

Doug Rhodes, Chairman  
Cindi Michael, Vice-Chair  
Dan Harrison, Don Bergwall,  
Phillip Jackson  
SaVaughn Irons  
Lacey Ragus

August 5, 2020

Planning Commission Agenda -7:00PM

City Hall Council Chambers

NOTE: Planning Commission serves as an Advisory Board that makes recommendations to the Mayor and Council unless otherwise noted.

Pursuant to Governor Kemp's Executive Order Number 03.14.20.01 declaring a Public Health State of Emergency and in accordance with O.C.G.A. §50-14-1 et seq., as may be amended or extended, 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 T BOTH THE City Council Chambers and the Ben Robertson Community Center.

The meeting may be accessed using Zoom Meeting and Facebook Live via the following link:  
<https://www.Facebook.com/City of Kennesaw/>

I. Call Meeting to Order/Roll Call

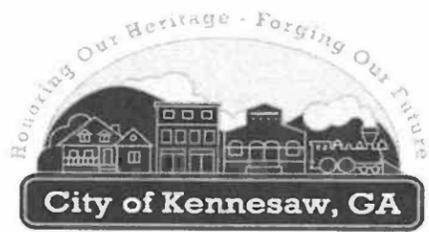
II. Approval of minutes: July 1, 2020 Meeting

III. Public Hearing:

- **RZ2020-01 Rezoning Request** Consideration to approve a rezoning request submitted by Oakmont Pacolet Acquisitions LLC for property located at 1630 Stanley Road. Said request to rezone from City R-20 to City LI (Light Industrial) and City FST (Fee Simple Townhomes) on property containing 46.6+/- acres. Property identified as Land Lot 213, Tax Parcel 15. **(Mayor and Council 8-17-20)**
  - **ZV2020-01 Variance Request** Consideration to approve a zoning variance request submitted by Oakmont Pacolet Acquisitions LLC for property located at 1630 Stanley Road. Said request to seek variance on the minimum lot width at front setback. Property identified as Land Lot 213, Tax Parcel 15, containing 46.6+/- acres and seeking rezoning to City LI (Light Industrial). **(Mayor and Council 8-17-20)**.

The next scheduled meeting of the Kennesaw Planning Commission  
September 2, 2020 at 7:00pm





*Doug Rhodes, Chairman  
Cindi Michael, Vice-Chair  
Dan Harrison, Don Bergwall,  
Phillip Jackson  
SaVaughn Irons  
Lacey Ragus*

- AMEND APPENDIX A "UNIFIED DEVELOPMENT CODE," CHAPTER 1 "GENERAL PROVISIONS," SECTION 1.09.02 DEFINITIONS, ADDING A NEW SECTION UNDER CHAPTER 2 SECTION 2.01.03 RESIDENTIAL ZONING DISTRICTS, AMENDING SECTION 2.02.03 TABLE OF USES RESIDENTIAL DISTRICTS AND AMENDING REQUIRED PARKING SPACES TABLE 6.06.09A  
**(Mayor and Council 8-17-20)**

**IV. Staff Comments**

**V. Adjournment**

**The next scheduled meeting of the Kennesaw Planning Commission  
September 2, 2020 at 7:00pm**



# MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP  
WWW.MIJS.COM

**MARIETTA, GEORGIA**  
EMERSON OVERLOOK  
328 ROSWELL STREET  
SUITE 100  
MARIETTA, GEORGIA 30060  
TELEPHONE (770) 429-1499

**KNOXVILLE, TENNESSEE**  
408 N. CEDAR BLUFF ROAD  
SUITE 500  
KNOXVILLE, TENNESSEE 37923  
TELEPHONE (865) 692-9039

**JACKSONVILLE, FLORIDA**  
10201 CENTURION PARKWAY N.  
SUITE 401  
JACKSONVILLE, FLORIDA 32256  
TELEPHONE (904) 428-1465

**BRENTWOOD, TENNESSEE**  
5300 MARYLAND WAY  
SUITE 200  
BRENTWOOD, TENNESSEE 37027  
TELEPHONE (615) 425-7347

**LEXINGTON, KENTUCKY**  
771 CORPORATE DRIVE  
SUITE 430  
LEXINGTON, KENTUCKY 40503  
TELEPHONE (859) 309-0026

**ORLANDO, FLORIDA**  
7380 WEST SAND LAKE ROAD  
SUITE 500  
ORLANDO, FLORIDA 32819  
TELEPHONE (407) 367-6233

**HARRISBURG, PENNSYLVANIA**  
3909 HARTZDALE DRIVE  
SUITE 901  
CAMP HILL, PENNSYLVANIA 17011  
TELEPHONE (717) 790-2854

July 14, 2020

*Via E-mail and Hand Delivery*

Mr. Darryl Simmons  
Planning and Zoning Administrator  
City of Kennesaw, Georgia  
2529 J.O. Stephenson Avenue  
Kennesaw, Georgia 30144

RE: Application for Rezoning and Application for Variance  
Case Nos.: RZ2019-02 (#212); ZV2019-03 (#213)  
Applicant: Oakmont Pacolet Acquisitions, LLC  
Property Owner: The Estate of Madge Turner Quarles  
Property: 46.690 acres, more or less, located at  
1630 Stanley Road, Land Lot 213, 20<sup>th</sup> District,  
2<sup>nd</sup> Section, City of Kennesaw, Cobb County,  
Georgia

Dear Darryl:

On behalf of the Applicant, Oakmont Pacolet Acquisitions, LLC ("Applicant"); as well as, the Property Owner, the Estate of Madge Turner Quarles, please accept this correspondence as our request to formally amend the above-referenced Application for Rezoning and Application for Variance, as follows:

- (1) Amendment requesting rezoning of the Subject Property, as follows:
  - (a) 11.671 acres, more or less, to the Fee Simple Townhome ("FST") zoning classification; and
  - (b) 35.020 acres, more or less, to the Light Industrial ("LI") zoning classification.
- (2) In conjunction with the requested amendment, Applicant submits the following supporting documents:
  - (a) Site Plan dated July 6, 2020, prepared by Ridge Planning and Engineering reflecting development of the 11.671 acres to the proposed townhome community;

