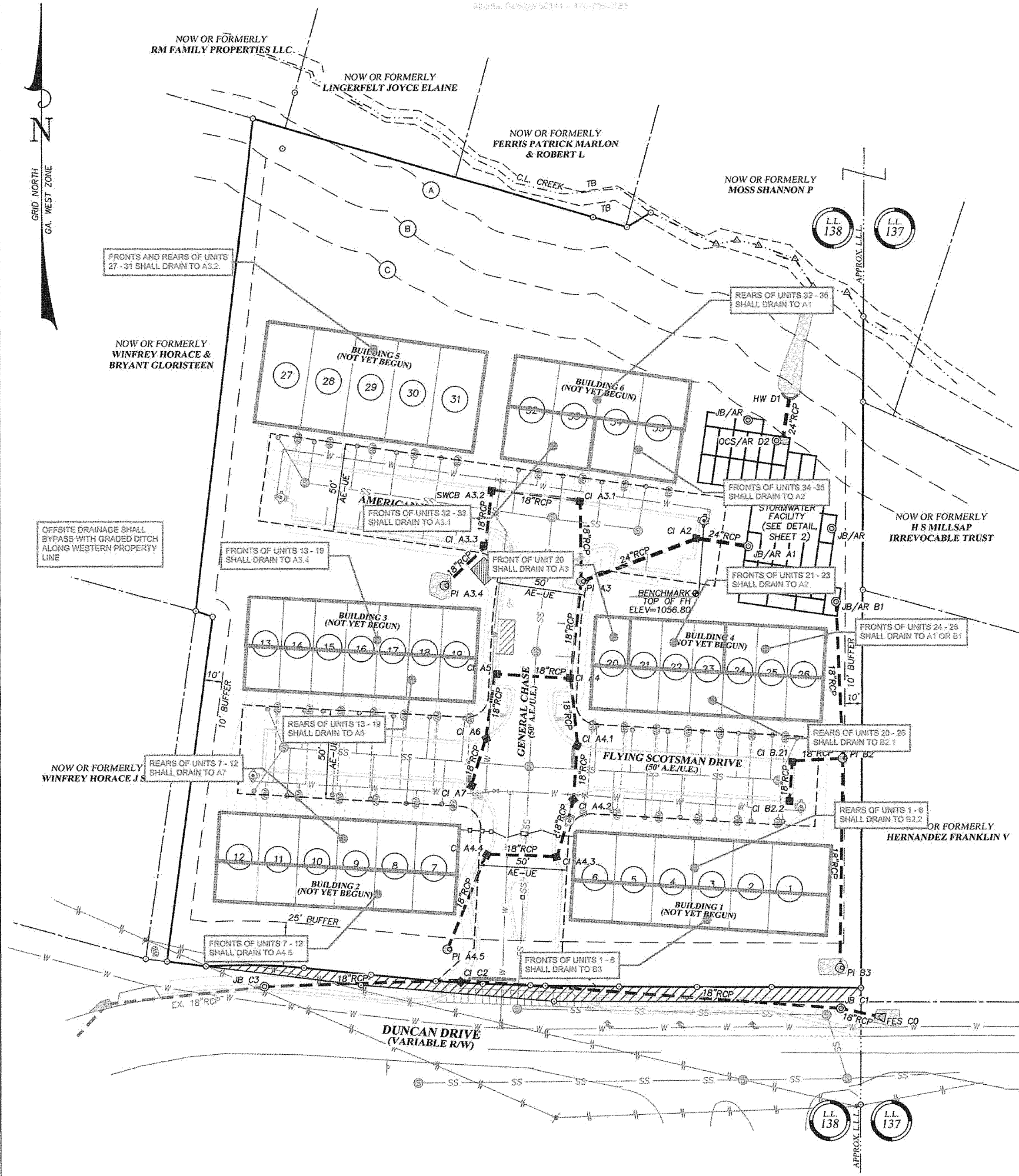
City Clerk

CITY OF KENNESAW
ORDINANCE NO. 2022-04, 2022



CITY OF KENNESAW:

Mayor



REVISION

DATE 05/07/25 REV. #1 - SEE NOTE SHEET 2

FINAL PLAT OF:

DEVIN'S SHIRE

LOCATED IN LAND LOT 138

20TH DISTRICT

CITY OF KENNESAW

COBB COUNTY, GEORGIA

JUNE 5, 2024

G U N N E Y
S U R V E Y
www.gunnurveys.com
678.6807502

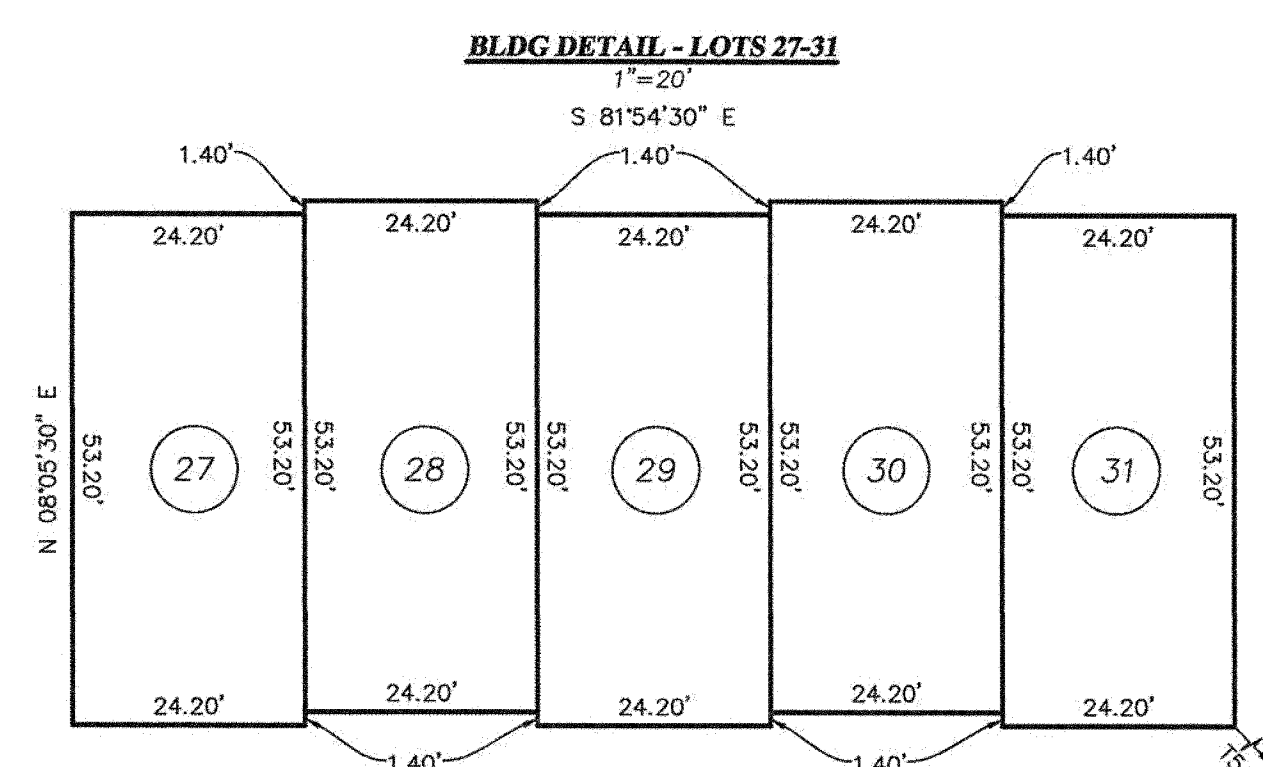
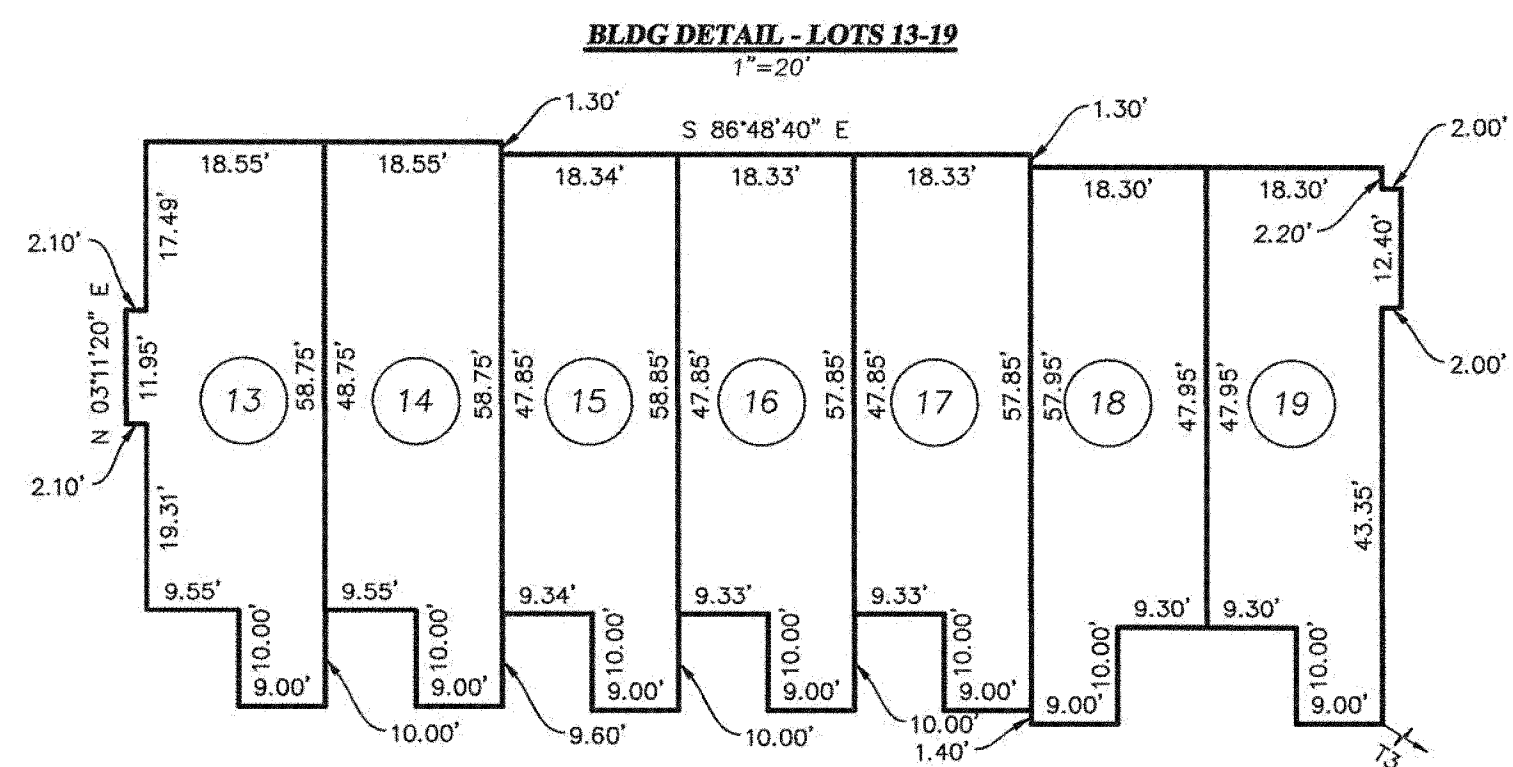
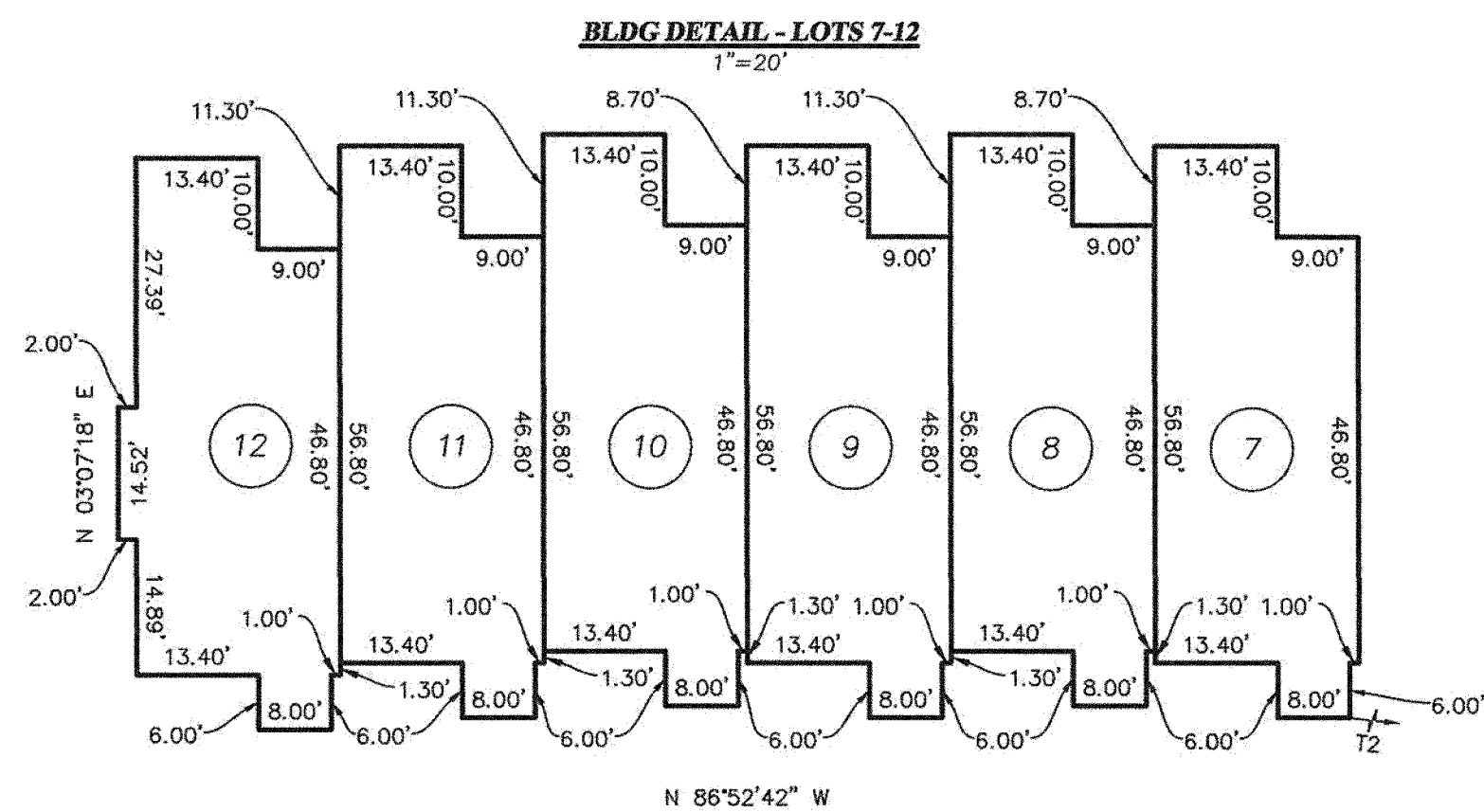


DRAWN BY: KGD
CHECKED BY: AWG

PROJECT NO. 23088

SHEET 2 OF 3

COBB COUNTY PROJECT # SPR-2022-K004

[illegible]

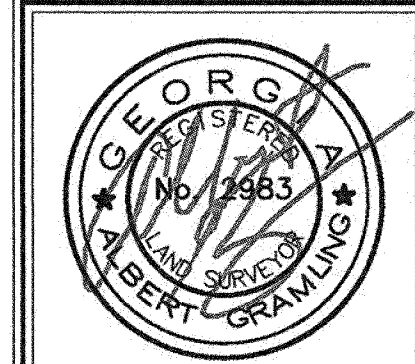
FINAL PLAT OF:
DEVIN'S SHIRE
LOCATED IN LAND LOT 138
20TH DISTRICT
CITY OF KENNESAW
COBB COUNTY, GEORGIA
JUNE 5, 2024

**G U N N I N
S U R V E Y**

 141 Railroad Street, Suite 116
Canton, Georgia 30114

www.gunninsurvey.com
678.880.7502

Georgia LSF 000033 • Gunns Land Surveys, LLC



DRAWN BY: KGD
CHECKED BY: AWG

PROJECT NO. 23088

SHEET	OF
3	3

**Third Quarter 2025
Central Business District Project
Application
(CBD2025-02)
2690 Keene Street**

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Mayor Pro Tem Pat Ferris

Antonio Jones

Madelyn Orochena

Tracey Viars

Anthony Gutierrez

July 8, 2025

Mark Allen
2950 Moon Station Road,
Kennesaw, GA 30144

Subject: Central Business District Application (Case #CBD2025-02)

2690 Keene St, Kennesaw, GA (Parcel ID:20016700640)

Dear Mark Allen:

The City of Kennesaw Mayor and Council held their regularly scheduled meeting on July 7, 2025 to review the above subject application. This letter is written to inform you of their actions.

The Mayor and Council voted to **approve** the Central Business District application for the construction of a mixed-use development consisting of a distillery and a restaurant.

Please keep a copy of this letter for your records. If you have questions or concerns, please contact me at (770) 590-8268 or dsimmons@kennesaw-ga.gov.

Sincerely,

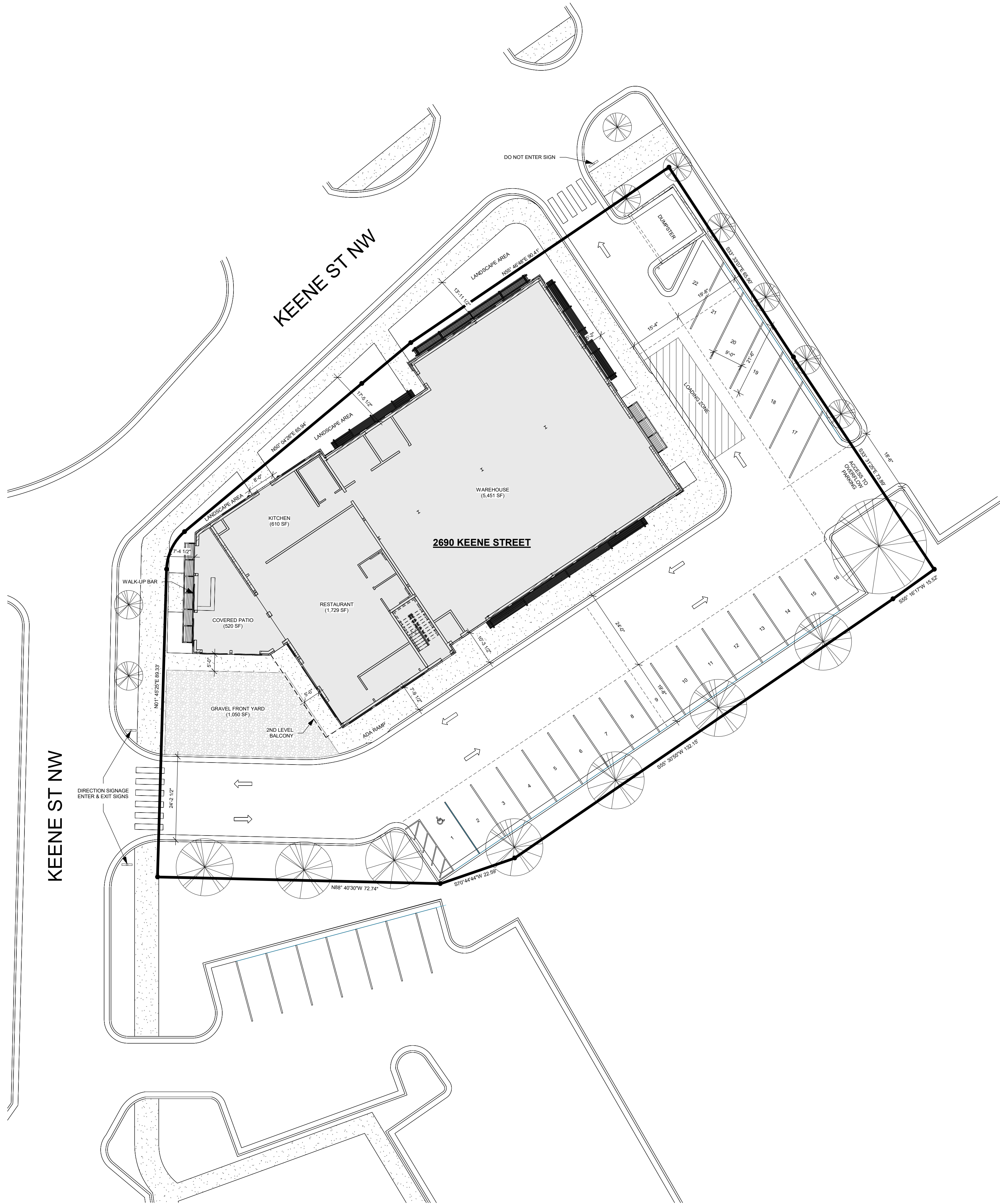
Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

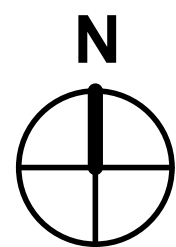
Enclosed: Conceptual Site Plan approved by Mayor and Council

2690 KEENE STREET
TRACT 5
PB 282/PG 636
0.61078 AC
26,605 SF

- SITE PLAN NOTES:
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION.
 - DO NOT SCALE DRAWINGS.
 - REFER TO CIVIL PLANS FOR GRADING, DRAINAGE, AND UTILITY INFORMATION.
 - ALL WORK TO COMPLY WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



LAZY GUY DISTILLERY
2690 Keene Street, Kennesaw, GA 30144
SITE PLAN

BALDWIN
ARCHITECTURAL GROUP
M. Christopher Baldwin, Architect
3846 Maybreeze Rd.
Marietta, Ga 30066
(404) 406-9041

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Revision Schedule		
No.	Date	By

