

**Mayor**  
Derek Easterling  
**City Manager**  
Jeff Drobney, ICMA-CM  
**City Clerk**  
Lea Alvarez, CMC



**Council**  
Mayor Pro-Tem, Tracey Viars  
James Eaton  
Pat Ferris  
Chris Henderson  
Nimesh Patel

**City Council  
Work Session Meeting Agenda  
October 11, 2021 6:30 PM  
Council Chambers**

**I. INVOCATION**

**II. PLEDGE OF ALLEGIANCE**

**III. CALL TO ORDER**

**IV. ANNOUNCEMENTS**

- A. This public meeting is being conducted via the use of real-time telephonic technology 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 via real-time telephonic technology using Zoom Meeting and Facebook Live. You can access the meeting via the following link: <https://www.facebook.com/CityofKennesaw/>

**V. PRESENTATIONS**

- A. Presentation proclaiming October 23 - 31, 2021 as Red Ribbon Week. The Proclamation will be presented to members of the General Raymond G. Davis Metro Atlanta Young Marines.

**VI. PUBLIC COMMENT/BUSINESS FROM THE FLOOR**

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

- A. Approval of RESOLUTION to amend the Cobb Framework Agreement for services associated with the Mack Dobbs Road project.

The City of Kennesaw entered into a framework agreement with Cobb County on April 28, 2016 for services associated with the Mack Dobbs Road project. The original anticipated total cost for the project was \$3,248,393 with the City contributing 70% (\$2,284,393) and the County contributing 30% (\$1,000,000). The project cost is now anticipated to be \$3,100,000 and the County has proposed increasing their contribution to 34% (\$1,053,303) while decreasing the

City's share to 66% (\$2,046,697). In return, the City will transfer \$278,304 from the revised financial contributions to the County to further fund all three (3) 2016 SPLOST City/County joint projects. The City Manager recommends approval.

B. Approval of RESOLUTION to update various portions of the Master Fee Schedule.

Updates to the Master Fee Schedule include the following: Building Services, Business License, City Clerk and Court added convenience fees for credit card, debit card, and online payments; the City Manager's office added a film permit fee; General and Administrative amended their convenience fee, sanitation deposit fee, soliciting permit fee and added two property tax fees; the Southern Museum amended the fees for their admissions, the Depot, their classroom, the full museum, the Cobb Energy Gallery, added a fee for the Cobb Energy Gallery Annex and removed their museum classroom business fee; Parks and Recreation added three fees to include after operating hours, the new recreation center's fitness rooms, and gymnasiums; the Smith-Gilbert Gardens added the Museums for All program to their admissions fee, removed the Hiram Butler House as a venue option, amended the fees for various tour groups, removed their theatre presents program and added the Carriage House to their list of outdoor garden rentals; the City Manager's Office, Events Committee, the Southern Museum, and the Smith-Gilbert Gardens also amended fees for any event involving the presence of an off duty officer. City Clerk recommends approval.

## **IX. COMMITTEE AND BOARD REPORTS**

### **X. PUBLIC HEARING(S)**

Swearing-in of any witnesses or individuals offering comments on any of the following items.

A. Consideration of a rezoning request for property submitted by United Consulting Group Ltd. for the property located at 2695 N Cobb Pkwy. Case No. RZ2021-05.

The applicant is seeking to rezone property from Highway General Business (HGB) to Urban Village Commercial (UVC). The property lies in Land Lot 166, Tax Parcel 503, of the 20<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County Georgia. Said request is for mixed-use development for commercial and multi-family residential. The intent of the project is to construct a mixed-use building with ground level commercial (approximately 1,325 +/- SQFT) and two ground level apartments as well as 2nd and 3rd-story multi-family apartment units. A total of 10 apartments are being proposed. They will all be comprised of one-bedroom/one-bathroom and contain approximately 500+/- SQFT. This proposed project will tie into the adjacent property's (Sonic Drive-In and QuikTrip) existing driveway. This rezoning request was advertised in the Marietta Daily Journal on September 17 and 24, 2021 and a public notice sign has been posted on site. At their October 6, 2021 meeting, the Planning Commission recommended to deny the rezoning request. STAFF RECOMMENDATION: Zoning Administrator recommends denying the

rezoning request of changing the zoning designation from HGB to UVC.

- B. Consideration of a variance request for property submitted by BlueTiger Properties, LLC for the property located at 2570 North Cobb Parkway. Case No. ZV2021-04.

Said request is to reduce the rear setback to 20-feet within the Highway General Business (HGB) zoning district per section 4.01.02 of the Unified Development Code. Property is located at 2570 Cobb Parkway on a parcel totaling 2.67 +/- acres. Lying in Land Lots 166 & 167, Tax Parcel 73, 20<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia. The intent of this project is to construct a three (3) story with basement climate controlled self-service storage facility (section 4.04.03) that will contain approximately 123,600 square feet of space as well as a separate detached single-story commercial/retail space that will contain approximately 14,000 square feet. The variance request was advertised in the Marietta Daily Journal on September 17 & 24, 2021 and a public notice sign has been posted on site. At their October 6, 2021 meeting, the Planning Commission recommended to approve the variance request. STAFF RECOMMENDATION: Zoning Administrator recommends approval of the variance request to reduce the rear building setback line from 30-feet to 20-feet.