**MOORE INGRAM JOHNSON & STEELE**

Mr. Darryl Simmons  
Planning and Zoning Administrator  
City of Kennesaw, Georgia  
Page 2 of 3  
July 14, 2020

- (b) Revised Site Plan, last revised July 14, 2020, prepared for Applicant by Eberly & Associates reflecting development of the 35.020 acres for the proposed industrial use;
  - (c) Revised ALTA Land Title Survey prepared by Valentino & Associates, Inc., last revised March 3, 2020, reflecting the two proposed zoning classifications;
  - (d) Revised Legal Description which sets forth the overall acreage of 46.691 acres;
  - (e) Revised Legal Description setting forth the acreage for the proposed LI tract as 35.020 acres; and
  - (f) Revised Legal Description setting forth the acreage for the proposed FST tract as 11.671 acres.
- (3) Applicant further amends its Application for Variance to request the following additional variance for the proposed LI tract:
- (a) Variance from Appendix A, Chapter 6, Section 6.06.09 stating the required number of parking spaces for a particular use.

We respectfully request the amendments, as set forth above, become a part of the overall Application for Rezoning and Application for Variance; as well as, all files and records concerning these Applications.

As always, we very much appreciate your consideration and assistance in this request. If you should have any questions or require additional information or documentation concerning the requested amendments, please do not hesitate to contact me.

[Balance of page 2 left intentionally blank]

[Signature contained on page 3]

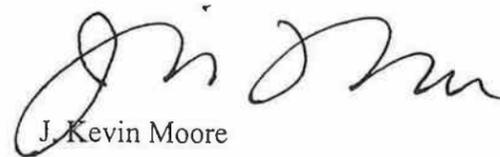
**MOORE INGRAM JOHNSON & STEELE**

Mr. Darryl Simmons  
Planning and Zoning Administrator  
City of Kennesaw, Georgia  
Page 3 of 3  
July 14, 2020

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachments

c: Oakmont Pacolet Acquisitions, LLC

**LEGAL DESCRIPTION**  
**(OVERALL)**

All that tract or parcel of land lying and being in Land Lot 213 of the 20th Land District, 2<sup>nd</sup> Section, City of Kennesaw, Cobb County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #19-046; Drawing/File #19-046), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1-1/4" iron bar found at the common corner of Land Lots 205, 206, 213 and 214;

THENCE easterly along the Land Lot line common to Land Lots 206 and 213 South 89 degrees 01 minutes 37 seconds East for a distance of 1191.43 feet to a 1/2" rebar found;

THENCE departing said Land Lot line South 28 degrees 46 minutes 46 seconds East for a distance of 522.94 feet to a 1/2" rebar found;

THENCE South 44 degrees 07 minutes 41 seconds West for a distance of 219.85 feet to a 1/2" rebar found;

THENCE South 28 degrees 46 minutes 42 seconds East for a distance of 546.70 feet to a 1/2" rebar found on the northwesterly right-of-way line of Stanley Road (variable width public r/w);

THENCE proceeding southwesterly along said right-of-way line of Stanley Road South 53 degrees 35 minutes 20 seconds West for a distance of 3.41 feet to a 1/2" iron pin set;

THENCE along a curve to the left having a radius of 374.23 feet for an arc distance of 204.18 feet (said arc being subtended by a chord of South 37 degrees 55 minutes 09 seconds West for a distance of 201.65 feet) to a 1/2" iron pin set;

THENCE South 22 degrees 17 minutes 21 seconds West for a distance of 136.41 feet to a 1/2" iron pin set;

THENCE South 31 degrees 45 minutes 06 seconds West for a distance of 80.98 feet to a 1/2" iron pin set;

THENCE South 29 degrees 29 minutes 56 seconds West for a distance of 28.03 feet to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 41.00 feet for an arc distance of 37.04 feet (said arc being subtended by a chord of South 55 degrees 22 minutes 55 seconds West for a distance of 35.80 feet) to a 1/2" rebar found;

THENCE along a curve to the left having a radius of 66.50 feet for an arc distance of 74.69 feet (said arc being subtended by a chord of South 49 degrees 05 minutes 24 seconds West for a distance of 70.82 feet) to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 46.00 feet for an arc distance of 35.13 feet (said arc being subtended by a chord of South 38 degrees 47 minutes 40 seconds West for a distance of 34.28 feet) to a 1/2" iron pin set;

THENCE South 60 degrees 40 minutes 26 seconds West for a distance of 35.06 feet to a 1/2" iron pin set;

THENCE South 57 degrees 16 minutes 49 seconds West for a distance of 105.87 feet to a 1/2" iron pin set;

THENCE South 63 degrees 18 minutes 16 seconds West for a distance of 103.97 feet to a 1/2" iron pin set;

THENCE along a curve to the left having a radius of 400.00 feet for an arc distance of 117.14 feet (said arc being subtended by a chord of South 54 degrees 54 minutes 54 seconds West for a distance of 116.72 feet) to a 1/2" iron pin set;

THENCE departing said right-of-way line of Stanley Road North 27 degrees 42 minutes 01 seconds West for a distance of 578.46 feet to a bent 2" open top pipe found;  
THENCE South 76 degrees 56 minutes 24 seconds West for a distance of 672.96 feet to a 1/2" rebar found on the Land Lot line common to Land Lots 213 and 214;  
THENCE proceeding northerly along said Land Lot line North 00 degrees 45 minutes 09 seconds East for a distance of 1417.80 feet to a 1-1/4" iron bar found at the aforesaid Land Lot corner common to Land Lots 205, 206, 213 and 214, said 1-1/4" iron bar found being the POINT OF BEGINNING.

Said tract or parcel of land contains 46.691 acres or 2,033,857 square feet.