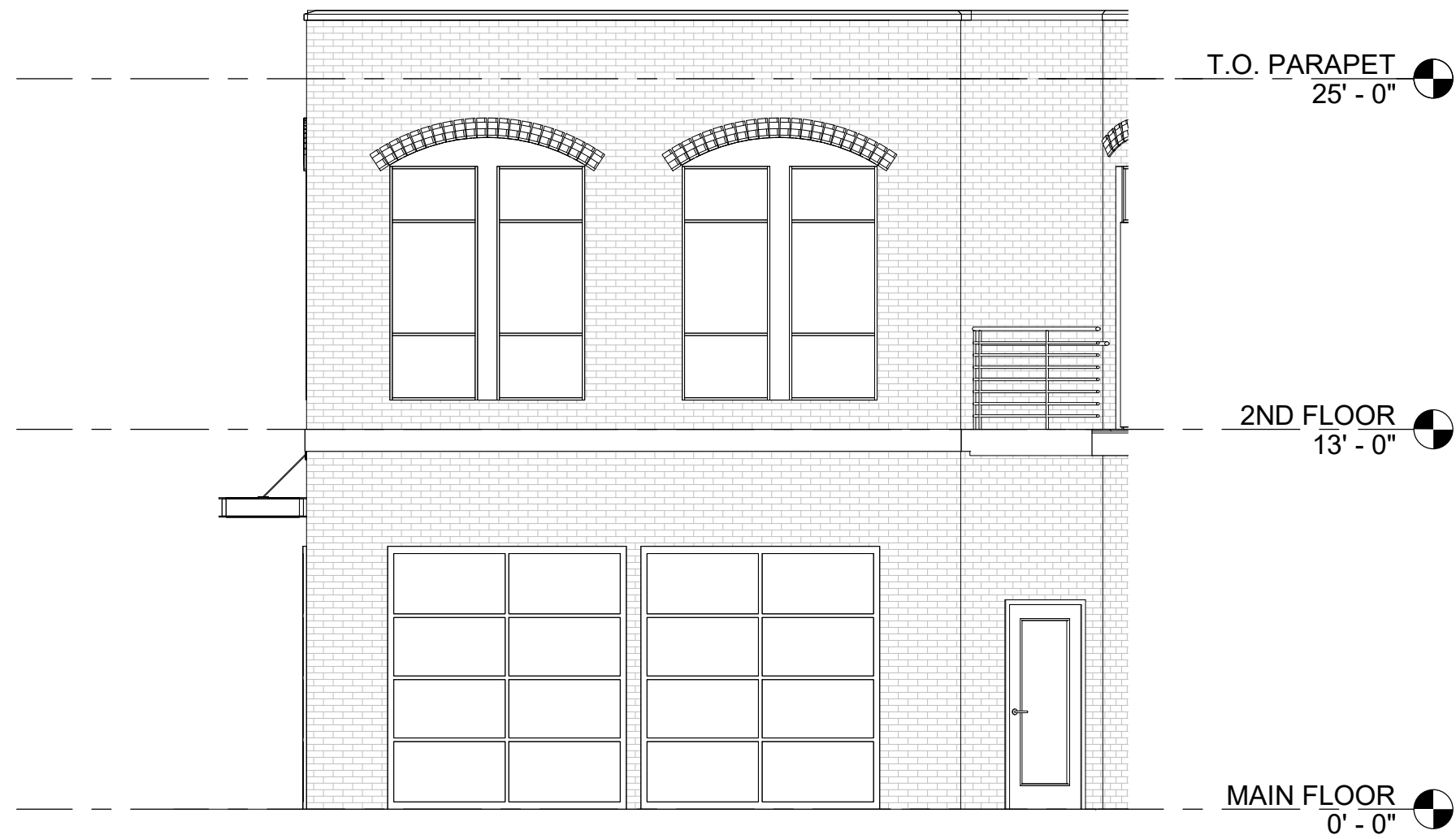
DATE: 04.25.2025
DRAWN: JTC
CHECKED: MCB

JOB NO.
20250425

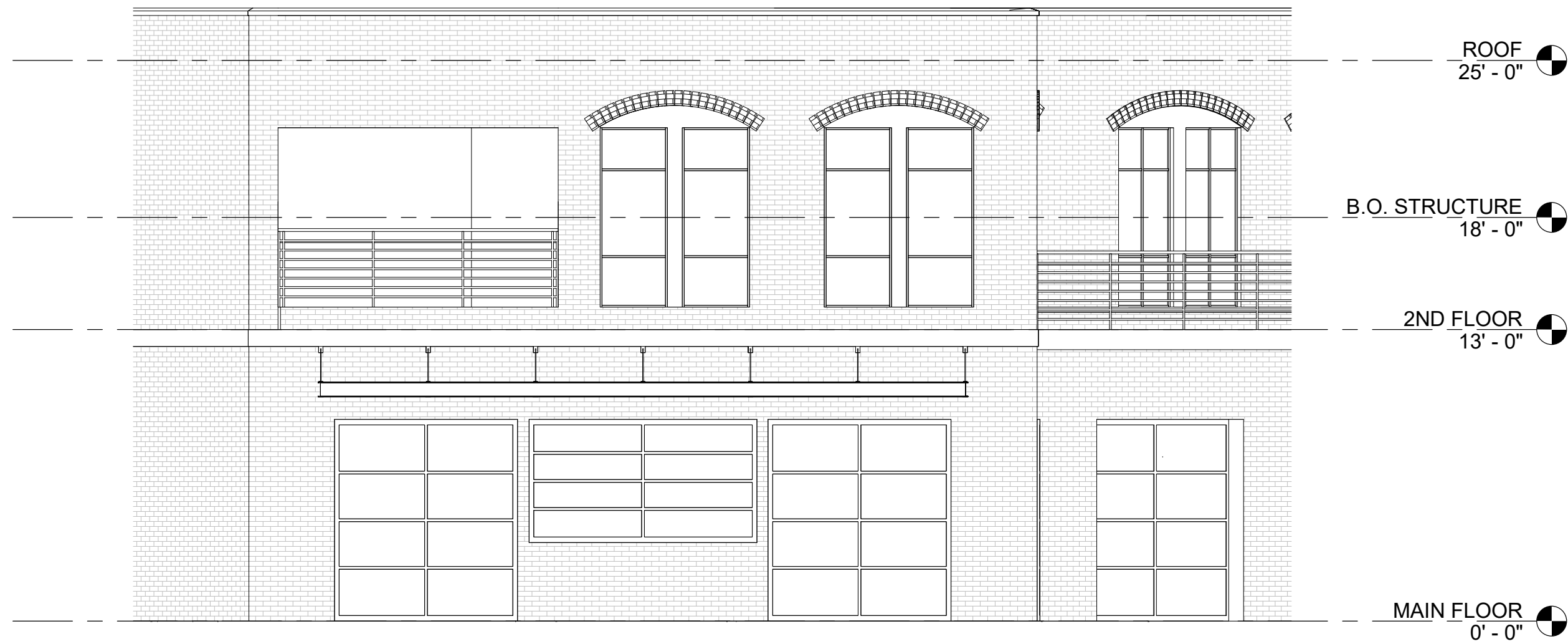
SHEET NO.
A100



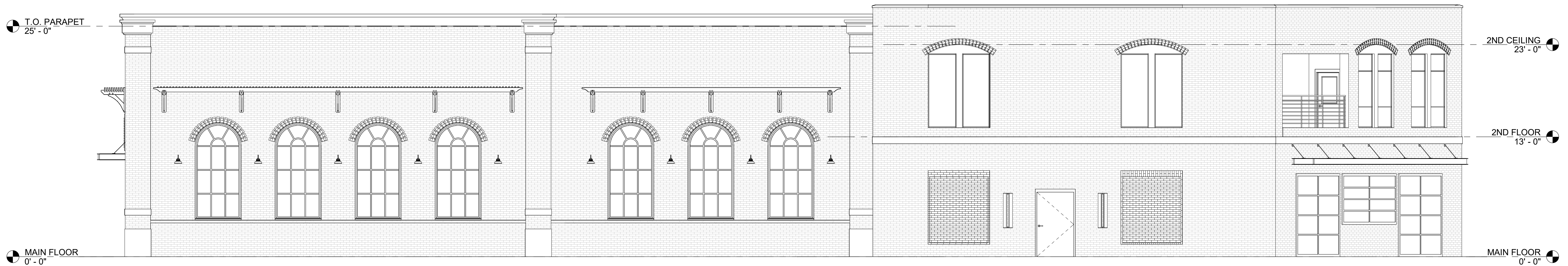
1 **FRONT ELEVATION**
3/16" = 1'-0"



2 **FRONT-RIGHT ELEVATION**
3/16" = 1'-0"



3 **FRONT-LEFT ELEVATION**
3/16" = 1'-0"



4 **LEFT ELEVATION**
3/16" = 1'-0"

LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

BUILDING ELEVATIONS

BALDWIN
ARCHITECTURAL GROUP



M. Christopher Baldwin, Architect
3846 Maybreeze Rd.
Marietta, Ga 30066
(404) 406-9041

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Revision Schedule

No.	Date	By

DATE: 04.25.2025

DRAWN: JTC

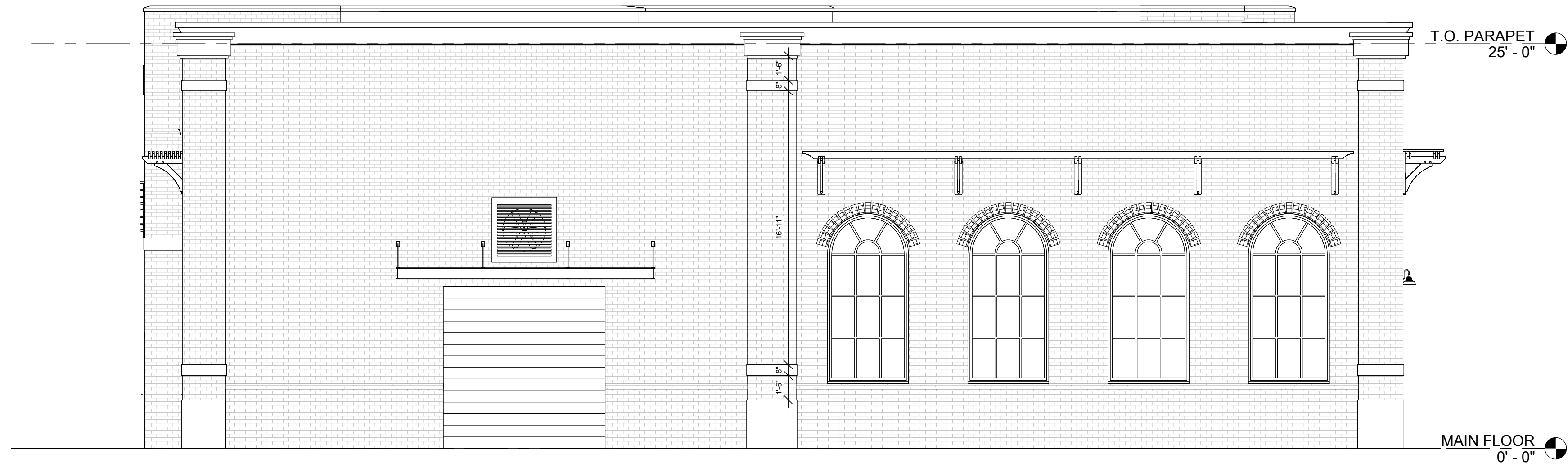
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JOB NO.

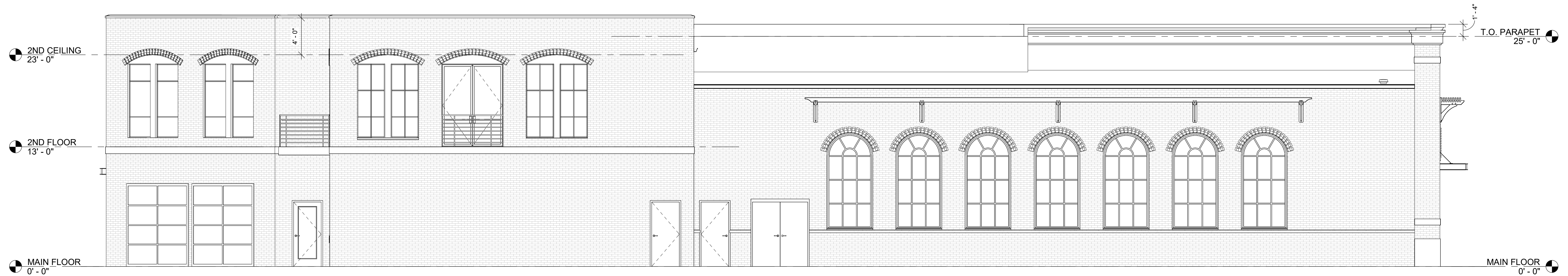
20250425

SHEET NO.

A201



1 **REAR ELEVATION**
3/16" = 1'-0"



2 **RIGHT ELEVATION**
3/16" = 1'-0"

LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

BUILDING ELEVATIONS



M. Christopher Baldwin, Architect
3846 Mayhew Rd.
Marietta, Ga 30066
(404) 406-9041

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Revision Schedule

No.	Date	By

DATE: 04.25.2025

DRAWN: JTC

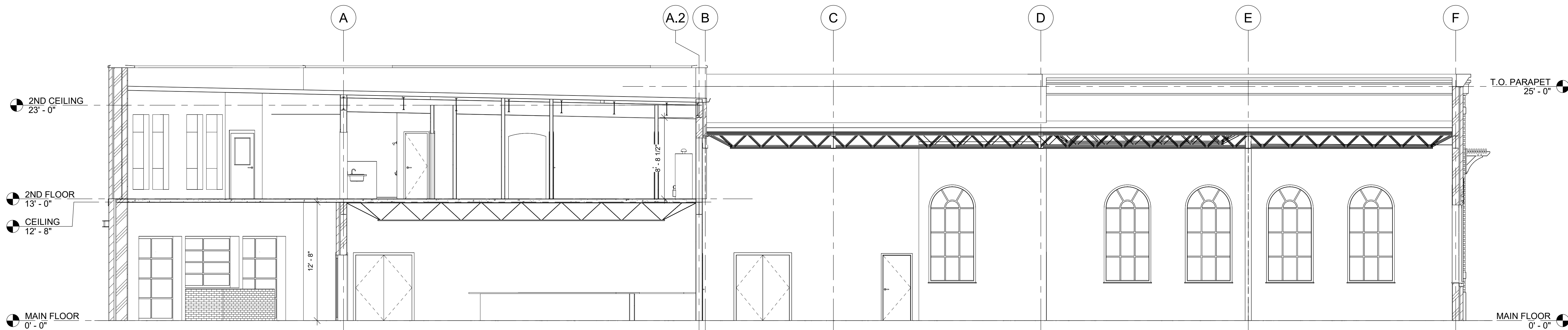
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JOB NO.

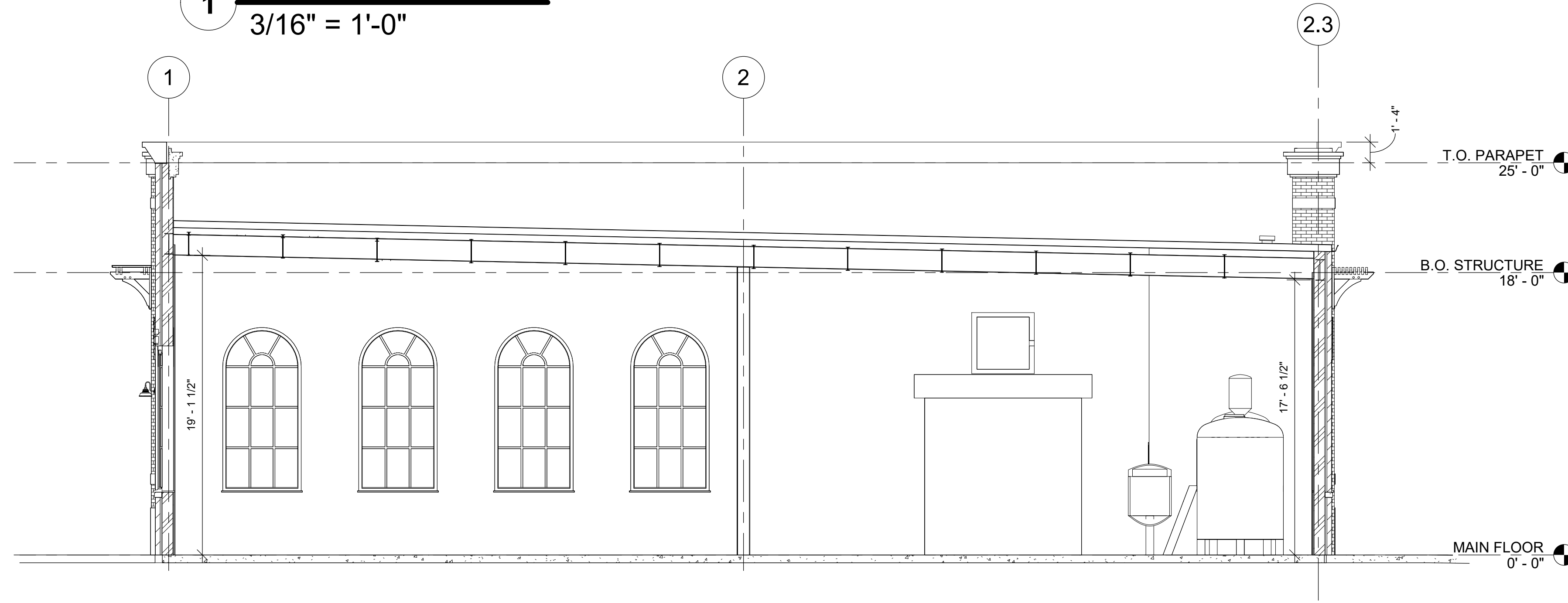
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SHEET NO.

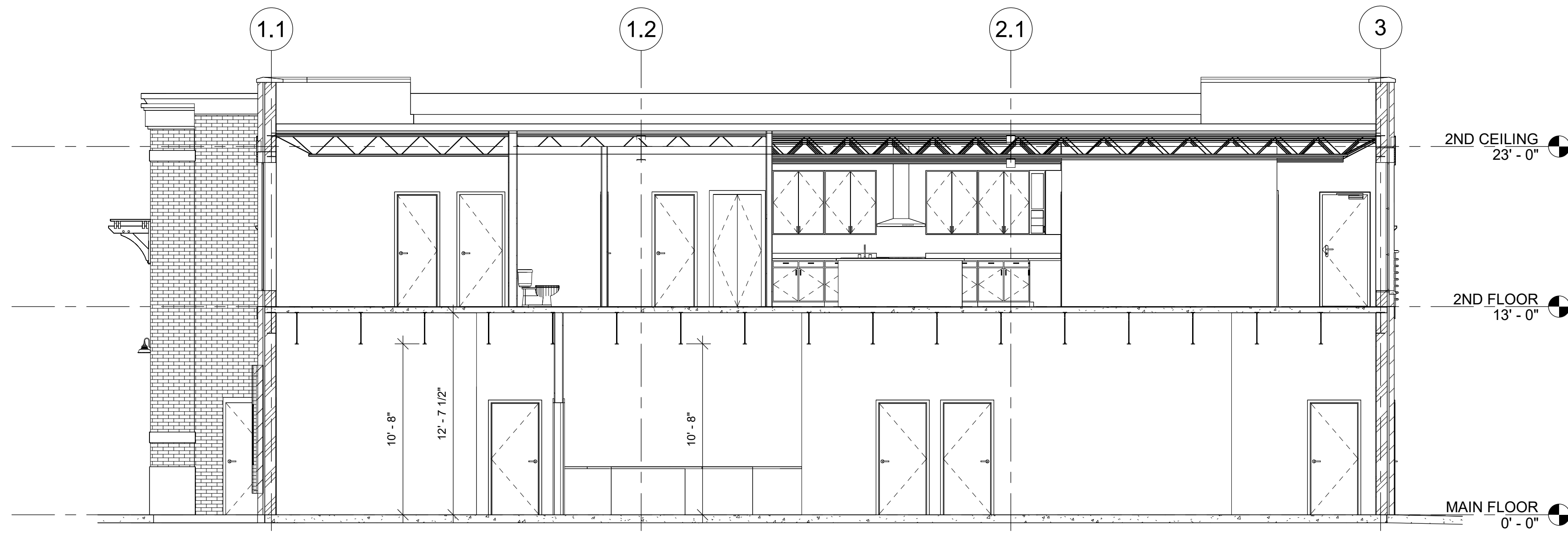
A202



1 BUILDING SECTION 1
3/16" = 1'-0"



2 BUILDING SECTION 2
3/16" = 1'-0"



3 BUILDING SECTION 3
3/16" = 1'-0"

LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

BUILDING SECTIONS



M. Christopher Baldwin, Architect
3846 Maybreeze Rd.
Marietta, Ga 30066
(404) 406-9041

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Revision Schedule

No.	Date	By

DATE: 04.25.2025
DRAWN: JTC
CHECKED: MCB

JOB NO.
20250425

SHEET NO.
A300

**Third Quarter 2025
Central Business District Project
Application
(CBD2025-04)
2861 & 2871 N Main Street**

MAYOR

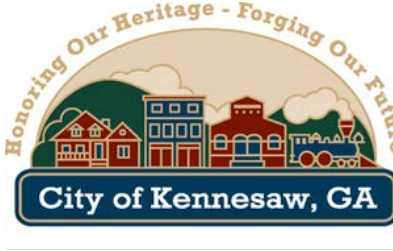
Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Mayor Pro Tem Pat Ferris

Antonio Jones

Madelyn Orochena

Tracey Viars

Anthony Gutierrez

July 8, 2025

2861 N Main St, LLC & 2871 N Main St, LLC
2950 Cherokee Se, Ste 400
Kennesaw, GA 30144

Subject: Central Business District Application (Case #CBD2025-04)

2861 & 2871 N Main St, Kennesaw, GA (Parcel ID:20013801060 &
20013801080)

Dear 2861 N Main St, LLC & 2871 N Main St, LLC:

The City of Kennesaw Mayor and Council held their regularly scheduled meeting on July 7, 2025 to review the above subject application. This letter is written to inform you of their actions.

The Mayor and Council voted to **approve** the Central Business District application subject to specific conditions pertaining to which include:

1. The applicant will submit design development drawings for review by the Historic Preservation Commission with additional details on design of the stage area and landscaping drawings; and
2. The applicant will submit construction drawings at ninety percent (90%) completion for review by the Historic Preservation Commission; and
3. The applicant will submit the build-to line and offset distance from the project to the adjoining structure on J.O Stephenson Avenue for review.