- C. Consideration of a rezoning request for property submitted by Bulldog Acquisitions, LLC for the property located at 2652 South Main Street. Case No. 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 20<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County Georgia. The intent of the project is to construct a mixed-use development with up to 65 for-sale townhomes, 385 multi-family apartment units, 5,000 to 10,000 square feet of commercial that wraps around a 3-story parking deck, an additional detached retail building with 10,000 to 25,000 square feet of commercial space, 3-story 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 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. STAFF RECOMMENDATION: Zoning Administrator recommends postponing this rezoning application to the November 15, 2021 Mayor and Council meeting.

- D. 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 three variance requests for the following:

- 1.) reduce the required parking ratio for multi-family from 1.75 spaces per dwelling unit to 1.4 spaces per dwelling unit per section 6.06.09.
- 2.) reduce the average floor area of residential units from 1,000 square feet to 875 square feet per sections 4.02.03(G)(2)(c) & 4.02.03(G)(5)(c).

3.) for 1-bedroom units, reduce the minimum square footage from 850 square feet to 600 square feet per section 4.02.03(G)(5)(d).

Said variance requests have been filed concurrently with a rezoning application 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, 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 meeting. STAFF RECOMMENDATION: Zoning Administrator recommends postponing the variance application to the November 15, 2021 Mayor and Council meeting.

## **XI. CONSENT AGENDA**

- A. Approval of the October 4, 2021 Mayor and Council regular meeting minutes.
  
- B. Approval of the October 4, 2021 Mayor and Council executive session minutes.

## **DEPARTMENT REPORTS**

### **XII. GENERAL AND ADMINISTRATIVE**

GINA AULD, Finance Director

### **XIII. PUBLIC SAFETY**

BILL WESTENBERGER, Police Chief  
RYAN SOLIS, 911 Communications Director

### **XIV. INFORMATION TECHNOLOGY**

RICK ARNOLD, Operations Specialist  
JOSHUA GUERRERO, Systems Administration Specialist

### **XV. PUBLIC WORKS**

RICKY STEWART, Public Works Director  
ROBBIE BALENGER, Facilities Manager

- A. Approval of RESOLUTION to purchase the right of way from Project Parcel 20 for the Sardis Street Extension and to authorize the Mayor to sign the necessary documents.

The City of Kennesaw has negotiated the purchase of right of way from Project Parcel 20, also known as Tax Parcel 20013801150, for the 2016 SPLOST Sardis Street Extension project. The purchase price will be for the fair market value established by an appraisal performed by Greg Malcolm & Associates, Inc., dated June 25, 2021. The Public Works Director recommends approval.  
310.4228.54.149200.00000 SPLOST 2016 Sardis Street Extension Project

## **XVI. RECREATION AND CULTURE**

RICHARD BANZ, Museum Director  
STEVE ROBERTS, Parks and Recreation Director  
ANN PARSONS, Smith-Gilbert Gardens Director

A. DISCUSSION ONLY: Amphitheater update.

B. Approval of road closures for A Day with Santa Event and Parade.

The following road closures support the A Day with Santa Event and Parade on Saturday, December 4<sup>th</sup>:

- Main Street will be closed from Park Drive to Watts Drive 1:45 PM – 3:15 PM.
- The following roads will be closed at Main Street 1:45 PM – 3:15 PM: Park Drive, Lewis Street, Dallas Street, Whitfield Place, Moon Station Road, J.O. Stephenson Avenue, and Watts Drive.
- Watts Drive will be closed at the entrance to Adams Park at Park Drive at 1:45 PM for 30 minutes. Dallas Street will be closed at Watts Drive for approximately the same 30 minutes.
- Main Street will be closed from Summers Street to J.O. Stephenson Avenue 12:00 PM -10:00 PM.
- Watts Drive will be closed from Little General Cloggers Lane to Main Street 12:00 PM – 10:00 PM.

Parks and Recreation Director and Events Committee recommend approval.

## **XVII. COMMUNITY DEVELOPMENT**

LUKE HOWE, Economic Development Director  
DARRYL SIMMONS, Zoning Administrator  
SCOTT BANKS, Building Official

## **XVIII. PUBLIC COMMENT/BUSINESS FROM THE FLOOR**

### **XIX. CITY MANAGER'S REPORT (Jeff Drobney)**

A. City Manager reports, discussions and updates.

## **XX. MAYOR'S REPORT**

- A. Mayor and Council (re)appointments to Boards and Commissions. This item is for (re)appointments made by the Mayor to any Board, Committees, Authority or Commission requiring an appointment to fill any vacancies, resignations, and to create or dissolve committees, as deemed necessary.

**XXI. COUNCIL COMMENTS**

**XXII. EXECUTIVE SESSION - Land, Legal, Personnel**

Pursuant to the provisions of O.C.G.A. 50-14-3, the City Council could, at any time during the meeting, vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney; and/or personnel matters; and/or real estate matters

**XXIII. ADJOURN**