**LEGAL DESCRIPTION**  
**(TRACT 1 – 35.020 ACRES)**

All that tract or parcel of land lying and being in Land Lot 213 of the 20th Land District, 2nd Section, City of Kennesaw, Cobb County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #19-046; Drawing/File #19-046), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1-1/4" iron bar found at the common corner of Land Lots 205, 206, 213 and 214;  
THENCE easterly along the Land Lot line common to Land Lots 206 and 213 South 89 degrees 01 minute 37 seconds East for a distance of 1191.43 feet to a 1/2" rebar found;  
THENCE departing said Land Lot line South 28 degrees 46 minutes 46 seconds East for a distance of 522.94 feet to a 1/2" rebar found;  
THENCE South 44 degrees 07 minutes 41 seconds West for a distance of 219.85 feet to a 1/2" rebar found;  
THENCE South 44 degrees 07 minutes 41 seconds West for a distance of 508.15 feet to a 1/2" iron pin set;  
THENCE South 00 degrees 40 minutes 53 seconds West for a distance of 103.22 feet to a 1/2" iron pin set;  
THENCE South 54 degrees 59 minutes 58 seconds West for a distance of 201.35 feet to a 1/2" iron pin set;  
THENCE along a curve to the left having a radius of 200.50 feet for an arc distance of 76.78 feet (said arc being subtended by a chord of South 65 degrees 58 minutes 11 seconds West for a distance of 76.31 feet) to a 1/2" iron pin set;  
THENCE South 76 degrees 56 minutes 24 seconds West for a distance of 65.03 feet to a bent 2" open top pipe found;  
THENCE South 76 degrees 56 minutes 24 seconds West for a distance of 672.96 feet to a 1/2" rebar found on the Land Lot line common to Land Lots 213 and 214;  
THENCE proceeding northerly along said Land Lot line North 00 degrees 45 minutes 09 seconds East for a distance of 1417.80 feet to a 1-1/4" iron bar found at the aforesaid Land Lot corner common to Land Lots 205, 206, 213 and 214, said 1-1/4" iron bar found being the POINT OF BEGINNING.

Said tract or parcel of land contains 35.020 acres or 1,525,460 square feet.

**LEGAL DESCRIPTION  
(TRACT 2 – 11.671 ACRES)**

All that tract or parcel of land lying and being in Land Lot 213 of the 20th Land District, 2<sup>nd</sup> Section, City of Kennesaw, Cobb County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #19-046; Drawing/File #19-046), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a 1-1/4" iron bar found at the common corner of Land Lots 205, 206, 213 and 214;

THENCE southerly along the Land Lot line common to Land Lots 213 and 214, South 00 degrees 45 minutes 09 seconds West for a distance of 1417.80 feet to a 1/2" rebar found;  
THENCE departing said Land Lot line, North 76 degrees 56 minutes 24 seconds East for a distance of 672.96 feet to a bent 2" open top pipe found, said bent 2" open top pipe found being the POINT OF BEGINNING.

THENCE North 76 degrees 56 minutes 24 seconds East for a distance of 65.03 feet to a 1/2" iron pin set;

THENCE along a curve to the left having a radius of 200.50 feet for an arc distance of 76.78 feet (said arc being subtended by a chord of North 65 degrees 58 minutes 11 seconds East for a distance of 76.31 feet) to a 1/2" iron pin set;

THENCE North 54 degrees 59 minutes 58 seconds East for a distance of 201.35 feet to a 1/2" iron pin set;

THENCE North 00 degrees 40 minutes 53 seconds East for a distance of 103.22 feet to a 1/2" iron pin set;

THENCE North 44 degrees 07 minutes 41 seconds East for a distance of 508.15 feet to a 1/2" rebar found;

THENCE South 28 degrees 46 minutes 42 seconds East for a distance of 546.70 feet to a 1/2" rebar found on the northwesterly right-of-way line of Stanley Road (variable width public r/w);

THENCE proceeding southwesterly along said right-of-way line of Stanley Road South 53 degrees 35 minutes 20 seconds West for a distance of 3.41 feet to a 1/2" iron pin set;

THENCE along a curve to the left having a radius of 374.23 feet for an arc distance of 204.18 feet (said arc being subtended by a chord of South 37 degrees 55 minutes 09 seconds West for a distance of 201.65 feet) to a 1/2" iron pin set;

THENCE South 22 degrees 17 minutes 21 seconds West for a distance of 136.41 feet to a 1/2" iron pin set;

THENCE South 31 degrees 45 minutes 06 seconds West for a distance of 80.98 feet to a 1/2" iron pin set;

THENCE South 29 degrees 29 minutes 56 seconds West for a distance of 28.03 feet to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 41.00 feet for an arc distance of 37.04 feet (said arc being subtended by a chord of South 55 degrees 22 minutes 55 seconds West for a distance of 35.80 feet) to a 1/2" rebar found;

THENCE along a curve to the left having a radius of 66.50 feet for an arc distance of 74.69 feet (said arc being subtended by a chord of South 49 degrees 05 minutes 24 seconds West for a distance of 70.82 feet) to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 46.00 feet for an arc distance of 35.13 feet (said arc being subtended by a chord of South 38 degrees 47 minutes 40 seconds West for a distance of 34.28 feet) to a 1/2" iron pin set;  
THENCE South 60 degrees 40 minutes 26 seconds West for a distance of 35.06 feet to a 1/2" iron pin set;  
THENCE South 57 degrees 16 minutes 49 seconds West for a distance of 105.87 feet to a 1/2" iron pin set;  
THENCE South 63 degrees 18 minutes 16 seconds West for a distance of 103.97 feet to a 1/2" iron pin set;  
THENCE along a curve to the left having a radius of 400.00 feet for an arc distance of 117.14 feet (said arc being subtended by a chord of South 54 degrees 54 minutes 54 seconds West for a distance of 116.72 feet) to a 1/2" iron pin set;  
THENCE departing said right-of-way line of Stanley Road North 27 degrees 42 minutes 01 second West for a distance of 578.46 feet to a bent 2" open top pipe found, said bent 2" open top pipe found being the POINT OF BEGINNING.

Said tract or parcel of land contains 11.671 acres or 508,397 square feet.



**Community Development**  
**Planning & Zoning Department**  
 2529 J.O. Stephenson Ave., Kennesaw, GA 30144

Date Received 8/29/19  
 Staff Initials dlw

**VARIANCE**  
*Required Fee \$375.00*

Is this property located within the Kennesaw Historic District (yes) \_\_\_\_\_ (no) X \_\_\_\_\_

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

(Applicant or agent must be present at all public hearings)

**PURPOSE OF VARIANCE REQUEST** Waiver of Appendix A, Chapter 2, Section 2.01.05.01(D)2 providing for a minimum lot width at front setback to be seventy-five (75) feet for Light Industrial zoning.