Please keep a copy of this letter for your records. If you have questions or concerns, please contact me at (770) 590-8268 or dsimmons@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Enclosed: Conceptual Site Plan approved by Mayor and Council

City of Kennesaw 2529 J.O. Stephenson Avenue Kennesaw, Georgia
30144



THE PLAZA, KENNESAW

stamp:

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revisions

No.	Description	Date
1		

sheet title:

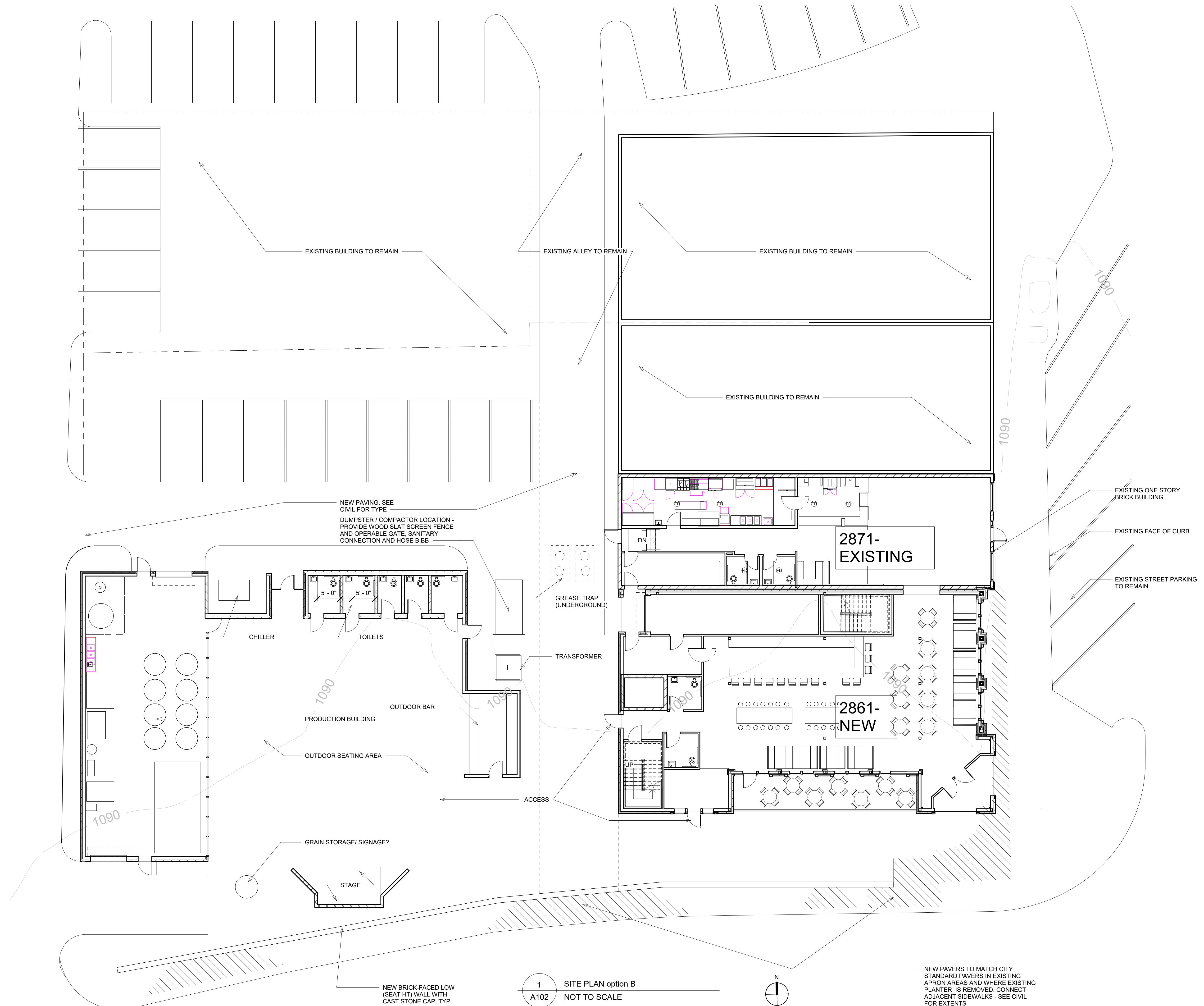
ARCHITECTURAL
SITE PLAN B

project number: 21010
drawing date:
scale as noted

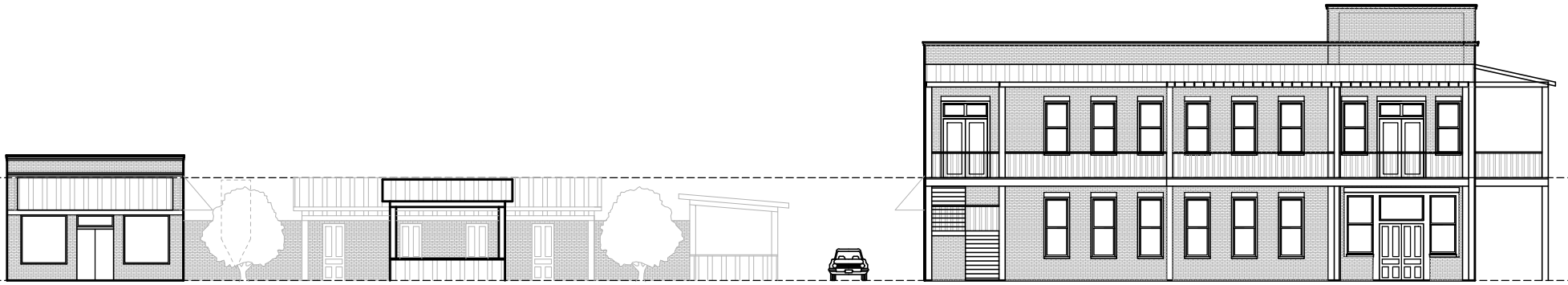
sheet number:

A102

■ NOT ISSUED FOR CONSTRUCTION
□ ISSUED FOR CONSTRUCTION







**Third Quarter 2025
Land Use Application
(LU2025-02)
3980 Weeks Drive**

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Madelyn Orochena

Tracey Viars

Pat Ferris

Antonio Jones

Anthony Gutierrez

July 22, 2025

Basha Williams
3980 Weeks Dr,
Kennesaw, GA 30144

Subject: Land Use Approval Letter (Case #LU2025-02)

3980 Weeks Dr, Kennesaw, GA, 30144 – Parcel # 20006100220

Dear Basha Williams,

The City of Kennesaw Mayor & Council held their regularly scheduled meeting on July 21, 2025 to review the above subject application. This letter is written to inform you of their actions.

Your case sought approval for a land use permit to obtain a home occupational business license to operate a licensed home childcare business with a maximum of six (6) children in the R-20, Single Family Residential zoning district at the address listed above. Mayor and council voted to **approve the application with the following conditions:**

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be one (1) additional employee at this location and there shall be a maximum of six (6) children. There shall be no evidence of a home-based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. In no event shall the Mayor and City Council grant a land use permit for a period of time in excess of 24 months starting from the final date of approval, except on re-application, re-advertisement, and public hearing.

Please keep a copy of this letter for your records. If you have any questions, please contact Planning and Zoning at 770-590-8268 or zoningdept@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

City of Kennesaw 2529 J.O. Stephenson Avenue Kennesaw, Georgia
30144



**Third Quarter 2025
Land Use Application
(LU2025-03)
1205 Mountain Springs Drive**

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Madelyn Orochena

Tracey Viars

Pat Ferris

Antonio Jones

Anthony Gutierrez

July 22, 2025

Ann Moormann
1205 Mountain Springs Dr,
Kennesaw, GA 30144

Subject: Land Use Approval Letter (Case #LU2025-03)

1205 Mountain Springs Dr, Kennesaw, GA, 30144 – Parcel # 20012802780

Dear Ann Moormann,

The City of Kennesaw Mayor & Council held their regularly scheduled meeting on July 21, 2025 to review the above subject application. This letter is written to inform you of their actions.

Your case sought approval to renew the land use permit for a home occupational business license to create soaps and bath related products in the R-10, Single Family Residential zoning district at the address listed above. Mayor and Council voted to **approve the application with the following conditions:**

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferable. Any changes would require additional review and approval.
2. There shall be no clients, customers or employees at this location. Nor shall there be any evidence of a home-based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. In no event shall the Mayor and City Council grant a land use permit for a period of time in excess of 24 months starting from the final date of approval, except on re-application, re-advertisement, and public hearing.

Please keep a copy of this letter for your records. If you have any questions, please contact Planning and Zoning at 770-590-8268 or zoningdept@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator



**Third Quarter 2025
Zoning Variance Application
(ZV2025-02)
2292 Bayswater Drive**

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Antonio Jones

Madelyn Orochena

Tracey Viars

Pat Ferris

Anthony Gutierrez

September 16, 2025

Alberto Florido

2292 Bayswater Dr,
Kennesaw, GA 30144

Subject: Zoning Variance Application (Case #ZV2025-02)

2292 Bayswater Dr, Kennesaw, GA 30144 – Parcel ID 20009000390

Dear Alberto Florido,

The City of Kennesaw Mayor and Council held their regularly scheduled meeting on September 15, 2025 to review the above subject application. This letter is written to inform you of their actions.

Your case sought approval for the reduction of the 30-foot rear setback by 14-feet to accommodate the reconstruction of a deck and balcony. The Mayor and Council have **approved** the zoning variance application with the following conditions:

1. This approval is limited to the reconstruction of the deck and balcony within the same or a reduced footprint as the previously existing structures.
2. This approval does not permit the conversion of the deck or balcony into enclosed additions or similar structures.

Please keep a copy of this letter for your records. If you have any questions, please contact me at (770) 590-8268 or zoningdept@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons

Zoning Administrator and Planner

**Third Quarter 2025
Land Use Application
(LU2025-05)
3409 English Oaks Drive**

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Madelyn Orochena

Tracey Viars

Pat Ferris

Antonio Jones

Anthony Gutierrez

September 16, 2025

Dahlia Akar
3409 English Oaks Drive,
Kennesaw, GA

Subject: Land Use Approval Letter (Case #LU2025-05)

3409 English Oaks Dr, Kennesaw, GA, 30144 – Parcel # 20010203830

Dear Dahlia Akar,

The City of Kennesaw Mayor & Council held their regularly scheduled meeting on September 15, 2025 to review the above subject application. This letter is written to inform you of their actions.

Your case sought approval for a land use permit to obtain a home occupational business license to operate a home bakery to bake and sell pastries such as cookies, cupcake and bread in the Planned Unit Development-Residential (PUD-R) zoning district at the address listed above. Mayor and council voted to **approve the application with the following conditions:**

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or additional employees at this location. Nor shall there be any evidence of a home-based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. In no event shall the Mayor and City Council grant a land use permit for a period of time in excess of 24 months starting from the final date of approval, except on re-application, re-advertisement, and public hearing.

Please keep a copy of this letter for your records. If you have any questions, please contact Planning and Zoning at 770-590-8268 or zoningdept@kennesaw-ga.gov.

Sincerely,

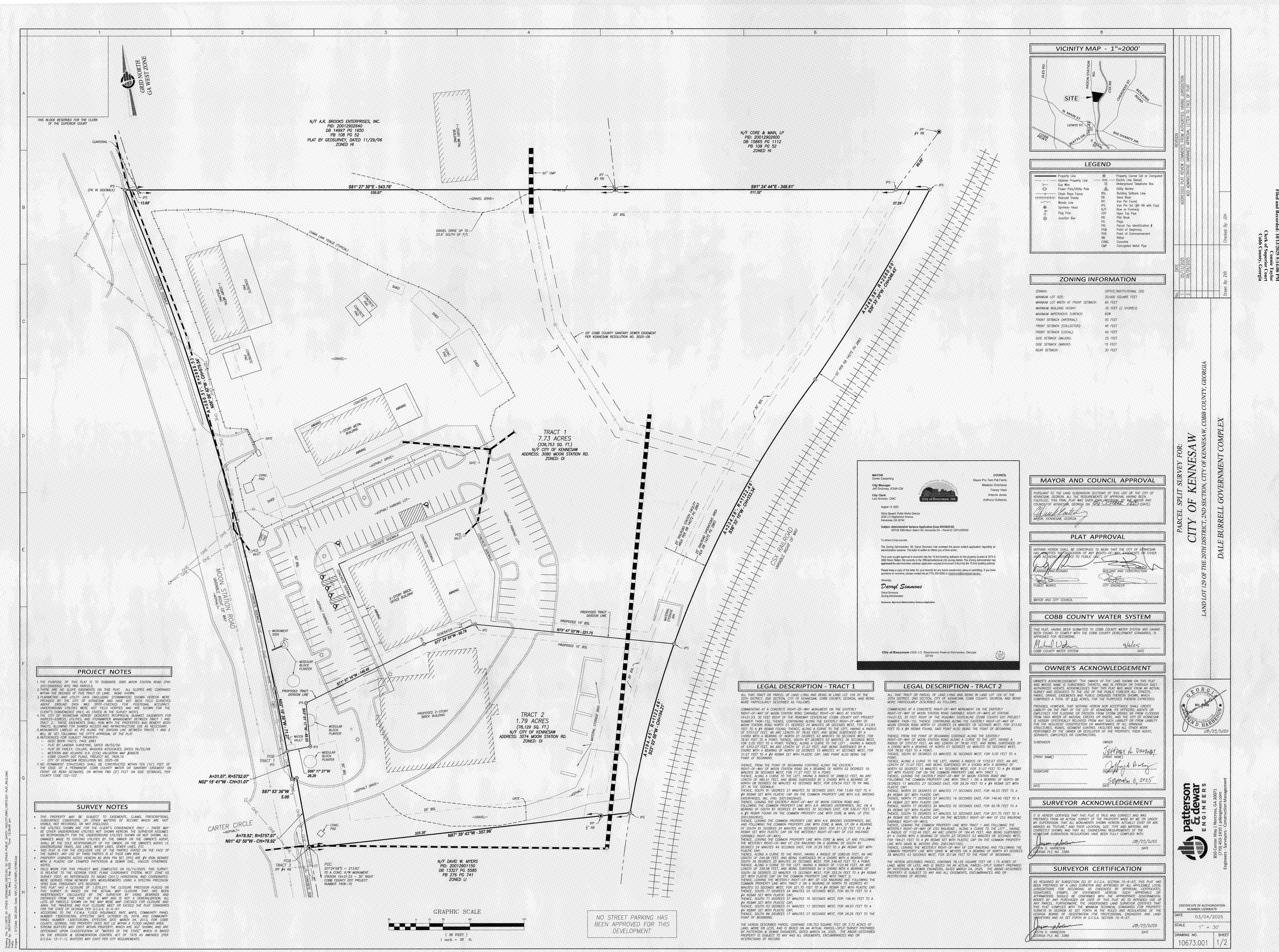
Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

City of Kennesaw 2529 J.O. Stephenson Avenue Kennesaw, Georgia
30144



**Fourth Quarter 2025
Final Plat Application
(PS2025-01)
3080 Moon Station Road**



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VICINITY MAP - 1"=2000'

LEGEND

ZONING INFORMATION

MAYOR AND COUNCIL APPROVAL

PLAT APPROVAL

COBB COUNTY WATER SYSTEM

OWNER'S ACKNOWLEDGEMENT

SURVEYOR ACKNOWLEDGEMENT

SURVEYOR CERTIFICATION

PROJECT NOTES

SURVEY NOTES

LEGAL DESCRIPTION - TRACT 1

LEGAL DESCRIPTION - TRACT 2

GRAPHIC SCALE

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

COBB COUNTY WATER SYSTEM

OWNER'S ACKNOWLEDGEMENT

SURVEYOR ACKNOWLEDGEMENT

SURVEYOR CERTIFICATION

COBB COUNTY WATER SYSTEM

OWNER'S ACKNOWLEDGEMENT

SURVEYOR ACKNOWLEDGEMENT

SURVEYOR CERTIFICATION

**Fourth Quarter 2025
Land Use Application
(LU2025-06)
2800 Dominion Lane**

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Madelyn Orochena

Tracey Viars

Pat Ferris

Antonio Jones

Anthony Gutierrez

October 21, 2025

Ali Jackson

2800 Dominion Lane,
Kennesaw, GA 30144

Subject: Land Use Approval Letter (Case #LU2025-06)

2800 Dominion LN, Kennesaw, GA, 30144 – Parcel # 20013901170

Dear Ali Jackson,

The City of Kennesaw Mayor & Council held their regularly scheduled meeting on October 20, 2025 to review the above subject application. This letter is written to inform you of their actions.

Your case sought approval to renew the land use permit for a home occupational business license to bake and sell cookies in the RM-8, Multi-Family Residential zoning district at the address listed above. Mayor and Council voted to **approve the application with the following conditions:**

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferable. Any changes would require additional review and approval.
2. There shall be no clients, customers or employees at this location. Nor shall there be any evidence of a home-based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

Please keep a copy of this letter for your records. If you have any questions, please contact Planning and Zoning at 770-590-8268 or zoningdept@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

**Fourth Quarter 2025
Final Plat Application
(FP2025-04)
2625 S Main Street**

2025091640 Plat Book 283 pg 717
Filed and Recorded: 10/22/2025
1:06:00 PM
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

(CLERK OF COURT RECORDING INFORMATION)

PLANNING AND ZONING APPROVAL

Darryl C. Simmons
(PRINTED NAME)
Darryl C. Simmons
(SIGNATURE)
10-20-25
(DATE)

MAYOR AND COUNCIL APPROVAL

PURSUANT TO THE LAND SUBDIVISION SECTIONS OF THIS UDC OF THE CITY OF KENNESAW, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED. THIS PLAT WAS GIVEN FINAL APPROVAL BY THE MAYOR AND COUNCIL OF KENNESAW, GEORGIA ON 10 OCTOBER 2025

Michael W. ...
(MAYOR, CITY OF KENNESAW, GEORGIA)

PLAT REVISION #1

THIS PLAT SUPERSEDES THAT PLAT RECORDED IN PLAT BOOK 282, PAGE 169 AND THE PURPOSE OF THIS PLAT REVISION IS TO MAKE LOT 14 SLIGHTLY LARGER BY 20 SQUARE FEET. ALSO REVISED WAS THE OPEN SPACE AREA TO REFLECT THE CHANGE IN THE LOT SIZE.

COBB COUNTY DEVELOPMENT CERTIFICATION

This plat, having been submitted to Cobb County Water System and having been found to comply with the Cobb County Development Standards, is approved for recording.

Michael W. ...
Cobb County Water System
10/2/25
Date

Nothing herein shall be construed to mean that the City of Kennesaw has accepted the dedication of any rights-of-way, easements or other area as being dedicated to public use.

CITY ENGINEER APPROVAL

(PRINTED NAME)

(SIGNATURE)

(DATE)

BUILDING AND CONSTRUCTION APPROVAL

(PRINTED NAME)

(SIGNATURE)

10-8-2025
(DATE)

OWNER'S ACKNOWLEDGEMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON, AND IN PERSON OR THROUGH DULY AUTHORIZED AGENTS, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, PARKS, DRAINAGE, EASEMENTS AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPREHENDS A TOTAL OF ZERO ACRES FOR THE PURPOSES THEREON EXPRESSED.

"PROVIDED, HOWEVER, THAT NOTHING HEREIN NOR ACCEPTANCE SHALL CREATE LIABILITY ON THE PART OF THE CITY OF KENNESAW, ITS OFFICERS, AGENTS OR EMPLOYEES FOR FLOODING OR EROSION FROM STORM DRAINAGE OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS OR RIVERS, AND THE CITY OF KENNESAW IS HEREBY SPECIFICALLY RELEASED FROM ANY SUCH LIABILITY OR FROM LIABILITY FOR THE NEGLECTED CONSTRUCTION OR MAINTENANCE OF ALL DRAINAGE STRUCTURES, ROADS, SEDIMENT CONTROL FACILITIES AND ALL OTHER WORK PERFORMED BY THE OWNER OR DEVELOPER OF THE PROPERTY, THEIR AGENT, SERVANTS, EMPLOYEES OR CONTRACTORS."

SUB-DIVIDER OWNER

CHRISTOPHER J. POSTON
(PRINTED NAME)

Christopher J. Poston
(SIGNATURE)

10/3/25
(DATE)

CHRISTOPHER J. POSTON
(PRINTED NAME)

Christopher J. Poston
(SIGNATURE)

10/3/25
(DATE)

KENNESAW DEVELOPMENT OWNER, LLC

CHRISTOPHER J. POSTON
(PRINTED NAME)

Christopher J. Poston
(SIGNATURE)

10/3/25
(DATE)

ZONING INFO

Lot size, setback and building height requirements. Within the CBD the following lot size and setback requirements shall apply:

Minimum lot size, width and depth: None. It is the intent that each enterprise or use be located on a site commensurate with its use and sufficient to meet the requirements of off-street parking, loading and unloading, and setback requirements, where applicable.

Minimum setbacks:
Front - Established to "build-to-line" which equals the overgrown distance from the property lines measured from existing structures along right-of-way adjoining property as measured from existing structures.
Side - None, except when abutting a residential zoning district where there is no intervening right-of-way the setbacks requirement is ten feet, where always exist between districts, the setbacks shall be five feet from the property line/lot right-of-way.

Rear - None, except when abutting a residential district where there is no intervening right-of-way the setback requirement is 25 feet.
Where an alley exists between districts, the setbacks shall be five feet from the property line/lot right-of-way.

Maximum building height: Subject to the Historic District Design Guidelines.
Maximum floor area ratio (FAR) - 1.10
Calculations for FAR: Floor Area/Lot Area = FAR

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION HEREON ARE MADE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION HEREON AND SHALL NOT BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO THE PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1308020001, AND THE DATE OF SAID MAP IS MARCH 4, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACTS ARE SHOWN GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

THE DATA FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY THE U.S. ARMY CORPS OF ENGINEERS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS THE NATIONAL VERTICAL DATUM OF 1988. ANY DISCREPANCIES OR DISCREPANCIES SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "SBO" (CITY CENTRAL BUSINESS DISTRICT) PER APPROVED ORDINANCE #2021-15 BY MAYOR AND COUNCIL, DATED DECEMBER 20, 2021.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING prior to DESIGN OR CONSTRUCTION ACTIVITIES. REGULATIONS FOR THE CBD ZONING DISTRICT CAN BE FOUND WITHIN SECTION 22.03 OF THE CITY'S UNIFIED DEVELOPMENT CODE.

ALL FIRE LANE EASEMENTS WILL ALSO SERVE AS PUBLIC ACCESS EASEMENTS.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HEREON WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED ON JANUARY 26, 2024 AND RECORDED IN DEED BOOK 18184, PAGE 135 OF COBB COUNTY RECORDS (DATE) AND SIGNED BY THE OWNER. COVENANTS TO BE RECORDED BY THE PURCHASER/BUILDER OF THE LOTS.

RECIPROCAL EASEMENT AGREEMENT IS RECORDED IN DEED BOOK 16072, PAGE 2700. THIS AGREEMENT ADDRESSES GUEST PARKING AND CROSS PARKING AGREEMENT AS WELL AS MAINTENANCE RESPONSIBILITIES FOR ALL ACCESSORY ROADS AND APPARATUS TURN AROUND.

MASTER PARCEL SPLIT WAS RECORDED IN COBB COUNTY, GEORGIA RECORDS IN PLAT BOOK 281, PAGE 227-228.

ALL DRIVEWAYS TO BE A MINIMUM OF 20' DEEP.

ALL TOWNHOMES TO BE SOLD FREE-SAMPLE AND AT NOT TIME SHALL THE AGGREGATE RENTAL PERCENTAGE OF THE OVERALL TOWNHOMES EXCEED 10%.

WATER AND SEWER UTILITIES WITHIN THE A/E/A/E WILL BE DEDICATED TO COBB COUNTY AFTER THE ONE YEAR MAINTENANCE WARRANTY PERIOD AND APPROVAL BY COWS.

PAVEMENT CUTS BY COWS FOR MAINTENANCE OF WATER AND/OR SEWER LINES WILL BE REPAIRED PER COBB COUNTY STANDARD DETAIL 02310-2.

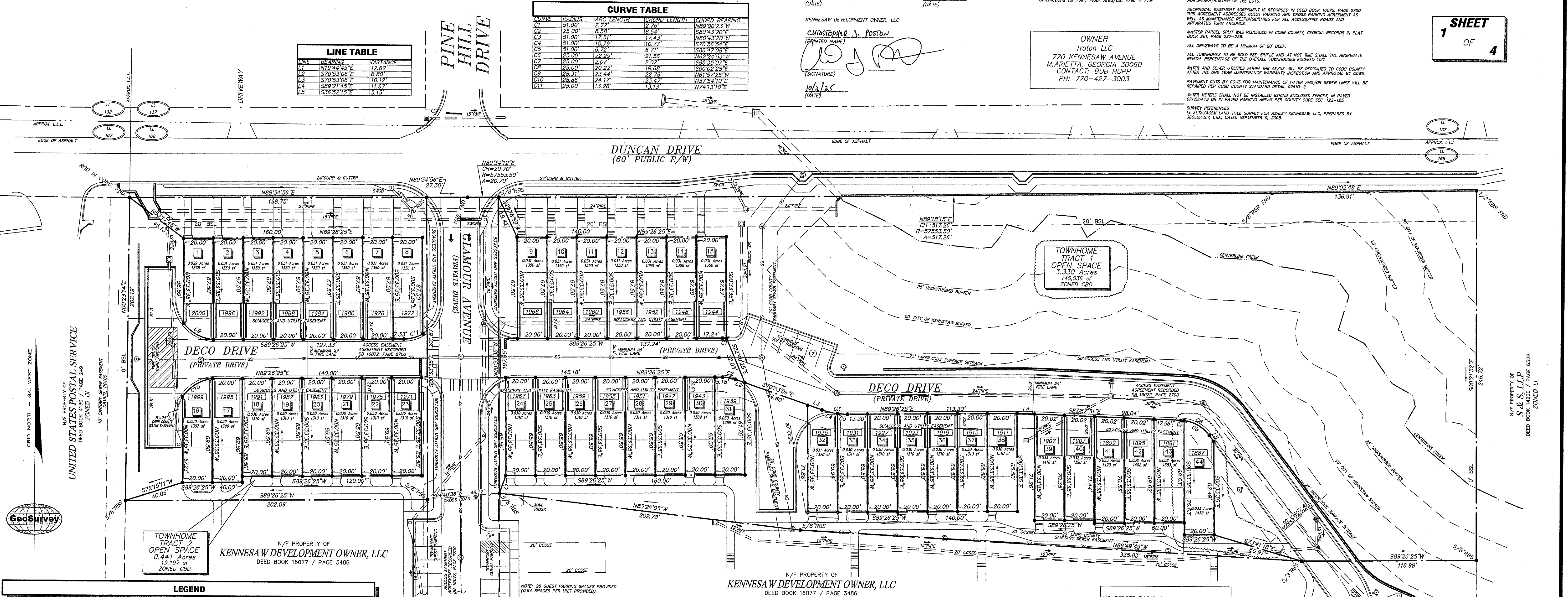
WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-125.

SURVEY REFERENCES
1- ALTA/ACSM LAND TITLE SURVEY FOR ASHLEY KENNESAW, LLC, PREPARED BY GEOSURVEY, LTD., DATED SEPTEMBER 9, 2008.

VICINITY MAP



SHEET
1 OF 4



LEGEND

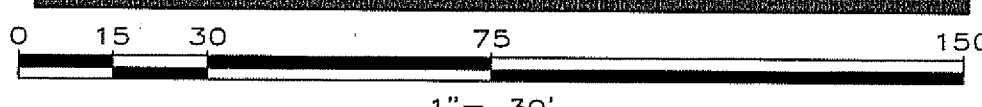
STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	CH GAS METER
BH BORE HOLE	INV INVERT
CBX CORR. BOX	JN JUNCTION BOX
CI CORR. INLET	MB MANHOLE
CMP CORRUGATED METAL PIPE	OCS OUTLET CONTROL STRUCTURE
CMF CONCRETE MONUMENT FND	OTF OPEN TOP PIPE
CO SANITARY CLEANOUT	PM POWER METER
CPED COMMUNICATION PEDESTAL	POB POINT OF BEGINNING
CTP CROWNED TOP PIPE	POC POINT OF COMMENCEMENT
CRP CORR. RISE	RCP REINFORCED CONCRETE PIPE
DIP DUCTILE IRON PIPE	RFR IRON REINFORCING BAR
DWB DOUBLE WING CATCH BASIN	RBS SENTRY
ESB ELECTRIC BOX	SS SINGLE WING CATCH BASIN
FND FOUND	TRANS ELECTRIC TRANSFORMER
	WATER VAULT
	WATER VALVE
	WATER METER

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 64,232 AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-5 TOTAL STATION AND TRIMBLE 750-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

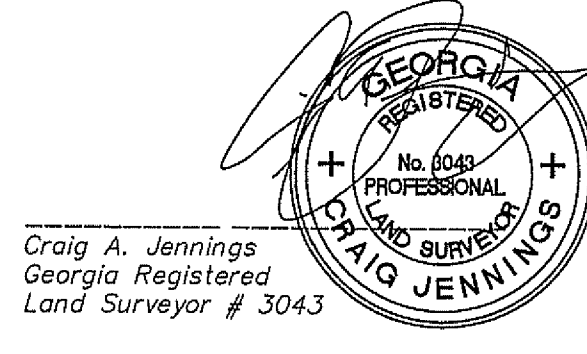
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 64,232 FEET. MGRS, NAD 83.

GRAPHIC SCALE



SURVEYOR CERTIFICATION

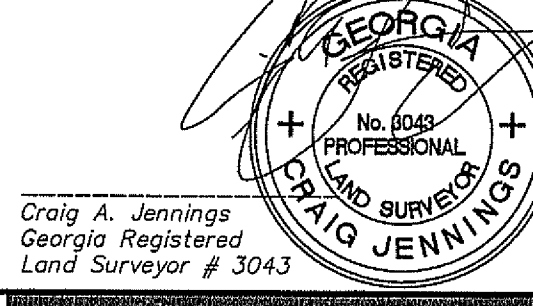
IT IS HEREBY CERTIFIED THAT THIS MAP OR PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE KENNESAW SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.



8/19/2025
DATE

SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-87, this plat has been prepared by a land surveyor and approved by all applicable local jurisdiction for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-87.



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900

Fax: (770) 795-8860

www.geosurvey.com
Email: info@geosurvey.com
Certificate of Authorization #LSF-000621

SUBDIVISION PLAT OF

Townes at South Main

FOR

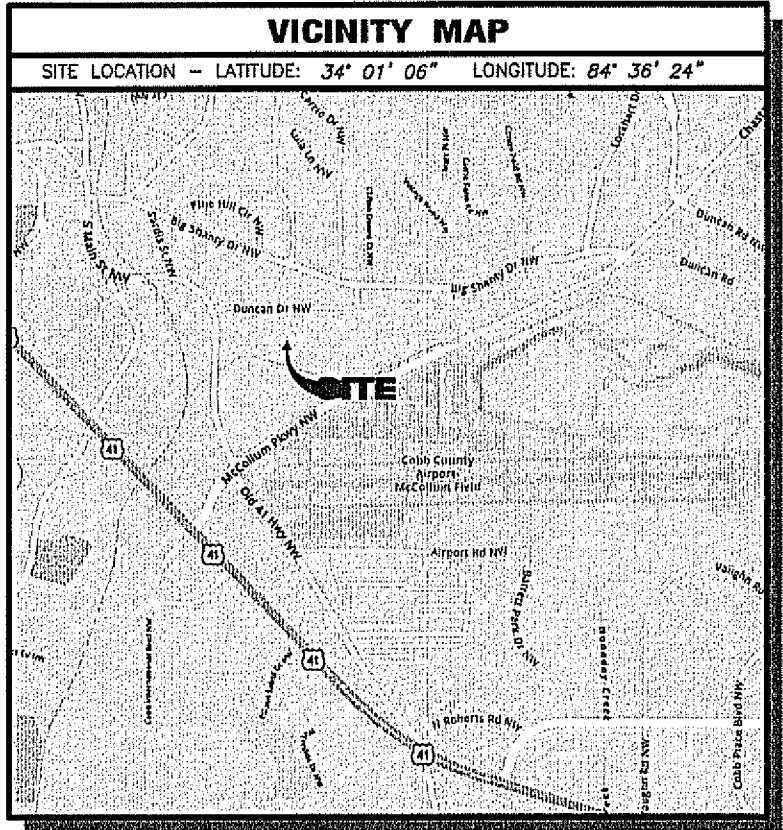
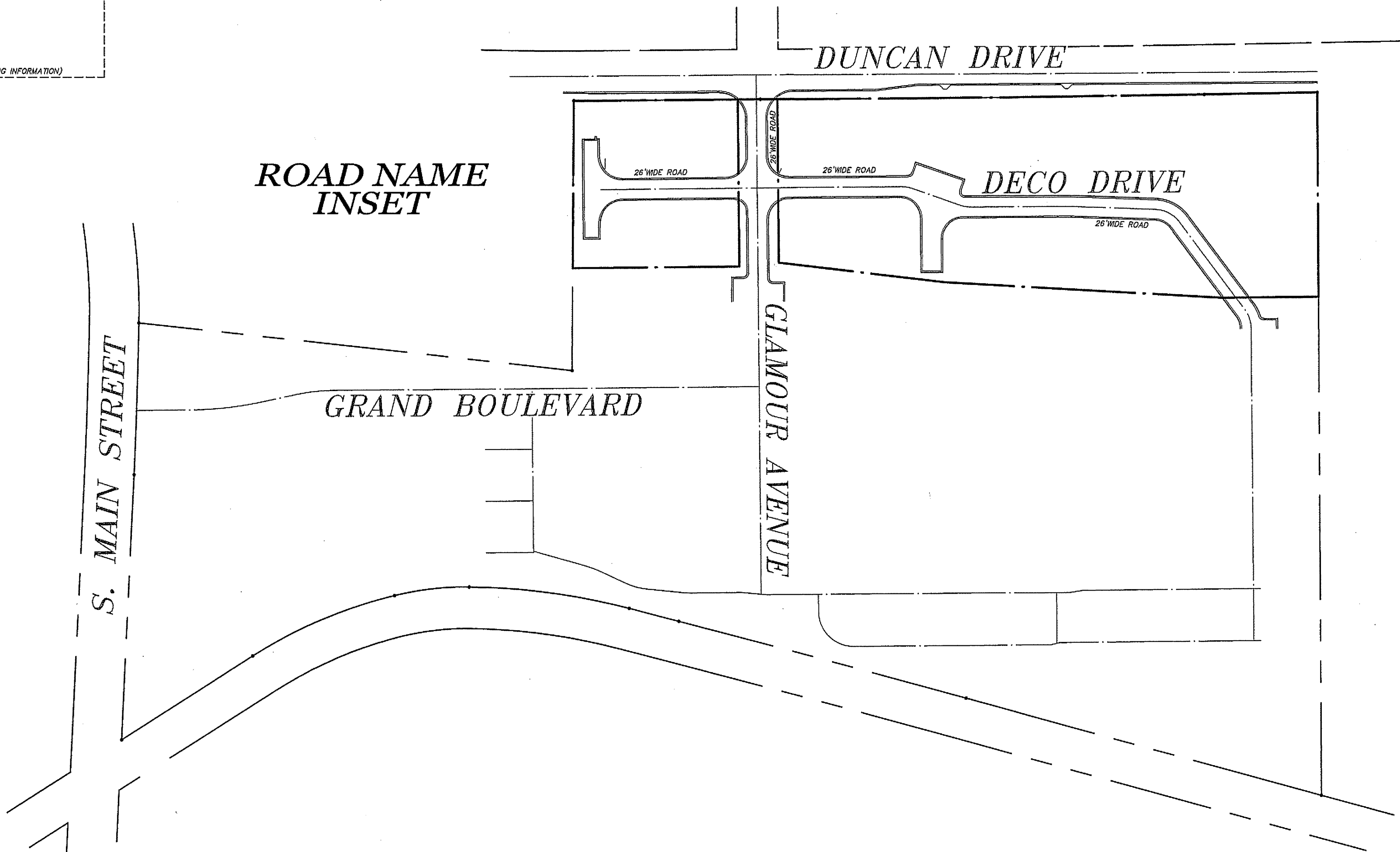
Kennesaw Townhome Owner, LLC

CS JOB NO:	20073092	DRAWING SCALE:	1" = 30'	PLAT DATE:	3-24-2023
FIELD WORK:	N/A	CITY:	KENNESAW	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR:	CAJ	COUNTY:	COBB	No. Date Description	
REVIEWED:	DLH	STATE:	GA		
DWG FILE:	20073092-07.dwg	LAND LOT:	168		
		DISTRICT:	20TH	SECTION:	2ND



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

(CLERK OF COURT RECORDING INFORMATION)



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1308-100-00-00-00, AND THE DATE OF SAID MAP IS MARCH 4, 2012. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACTS ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY WGS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "CBD" (CITY CENTRAL BUSINESS DISTRICT) PER APPROVED ORDINANCE #2021-15 BY MAYOR AND COUNCIL, DATED DECEMBER 20, 2021.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES. REGULATIONS FOR THE CBD ZONING DISTRICT CAN BE FOUND WITHIN SECTION 4.02.03 OF THE CITY'S UNIFIED DEVELOPMENT CODE.

ALL FIRE LANE EASEMENTS WILL ALSO SERVE AS PUBLIC ACCESS EASEMENTS.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO WHICH HEREBY BECOMES(S) A PART OF THIS PLAT. RECORDED ON JANUARY 26, 2024 AND RECORDED IN DEED BOOK 16184, PAGE 135 OF COBB COUNTY RECORDS (DATE) AND SIGNED BY THE OWNER. COVENANTS TO BE RECORDED BY THE PURCHASER/BUILDER OF THE LOTS.

RECIPROCAL EASEMENT AGREEMENT IS RECORDED IN DEED BOOK 18079, PAGE 2700. THIS AGREEMENT ADDRESSES GUEST PARKING AND CROSS PARKING AGREEMENT AS WELL AS MAINTENANCE RESPONSIBILITIES FOR ALL ACCESS/FIRE ROADS AND APPARATUS TURN AROUNDS.

MASTER PARCELS SPLIT WAS RECORDED IN COBB COUNTY, GEORGIA RECORDS IN PLAT BOOK 281, PAGE 227-228.

ALL DRIVEWAYS TO BE A MINIMUM OF 20' DEEP.

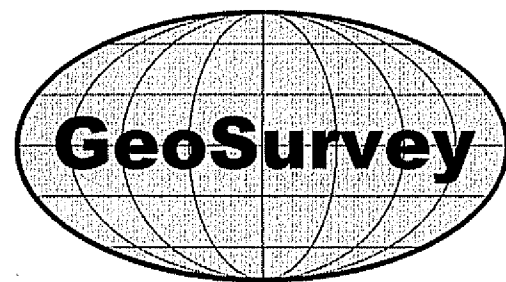
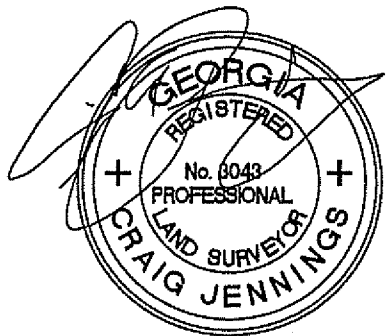
ALL TOWNHOMES TO BE SOLD FEE-SIMPLE AND AT NOT TIME SHALL THE AGGREGATE RENTAL PERCENTAGE OF THE OVERALL TOWNHOUSES EXCEED 10%.

WATER AND SEWER UTILITIES WITHIN THE AE/AE WILL BE DEDICATED TO COBB COUNTY AFTER THE ONE YEAR MAINTENANCE WARRANTY INSPECTION AND APPROVAL BY CCWS.

PAYMENT CUTS BY CCWS FOR MAINTENANCE OF WATER AND/OR SEWER LINES WILL BE REPAIRED PER COBB COUNTY STANDARD DETAIL 02910-2.

WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-15.

SURVEY REFERENCES
1> ALTA/ACSM LAND TITLE SURVEY FOR ASHLEY KENNESAW, LLC, PREPARED BY GEOSURVEY, LTD., DATED SEPTEMBER 9, 2008.



Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

2 SHEET
OF
4

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

SUBDIVISION PLAT OF			
Duncan Drive Townhomes			
FOR			
Kennesaw Townhome Owner, LLC			
GS JOB NO:	20073092	DRAWING SCALE:	1"= 30'
FIELD WORK:	N/A	CITY:	KENNESAW
PROJ MGR:	CAJ	COUNTY:	COBB
REVIEWED:	DLH	STATE:	GA
DWG FILE:	20073092-07.dwg	LAND LOT:	168
		DISTRICT:	20TH
		SECTION:	2ND
PLAT DATE:		3-24-2023	
		REVISIONS (SEE GENERAL NOTES)	
No.	Date	Description	

(CLERK OF COURT RECORDING INFORMATION)

CITY OF KENNESAW
GEORGIA

ORDINANCE NO. 2021-15, 2021

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT DESIGNATION FROM CITY LIGHT INDUSTRIAL (LI) TO CITY CENTRAL BUSINESS DISTRICT (CBD) FOR PROPERTY LOCATED AT 2652 SOUTH MAIN STREET (LAND LOT 167 & 168 AND TAX PARCEL 2)

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:

WHEREAS, Bulldog Acquisitions, LLC has made an application to amend the Official Zoning Map of the City of Kennesaw, Georgia so as to change the zoning designation from CITY LIGHT INDUSTRIAL (LI) to CITY CENTRAL BUSINESS DISTRICT (CBD); for property located at 2652 South Main Street, identified as 20th District, Land Lot 167 & 168 Tax Parcel 2 containing +/- 19.1 acres (as more particularly described below), and

WHEREAS, notice was advertised in the Marietta Daily Journal on September 17, 2021, September 24, 2021, October 15, 2021, October 22, 2021, November 12, 2021 and November 19, 2021, of a public hearing before the Kennesaw Planning Commission held on October 6, 2021, November 3, 2021 and December 1, 2021 and the Mayor and Council on October 18, 2021, November 15, 2021 and December 20, 2021; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a meeting held October 6, 2021, November 3, 2021 and December 1, 2021; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held October 18, 2021, November 15, 2021 and December 20, 2021; and

WHEREAS, the Mayor and Council have determined that the proposed amendment to the Official Zoning Map is in the public interest and meets the standards established in the Kennesaw Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:

SECTION 1. The Official Zoning Map of the City of Kennesaw, Georgia is hereby amended so as to change the zoning district designation from CITY LIGHT INDUSTRIAL (LI) to CITY CENTRAL BUSINESS DISTRICT (CBD) for the following described property:

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 167 and 168 of the 20th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

Commencing at a 5/8" rebar set at the point of intersection of the northerly right-of-way of the North Carolina & St. Louis Railroad spur line (50' R/W) and the easterly right-of-way of Old Highway 41 (50' R/W), said point being the TRUE POINT OF BEGINNING;

Thence along said easterly right-of-way the following courses and distances: North 02 degrees 40 minutes 39 seconds East, 319.53 feet to a 5/8" rebar set; along a curve to the left, an arc distance of 183.62 feet, said curve having a radius of 6475.28 feet and being subtended by a chord of 183.61 feet, at North 01 degrees 51 minutes 55 seconds East, to a 5/8" rebar set; Thence leaving said easterly right-of-way South 83 degrees 45 minutes 19 seconds East, 528.11 feet to a 1/2" rebar found; Thence North 00 degrees 23 minutes 14 seconds East, 326.11 feet to a rod set in concrete found on the southerly right-of-way of Duncan Drive (60' R/W); Thence along said southerly right-of-way the following courses and distances: North 89 degrees 34 minutes 56 seconds East, 228.65 feet to a PK nail set; along a curve to the left, an arc distance of 537.96 feet, said curve having a radius of 57553.50 feet and being subtended by a chord of 537.96 feet, at North 89 degrees 18 minutes 52 seconds East, to a 5/8" rebar set; North 89 degrees 02 minutes 48 seconds East, 136.91 feet to a 1/2" rebar found; Thence leaving said southerly right-of-way South 00 degrees 21 minutes 52 seconds East, 848.37 feet to a 1/2" rebar found on said northerly right-of-way of the North Carolina & St. Louis Railroad spur line (50' R/W); Thence along said northerly right-of-way the following courses and distances: North 74 degrees 45 minutes 53 seconds West, 446.46 feet to a 5/8" rebar set; along a curve to the left, an arc distance of 380.32 feet, said curve having a radius of 27114.88 feet and being subtended by a chord of 380.32 feet, at North 75 degrees 08 minutes 43 seconds West, to a 5/8" rebar set; North 75 degrees 31 minutes 34 seconds West, 62.19 feet to a 5/8" rebar set; along a curve to the left, an arc distance of 195.50 feet, said curve having a radius of 509.59 feet and being subtended by a chord of 195.50 feet, at North 82 degrees 27 minutes 39 seconds West, to a 5/8" rebar set; along a curve to the left, an arc distance of 91.46 feet, said curve having a radius of 388.78 feet and being subtended by a chord of 91.23 feet, at South 63 degrees 30 minutes 05 seconds West, to a 5/8" rebar set; along a curve to the left, an arc distance of 187.31 feet, said curve having a radius of 570.35 feet and being subtended by a chord of 186.47 feet, at South 60 degrees 59 minutes 17 seconds West, to a 5/8" rebar set; South 57 degrees 34 minutes 46 seconds West, 188.42 feet to a 5/8" rebar set said point being the TRUE POINT OF BEGINNING;

SECTION 2. BE IT FURTHER ORDAINED THAT the amendment to the Official Zoning Map outlined in Section 1 above is adopted to change the zoning district designation from CITY LIGHT INDUSTRIAL (LI) to CITY CENTRAL BUSINESS DISTRICT (CBD) +/- 19.1 acres with stipulations as follows:

CITY OF KENNESAW
ORDINANCE NO. 2021-15, 2021

STIPULATIONS APPLICABLE TO THE OVERALL MIXED-USE DEVELOPMENT

- 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 concerning the Subject Property.
- The Subject Property will be rezoned from LI to CBD in order to allow for the development and construction of a Mixed-Use Development in substantial conformity to the current revised site plan prepared by J. Lancaster Associates, Inc. which is being submitted concurrently herewith.
- The Subject Property consists of an approximate 19.125 acre tract of land which shall be developed as a Mixed-Use Development including the components mentioned above with ancillary and permitted uses allowed under and pursuant to the CBD Zoning District.
- There shall be the Master Developer and will be involved with all aspects of the development including, but not limited to, all of the components located therein.
- Prior to the issuance of Final Certificates of Occupancy regarding the Multi-Family component, the developer will develop the entire infrastructure and have completed the linear park, pad ready the commercial building. Additionally, the townhomes will begin construction prior to the final CO's for the multifamily building.
- Prior to the issuance of the final Multi-Family Certificate of Occupancy, a final plat shall be recorded and the developer shall submit Master Protective Covenants for the Mixed-Use Development which shall include all phases. Currently therewith, Master Association documents shall be submitted which will include all components of the proposed development. The Master Association will ultimately be responsible for the oversight, upkeep and maintenance of all entrance areas, common areas, community buildings and structures, Open Space areas, including the new Gateway Park extension and all of its associated amenities, pedestrian connectivity and similar features contained within the overall Mixed-Use Development.
- The Master Association shall have Architectural Design Regulations and other usual and customary Covenants and Restrictions to protect the quality and integrity of the Mixed-Use Development's architecture.
- The architectural style and composition regarding the Mixed-Use Development shall be in reasonable conformity to the architectural renderings/elevations/photographs (depicting all components) which were submitted concurrently with the Application.
- The developer agrees to construct all of the necessary roadways and infrastructure improvements as more particularly shown and reflected on the current revised site plan. Additionally, the developer agrees to comply in all respects with the City's specifications concerning such infrastructure improvements which are inferior to the Mixed-Use Development. The developer will work with the city on improvements to Duncan Drive including potentially extending sidewalks to Big Shanty Road.
- Entrance signage shall be ground-based, monument-style signage with finish, materials and colors being in substantial conformity to the architectural style

CITY OF KENNESAW
ORDINANCE NO. 2021-15, 2021

- embodied in the Mixed-Use Development. Said signage may include building-attached, vertical marquee signage and other signage allowed under and pursuant to the City of Kennesaw Sign Ordinance.
- The entrance areas of the Mixed-Use Development shall be professionally designed, landscaped, maintained, irrigated and themed to the architectural style and composition of the proposed development.
 - Lighting within the proposed Mixed-Use Development shall be environmentally sensitive, decorative and themed to the architectural style and composition of the respective components of the development. Every effort shall be made to make all lighting as unobtrusive as possible. All proposed lighting plans will be subject to approval during the City of Kennesaw Plan Review process.
 - All setback and buffer areas may be penetrated for purposes of grading, detention, utilities and stormwater management as long as such encroachments satisfy City of Kennesaw developmental regulations and requirements and if approved by the City of Kennesaw Public Works Director and Planning and Zoning Administrator.
 - All streets within the interior of the proposed Mixed-Use Development shall be private and shall be owned and maintained by the developer.
 - Notwithstanding anything herein to the contrary, the maximum number of residential multifamily units shall not exceed 318 units and the minimum number of single-family residential townhome units shall be 44 units.
 - Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or his designee as needed or necessary.
 - The Master Association would have a structure to handle the utilities and payment of utilities for the development.
 - Applicant will work with the City of Kennesaw to connect South Main Street and Big Shanty Drive by way of a continuous sidewalk.
 - At 80% of occupancy, applicant will fund a traffic signal warrant study and if warranted, will fund the installation of a traffic signal, as read into the record and discussed.