**VARIANCE PROPERTY ADDRESS** 1630 Stanley Road

Land Lot 213 Tax Parcel 15 Lot Size 46.690± Present Zoning R-20  
acres

**APPLICANT** Oakmont Pacolet Acquisitions, LLC

**APPLICANT EMAIL** tcobb@oakmontre.com; vaglialoro@oakmontre.com

Applicant address 3520 Piedmont Road, Suite 100, Atlanta, GA 30305

(Home#) \_\_\_\_\_ (Fax#) (404) 869-9996 (Work#) (404) 869-9952

(Cell#) (404) 840-1990

Applicant Signature See Attached Exhibit "A"

Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Date

**REPRESENTATIVE** Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Fax#) (770) 429-8631 (Work#) (770) 429-1499 (Cell#) (678) 516-1609

MOORE INGRAM JOHNSON & STEELE, LLP

Representative Signature BY: J. Kevin Moore, Ga. Bar No. 619128; Attorneys for Applicant

Signed, sealed and delivered in presence of: Carolyn E. Cook and Property Owner

Notary

**TITLEHOLDER:** Estate of Madge Turner Quarles Telephone: \_\_\_\_\_

Signature: See Attached Exhibit "B" Address: \_\_\_\_\_

Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Date



**REZONING APPLICATION**

Required Fee \$375.00

Date Received 8.29.19  
Staff's Initials dlw

Is this property located within the Kennesaw Historic District (yes) \_\_\_\_\_ (no) X

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

REZONING PROPERTY ADDRESS 1630 Stanley Road

Land Lot 213 Tax Parcel 15 Lot Size 46.690± acres

Resident Population 0 Housing Units 1 Other Buildings 3

Zoning Request from:

Present Zoning R-20 To: LI

For the purpose of: Industrial Office Warehouse and Distribution

APPLICANT Oakmont Pacolet Acquisitions, LLC

APPLICANT EMAIL tcobb@oakmontre.com; vaglialoro@oakmontre.com

Applicant address 3520 Piedmont Road, Suite 100, Atlanta, GA 30305

(Home#) \_\_\_\_\_ (Fax#) (404) 869-9996 (Work#) (404) 869-9952

(Cell#) (404) 840-1990

Applicant Signature See Attached Exhibit "A" Date \_\_\_\_\_

Signed, sealed and delivered in presence of: \_\_\_\_\_

Notary \_\_\_\_\_ Date \_\_\_\_\_

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

Fax #) (770) 429-8631 (Work#) (770) 429-1499 (Cell#) (678) 516-1609

MOORE INGRAM JOHNSON & STEELE, LLP

Representative Signature BY: J. Kevin Moore Date August 28, 2019

J. Kevin Moore, Ga. Bar No. 519728; Attorneys for Applicant

and Property Owner

Signed, sealed and delivered in presence of: Carolyn E. Cobb Date August 28, 2019

Notary \_\_\_\_\_ Date \_\_\_\_\_

TITLEHOLDER: The Estate of Madge Turner Quarles Telephone: \_\_\_\_\_

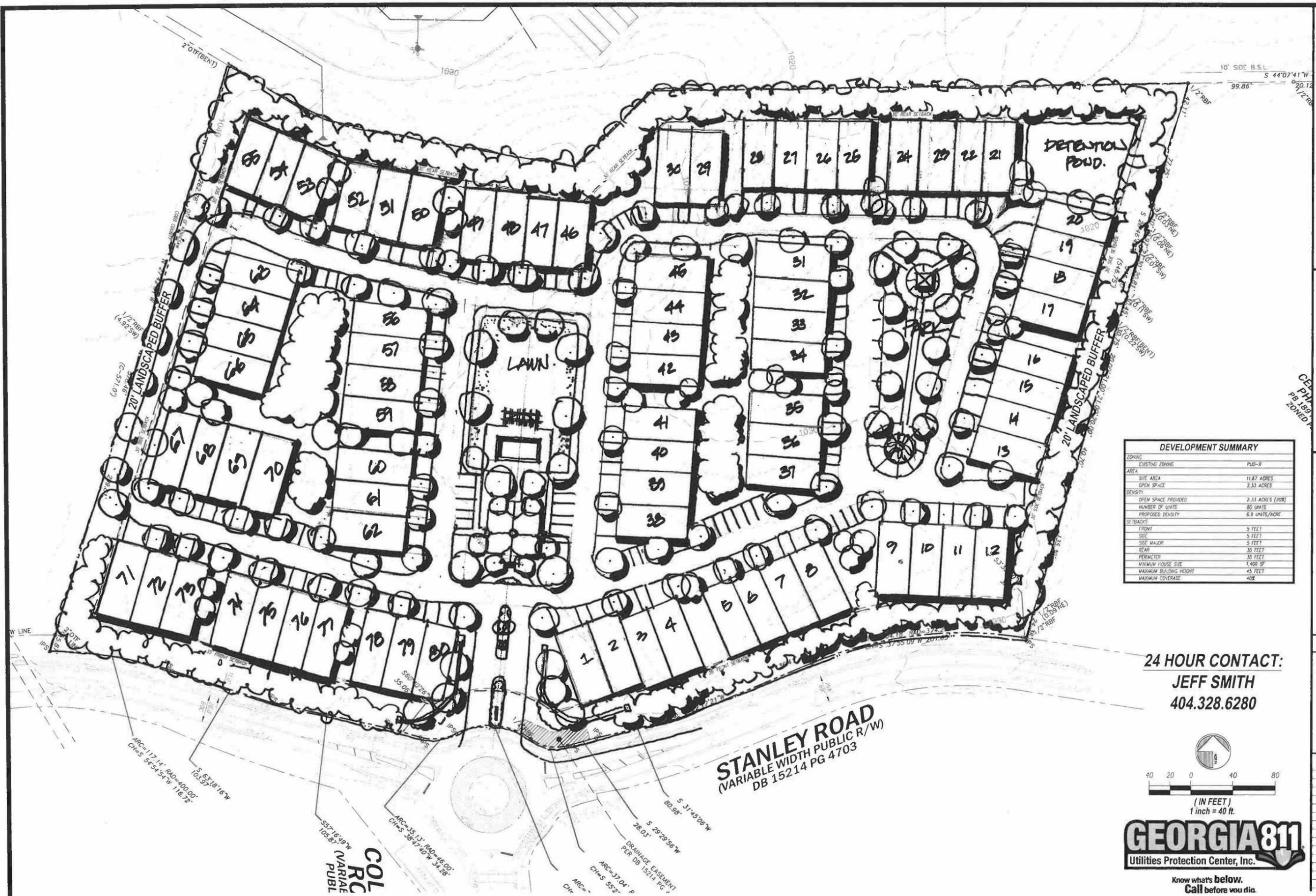
Signature: See Attached Exhibit "B" Address: \_\_\_\_\_