STIPULATIONS APPLICABLE TO THE SINGLE-FAMILY RESIDENTIAL ATTACHED TOWNHOME COMPONENT OF THE PROPOSED MIXED-USE DEVELOPMENT

- The exterior material of the townhomes will consist of masonry material (i.e., brick, brick veneer, stone, stacked stone or any combination thereof) on any and all sides visible from Duncan Drive.
- The minimum square footage of each townhome unit shall be 1,800 square-feet. The minimum heated floor area of each townhome unit shall be 1,400 square-feet. All townhomes shall have a minimum two-car garage with a minimum 20-foot driveway. The garage shall be primarily used for the parking of vehicles and shall not be converted to other uses.
- The maximum number of single-family rental units may not exceed 10% of the townhome development.

CITY OF KENNESAW
ORDINANCE NO. 2021-15, 2021

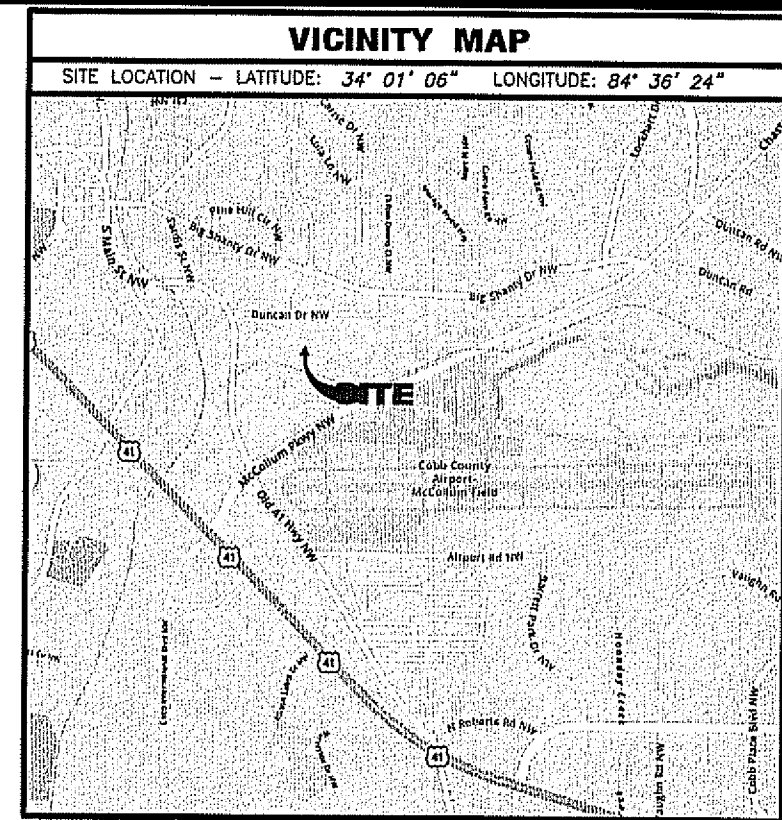
ATTEST:

Dea W. W. W.
Dea W. W. W., City Clerk



CITY OF KENNESAW:

Derek Easterling
Derek Easterling, Mayor

CITY OF KENNESAW
ORDINANCE NO. 2021-15, 2021CITY OF KENNESAW
ORDINANCE NO. 2021-15, 2021

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO OTHER PURPOSES OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. OTHERWISE, DATE SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO THE PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C030H, AND THE DATE OF SAID MAP IS MARCH 4, 2015. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983. THE STATE PLANE COORDINATE SYSTEM IS GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DISCREPANCIES OR OMISSIONS SHOWN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "CBD" (CITY CENTRAL BUSINESS DISTRICT) PER APPROVED ORDINANCE AND COUNCIL, DATED SEPTEMBER 8, 2008.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES. REGULATIONS FOR THE CBD ZONING DISTRICT CAN BE FOUND WITHIN SECTION 02.03 OF THE CITY'S UNDEVELOPMENT CODE.

ALL FIRE LANE EASEMENTS WILL ALSO SERVE AS PUBLIC ACCESS EASEMENTS. THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO WHICH HEREBY BECOME(S) A PART OF THIS PLAT. RECORDED ON JANUARY 26, 2021 AND RECORDED IN DEED BOOK 1878, PAGE 135 OF COBB COUNTY RECORDS (DATE) AND SIGNED BY THE OWNER. COVENANTS TO BE RECORDED BY THE PURCHASER/BUILDER OF THE LOTS.

RECORDAL EASEMENT AGREEMENT IS RECORDED IN DEED BOOK 16072, PAGE 2700. THIS AGREEMENT ADDRESSES GUEST PARKING AND CROSS PARKING AGREEMENT AS WELL AS MAINTENANCE RESPONSIBILITIES FOR ALL ACCESS/FIRE ROADS AND APPARATUS TURN AROUND.

MASTER PARCEL SPILT WAS RECORDED IN COBB COUNTY, GEORGIA RECORDS IN PLAT BOOK 281, PAGE 227-228.

ALL DRIVEWAYS TO BE A MINIMUM OF 20' DEEP.

ALL TOWNHOMES TO BE SOLD BY THE CITY OF KENNESAW AND AT NO TIME SHALL THE AGGREGATE RENTAL PERCENTAGE OF THE OVERALL TOWNHOMES EXCEED 10%.

WATER AND SEWER UTILITIES WITHIN THE AE/AE WILL BE DEDICATED TO COBB COUNTY AFTER THE ONE YEAR MAINTENANCE WARRANTY INSPECTION AND APPROVAL BY COWS.

PAVEMENT CUTS BY COWS FOR MAINTENANCE OF WATER AND/OR SEWER LINES WILL BE REPAIRED PER COBB COUNTY STANDARD DETAIL 02010.

WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER CITY CODE SEC. 122-125.

SURVEY REFERENCES: 1. A-LA-RACH LAND TITLE SURVEY FOR ASHLEY KENNESAW, LLC, PREPARED BY GEOSURVEY, LTD., DATED SEPTEMBER 8, 2008.

STIPULATIONS APPLICABLE TO THE NON-RESIDENTIAL COMPONENTS OF THE PROPOSED MIXED-USE DEVELOPMENT

- The developer proposes a retail, apartment and townhome Mixed-Use Concept by varying facades, roof elevations and other aesthetically pleasing treatments in substantial conformity to the architectural renderings/elevations/photographs & other imagery which was mentioned hereinabove and attached hereto.
- The architectural style and composition shall be substantially similar to the architectural renderings/elevations and imagery or as may be approved during the Plan Review Process. It is understood that said architectural imagery is conceptual in nature and shall be refined, clarified and focused as the Mixed-Use Development proceeds through the Plan Review Process. Additionally, it is also understood that the positioning of certain components of the architecture, for example, windows, patios and other such features, etc. may be revised during the final Plan Review Process as well.
- Landscaping for the proposed development shall be pursuant to a specific landscape plan which shall be submitted during the Plan Review Process, with reference being made to said landscape plan for more particular delineation and location of the plantings and species to be planted.
- Parking area lighting shall be a maximum height of thirty feet (30') and shall be environmentally sensitive, energy efficient, horizontal cut-off luminaires which will eliminate light pollution in order to prevent illumination from penetrating outside of the boundaries of the Subject Property. Lighting fixtures shall be substantially similar in design to those found within Downtown Kennesaw.
- Hooded security lighting shall be utilized on the buildings within the Non-Residential areas as required by Kennesaw Developmental Regulations.
- The applicant agrees to install and construct site lighting to a site lighting/photometric plan which shall be submitted to the City Staff for review and approval during the Plan Review Process.
- Dumpsters will be positioned so as to prevent visual intrusion from streets, connection points to the community spaces and, wherever possible, with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during their emptying. At grade trash compaction shall also be allowed and screened as appropriate. Dumpsters shall be filled and/or attenuated to minimize odors.
- There shall be no outdoor paging system, phone bells or loud speakers. However, outdoor music systems and outdoor musical performances shall be allowed.
- The following uses shall be prohibited as well as all use limitations found within Section 4.02.03 (E) of the City of Kennesaw Unified Development Code:
 - Video arcades as a primary use.
 - Adult themed book and novelty stores as a primary use.
 - Automotive sales, repair and/or service facilities.
 - Movie theaters.

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ORDINANCE NO. 2021-15, 2021

e) Gas stations and convenience stores with gas sales.

- Pawn shops.
- Automotive wash service.
- Boat sales and repairs.
- Boarding and breeding kennels.
- Dry cleaning plants.
- Farm equipment sales and service.
- Lumber, hardware and other building material establishments.
- Mobile home and travel trailer sales.
- Motorcycle sales and service.
- Check cashing establishments.
- Service stations.
- Station terminals for bus and/or rail passenger service.
- Taxi stands.
- Tattoo parlors.
- Massage parlors.
- Pool halls.
- Package stores (except within the context of wine/spirits sold in a market or specialty shop).

11. The Non-Residential components will include pedestrian walkways between the proposed buildings and throughout the parking area subject to review and approval by the City's Staff.

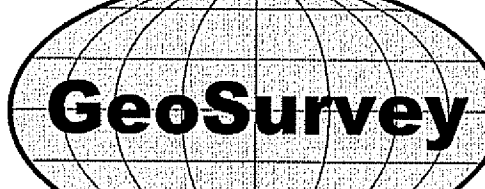
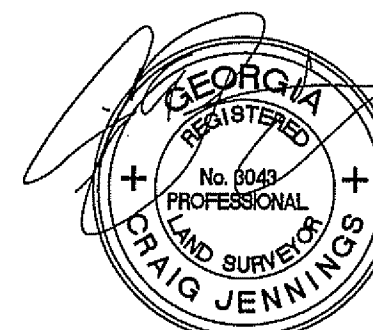
STIPULATIONS APPLICABLE TO THE RESIDENTIAL (MULTI-FAMILY LUXURY HOMES) COMPONENT OF THE PROPOSED MIXED-USE DEVELOPMENT

- Within the Residential area of the proposed Mixed-Use Development (9.0+ acres) there shall be a total maximum number of 318 highly amenitized Class A Luxury Multi-Family Homes.
- The proposed Residential Community shall have state of the art recreational facilities and amenities for the use and enjoyment of its residents as follows:
 - Conveniently located pool area which will include a clubhouse which will feature a lounge and flex coffee-style bar area.
 - A business center with shared work space for residents.
 - Bicycle racks and storage.
 - A minimum of 10 electric car charging stations located inside the parking deck for multi-family residential use and a minimum of 4 electric car charging stations for the surface parking lots in close proximity to the detached retail building.
- Floor plans and finishes within the Multi-Family homes shall consist, at a minimum, of the following:
 - A minimum of 9 feet ceiling heights from floor to finished ceilings and greater and a minimum of 10 feet between floors.
 - Wood framed cabinetry or its equivalent.
 - Enhanced granite, quartz, marble or other solid surface countertops.

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ORDINANCE NO. 2021-15, 2021CITY OF KENNESAW
ORDINANCE NO. 2021-15, 2021

ZONING APPLICATION APPROVAL DATES

- REZONING APPLICATION (CASE #RZ2021-08)
I. PLANNING COMMISSION: 12/01/2021 (APPROVAL WITH CONDITIONS)
II. MAYOR AND COUNCIL: 12/20/2021 (APPROVED WITH CONDITIONS)
- VARIANCE APPLICATION (CASE #V2021-05)
I. PLANNING COMMISSION: 12/01/2021 (APPROVAL)
II. MAYOR AND COUNCIL: 12/20/2021 (APPROVED)
- CENTRAL BUSINESS DISTRICT PROJECT APPLICATION (CASE #CBD2021-04)
I. KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY: 9/14/2021 (APPROVAL)
II. HISTORIC PRESERVATION COMMISSION: 11/12/2021 (APPROVAL WITH CONDITIONS)
III. MAYOR AND COUNCIL: 12/20/2021 (APPROVED WITH CONDITIONS)

NO STREET PARKING HAS BEEN APPROVED
FOR THIS DEVELOPMENT.3 SHEET
OF
4

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road

Marietta, Georgia 30062

Phone: (770) 795-9900

Fax: (770) 795-8880

www.geosurvey.com

EMAIL: info@geosurvey.com

Certificate of Authorization #LSF-000621

SUBDIVISION PLAT OF

Duncan Drive Townhomes

FOR

Kennesaw Townhome Owner, LLC

GS JOB NO:	20073092	DRAWING SCALE:	1"= 30'	PLAT DATE:	3-24-2023
FIELD WORK:	N/A	CITY:	KENNESAW	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR:	CAJ	COUNTY:	COBB	No.	Date Description
REVIEWED:	DLH	LAND LOT:	168		
DWG FILE:	20073092-07.dwg	DISTRICT:	20TH	SECTION:	2ND

MINUTES OF MAYOR & COUNCIL MEETING
CITY OF KENNESAW
DECEMBER 20, 2021

MINUTES OF MAYOR & CITY COUNCIL MEETING
CITY OF KENNESAW
Council Chambers
Monday, December 20, 2021
6:30 P.M.

(CLERK OF COURT RECORDING INFORMATION)

Present: Mayor Derek Easterling
Mayor Pro Tem Tracey Viars
Councilmember James Eaton
Councilmember Pat Ferris
Councilmember Chris Henderson
City Manager Jeff Drobney
City Clerk Lea Alvarez
City Attorney Randall Bentley, Sr.

Absent: Councilmember Nimesh Patel

I. INVOCATION

City Attorney Randall Bentley Sr. led the invocation.

II. PLEDGE OF ALLEGIANCE

Cub Scout Pack 002 led the pledge of allegiance.

III. CALL TO ORDER

IV. ANNOUNCEMENTS

- A. This public meeting is being conducted via the use of real-time telephonic technologies allowing the public simultaneous access to the public meeting. You may also attend in person with limited seating available at both the Council Chambers and the Ben Robertson Community Center, if needed. Mayor and Council will be conducting their meeting through Zoom Meeting and Facebook Live and you can access the meeting via the following link: <https://www.facebook.com/CityofKennesaw/>
- B. If you would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-georgia.gov no later than 6:00 P.M. the night of the regular meeting. Your comments on a specific agenda item will be read aloud or grouped into categories for the record. Facebook Live is not monitored for public comment.

[The City Attorney swore-in any witnesses or individuals offering comments on the agenda].

V. PRESENTATIONS
No items.

- 1.) reduce the average floor area of residential units from 1,000 square feet to 936 square feet per sections 4.02.03(G)(2)(c) & 4.02.03(G)(5)(c). 2.) reduce the minimum square footage from 850 square feet to 705 square feet per section 4.02.03(G)(5)(d). Parking ratio variance requested on the original application submitted was withdrawn. Said variance requests have been filed concurrently with a rezoning application. Request to change the zoning designation of the subject property from Light Industrial (LI) to Central Business District (CBD). The variance request was advertised in the Marietta Daily Journal on September 17 & 24, 2021, October 15 & 22, 2021, and November 12 & 19, 2021 and a public notice sign has been posted on site. At their October 6, 2021 meeting, the Planning Commission recommended to postpone the variance application to their regularly scheduled November 3, 2021. On November 3, 2021, the Planning Commission did not have enough commission members present at City Hall to make quorum. At their December 1, 2021 meeting, the Planning Commission recommended approval of both variances. Vote for variance #1 was 2-1 and vote for variance #2 totaled 3-0. STAFF RECOMMENDATION: Zoning Administrator recommends denial of the two variance requests.

Zoning Administrator Darryl Simmons stated staff's recommendation to deny the variance requests is based on what is written in the zoning ordinance, and as such, a clear hardship was not met. Mr. Simmons stated he would defer to the applicant's data that was presented as well as discussions held during the December 1, 2021 Planning Commission meeting.

Motion by Councilmember Eaton to approve a variance request submitted by Bulldog Acquisitions, LLC for the property located at 2652 South Main Street, as presented, seconded by Mayor Pro Tem Viars.

7:23 P.M. Floor Open for Public Comments

No comments.

7:24 P.M. Floor Closed for Public Comments

Vote taken, approved 3-1-1 [Councilmember Ferris opposed and Councilmember Patel absent]. Motion carried.

Councilmember Ferris wanted to clarify that the other councilmembers understand staff recommended denial but they voted in the affirmative. Mayor Pro Tem Viars and Councilmembers Eaton and Henderson responded yes.

[Mayor Pro Tem Viars recused herself from item X-C].

- C. Consideration of a variance request submitted by Mark Allen for the property located at 2950 Moon Station Road. Case No. ZV2021-06. Consideration to review and approve an 8-foot tall side-yard wooden privacy fence located at 2950 Moon Station Road. This is a variance request to go

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VI. PUBLIC COMMENT/BUSINESS FROM THE FLOOR

6:34 P.M. Floor Open for Public Comments

No comments.

6:35 P.M. Floor Closed for Public Comments

VII. OLD BUSINESS
No items.

VIII. NEW BUSINESS
No items.

IX. COMMITTEE AND BOARD REPORTS
No items.

X. PUBLIC HEARING(S)

- A. Approval of ORDINANCE NO. 2021-15, 2021 granting a rezoning request submitted by Bulldog Acquisitions, LLC for the property located at 2652 South Main Street. Case #RZ2021-06. The applicant is seeking to rezone property from Light Industrial (LI) to Central Business District (CBD). The property consists of 19.125 +/- acres and lies in Land Lots 167 & 168 and Tax Parcel 02 of the 20th District, 2nd Section, Cobb County Georgia. The intent of the project is to construct a mixed-use development with a minimum of 44 for-sale townhomes, 318 multi-family apartment units, 5,000 to 10,000 square feet of commercial that wraps around a multi-level parking deck, an additional detached retail building with 10,000 to 25,000 square feet of commercial space, a multi-level parking deck, southern extension of the City's existing Gateway Park along Main Street, interconnected trails and pedestrian connectivity. The rezoning request was advertised in the Marietta Daily Journal on September 17 & 24, 2021, October 15 & 22, 2021 and November 12 & 19, 2021 and a public notice sign has been posted on site. At their October 6, 2021 meeting, the Planning Commission recommended to postpone the rezoning application to their regularly scheduled November 3, 2021 meeting. On November 3, 2021, the Planning Commission did not have enough commission members present at City Hall to make quorum. At their December 1, 2021 meeting, the Planning Commission recommended approval with the conditions as outlined in staff analysis report as well as the following additional conditions: 1) The maximum allowable number of townhomes is 65 units and 2) There shall be no business in the combined vertical commercial/residential building that utilizes fryers or grills. Vote 3-0. STAFF RECOMMENDATION: Zoning Administrator recommends approval with conditions.

Zoning Administrator Darryl Simmons presented an ordinance granting a rezoning request submitted by Bulldog Acquisitions, LLC for property located at 2652 South Main Street. Mr. Simmons pointed out the applicant and his legal representative were not

CITY OF KENNESAW
12/20/2021 Minutes

as per Sec. 6-36. Current application, background check and fingerprint results are on file. Sec. 6-42 refers to all locations within 300 feet of a private residence. This location is within 300 feet of a private residence. Sec. 6-42 states the Mayor and Council may waive the distance requirement if the quiet enjoyment of the premises by the residents thereof shall not be adversely affected and the granting of such license shall not have any adverse effect on the private residence. Finance Director recommends approval. 100,000.32/1100 Application Fee \$350.00.

Finance Director Gina Auld presented a beer, wine, liquor, and Sunday sales package license for Monte Cristo Spirits, LLC d/b/a Monte Cristo Beer, Wine, and Liquor located at 1835 Old US 41 Highway, Suite 110. Ms. Auld explained this application is for a new owner and she recommended approval.

Motion by Mayor Pro Tem Viars to approve of a Beer, Wine, Liquor, and Sunday Sales Package License for Monte Cristo Spirits, LLC d/b/a Monte Cristo Beer, Wine, and Liquor located at 1835 Old US 41 Hwy, Suite 110, as presented, seconded by Councilmember Ferris. Vote taken, approved 4-0-1. [Councilmember Patel absent]. Motion carried.

Motion by Councilmember Eaton to take from the table items X-A and X-B, seconded by Councilmember Henderson. Vote taken, approved 4-0-1. [Councilmember Patel absent]. Motion carried.