Signed, sealed and delivered in presence of: \_\_\_\_\_

Notary \_\_\_\_\_ Date \_\_\_\_\_

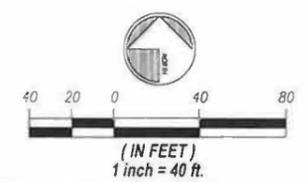






DEVELOPMENT SUMMARY	
ZONING	PUD-R
EXISTING ZONING	PUD-R
AREA	
SITE AREA	11.67 ACRES
OPEN SPACE	2.33 ACRES
DENSITY	
OPEN SPACE PROVIDED	2.33 ACRES (20%)
NUMBER OF UNITS	80 UNITS
PROPOSED DENSITY	6.9 UNITS/ACRE
SETBACKS	
FRONT	5 FEET
SIDE	5 FEET
SIDE MAJOR	5 FEET
REAR	30 FEET
PERIMETER	30 FEET
MINIMUM HOUSE SIZE	1,400 SF
MAXIMUM BUILDING HEIGHT	45 FEET
MAXIMUM COVERAGE	40%

24 HOUR CONTACT:  
**JEFF SMITH**  
404.328.6280



**GEORGIA811**  
Utilities Protection Center, Inc.

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(VARIABLE WIDTH PUBLIC R/W)  
DB 15214 PG 4703

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RC  
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PUBL

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING  
(As To Applicant)

Application No.: \_\_\_\_\_  
Hearing Dates: October 2, 2019  
October 21, 2019

Applicant: Oakmont Pacolet Acquisitions, LLC  
Titleholder: The Estate of Madge Turner Quarles

OAKMONT PACOLET ACQUISITIONS, LLC,  
a Delaware limited liability company

By: Oakmont Pacolet National Partners, LLC,  
a Delaware limited liability company,  
its Sole Member

By: OIG V, LLC,  
a Georgia limited liability company,  
its Managing Member

By: \_\_\_\_\_  
Name: Stephen L. Nelson  
Title: Authorized Signatory

Date of Execution: August 27, 2019

Address: 3520 Piedmont Rd #100  
Atlanta, GA 30305

Telephone No.: (404) 864-9990

Signed, sealed, and delivered in the presence of:

JoAnn Shine

Notary Public  
Commission Expires: 1/27/20

[Notary Seal]



**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR REZONING**  
**(As To Titleholder)**

**Application No.:** \_\_\_\_\_  
**Hearing Dates:** October 2, 2019  
October 21, 2019

**Applicant:** Oakmont Pacolet Acquisitions, LLC  
**Titleholder:** The Estate of Madge Turner Quarles

THE ESTATE OF MADGE TURNER QUARLES

BY: *William Ronald Quarles*  
William Ronald Quarles, Executor

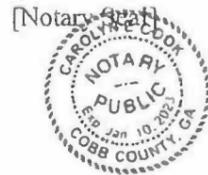
Date of Execution: August 27, 2019

Address: 555 Ash Ridge Road  
Waleska, GA 30183

Telephone No.: (770) 720-2484

Signed, sealed, and delivered in the presence of:

*Carolyn E. Cook*  
Notary Public  
Commission Expires: January 10, 2023



ATTACHMENT TO APPLICATION FOR REZONING

Application No.: \_\_\_\_\_  
Hearing Dates: October 2, 2019  
October 21, 2019

Applicant: **Oakmont Pacolet Acquisitions, LLC**  
Titleholder: **The Estate of Madge Turner Quarles**

RE: Property located at 1630 Stanley Road, being Tax Parcel No. 20021300150,  
Land Lot 213, 20<sup>th</sup> District, 2<sup>nd</sup> Section, City of Kennesaw, Cobb County, Georgia

To Whom It May Concern:

The undersigned, as Executor of the Estate of Madge Turner Quarles, the owner of the above-referenced property, and pursuant to the signature below, authorizes Oakmont Pacolet Acquisitions, LLC to file an Application for Rezoning with the City of Kennesaw, Georgia, as to the property.

THE ESTATE OF MADGE TURNER QUARLES

BY:   
William Ronald Quarles, Executor

Date of Execution: August 27, 2019

Address: 555 Ash Ridge Road  
Waleska, GA 30183

Telephone No.: (770) 720-2484



Probate Court of Cobb County

IN THE PROBATE COURT OF COBB COUNTY  
STATE OF GEORGIA

FILED IN OFFICE  
2018 NOV 15 PM 2:01  
PROBATE COURT OF  
COBB COUNTY, GA

IN RE: ESTATE OF )

MADGE TURNER QUARLES, )  
DECEASED )

ESTATE NO. 18-2040

LETTERS TESTAMENTARY  
*[Relieved of Filing Returns]*

At a regular term of Probate Court, the Last Will and Testament dated **February 9, 1982** of the above-named Decedent, who was domiciled in this County at the time of his or her death or was domiciled in another state but owned property in this County at the time of his or her death, was legally proven in Solemn Form to be the Decedent's Will and was admitted to record by order, and it was further ordered that **William Ronald Quarles**, named as Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor.

THEREFORE, the Executor, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of Executor under the Will of said Decedent, according to the Decedent's Will and the law.

Given under my hand and official seal, the 15<sup>th</sup> day of November, 2018.

  
Margaret A. Head,  
Associate Judge of the Probate Court

*NOTE: The following must be signed if the Judge does not sign the original of this document:*

Issued by:

*[Seal]*

Jarnaal Lights,  
Clerk of the Probate Court



Community Development Department  
 2529 J. O. Stephenson Avenue  
 Kennesaw, GA 30144  
 770-590-8268

**CAMPAIGN CONTRIBUTIONS**

Attorney for

The undersigned Applicant herein certifies that they have  have not  made campaign contributions or gifts within two (2) years immediately preceding the filing of this application, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts to a member or members of the Mayor and Council or Planning Commission who will consider the application.

**FINANCIAL INTEREST**

Attorney for

The undersigned Petitioner herein certifies that, to the best of its knowledge, information, and belief, the Mayor, any member of the Planning Commission does  does not .

- 1) Have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property;
- 2) Have a financial interest (direct ownership interest of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property; and
- 3) Have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above.

The undersigned Petitioner:

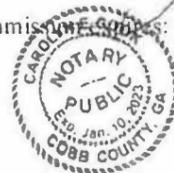
CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT,  
 THIS 28th DAY OF August, 2019  
 MOORE INGRAM JOHNSON & STEELE, LLP

BY: [Signature]  
 APPLICANT'S SIGNATURE J. Kevin Moore; Georgia Bar No. 519728  
 Attorneys for Applicant and Property Owner

Applicant means any person who makes application and any attorney, other person representing or acting on behalf of a person who makes application to the Mayor and Council and Planning Commission.

[Signature] August 28, 2019  
 Notary Date

Commission Expires: January 10, 2023



3.00 *RM*

Please return to:  
Matthew J. Howard  
MOORE & ROGERS  
192 Anderson Street  
Marietta, GA 30060

Debt County, Georgia  
Real Estate Tax  
Paid 3.00  
Date 8-30-94  
Jey C Stephenson  
Clerk of Superior Court

STATE OF GEORGIA  
COUNTY OF COBB

ASSENT OF EXECUTOR TO DEVISE

WHEREAS, WILLIAM T. QUARLES died a resident of Cobb County, Georgia, on the 19th day of December, 1993, leaving a Will which has been probated in solemn form in said County on February 28, 1994, by the Probate Court thereof; and

WHEREAS, under the terms of said Will, the following described property was devised to MADGE TURNER QUARLES:

All that tract or parcel of land being 57.56 acres, more or less, in Land Lot No. 213 of the 20th District, 2nd Section, Cobb County, Georgia, being all of a tract of 78-1/2 acres, more or less, shown by plat of survey made by Albert Dobbs, C.E., recorded in Plat Book 6, Page 8, Cobb County Records, except 3 acres, more or less, conveyed to Henry A. Powell on January 2, 1947, by Guy A. Powell by Deed recorded in Deed Book 182, Page 586, Cobb County Records, and 17.94 acres in the southwest portion of said tract conveyed by Guy A. Powell to Carl H. Hutson and Ila Mae Newell by Deed recorded in Deed Book 199, Page 465. Said 78-1/2 acre tract, in addition to being shown by said plat, is fully described in a Deed from Mrs. Miriam R. Smith to Guy A. Powell, dated February 19, 1946, recorded in Deed Book 175, Page 225, Cobb County Records. Reference is had to the plat and the deeds referred to herein in support of and for the purpose of definitely describing such property.

This is the same property conveyed by Guy A. Powell to William T. Quarles by Warranty Deed dated January 6, 1949, recorded in Cobb County Records.

WHEREAS, the undersigned duly qualified as Executrix of the Estate of said WILLIAM T. QUARLES on February 28, 1994, and is now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW, THEREFORE, the undersigned, as Executrix of the Estate of said WILLIAM T. QUARLES, hereby assents to the devise of said property under the terms of said Will, so that full fee-simple title thereto is vested in the said MADGE TURNER QUARLES as provided in said Will.

WITNESS my hand and seal this 30th day of August, 1994.

Signed, sealed and delivered  
in the presence of

*J. C. Stephenson*  
Witness  
*Judy P. Goung*  
Notary Public  
Cobb County

*Madge Turner Quarles* (SEAL)  
MADGE TURNER QUARLES, Executrix of  
the Estate of William T. Quarles

FILED AND RECORDED  
AUG 30 PM 5:12  
J. C. STEPHENSON  
CLERK OF SUPERIOR COURT  
COBB COUNTY, GEORGIA

8K8453PG0028

**ATTACHMENT TO APPLICATION FOR REZONING**

**Application No.:** \_\_\_\_\_  
**Hearing Dates:** **October 2, 2019**  
**October 21, 2019**

**BEFORE THE PLANNING COMMISSION AND THE  
MAYOR AND CITY COUNCIL FOR THE  
CITY OF KENNESAW, GEORGIA**

**CONSTITUTIONAL CHALLENGE  
ATTACHMENT TO APPLICATION FOR REZONING**

COME NOW, Applicant, OAKMONT PACOLET ACQUISITIONS, LLC (hereinafter referred to as "Applicant"), and Titleholder, THE ESTATE OF MADGE TURNER QUARLES (hereinafter referred to as "Titleholder"), and assert the following:

1.

By Application for Rezoning dated and filed August 28, 2019, Applicant and Titleholder applied for rezoning of certain real property, being approximately 46.690 acres, more or less, lying and being located within the City of Kennesaw, Cobb County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the "Property" or the "Subject Property").

2.

The Application for Rezoning of the Property seeks rezoning from the existing zoning category of R-20 to the proposed zoning category of Light Industrial ("LI"), as established by the governing authority of the City of Kennesaw, Georgia, under and pursuant to the Zoning and Planning Ordinance of the City of Kennesaw, Georgia.

3.

The Zoning and Planning Ordinance of the City of Kennesaw is unconstitutional as applied to the Property in that said Ordinance deprives the Applicant and Titleholder of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The R-20 zoning category, as it presently exists, together with any intervening zoning categories between the existing R-20 category and the requested LI category, violates the Applicant's and Titleholder's rights to unfettered use of their property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinance is unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholder.

4.

To the extent the Zoning and Planning Ordinance of the City of Kennesaw allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates the Applicant's and Titleholder's constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by the Zoning and Planning Ordinance of the City of Kennesaw, is an unconstitutional use of the zoning power and would constitute an abuse of discretion with no

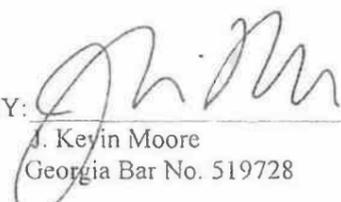
justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

5.