XIII. PUBLIC SAFETY
BILL WESTENBERGER, Police Chief
RYAN SOLIS, 911 Communications Director
No items.

XIV. INFORMATION TECHNOLOGY
RICK ARNOLD, Co-Director
JOSHUA GUERRERO, Co-Director
No items.

XV. PUBLIC WORKS
RICKY STEWART, Director
ROBBIE BALENGER, Building & Facilities Manager
No items.

XVI. RECREATION AND CULTURE
RICHARD BANZ, Museum and Agency Director
STEVE ROBERTS, Parks and Recreation Director
ANN PARSONS, Smith-Gilbert Gardens Director
No items.

XVII. COMMUNITY DEVELOPMENT
LUKE HOWE, Economic Development Director
DARRYL SIMMONS, Zoning Administrator
SCOTT BANKS, Building Official

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present in the Chambers at this time. He began his presentation by mentioning the proposal consists of four components: 44 for-sale townhomes, 318 multifamily apartment units, 5,000 to 10,000 square feet of commercial space that wraps around a multi-level parking deck, and an additional detached retail building slated for 10,000 to 25,000 square feet of commercial space. Mr. Simmons read conditions recommended by both staff and the Planning Commission and made clear incorporating those recommendations are up to Mayor and Council. One of the major points of discussion from the work session was a stipulation letter received by staff from the applicant's attorney, Parks Huff, of Sams Larkin & Huff LLP. Mr. Simmons asked for the stipulation letter to not be used as a point of reference for the motion. Staff's recommendation is based on the staff analysis, not the stipulation letter.

Due to the applicant and his attorney still being absent, Mr. Simmons briefly touched on traffic, another key issue discussed at the work session. One of the recommendations provided by Council was for the applicant to entertain and fund a traffic study to determine whether a traffic light is needed. After talking to the applicant's legal representative, the applicant would be open to using the proper financial vehicle to fund a traffic impact study, and if determined necessary, a traffic light.

Motion by Councilmember Eaton to lay item X-A on the table until the end of the meeting, seconded by Councilmember Henderson. Vote taken, approved 3-1-1 [Councilmember Ferris opposed and Councilmember Patel absent]. Motion carried.

Motion by Mayor Pro Tem Viars to lay item X-B on the table until the end of the meeting, seconded by Councilmember Henderson. Vote taken, approved 3-1-1 [Councilmember Ferris opposed and Councilmember Patel absent]. Motion carried.

[At this time, Mayor Easterling proceeded to item X-C on the agenda].

[After voting on item XII-D (see page 10), Council voted to take from the table items X-A and X-B].

The applicant's attorney, Parks Huff, apologized for being late. Mr. Huff explained how the case started with the property owner coming to the City with a Light Industrial piece of property. Since TUG Technologies is leaving the facility, the owner collaborated with Mr. Huff's client to create a mixed use development as a gateway to the city. Mr. Huff walked Council through the different components on the site plan including surface parking, independent commercial, improved walkability, as well as marketable and highly amenitized residential.

Mr. Huff wanted to address several questions mentioned at the work session. First, the applicant has committed to doing a traffic warrant study to see if a signal is needed at the intersection at 80% of occupancy. If justified, the applicant would enter into a development agreement with the City to pay for any signalization installation. Mr. Huff pointed out his client is flexible on the percentage of occupancy. The second question was regarding the difference in the square footage on the commercial spaces. The range is to allow flexibility in what is built out in regards to common spaces, patios, etc. The third question Mr. Huff wanted to address is the detached retail building. He stated it is different from the vertical mixed-use because it is an independent commercial space. He emphasized the

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- A. Approval of a Central Business District (CBD) project submitted by Bulldog Acquisitions, LLC for the property located at 2652 South Main Street. Case # CBD2021-04. The applicant is seeking approval of a Central Business District (CBD) project located at 2652 S Main Street. The property consists of 19.125 +/- acres, and lies in Land Lots 167 & 168 and Tax Parcel 2 of the 20th District, 2nd Section, Cobb County Georgia. The intent of the project is to construct a mixed-use development with for-sale townhomes, 318 multi-family apartment units, 5,000 to 10,000 square feet of commercial that wraps around a multi-level parking deck, an additional detached retail building with 10,000 to 25,000 square feet of commercial space, southern extension of the City's existing Gateway Park along Main Street, interconnected trails and pedestrian connectivity. The CBD project approval process requires a business plan review and approval by the Kennesaw Downtown Development Authority (KDDA) and the conceptual design approval by the Kennesaw Historic Preservation Commission (HPC). At their regularly scheduled meeting held on September 14, 2021, the KDDA recommended to approve the CBD application. Vote 4-0. On a special call meeting held on November 12, 2021, the HPC recommended to approve the application with the stipulation that the applicant will submit for approval and review to the HPC the design and schematics for landscaping, architectural elevations and the commercial buildings within that property for twenty five percent (25%) submittal, and subsequent submittals to be further evaluated and decided by the HPC with respect to the final approval and final design plans. Vote 4-0. The Zoning Administrator recommends approval with the stipulations as defined by the HPC.

Zoning Administrator Darryl Simmons stated now that the 2652 South Main Street project is in the Central Business District (CBD), the application followed the CBD project approval process. The business plan was reviewed and approved by the Kennesaw Downtown Development Authority. Additionally, the conceptual design was approved by the Historic Preservation Commission (HPC) with the following condition: the applicant will submit for approval and review to the HPC the design and schematics for landscaping, architectural elevations and the commercial buildings within that property for twenty five percent (25%) submittal, and subsequent submittals to be further evaluated and decided by the HPC with respect to the final approval and final design plans.

Motion by Councilmember Henderson to approve a Central Business District (CBD) project submitted by Bulldog Acquisitions, LLC for the property located at 2652 South Main Street as presented, seconded by Councilmember Eaton. Vote taken, approved 3-1-1. [Councilmember Ferris opposed and Councilmember Patel absent]. Motion carried.

XVIII. PUBLIC COMMENT/BUSINESS FROM THE FLOOR

7:27 P.M. Floor Open for Public Comments

ANN PRATT (City Resident): Ms. Pratt wanted to give out praises regarding the inclusive Playground at Swift Canfield Park. Ms. Pratt recognized City Manager Jeff Drobney as he set up meetings regarding the playground before Parks and Recreation Director Steve Roberts started working here. When Mr. Roberts arrived, he took the ball and started running with it. He put together a committee including members of the public to review

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importance of having it purpose built for a tenant, and that his client is confident it will be built with the entire infrastructure in place, so when the right tenant comes along, it can go vertical and be activated. Until then, it will be a wider park space. Mr. Huff asks for Mayor and Council to follow staff's recommendation for approval as well as the Planning Commission's recommendation for approval.

Motion by Mayor Pro Tem Viars to approve an ordinance granting a rezoning request submitted by Bulldog Acquisitions, LLC for the property located at 2652 South Main Street from Light Industrial to Central Business District using the city's staff analysis as our guiding document and excluding the applicant's attorney's stipulation letter. Additionally, removing two stipulations listed by the Planning Commission to allow restaurants with fryers and grills in the commercial space under the multifamily residences and to revert back to the original guideline to allow a minimum of 44 for-sale townhomes rather than have a cap of 65, as read into the record, seconded by Councilmember Henderson.

7:15 P.M. Floor Open for Public Comments

No comments.

7:16 P.M. Floor Closed for Public Comments

Councilmember Ferris stated he is not comfortable with this proposal. He shared if anyone has driven around here in the mornings or afternoons, he or she knows how congested it can get. He appreciates Mr. Huff's applicant funding a traffic study; however, it will be a year or two after it is developed, so essentially, everything will already be completed at that point.

Mr. Simmons stated Mayor and Council might want to incorporate the agreements that were made in regards to the funding of a traffic signal warrant study, and potentially, a traffic signal itself, into the motion. Mr. Huff agreed it was correct.

Amended motion by Mayor Pro Tem Viars to approve an ordinance granting a rezoning request submitted by Bulldog Acquisitions, LLC for the property located at 2652 South Main Street from Light Industrial to Central Business District using the city's staff analysis as our guiding document and excluding the applicant's attorney's stipulation letter. Additionally, removing two stipulations listed by the Planning Commission to allow restaurants with fryers and grills in the commercial space under the multifamily residences and to revert back to the original guideline to allow a minimum of 44 for-sale townhomes rather than have a cap of 65. Further, at 80% of occupancy, the applicant will fund a traffic signal warrant study, and if warranted, will fund the installation of a traffic signal, as read into the record and discussed, seconded by Councilmember Henderson.

Vote taken, approved 3-1-1 [Councilmember Ferris opposed and Councilmember Patel absent]. Motion carried.

- B. Consideration of a variance request for property submitted by Bulldog Acquisitions, LLC for property located at 2652 South Main Street. Case No. ZV2021-05. This application involves two variance requests for the following:

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GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE SURVEY DATE SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 130600038A, AND THE DATE OF SAID MAP IS MARCH 4, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

THE DATUM FOR THIS SITE HAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSTERIORAL DATA FOR THE VERTICAL REFERENCE SURFACE NETWORKS DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983/2011 STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTION OR DIMENSIONS SHOWN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "CBD" (CITY CENTRAL BUSINESS DISTRICT) PER APPROVED ORDINANCE #2021-15 BY MAYOR AND COUNCIL, DATED DECEMBER 20, 2021.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES. REGULATIONS FOR THE CBD ZONING DISTRICT CAN BE FOUND WITHIN SECTION 4.02.03(C) THE CITY'S UNIFIED DEVELOPMENT CODE.

ALL FIRE LANE EASEMENTS WILL ALSO SERVE AS PUBLIC ACCESS EASEMENTS.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HEREIN WHICH HEREBY BECOMES A PART OF THIS PLAT. RECORDED ON JANUARY 28, 2024 AND RECORDED IN DEED BOOK 16764, PAGE 128 OF COBB COUNTY RECORDS (DATE) AND SIGNED BY THE OWNER. COVENANTS TO BE RECORDED BY THE PURCHASER/OWNER OF THE LOTS.

RECIPROCAL EASEMENT AGREEMENT IS RECORDED IN DEED BOOK 16072, PAGE 2700. THIS AGREEMENT ADDRESSES GUEST PARKING AND CROSS PARKING AGREEMENT AS WELL AS MAINTENANCE RESPONSIBILITIES FOR ALL ACCESS/FIRE ROADS AND APPARATUS TURN AROUND.

MASTER PARCEL SPLIT WAS RECORDED IN COBB COUNTY, GEORGIA RECORDS IN PLAT BOOK 281, PAGE 227-228.

ALL DRIVEWAYS TO BE A MINIMUM OF 20' DEEP.

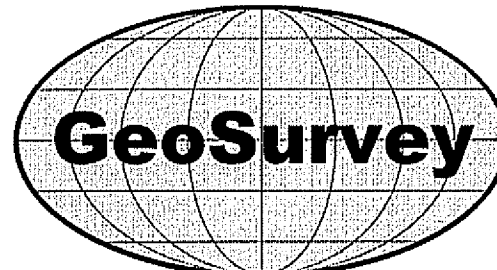
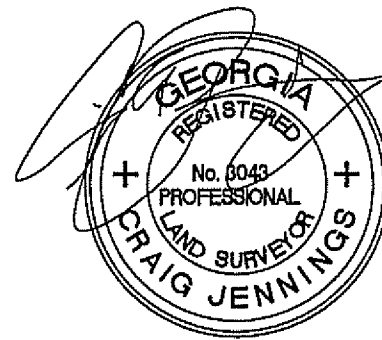
ALL TOWNHOMES TO BE SOLD FEE-SIMPLE AND AT NOT THE SHALL THE AGGREGATE RENTAL PERCENTAGE OF THE OVERALL TOWNHOUSES EXCEED 10%.

WATER AND SEWER UTILITIES WITHIN THE A/E/U/E WILL BE DEDICATED TO COBB COUNTY AFTER THE ONE YEAR MAINTENANCE WARRANTY INSPECTION AND APPROVAL BY COWS.

PAVEMENT CUTS BY COWS FOR MAINTENANCE OF WATER AND/OR SEWER LINES WILL BE REPAIRED PER COBB COUNTY STANDARD DETAIL 02310-2.

WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES. IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 128-123.

SURVEY REFERENCES:
1) ALTA/ACSM LAND TITLE SURVEY FOR ASHLEY KENNESAW, LLC PREPARED BY GEOSURVEY, LLC, DATED SEPTEMBER 9, 2008.



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000821

4 SHEET
OF
4

NO STREET PARKING HAS BEEN APPROVED
FOR THIS DEVELOPMENT.

SUBDIVISION PLAT OF			
Duncan Drive Townhomes			
FOR			
Kennesaw Townhome Owner, LLC			
GS JOB NO:	20073092	DRAWING SCALE:	1"= 30'
FIELD WORK:	N/A	CITY:	KENNESAW
PROJ MGR:	CAJ	COUNTY:	COBB
REVIEWED:	DLH	LAND LOT:	168
DWG FILE:	20073092-07.dwg	DISTRICT:	20TH
		SECTION:	2ND
PLAT DATE:		3-24-2023	
		REVISIONS (SEE GENERAL NOTES)	
No.	Date	Description	

**Fourth Quarter 2025
Text Amendment
(MISC2025-06)**

**CITY OF KENNESAW
GEORGIA**

ORDINANCE NO. 2025-09

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF
KENNESAW, GEORGIA, SECTION 4.04.05, "STANDARDS FOR HOME
OCCUPATIONS"**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW,
COBB COUNTY, GEORGIA, AS FOLLOWS:**

WHEREAS, the Unified Development Code of the City of Kennesaw is designed for the purpose of promoting the health, safety, morals, convenience, order, prosperity and general welfare of the City of Kennesaw and its individual and corporate citizens;

WHEREAS, the Unified Development Code contains ordinances that regulate the use of land and also contains standards that regulate the development of land;

WHEREAS, the City periodically reviews said ordinances and said standards in order to ensure that the ordinances and standards are clear, concise, plainly stated and constitutional so that the objectives of the ordinances and standards can be achieved while simultaneously giving citizens and the public access to a user-friendly Code.

WHEREAS, public hearing were duly advertised in the Marietta Daily Journal; and

WHEREAS, the City and the Planning Commission held a public hearing in connection with the passage of this Ordinance;

WHEREAS, pursuant to Section 1-4 of the Code of Ordinances, Kennesaw, Georgia, the Code of Ordinances of Kennesaw, Georgia is hereby amended.

NOW, THEREFORE, BE IT ORDAINED BY the Mayor and City of Kennesaw hereby amends Section 4.04.05 by deleting the existing provisions of Section 4.04.05 and replacing same as follows:

4.04.05 Standards for Home Occupations

- A. *Intent and Purpose.* Certain occupational uses termed "home occupations" are allowed in dwelling units on the basis that such uses are incidental to the use of the premises as a residence. ~~They~~ Such uses have special regulations that apply to ensure that home occupations will not be a detriment to the character and livability of the surrounding neighborhood. The regulations ensure that the accessory home occupation remains subordinate to the residential use and the residential viability of the dwelling is maintained. The regulations recognize that many types of jobs can be done in a home with little or no effect on the surrounding neighborhood and, as such, may be permitted provided such uses:

1. Are incidental to the use of the premises as a residence;
2. Are conducted within the bona fide residence of the principal practitioner;
3. Are compatible with residential uses;
4. Are limited in extent and do not detract from the residential character of the neighborhood.

B. *Definition of Accessory Home Occupations.* There are 2 types of home occupations, Type A and Type B. Permit requirements and uses allowed in each type vary and are allowed only if they comply with all of the requirements of this ordinance. Deviation from any standard requires approval of a land use permit from the City Council. For purposes of ~~the~~ this section, ~~Virtual Home Office~~ Virtual Home Office means a single computer and related accessories dedicated to business use.

1. In Type A home occupations, resident(s) use their home as a Virtual Home Office only. Employees, clients, or customers are prohibited from coming to the residence. Examples include writers, consultants and graphic designers.
2. In Type B home occupations, resident(s) use their home for work, home office, sales, deliveries, or business mailing address ~~which~~ that ~~requires or results in one (1) additional employee, consultant, agent, subcontractor, customer, or delivery personnel coming to the residence.~~ Type B home occupations are also required for any activity that involves the physical production or creation of a product at subject residential property. Examples are counseling, production of cottage food items and merchandise such as shirts, candles, crafts and any other physical items assembled at the residential location, tutoring, and certain office uses. Type B home occupations must obtain a land use permit from the Mayor and City Council. ~~due to their greater possible impact on the surrounding neighborhood as a result of individuals and visitors from outside the neighborhood coming to the property.~~

C. *General Provisions and Prohibited Uses.* All home occupations shall meet the following:

1. A home occupation shall be incidental and accessory to the use of a dwelling as a residence. No more than 750 square feet or 25% of the floor space of the ~~principle building dwelling unit,~~ principle building, whichever is less (including attached garages), may be used for the occupation.
2. There shall be no exterior evidence of the home occupation or alteration of the residence and/or accessory buildings to accommodate the home occupation. Internal or external changes ~~which~~ that will make the dwelling appear less residential in nature or function are prohibited. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, or adding commercial-like exterior lighting. Any alteration or addition which expands the floor area of the principal structure dedicated to the home occupation use shall void the existing business license and require a new business license be obtained, subject to property compliance verification by the Planning and Zoning Department.
3. There shall be no outside operations or exterior storage of inventory or materials to be used in conjunction with a home occupation.

4. ~~Off-site employees of the resident shall not congregate on the premises for any purpose concerning the home occupation nor park their personal vehicles at the location.~~ Personal vehicles of off-site employees shall be parked only in off-street spaces consistent with the residential character of the property and designated for the home occupation.
 5. No article, product, or service used or sold in connection with such activity shall be other than those ~~normally found on the premises.~~ consistent with the established residential use of the premises.
 6. No more than 1 vehicle associated with the home occupation may be parked at the site. Such vehicle is limited to 1½-ton carrying capacity and must be used exclusively by the resident and parked on a valid improved surface.
 7. No use or activity may create a nuisance, including but not limited to, noise, dust, glare, vibration, smoke, smell, electrical interference or any fire hazard.
 8. All home occupations shall be subject to periodic inspections by the Business License Department or Code Enforcement.
 9. Any type of repair or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, marine engines, lawnmowers, chain saws and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts is prohibited.
 10. Group instruction, assembly, or activity shall be prohibited.
 11. Accessory home occupations may not serve as headquarters or dispatch centers where employees come to the site and are dispatched to other locations.
 12. ~~Such use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed in such occupation.~~
 13. ~~The Business License Department must approve all business licenses which shall be recertified annually.~~
- D. *Specific Criteria for Type A Home Occupations.* In addition to the general criteria established in Subsection C., Type A home occupations are subject to the following restrictions:
1. No clients, non-resident employees, or customers are allowed on the premises.
 2. No signage regarding the home occupation is permitted on the property.
 3. No advertisement shall be placed in any media (including flyers soliciting business) containing the address of the property.
 4. ~~No more than one Type A home occupation per dwelling is permitted.~~
 5. Type A home occupation applications shall be submitted to the Business License Manager for approval. The denial of an application by the Business License Manager may appeal to the Mayor and City Council.
- E. *Specific Criteria for Type B Home Occupations.* In addition to the general criteria established in Subsection C., Type B home occupations are subject to the following restrictions:

1. A Land Use Permit must be obtained through approval from Mayor and City Council following a public hearing, which shall follow the same procedures and fees set forth in Chapter 10 of the UDC and be advertised in the same manner as applications for rezoning, and that public hearing will be held thereon in the same manner as applications for rezoning are so conducted. City Council shall consider the desires of the immediate neighborhood, the nature of the proposed business, the availability of parking, traffic generation, and any other issue that may detract from the residential character of the area and property values.
2. No more than one Type B home occupation per dwelling is permitted.
3. Uses that may be permitted as Type B home occupations include those in which only the occupants of the dwelling and 1 additional employee or consultant or agent or subcontractor shall be authorized to work on the premises. Visitation by clients in conjunction with a home occupation shall be limited to 2 per week; provided however, that the following exception is made for purposes of meeting overriding public goals of education: Tutoring or the instruction of music, dance, arts and crafts and similar subjects, limited to 2 students in home at 1 time.
4. The following uses are specifically prohibited as Type B home occupations (list not all-inclusive): auto sales or auto repair; restaurants; ~~or~~ any preparation of food or drink not permitted under the cottage food operator provisions as outlined in sections 1.09.02 and 2.01.03 the Unified Development Code; animal hospitals; veterinary clinics; kennels or the keeping of animals; funeral homes; retail or wholesale shops; personal service establishments; or special events facilities. ~~lodging services; or day care.~~
5. Customers may visit the site only between the hours of 8:00 a.m. and 8:00 p.m.
6. In no event shall the Mayor and City Council grant a land use permit for a period in excess of 24 months; upon expiration of the initial term, continued operation as a Type B home occupation shall require formal renewal of the permit. ~~except on re-application, re-advertisement, and public hearing.~~
7. In addition to the approval of a land use permit, the Business License Department must approve all business licenses associated with the business which shall be recertified annually.

F. Renewals of Home Occupation uses.

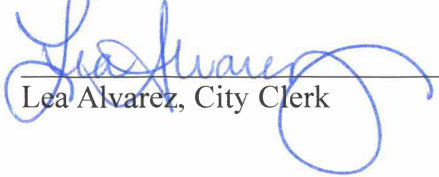
1. Planning and Zoning Administrator will have administrative authority to approve the renewal of Type B home occupation previously approved through the Land Use Permit process under the prescribed conditions:
 - a. No nuisance was created during the initial approval period under the Land Use Permit approved by the Mayor and City Council.
 - b. The business ownership, corporate structure, and the service or product offered have not expanded or changed in scope beyond what was originally issued under the Land Use Permit approved by the Mayor and City Council.
2. In no event shall the Planning and Zoning Administrator grant an administrative renewal for a previously approved land use permit in excess of 24 months.

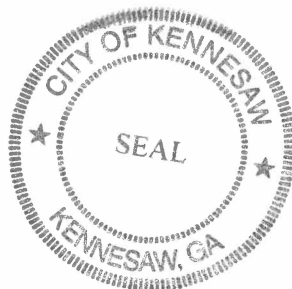
3. In the event that the conditions for administrative renewal are not satisfied, the applicant shall have the right to appeal the decision to the Mayor and City Council in accordance with the procedures outlined in Section 10.05.00 of the Unified Development Code.
- G. Standards for decision. The Mayor and City Council shall consider, at a minimum, the following in its determination of whether or not to grant a land use permit:
1. Safety, health, welfare, and moral concerns involving the surrounding neighborhood;
 2. Parking and traffic considerations;
 3. Number of nonrelated employees;
 4. Number of commercial and business deliveries;
 5. The city's general presumption that residential neighborhoods should not allow non-compatible business uses;
 6. Compatibility of the business use to the neighborhood;
 7. Hours of operation;
 8. Existing business uses in the vicinity;
 9. Effect on property values of surrounding property;
 10. Circumstances surrounding neighborhood complaints;
 11. Intensity of the proposed business use; and
 12. Location of use within the neighborhood.
- H. A land use permit is a privilege permit and may be revoked by the Mayor and City Council following notice and hearing should the use be deemed to be a nuisance or create a safety hazard.
- I. A land use permit does not guarantee that the proposed use by the applicant complies with homeowners associations' declarations and covenants or lease agreements. Said covenants or lease agreements may contain additional provisions that limit the applicant's ability to operate a home occupation. It shall be the sole duty of the applicant to determine whether said declaration or agreements allow a home occupation. This section is not intended to interfere with any contractual provision contained in said covenants or agreements.