The Zoning and Planning Ordinance of the City of Kennesaw is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Zoning Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 28<sup>th</sup> day of August, 2019.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: 

J. Keyin Moore  
Georgia Bar No. 519728

Attorneys for Applicant and Titleholder

CITY OF KENNESAW, GEORGIA

ORDINANCE NO. -, 2020

AN ORDINANCE TO AMEND THE KENNESAW CODE OF ORDINANCES  
BY AMENDING APPENDIX A "UNIFIED DEVELOPMENT CODE," CHAPTER 1  
"GENERAL PROVISIONS," SECTION 1.09.02 DEFINITIONS, ADDING A NEW  
SECTION UNDER CHAPTER 2 SECTION 2.01.03 RESIDENTIAL ZONING  
DISTRICTS, AMENDING SECTION 2.02.03 TABLE OF USES RESIDENTIAL  
DISTRICTS AND AMENDING REQUIRED PARKING SPACES TABLE 6.06.09A

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

**SECTION 1.**

That the Code of Ordinances, Kennesaw, Georgia is hereby amended by adding three new definitions: "Purpose Built Student Housing", "Multifamily Dwelling Unit" and "Student Life Programming" to the existing Section 1.09.06 Definitions of the Unified Development Code which shall be read as follows and inserted alphabetically and the existing definition of "Family" and " Dwelling, Multifamily" be amended by deleting those words with a strike through and adding those words with an underline as follows:

Dwelling, Multifamily: A building designed for or occupied exclusively by three or more multifamily dwellings families with separate housekeeping facilities for each family.

Multifamily dwelling unit: A multifamily dwelling unit consists of one or more rooms which are arranged, designed or used as living quarters for related and unrelated persons.

Purpose Built Student Housing: A multifamily residential development characterized by student housing apartments for adults attending universities and colleges wherein each student is under an independent lease with the landlord to rent on a per bedroom basis.

Student life programming: Programs to help facilitate learning and growth in Purpose Built Student Housing district that address each of the four themes of the programming model (community development; academic development; personal wellness and growth and inclusivity) that help guide personal growth for the residents.

Family: One or more related persons by blood, legal adoption, or marriage or not more than three (3) persons not related, occupying a dwelling and living as a single housekeeping unit, as distinguished from persons occupying a boardinghouse, rooming house, or hotel, or Purpose Built Student Housing as herein defined. Maximum residential occupancy for a residential dwelling unit will be calculated by the number of residents per square foot of floor space as per the currently adopted International Property Maintenance Code.

**SECTION TWO.**

That section 2.01.03 Residential Zoning Districts of the Code of Ordinances, Kennesaw, Georgia, is hereby amended by adding a new zoning district called "Purpose Built Student Housing" which shall be inserted between the existing RM-8 Multiple Family District and RM-12 Multiple Family District and shall read by deleting those paragraph headings with

strike-through and adding those paragraph headings and words with an underline as follows:

See Exhibit "A".

### **SECTION 3.**

**That the Code of Ordinances, Kennesaw, Georgia is hereby amended by adding "Purpose Built Student Housing" to Table 2.02.03 Table of Land Uses – Residential Districts which shall be accomplished as follows:**

- 1) By adding a new column to the right of the RM-8 column and to the left of the RM-12 column and calling it "PBSH";
- 2) By adding a new row after Professional Office and before Radio and Television Stations and calling it "Purpose Built Student Housing";
- 3) By adding a "P" in the new column called "PBSH" as that column intersects with the new row called "Purpose Built Student Housing".

### **SECTION 4.**

**That the Code of Ordinances, Kennesaw, Georgia is hereby amended by adding "Purpose Built Student Housing" to Table 6.06.09A Parking Requirements which shall be accomplished as follows:**

- 1) By adding a new row after Professional Office and before Radio and Television Stations and calling it "Purpose Built Student Housing";
- 2) By adding the standard ".75 space per bedroom/.3 spaces per unit for visitors" in the column called "Parking Requirements" that corresponds with the new row called "Purpose Built Student Housing".

### **SECTION 5.**

BE IT ORDAINED THAT all ordinances, parts of ordinances, or regulations in conflict herewith are repealed as of the effective date of this ordinance.

### **SECTION 6.**

BE IT FURTHER ORDAINED THAT should any section of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

### **SECTION 7.**

BE IT FURTHER ORDAINED THAT this ordinance shall become effective immediately 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 \_\_\_ day of \_\_\_, 2020.

ATTEST:

CITY OF KENNESAW:

\_\_\_\_\_  
Debra Taylor, City Clerk

\_\_\_\_\_  
Derek Easterling, Mayor

Exhibit "A"

### 2.01.03 – Residential Zoning Districts

The following residential zoning districts are established:

H. *RM-8 Multiple - Family district (Eight [8] units per acre)*. The RM-8 multiple-family residential district is established to provide locations for multi-family residential uses or residentially compatible institutional and recreational uses at high densities as defined under the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time, with access to both public water and sewerage.

I. ~~*Purpose Built Student Housing ("PBSH" District) RM-12- Multiple-Family district (Twelve [12] units per acre)*~~. ~~The RM-12 multiple-family residential district is established to provide locations for multifamily residential uses or residentially compatible institutional uses at high densities as defined under the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time with access to both public water and sewerage.~~

1. Purpose and intent. The PBSH District is established to promote the development of safe, secure, affordable, aesthetically-pleasing student housing apartments for adults attending universities and colleges. Student housing is identified by having at least four of the following characteristics: 1) ability to rent on a per bedroom basis; 2) roommate matching services; 3) flexible lease terms to coincide with academic calendar; 4) furnished apartment units; 5) amenities such as study area, bike share program, and/or student convenience store; or 6) student life programming. The PBSH District is designed to encourage and provide flexible site plan and building arrangements under a unified plan of development rather than by lot-by-lot regulation. The PBSH District is not intended to encourage greater density of development, but rather to encourage ingenuity and resourcefulness in land planning. The PBSH District is appropriate in the following Future Land Use areas as designated by the City of Kennesaw Comprehensive Plan: High Density Residential; Neighborhood Activity Center; Community Activity Center; and Industrial.