BE IT FURTHER ORDAINED THAT this ordinance shall be effective on and after its adoption and execution by the mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

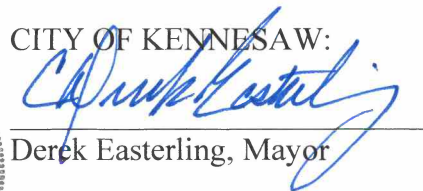
PASSED AND ADOPTED by the Kennesaw City Council on this 15th day of December 2025.

ATTEST:


Lea Alvarez, City Clerk



CITY OF KENNESAW:


Derek Easterling, Mayor

Sunset Zoning Provisions 2025
Rezoning Application
(RZ2023-01, AX2023-01)
1650 N Cobb Parkway

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Mayor Pro Tem Pat Ferris

Antonio Jones

Madelyn Orochena

Tracey Viars

Anthony Gutierrez

March 11, 2025

Marcos Ergas
1045-1185 West Georgia Street
Vancouver, BC V6E 4E6
Canada

Subject: City of Kennesaw Zoning Ordinance No. 2023-02*1650 N Cobb Parkway, Kennesaw, GA 30144 – Parcel # 20020801300*

Dear Mr. Ergas,

Attached, please find Ordinance No. 2023-02. Section 2-13 of the ordinance states the following:

If the subject property is determined to be undevelopable for the purposes sought by the Applicant or, if for any reason, the closing on the subject property does not take place within eighteen (18) months from the date of successful approval of the application, then, and in such an event(s), the zoning classification of the subject property shall maintain the requested classification of GC without these submitted stipulations and without further action being necessary on the part of the City or the owner of the subject property.

As per Ordinance No. 2023-02, Section 2-13, the closing of the subject property must occur within eighteen (18) months of approval or the subject property shall maintain the General Commercial (GC) classification without submitted stipulations. Since the ordinance was approved on March 20th, 2023, and closing of the property did not take place by September 20, 2024, the closing of the property did not take place within eighteen (18) months of approval. Therefore, per Ordinance No. 2023-02, Section 2-13, the subject property at 1650 N Cobb Parkway shall maintain the requested classification of General Commercial without submitted stipulations.

This letter serves as formal confirmation that the zoning for 1650 N Cobb Parkway, Parcel # 20020801300, is now General Commercial (GC) without the submitted stipulations listed in Ordinance No. 2023-02. Thank you for your attention. Should you have any questions, you may call me at 770-590-8268 or send an e-mail to dsimmons@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Enclosure: Zoning Ordinance no. 2023-02

CITY OF KENNESAW, GEORGIA

ORDINANCE NO. 2023-02,2023

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT DESIGNATION FROM COUNTY MOBILE HOME PARK (MHP) to CITY GENERAL COMMERCIAL (GC) FOR 1650 NORTH COBB PARKWAY (20020801300)

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:

WHEREAS, Marcos Ergas made application to amend the Official Zoning Map of the City of Kennesaw, Georgia so as to change the zoning designation from **COUNTY MOBILE HOME PARK (MHP) to CITY GENERAL COMMERCIAL (GC)**; for the property located at 1650 North Cobb Parkway (Parcel ID #: 20020801300), identified as 20th District, Land Lot 208 Tax Parcel 130 containing 2.2 +/- acres (as more particularly described below); and

WHEREAS, notice was advertised in the Marietta Daily Journal on February 10, 2023 and February 17, 2023 of a public hearing before the Kennesaw Planning Commission held on March 1, 2023 and the Mayor and Council on March 20, 2023; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a meeting held March 1, 2023; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held March 20, 2023; and

WHEREAS, the Mayor and Council have determined that the proposed amendment to the Official Zoning Map is in the public interest and meets the standards established in the Kennesaw Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.

SECTION 1. The Official Zoning Map of the City of Kennesaw, Georgia is hereby amended so as to change the zoning district designation from **COUNTY MOBILE HOME PARK (MHP) to CITY GENERAL COMMERCIAL (GC)** for the following described property:

LEGAL DESCRIPTION
1650 N COBB PARKWAY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 208 OF THE 20TH DISTRICT 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE MITTERED INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF ERNEST BARRETT PARKWAY (VARIABLE R/W) AND THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HWY 41 (A.K.A. N COBB PARKWAY) (200' R/W), SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE SAID RIGHT OF WAY OF U.S. HWY 41 SOUTH 45 DEGREES 37 MINUTES 09 SECONDS EAST 48.42 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 01 DEGREES 10 MINUTES 03 SECONDS WEST 335.29 FEET TO A BENT #4 REBAR FOUND ON THE COMMON LINE OF LAND LOTS 208 AND 211;

THENCE ALONG SAID LAND LOT LINE NORTH 89 DEGREES 01 MINUTES 43 SECONDS WEST 434.75 FEET TO A CONCRETE MONUMENT FOUND ON THE SOUTHEASTERLY RIGHT OF WAY OF ERNEST BARRETT PARKWAY (VARIABLE R/W);

THENCE ALONG SAID RIGHT OF WAY NORTH 45 DEGREES 35 MINUTES 24 SECONDS EAST 117.25 FEET TO A CONCRETE MONUMENT FOUND;

THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 79.14 FEET, SAID CURVE HAVING A RADIUS OF 7569.53 FEET, AND BEING SUBTENDED BY A CHORD OF 79.14 FEET, AT NORTH 41 DEGREES 20 MINUTES 32 SECONDS EAST TO A #4 REBAR SET;

THENCE SOUTH 48 DEGREES 05 MINUTES 49 SECONDS EAST 7.00 FEET TO A CONCRETE MONUMENT FOUND;

THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 54.45 FEET, SAID CURVE HAVING A RADIUS OF 7562.53 FEET, AND BEING SUBTENDED BY A CHORD OF 54.45 FEET, AT NORTH 42 DEGREES 06 MINUTES 34 SECONDS EAST TO A #4 REBAR SET;

THENCE SOUTH 47 DEGREES 41 MINUTES 04 SECONDS EAST 3.00 FEET TO A #4 REBAR SET;

THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 138.67 FEET, SAID CURVE HAVING A RADIUS OF 7559.53 FEET, AND BEING SUBTENDED BY A CHORD OF 138.67 FEET, AT NORTH 42 DEGREES 50 MINUTES 29 SECONDS EAST TO A CONCRETE MONUMENT FOUND;

THENCE NORTH 46 DEGREES 48 MINUTES 12 SECONDS WEST 10.08 FEET TO A CONCRETE MONUMENT FOUND;

THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 28.22 FEET, SAID CURVE HAVING A RADIUS OF 1839.94 FEET, AND BEING SUBTENDED BY A CHORD OF 28.22 FEET, AT NORTH 43 DEGREES 27 MINUTES 36 SECONDS EAST TO A CONCRETE MONUMENT FOUND;

THENCE WITH A COMPOUND CURVE TO THE RIGHT AN ARC LENGTH OF 87.12 FEET, SAID CURVE HAVING A RADIUS OF 1839.94 FEET, AND BEING SUBTENDED BY A CHORD OF 87.11 FEET, AT NORTH 44 DEGREES 56 MINUTES 10 SECONDS EAST TO A #4 REBAR SET;

THENCE SOUTH 85 DEGREES 57 MINUTES 25 SECONDS EAST 59.21 FEET TO A NAIL SET, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINS 2.20 ACRES (95,692 SQUARE FEET), MORE OR LESS.

SECTION 2. BE IT FURTHER ORDAINED THAT the amendment to the Official Zoning Map outlined in Section 1 above is adopted to change the zoning district designation from **COUNTY MOBILE HOME PARK (MHP)** to **CITY GENERAL COMMERCIAL (GC)** 2.2 +/- acres with stipulations as follows:

1. The stipulations and conditions set forth herein, where not in conflict, shall replace and supersede in full any and all prior stipulations and conditions which are currently in place concerning the property which constitutes the subject matter of the above- captioned application.
2. The architectural style, composition and design of the building shall be in substantial conformity to the renderings/elevations which are being submitted concurrently herewith. Exterior materials on all four sides shall consist of a mixture of brick, EIFS and other cementitious/masonry components.
3. The granting of the Applications for Annexation and Rezoning concerning the Subject Property shall be use specific for a CCSSSF building on the Subject Property. Additionally, the Applicant will agree to exclude other uses except those uses related to the moving and storage business (and complementary components of the business). The rental of vehicles, trucks, RVs, trailers or equipment, gas stations or other such uses not expressly provided for herein and hereinafter shall be conditionally prohibited.
4. Entry to the building shall be via keycard and punch code pad. All activity within strategic locations throughout the facility shall be monitored by strategically positioned video security cameras.
5. The utilization of low-intensity, environmental type, down-lighting which shall be subject to review and approval by staff.
6. The submission of a landscape plan during the Plan Review process subject to final review and approval by the Zoning Administrator and/or his designee and shall include the following:

- a. Species of vegetation which will be utilized shall be ecologically compatible with the site and appropriate for the design circumstances, subject to the City's review and approval. A screening buffer of evergreens shall be maintained (as planted) between the detention pond and the existing curb.
 - b. Upon approval of the requested GC zoning district with its stipulations, the ultimate developer of the of the Subject Property will be responsible for completing and obtaining approvals from the City and State of Georgia concerning any streams on and/or traversing the Subject Property during the Plan Review process.
 - c. Subject to water restrictions which may be imposed by the state, City and/or County, all landscaping for the proposed climate-controlled self-service storage facility shall be professionally designed, perpetually maintained and irrigated. Any dead or irrevocably diseased vegetation shall be replaced as necessary.
 - d. HVAC and all mechanical equipment shall be screened from view of the adjoining properties and public rights-of-way in accordance with the architectural style and composition as aforementioned.
7. Signage, excepting permitted signage affixed to the building, shall be ground-based, monument style, with finished materials and colors which shall conform to the architectural style and composition as aforementioned. Signage shall comply with the City's Ordinance requirements.
 8. Any security fencing, in the form of faux wrought iron, and gates for the site shall be in substantial conformity to the security fencing and gates within similarly situated and recently constructed CCSSSFs which have been entitled within the City and within Cobb County.
 9. There shall be no outside storage, overnight vehicle parking or trailer or boat parking or the positioning of trucks, trailers, recreational vehicles and related or ancillary equipment. Additionally, and as mentioned above, there shall be no gas stations constructed on the CCSSSF property and there shall be no vehicles parked upon the Subject Property for the purposes of advertising

There shall be no stacking or queuing of construction vehicles, trucks or any mode of transportation parked on North Cobb Parkway (US 41) or Ernest Barrett Parkway or any adjacent neighborhood streets. All construction worker vehicles and construction trucks shall be parked on the site or by way of Reciprocating Easement Agreement with adjacent business owners.

10. Compliance with the following recommendations from the Public Works Director with respect to detention, hydrology and downstream considerations, including the ultimate location and configuration of on-site detention and/or water quality ponds. Additionally, compliance with the following:

- a. In view of the fact that the project is a new development which creates impervious surface area and/or that involves other land disturbing activity of the 2.38 acres, an updated stormwater management facility located off site will be required to address run-off reduction, water quality and detention.
 - b. Entering into a Stormwater Facility Maintenance and Access Agreement which shall be required during the Plan Review process.
 - c. Compliance with recommendations from the City Engineer and Cobb County Department of Transportation with respect to traffic, transportation and other related infrastructure issues which are project and not system improvements and which incorporate herein with specificity, by reference the stipulations/conditions related to traffic/transportation uses.
11. Compliance with recommendations from the Cobb County Water System and/or the City's Public Works Director with respect to the accessibility and availability of sewer and water and issues attendant thereto.
12. Subject to recommendations from the Fire Marshal's Office with respect to Fire Prevention and Life Safety including, not necessarily limited to the following, to with:
- a. Compliance with IFC 510-Emergency Responder Radio Coverage.
 - b. Providing Fire Vehicular Access along the long side of the building.
 - c. Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor.
 - d. Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access.
 - e. The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road.
13. If the subject property is determined to be undevelopable for the purposes sought by the Applicant or, if for any reason, the closing on the subject property does not take place within eighteen (18) months from the date of a successful approval of

application, then, and in such an event(s), the zoning classification of the subject property shall maintain the requested classification of GC without these submitted stipulations and without further action being necessary on the part of the City or the owner of the subject property.

14. The Applicant's requested GC zoning district will allow the typically permitted uses, with the exception of the following "Conditionally Prohibited Uses":

- a. Automotive paint and body repair shops.
- b. Automotive parking lots or garages.
- c. Automotive repair and maintenance facilities.
- d. Automotive upholstery shops.
- e. Consumer fireworks retail sales facility.
- f. Convenience food stores with self-service fuel sales.
- g. Designated recycling collection locations.
- h. Emissions/inspection stations.
- i. Fraternity and sorority houses/residence halls.
- j. Full-service gasoline stations.
- k. Light automotive repair establishments.
- l. Motels.
- m. Parking for vehicles.
- n. Pawn shops.
- o. Rooming houses and boardinghouses.
- p. Shelters (homeless).
- q. Trailer salesrooms and sales lots.
- r. Automobile, truck and trailer lease and rental facilities (accessory use).
- s. Crematories, human or animal.
- t. Mausoleums.

15. The Zoning Administrator shall be imbued with the express authority to approve minor modifications to these stipulations, the site plan, architectural rendering/elevation and all other components of this development as it proceeds through the Plan Review Process and thereafter. However, the Zoning Administrator shall not have the authority to approve modifications or revisions which:

- a. Increase the density and/or FAR.
- b. Reduce the size or composition of an approved buffer or landscape strip adjacent to contiguous properties.
- c. Relocate a structure closer to a perimeter property line.
- d. Increase the height of the building so that it exceeds the at-grade level of buildings located on contiguous and/or adjacent properties.

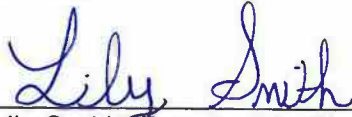
- e. Seek additional waivers from the City of Kennesaw Zoning Ordinance other than those depicted on the current site plan.

SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses, and phrases are severable, and if any section, paragraph, sentence, clause, and phrase is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance.

SECTION 4. BE IT FURTHER ORDAINED THAT this Ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

PASSED AND ADOPTED by the Kennesaw City Council on this 20th day of March, 2023.

ATTEST:



Lily Smith, Deputy City Clerk

CITY OF KENNESAW:



Derek Easterling, Mayor

Sunset Zoning Provisions 2025
Rezoning Application
(RZ2023-03)
0 Ellison Lakes Drive

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Mayor Pro Tem Pat Ferris

Antonio Jones

Madelyn Orochena

Tracey Viars

Anthony Gutierrez

September 30, 2025

Laura Federspiel
CF&G Enterprises, Inc.
2400 Ellison Lakes Drive
Kennesaw, GA 30152

Subject: City of Kennesaw Zoning Ordinance No. 2023-15*0 Ellison Lake Drive, Kennesaw, GA 30152 – Parcel # 20017500170*

Dear Ms. Federspiel,

Attached is a copy of Ordinance No. 2023-15 which outlines the conditions associated with the rezoning of the property located at 0 Ellison Lakes Drive. Specifically, Section 2-22 of the ordinance states the following:

The applicant agrees that construction activity will begin within two years of the approval date of the rezoning. If no land development activity is initiated, then the subject property will automatically revert back to the original zoning and all previously imposed conditions.

The ordinance was approved on August 21, 2023, and as of August 21, 2025, no construction activity has commenced. Therefore, in accordance with Section 2-22, the subject property at 0 Ellison Lakes Drive (Parcel #20017500170) shall revert to the original zoning along with all previously imposed conditions.

This letter serves as formal confirmation that the zoning for Parcel #20017500170 is now Planned Village Community (PVC), without the stipulations listed in Ordinance No. 2023-15. The property is subject to the conditions and stipulations outlined in Ordinance No. 2004-08 and Ordinance No. 2001-06, both of which are attached for reference. Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at 770-590-8268 or via email at dsimmons@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Enclosure: Zoning Ordinance no. 2023-15, Zoning Ordinance no. 2004-08, Zoning Ordinance no. 2001-06

**CITY OF KENNESAW
GEORGIA**

ORDINANCE NO. 2023-15, 2023

**AN ORDINANCE TO AMEND ORDINANCE #2001-06 TO CHANGE A
CONDITION OF ZONING PLACED ON THE GWINNETT PARTNERS, LLC
REZONING APPLICATION FROM COUNTY HEAVY INDUSTRIAL (HI) &
GENERAL COMMERCIAL (GC) TO CITY PLANNED VILLAGE COMMUNITY (PVC)
FOR PROPERTY LOCATED ON US 41 KNOWN AS THE ELLISON PROPERTY,
MORE SPECIFICALLY IDENTIFIED AS
0 ELLISON LAKES DRIVE (PARCEL NUMBER 20017500170)**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW,
COBB COUNTY, GEORGIA, AS FOLLOWS:**

WHEREAS, CF&G Enterprises has made an application to amend a condition of zoning to add a third type of residential housing, which is a for-sale single-family residential condominium product, to the overall master planned development, but specifically to the property located at 0 Ellison Lakes Drive (parcel number 20017500170), identified as 20th District, Land Lot 175, Tax Parcel 17, containing 2.72 +/- acres (as more particularly described below); and

WHEREAS, said amendment is to add a maximum number of 50 for-sale single-family residential condominium units with the stipulations as shown below; and

WHEREAS, Ordinance #2001-06 was adopted with stipulations of rezoning to include a maximum number of multi-family units of 650, a maximum number of townhome units of 248 and an overall maximum number of units for the entire development not to exceed 898; and

WHEREAS, Ordinance #2004-08 was adopted with an amendment to the original zoning conditions to include reducing the number of multi-family units to 537 and increasing the maximum number of townhome units to 309; and

WHEREAS, all other conditions and stipulations or rezoning approved by adoption of Ordinance #2001-06 on December 17, 2001 by the Mayor and Council granting the rezoning for Gwinnett Partners, LLC shall remain in effect; and

WHEREAS, all other modifications of rezoning approved by adoption of Ordinance #2004-08 on February 2, 2004 by the Mayor and Council granting a rezoning modification for Ellison Lake Partners, LLC, Vista Del Lago, LP, Hillside Vista, LP and Precision Design and Development Co., Inc. c/o Richard Calhoun shall remain in effect; and

WHEREAS, notice was advertised in the Marietta Daily Journal on July 14, 2023 of a public hearing before the Kennesaw Planning Commission held on August 2, 2023 and the Mayor and Council on August 21, 2023; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a meeting held August 2, 2023; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held August 21, 2023; and

WHEREAS, the Mayor and Council have determined that the proposed amendment to the original conditions of rezoning is in the public interest and meets the standards established in the Kennesaw Zoning Code and all other conditions of rezoning as approved in Ordinance #2001-06 and Ordinance #2004-08.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.

SECTION 1. That Ordinance #2001-06 is hereby amended to modify the zoning conditions to include the following items for the particularly described property:

1. Adding a third type of housing to the overall development.
2. Allowing a maximum number of 50 for-sale single-family residential condominium units and a parking ratio of 2.3 parking spaces per unit which accounts for the minimum parking spaces per unit as well as for guest parking.
3. To include the stipulations found within Section 2.

LEGAL DESCRIPTION
0 ELLISON LAKES DRIVE
PARCEL NUMBER 20017500170

All that tract or parcel of land lying and being in Land Lot 175 of the 20th Land District, in the City of Kennesaw, Cobb County, Georgia containing 2.372 acres of land, more or less, and being more particularly described as follows:

BEGINNING at an Iron pin at the Land Lot Corner common to Land Lots 175, 176, 205, and 206, thence along the Land Lot Line common to Land Lots 175 & 176 North 02 degrees 35 minutes 54 seconds West 517.59 feet to an iron pin and being the TRUE POINT OF BEGINNING; thence continuing along said Land Lot Line, North 02 degrees 35 minutes 54 seconds West, 511.41 feet to an iron pin set; thence departing said Land

Lot Line South 46 degrees 42 minutes 35 seconds East. 447.55 feet to an iron pin set on the westerly margin of the right-of-way of Ellison Lakes Drive (right-of-way width varies); thence along the margin of said right-of-way the following courses and distances; 229.66 feet along the arc of a curve to the left having a radius of 489.25 feet, chord bearing of South 23 degrees 26 minutes 09 seconds West, and chord distance of 227.56 feet to a point; South 09 degrees 59 minutes 17 seconds West, 32.08 feet to an iron pin set; thence departing said right-of-way North 80 degrees 00 minutes 43 seconds West, 209.69 feet to the TRUE POINT OF BEGINNING.

As shown on the ALTA/ACSM Land Title Survey for Georgia Trust Bank, Ellison Park, LLC and Stewart Title Guaranty Company, prepared by Development Consultants Group, dated October 31, 2007.

TOGETHER WITH those easement rights arising under that certain Shared Driveway Easement Agreement by and between Pinnacle Properties II, LLC, a Georgia limited liability company and Ellison Park LLC, a Georgia limited liability company, dated as of November 29, 2007, filed for record December 6, 2007 at 10:16 a.m., recorded in Deed Book 14560, page 6316, Records of Cobb County Georgia ; as amended by that certain Amendment to the Shared Driveway Easement Agreement by and between Pinnacle Properties II, LLC and Ellison Park, LLC dated as of March 30, 2011, filed for record April 4, 2011 at 4:22 p.m., recorded in Deed Book 14845, Page 1441, aforesaid records.

SECTION 2. BE IT FURTHER ORDAINED THAT the amendment to the original zoning conditions outlined in Section 1 above is adopted with stipulations as follows:

1. All conditions and stipulations of rezoning approved by adoption of Ordinance #2001-06 and Ordinance #2004-08 shall remain in effect, however, the stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions which are currently in place concerning the property which constitutes the subject matter of the rezoning modification application as submitted by CF&G Enterprises, Inc. on May 15, 2023.
2. The Subject Property shall be developed for a residential community consisting of a maximum of fifty (50) fee simple single-family attached condominiums given that the minimum parking ratio requirements are met. There shall be a parking ratio of 2.3 parking spaces per unit. This parking ratio accounts for the total spaces per unit as well as the additional parking spaces per unit needed for guest parking. This parking ratio supersedes the 1.75 parking space ratio as set forth within ordinance #2001-06 and ordinance #2004-08. All resident and guest parking must be located on-site.
3. The creation of a mandatory homeowners association ("HOA") to be managed by Applicant or a 3rd party professional HOA management company until such time the HOA is "turned-over" to the homeowners which is typically at 100% buildout. Applicant shall fund any shortfall in the operating budget until such time as the

HOA is "turned-over" to the homeowners. The homeowners association shall be solely responsible for the upkeep and maintenance of all common areas, mail kiosk, amenities, and amenity areas; including the entrance areas, boundary

landscape buffers, detention pond(s), driveways, parking lot, the exterior façade of the building and the roof of the building.

4. Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed community.
5. The HOA covenants shall limit the number of rental units to not exceed 10% of the total number of units in the community or such percentage as approved by the City Council.
6. The architectural style, composition and design of the building shall be in reasonable conformity to the renderings/elevations/photographs which are being submitted concurrently herewith as shown in "Exhibit A" and/or "Exhibit B." Exterior materials on all four sides shall consist of a mixture of brick and stone. Any other materials may be considered through Plan Review and approval by the Zoning Administrator or their designee. Stucco and/or vinyl siding cannot be used as exterior building materials.
7. The minimum area of heated and cooled space within each unit shall be as follows: 800 square feet for a 1-bedroom unit, 1,200 square feet for a 2-bedroom unit and 1,400 square feet for a 3-bedroom unit.
8. Security requirements:
 - a. Entry to the building, common area doors and access gates shall be via keycard and/or punch code pad. Entry doors to the primary building shall be self closing.
 - b. The primary entry door to all residential units shall be equipped with a door that features a 180-degree peep hole.
9. Amenities to include: dog park/walk, private garages and a minimum of 4 outdoor electric vehicle charging stations.
10. The utilization of low-intensity, environmental type, down-lighting which shall be subject to review and approval by staff.
11. The protection of all required stream buffers affecting the property and shall utilize such areas as a passive amenity for the proposed community.

12. Compliance with recommendations from the Public Works Director with respect to traffic and transportation.
13. The installation of 5 foot (5') wide sidewalks within the development around the building, to common areas, to amenity areas and sidewalk connectivity to Ellison Lakes Drive.
14. All utilities within the proposed community shall be underground.
15. The storm water management facilities and system shall be constructed and installed consistent with all requirements of the City and Cobb County. This storm water management facility does not have to be underground.
16. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
17. Compliance with all City and Cobb County development standards and ordinances relating to project improvements.
18. The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, or combinations thereof, with accents architecturally consistent with the proposed condominium building. The entry monument shall be externally lit at night for better visibility.
19. Landscaping of the entrance areas as well as the frontage of the proposed community along all public streets , shall be professionally designed and implemented, which shall include the installation of an irrigation system in areas where appropriate. Maintenance of the entrance area and public street frontage at the entrance shall be by the third-party management company.
20. All construction vehicles will be parked on-site on the Property at all times. No construction vehicles shall be parked outside the community or other surrounding streets to the proposed development.
21. Developer will maximize the preservation of mature trees where possible.
22. The applicant agrees that construction activity will begin within two years of the approval date of the rezoning. If no land development activity is initiated, then the subject property will automatically revert back to the original zoning and all previously imposed conditions.
23. The Zoning Administrator shall be imbued with the express authority to approve minor modifications to these stipulations, the site plan, architectural rendering/elevation and all other components of this development as it proceeds through the Plan Review Process and thereafter. However, the Zoning

Administrator shall not have the authority to approve modifications or revisions which:

- a. Increase the density and/or FAR.
- b. Reduce the size or composition of an approved buffer or landscape strip adjacent to contiguous properties.
- c. Relocate a structure closer to a perimeter property line.
- d. Increase the height of the building over the maximum height allowed under the Planned Village Community zoning district.
- e. Seek additional waivers from the City of Kennesaw Zoning Ordinance other than those depicted on the current site plan.

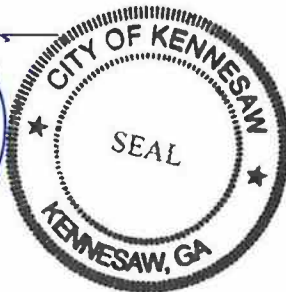
SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses, and phrases are severable, and if any section, paragraph, sentence, clause, and phrase is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance.

SECTION 4. BE IT FURTHER ORDAINED THAT this Ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

PASSED AND ADOPTED by the Kennesaw City Council on this 21st day of August, 2023.

ATTEST:


Lea Alvarez, City Clerk



CITY OF KENNESAW:


Derek Easterling, Mayor

“EXHIBIT A”



“EXHIBIT B”



CITY OF KENNESAW, GEORGIA

ORDINANCE NO. #2004-08

**AN ORDINANCE TO AMEND ORDINANCE #2001-06 TO CHANGE A
CONDITION OF ZONING PLACED ON THE GWINNETT PARTNERS,
LLC. REZONING APPLICATION FROM COUNTY HI & GC TO PVC
(CITY PLANNED VILLAGE COMMUNITY) FOR PROPERTY
LOCATED ON US 41 KNOWN AS THE ELLISON PROPERTY.**

WHEREAS, Ellison Lake Partners, LLC, Vista Del Lago, LP, Hillside Vista, LP and Precision Design & Development Co., Inc. c/o Richard Calhoun has made an application to amend a condition of zoning to change the number of townhomes and multi-family units, placed on the Gwinnett Partners, LLC rezoning application approved by Mayor and Council on 12/17/01 by the adoption of Ordinance #2001-06.

WHEREAS, ordinance #2001-06 was adopted with stipulations of rezoning as follows:

Subject to the site plan dated 10-16-01 entitled Annexation Exhibit for Gwinnett Partners with the following stipulations: Letter of stipulations dated 12-14-01 from Brock, Clay, Calhoun, Wilson & Rogers and the zoning stipulations shown as Attachment A, and that these stipulations, such that if there are any conflicts between the two, the more restrictive will prevail. (Copies Attached.)

WHEREAS, this request amends the letter of stipulation dated December 14, 2001 from Brock, Clay, Calhoun, Wilson & Rogers, PC, being more particularly stipulation # 2 which reads as follows: The maximum number of multi-family units shall be 650, and the maximum number of town home units shall be 248. There should be a parking ratio of 1.75 parking spaces per unit.

Said amendment is to delete the original language of stipulation #2 of Brock, Clay, Calhoun, Wilson & Rogers, PC letter of 12/14/01 and replace it with the following per letter of stipulation dated January 28, 2004:

The maximum number of multi-family units shall be reduced to 537, and the maximum number of town home units shall be increased to 309. There should be a parking ratio of 1.75 parking spaces per unit.

WHEREAS, this request amends ordinance #2001-06 by adding the following additional stipulations, for tract F and Tract G to the amenity package per letter of stipulation dated January 28, 2004:

- 1) On tract "F" substitute two playgrounds with playground equipment, two barbeque areas, two gazebos and one car wash, for three of the tennis courts originally proposed.**
- 2) On tract "G", substitute one playground with playground equipment, one barbeque area and one gazebo, for three of the tennis courts originally proposed for Tract G.**

WHEREAS, all other conditions and stipulations of rezoning approved by adoption of Ordinance #2001-06 on 12/17/01 by the Mayor & Council granting the rezoning for Gwinnett Partners, LLC shall remain in effect.

WHEREAS, notice was advertised in the Marietta Daily Journal on December 26, 2003 of a public hearing before the Kennesaw Planning Commission held on January 12, 2004 and the Mayor and Council on February 2, 2004; and

WHEREAS, The Kennesaw Planning Commission held a public hearing on this proposal on January 12, 2004; and

WHEREAS, the Mayor and Council held a public hearing on this proposal on February 2, 2004; and

WHEREAS, the Mayor and Council have determined that the proposed amendment to the original conditions of rezoning is in the public interest and meets the standards established in the Kennesaw Zoning Code and all other conditions of rezoning as approved in Ordinance #2001-06.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.

SECTION 1. That Ordinance #2001-06 is hereby amended with the following changes:

- 1) By changing the conditions of rezoning, being more particularly the letter of stipulation dated December 14, 2001 from Brock, Clay, Calhoun, Wilson & Rogers, PC, more specifically Stipulation #2, by deleting it in it's entirety and replacing it with the language to read as follows:

The maximum number of multi-family units shall be reduced to 537, and the maximum number of town home units shall be increased to 309. There should be a parking ratio of 1.75 parking spaces per unit.

- 2) By adding the following additional stipulations, for tract F and Tract G to the amenity package, per letter of stipulation dated January 28, 2004 from Brock, Clay, Calhoun, Wilson & Rogers PC:

On tract "F" substitute two playgrounds with playground equipment, two barbeque areas, two gazebos and one car wash, for three of the tennis courts originally proposed.

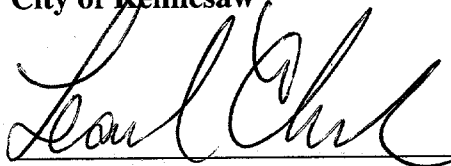
On tract "G", substitute one playground with playground equipment, one barbeque area and one gazebo, for three of the tennis courts originally proposed for Tract G.

SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this ordinance that its sections, paragraphs, sentences, clauses, and phrases are severable, and if any section, paragraph, sentence, clause, and phrase is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance.

SECTION 4. BE IT FURTHER ORDAINED THAT this ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

ADOPTED THIS 2nd DAY OF February, 2004.

City of Kennesaw


Leonard Church, Mayor



Attest:


Diane Coker, City Clerk

CITY OF KENNESAW, GEORGIA

ORDINANCE NO. #2001-06

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT DESIGNATION FROM COUNTY HI & GC TO CITY PLANNED VILLAGE COMMUNITY HEREAFTER KNOWN AS PVC W/ STIPULATIONS FOR PROPERTY LOCATED AT AND RUNNING ALONG HIGHWAY 41 NEAR THE INTERSECTION OF OLD HIGHWAY 41

WHEREAS, Gwinnett Partners, LLC, c/o Richard Calhoun has made application to amend the Official Zoning Map of the City of Kennesaw, Georgia so as to change the zoning designation from County HI & GC to City PVC (site plan specific) w/ stipulations on approximately 130.9 -acre parcel located at and running Highway 41 near the intersection of Old Highway 41 (as more particularly described below); and

WHEREAS, notice was advertised in the Marietta Daily Journal on September 21, 2001 of a public hearing before the Kennesaw Planning Commission held on October 8, 2001 and the Mayor and Council on November 5, 2001; and

WHEREAS, The Kennesaw Planning Commission held a public hearing on this proposal on October 8, 2001; and

WHEREAS, the Mayor and Council held a public hearing on this proposal on November 5, 2001; and

WHEREAS, the Mayor and Council have determined that the proposed amendment to the Official Zoning Map is in the public interest and meets the standards established in the Kennesaw Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.

SECTION 1. The Official Zoning Map of the City of Kennesaw, Georgia is hereby amended so as to change the zoning district designation from County HI & GC To City PVC w/ stipulations for the following described property:

All that tract or parcel of land lying and being in Land Lots 175, 205 and 206 of the 20th District, 2nd Section of Cobb County, Georgia, and being a portion of the property shown on plat of survey prepared by J.P. Phillips, Surveyor, dated June 5, 1950 and being more particularly described as follows:

LEGAL DESCRIPTION

Beginning at an iron pin located at the common corners of Land Lots 176, 175, 206 and 205, said District and Section, and running thence north 01 degree west, 1435 feet to an iron pin located on the southeasterly right-of-way of the 200 foot right-of-way of U.S. Highway 41 (4-Land Highway); running thence in a southeasterly direction along said right-of-way and forming an exterior angle of 136 degrees 20 minutes with the preceding course, a distance of 1248 feet to an iron pin and corner; running thence south 47 degrees 10 minutes west, 240 feet to an iron pin and corner; running thence south 44 degrees 40 minutes east, 762.5 feet to an iron pin and corner; running thence south 66 degrees 25 minutes west, 497 feet to an iron pin; running thence south 24 degrees 30 minutes east, 700 feet to an iron pin and corner, running thence north 82 degrees 15 minutes east, 708 feet to a point located on the center-line of Noonday Creek; running thence in a southwesterly direction along the center-line of said creek and following the meanderings thereof a distance of 2380 feet to a point located on the southerly line of Land Lot 206, running thence south 89 degrees west, 160 feet to the iron pin located at the common corners of Land Lots 205, 206, 213 and 214, said District and Section, running thence north 25 degrees 25 minutes west, 2360 feet to an iron pin, running thence in a northwesterly direction along property now or formerly owned by L.P. Daniel, a distance of 450 feet to the northerly line of Land Lot 205, running thence north 89 degrees east along said land lot line, a distance of 1155 feet to the iron pin at the point of beginning, and containing approximately 130.9 acres.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 205 and 206 of the 20th District, 2nd Section of Cobb County, Georgia, and being a portion of the property shown on plat of survey prepared by J.P. Phillips, Surveyor, dated June 5, 1950 and being more particularly described as follows:

Beginning at an iron pin located at the common corners of Land Lots 205, 206, 213 and 214, said District and Section and running thence North 25 degrees 25 minutes west, a distance of 2250 feet (more or less) to a point and corner, running thence in an easterly direction a distance of 874 feet (more or less) to a point located on the east line of Land Lot 205; running thence in a southerly direction along said land lot line a distance of 1850 feet (more or less) to the iron pin at the point of beginning, and being a triangular shaped parcel of land containing 18.559 acres.

AND LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 205 of the 20th District, 2nd Section of Cobb County, Georgia and being a portion of that property shown on plat of survey prepared by J.P. Phillips, Surveyor, dated June 5, 1950, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, start at an iron pin located at the common corners of Land Lots 205, 206, 213 and 214, said District and Section and run thence North 01 degree West along the easterly line of Land Lot 205, said District and Section, a distance of 1850 feet, more or less, to a point, THIS BEING THE TRUE POINT OF BEGINNING; continuing thence along said land lot line 725 feet, more or less, to a point and corner; running thence westerly a distance of 928.48 feet to property now or formerly owned by L.F. Daniel; running thence in a southeasterly direction along said Daniel property, 727.1 feet, more or less, to a point and corner; running thence easterly along the northern line of property previously deeded to grantees herein (by Warranty Deed dated December 28, 1977 and recorded in Deed Book 1849, Page 196, Cobb County Records) a distance of 874 feet, more or less, to the point of beginning, and containing 15.0 acres.

AND LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175, 20th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found at the intersection of the common land lot line of Land Lot 175 and Land Lot 176 and the southwesterly right of way line of U.S. 41 (200 foot right of way), proceed South 44 degrees 40 minutes East a distance of 635.42 feet along said right of way line to a fence corner; thence proceed South 54 degrees 11 minutes 57 seconds West a distance of 162.89 feet to a fence corner, thence proceed South 24 degrees 52 minutes 46 seconds East a distance of 103.04 feet to a fence corner; thence proceed South 12 degrees 1 minute 43 seconds West a distance of 475.85 feet to a point; Thence proceed North 77 degrees 58 minutes 17 seconds West a distance of 156.77 feet to a point on the common land lot line of Land Lot 175 and Land Lot 176; thence proceed North 01 degrees West a distance of 1,073.57 feet along said land lot line to an iron pin and the POINT OF BEGINNING; said tract containing 5.84 acres, according to survey for Andrew J. Ellison & Edith Knox Ellison dated December 22, 1990, prepared by Thomas M. Ginn, Sr. (Georgia Registered Land Surveyor No. 1549) on behalf of Southern Surveying & Mapping Co., Inc.

SECTION 2. BE IT FURTHER ORDAINED THAT the amendment to the Official Zoning Map outlined in Section 1 above is adopted subject to the site plan dated 10-16-01 entitled Annexation Exhibit for Gwinnett Partners with the following stipulations: Letter of stipulations dated 12-14-01 from Brock, Clay, Calhoun, Wilson & Rogers and the zoning stipulations shown as Attachment A, and that these stipulations, such that if there are any conflicts between the two, the more restrictive will prevail. **(Copy of the letter of stipulations dated 12-14-01 and copy of Attachment "A" Zoning Stipulations attached and made a part hereto.)**

SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this ordinance that its sections, paragraphs, sentences, clauses, and phrases are severable, and if any section, paragraph, sentence, clause, and phrase is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance.

SECTION 4. BE IT FURTHER ORDAINED THAT this ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

ADOPTED THIS 17th DAY OF December, 2001.

City of Kennesaw

Leonard L. Church¹
Leonard Church, Mayor

Attest:

Diane H. Coker
Diane Coker, City Clerk

¹ Original executed document on file in the Clerk's Office.

ATTACHMENT A: ZONING STIPULATIONS²

STAFF RECOMMENDATIONS FOR REZONING CASE RZ20-01 FOR 130 ACRES LOCATED ON US 41. AS SUBMITTED BY GWINNETT PARTNERS, LLC.

Staff recommends approval of this rezoning application with the following conditions:

1. Overall density of this project not to exceed 10.2 dwelling units per acre with the total maximum residential units not to exceed 898.
2. All efforts to be explored to reduce impervious surface area with the reduction of parking space ratio per unit not to exceed 1.75 spaces per unit.
3. Interconnecting walking trails to be provided throughout development.
4. Applicant to pursue all feasible strategies to protect floodplain, wetland and other environmentally sensitive areas in accordance with Arc's Regional Development Plan policies.
5. Compliance with Georgia Erosion and Sedimentation Act policies dealing with preservation of required buffers along identified creek areas.
6. Total Impervious surface area for project not to exceed 40%
7. Developer to utilize construction practices and materials which will attenuate any noises generated by aircraft utilizing McCollum field.
8. Transportation safety controls must be incorporated into this development including but not limited to the following:
 - Traffic signal to be installed at main entrance. Installation being the responsibility of developer.
 - Emergency access points are provided for this site.
 - Provision of appropriate turn lanes and access lanes to be provided and coordinated with the Cobb DOT.
 - Developer will facilitate provision of space for a bus stop at the entrance of development..
9. Future agreement between Developer and City of Kennesaw to be pursued to allow public access to proposed soccer fields.

² Stipulations approved as an attachment to Zoning Ordinance #2001-06 – Ellison Property

10. Prior to development of this property, the applicant will solicit the advice of the Kennesaw Historic Preservation Commission regarding identification and appropriate protection of any historic features or structures which may be located upon this property.

Developer will be responsible for creating and implementing an appropriate historical preservation strategy plan if historic features or structures are discovered.

³ Letter dated 12-14-01 from Brock, Clay, Calhoun, Wilson & Rogers, PC attached and made a part of zoning ordinance #2001-06.

BROCK, CLAY, CALHOUN, WILSON & ROGERS, P.C.
ATTORNEYS AT LAW

D. Glenn Brock
Charles C. Clay
Richard W. Calhoun
Bonnie L. Wilson*
Randall F. Rogers
Stephen A. Yaklin
E. Linwood Gunn, IV
Sylvia G. Eaves**
Charles M. Dalziel, Jr.
Dale Ann Bandy
Nicholas P. Panayotopoulos

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Suzann M. Wilcox
Raymond C. Buday, Jr.
Eric A. Brewton
Charles L. Carder, III
J. Douglas Findlay, Jr.
Shilpa S. Masih
Tyler C. Dunn

Also admitted in:
*Florida & Texas
**South Carolina
***Massachusetts

December 14, 2001

Mayor and Council of the City of Kennesaw
City Hall
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

Re: Ellison Property ±130A LLS 175, 205 and 206, 20th District, Cobb County, Georgia
Rezoning Application of Gwinnett Partners, LLC

Dear Mayor Church and Members of the City Council:

Now that the ARC's DRI Recommendation has been received, we are taking this opportunity to propose the following stipulations of zoning to you for the above project:

ZONING

1. The subject property shall be zoned to the City's PVC zoning district classification, subject to the revised site plan by Development Consultants Group dated October 16, 2001.
2. The maximum number of multi-family units shall be 650, and the maximum number of town home units shall be 248. There should be a parking ratio of 1.75 parking spaces per unit.
3. The maximum amount of office and retail space shall be 110,000 square feet.
4. The walking trails and three recreational fields shall be provided as shown on the revised site plan.

TRAFFIC IMPROVEMENTS

5. Subject to the approval of the Cobb County DOT and Georgia DOT, the applicant shall make the following traffic improvements as recommended by the ARC:
 - (a) Add double left turn lanes to the east bound and west bound approaches of Old Highway 41; and

Mayor and Council of the City of Kennesaw
December 14, 2001
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- (b) Relocate the traffic signal presently located in the vicinity of the subject property on Highway 41; and
- (c) Add an additional traffic lane, curb, gutter, and sidewalk along the entire Highway 41 frontage of the project; and
- (d) Install a traffic signal at the proposed access of the project on Highway 41.

EMERGENCY ACCESS

6. Subject to obtaining legal access rights, the applicant will provide a secured emergency access to the proposed development, either through the existing Attie Parkway development to the east, or through the existing Cobb International Industrial Park to the west. County and City public safety agencies shall be provided with keys or access codes to this access point.

AIRPORT PROXIMITY

7. The applicant will use construction practices and materials to mitigate interior noise levels from local air traffic at McCollum field. The applicant will comply with all FAA Airspace study requirements as necessitated by the proposed construction. The applicant will further include in each lease a notification regarding the proximity of the development to McCollum field.

STORM WATER MANAGEMENT

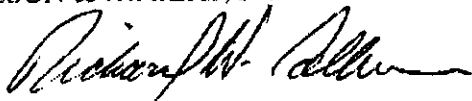
8. The applicant shall perform and submit to the City as a part of its development plan, a storm water management plan. As a part of this plan, no residential structures shall be constructed within the dam breach zone of the existing lake on the property.
9. The storm water management plan shall include a monitoring program, and structural controls shall be designed to accommodate the installation, operation and maintenance of automatic water quality and flow rate monitoring equipment. The monitoring program shall consider the following minimum elements:
 - monitoring of 4 storms per year (one per quarter)
 - collection of flow weighted composite of the inflow to the structure during the entire storm event;
 - collection of a flow weighted composite of the outflow from the structure - the sampling should include the peak outflow resulting from the storm event;
 - analysis of inflow and outflow flow weighted composite samples for biochemical oxygen demand, total suspended solids, zinc, lead, total phosphorous, and total nitrogen; and
 - collection of grab samples at the inlet and outlet locations during the periods of peak inflow and outflow for pH, dissolved oxygen, and fecal coliform bacteria.

Mayor and Council of the City of Kennesaw
December 14, 2001
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Of course, should you have any questions, or require any further information regarding these proposed conditions of zoning, please do not hesitate to contact the undersigned.

Yours truly,

BROCK, CLAY, CALHOUN,
WILSON & ROGERS, P.C.



Richard W. Calhoun, Esq.
For the Firm
RWC:hlh

Enclosure

cc: Mike McDowell, City Manager
Daryl Simmons, Zoning Administrator
Marty Kennedy
Bill Butler
Steve Gaultney
Stuart McClimans

[\\thomclients\jgreen\Partners\GW\NP 116\Correspondence\Mayor Church 12 13 01.wpd]





Yearly Report 2025

Planning & Zoning Cases

City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144