2. Uses. Any use not permitted as of right, or not permitted by Special Exception, or not permitted by land use permit is prohibited. To the extent there is a conflict between the permitted use table and this subsection, this section shall control for purposes of determining whether the use is allowed.

The following uses are permitted:

Purpose Built Student Housing

3. Standards for Development.

- a. Minimum acreage required: 4 (four) acres.
- b. Minimum lot area: Not applicable.
- c. Maximum building coverage: 40%.
- d. Maximum impervious surface coverage: 70%.
- e. Density requirement: Maximum allowable density is 100 bedrooms per acre, unless the PBSH development abuts (on any side) single family residentially zoned property. Any PBSH development abutting (on any side) single family residentially zoned property, the maximum allowable density is 50 bedrooms per acre for the entire development.
- f. Maximum number of bedrooms per apartment unit: 5 (five) bedrooms.

- g. Maximum number of residents per bedroom: 1 (one) resident.
- h. Minimum lot width at front set back: 75 feet.
- i. Bathroom requirement: There shall be at least one bathroom for every two bedrooms, unless there are an uneven number of bedrooms in the unit, in which case, the odd bedroom shall have a corresponding bathroom. A bathroom shall contain at a minimum:
  - (1) one wash basin
  - (2) one toilet
  - (3) One shower and/or bathtub.
- j. Minimum floor area for each unit:
  - (1) Efficiency units: 450 square feet (an efficiency unit shall be considered a one bedroom unit for purpose of calculating density and parking).
  - (2) One bedroom units: 600 square feet.
  - (3) Two bedroom units: 1,000 square feet.
  - (4) Three bedroom units: 1,189 square feet.
  - (5) Four bedroom units: 1,400 square feet.
  - (6) Five bedroom units: 1,700 square feet.
  - (7) Minimum floor area shall not include basement, garage or accessory buildings.
  - (8) Bedroom and living room size requirements shall at a minimum meet the square footage requirements of the International Property Maintenance Code, as amended from time to time.
- k. Each PBSH development shall include a common-use multi-purpose amenity area that accommodates a study area and an exercise/fitness room. Each development shall also feature green space that can be used by residents as a passive outdoor area. Said green space shall constitute at a minimum 5% of the gross acreage of the subject parcel. Buffers and setbacks can be utilized to accommodate said green space.
- l. Height and structure requirements.
  - (1) Maximum building height is fifty-five (55) feet, unless the PBSH development abuts (on any side) single family residentially zoned property. Any PBSH development abutting (on any side) single family residentially zoned property, the maximum building height is thirty-five (35) feet for the entire development. All façades shall be masonry, brick or hardy plank (or substantially similar material) or combination thereof, and the construction material of the façade shall incorporate noise absorbing/blocking material in order to minimize noise.
  - (2) The use of stucco shall be prohibited.
- m. Minimum set back requirements:
  - (1) All structures proposed in the PBSH district that abut residential zoning shall be constructed a minimum of 50-feet from the abutting property line. For purposes of this district, residential zoning is any district that permits a residential use, including any district that permits a mixture of residential and non-residential use. The setback requirement under this section as applied to any residential use that permits a mixture of residential and non-residential (i.e. CBD, HPV, PVC) is applicable to only those portions that are designated or developed for residential use.
  - (2) All structures proposed in the PBSH district that abut non-residential zoning shall be constructed a minimum of 35-feet from the abutting property line.

- n. Landscape buffer and screening requirements.
- (1) Any property within a PBSH district which abuts a more restrictively zoned residential property shall have a minimum of 30-foot landscaped screening buffer. More restrictively zoned residential property shall mean those properties that allow for a lesser number of units per acre than the actual density (number of units divided by land area) proposed under the PBSH development plan. The land area, for purposes of calculating the actual density under this section, shall not include floodplain, wetlands, or impervious surface dedicated to common areas (i.e. pool, tennis court, clubhouse, study area, management office).
  - (2) Required buffers may be included within required setbacks; however, in such case that the required buffer is greater than the required setback, the required buffer shall be adhered to. Additionally, necessary private utilities and access drives may be allowed through, over or across a landscaped buffer. Any such uses which are proposed through, over or across a designated undisturbed buffer must be approved pursuant to an original site plan or site plan modification.
  - (3) Objectives. Undisturbed, planted landscaped buffers and berms shall be implemented in connection with a permitted project and shall address the following objectives:
    - (i) Screening to enhance aesthetic appeal;
    - (ii) Control or direction of vehicular and pedestrian movement;
    - (iii) Reduction of glare;
    - (iv) Buffering of noise;
    - (v) Establishment of privacy.
  - (4) Buffers. Landscaped buffers are subject to review and approval by the Zoning Administrator in accordance with the following standards:
    - (i) Plantings are to be a mix of evergreen trees and shrubs.
    - (ii) Species are to be ecologically compatible to the site and appropriate for the design situation.
    - (iii) Unless public safety concerns dictate otherwise, a buffer should maximize a visual barrier to a height of six feet within two years of planting.
    - (iv) Minimum height of plant materials at installation is five feet for trees and two feet for shrubs.
    - (v) Fencing or walls are to be a minimum of six feet in height as approved by the Zoning Administrator.
    - (vi) Trees included in buffer planting may be counted toward site density calculations as required by Section 3.07.00 of the UDC pertaining to tree preservation and replacement, subject to review and approval by the Zoning Administrator.
    - (vii) Buffers shall be regularly maintained by the property owner to ensure that the objectives and standards are met.
    - (viii) When topography and existing conditions allow, the required buffer should be an undisturbed buffer.
    - (ix) Any appeals from a determination by the Zoning Administrator shall be to the Mayor and City Council pursuant to Section 10.05.01 of the UDC.

4. Access and Parking requirements:
  - a. Submission of a traffic impact study that demonstrates either the development will not have a negative impact on existing traffic conditions or that the negative impacts of the development can be mitigated through traffic improvements that will be incorporated as part of the development plan. Traffic counts shall be no more than three years old from date of the study and shall be taken during a time of year when the academic calendar is in session for nearby universities and schools.
  - b. The principal access for the development shall be an arterial or major collector roadway, as identified in the City of Kennesaw Unified Development Code or similar classification document.
  - c. Parking requirements: Sites shall be designed to accommodate on-site parking for at least 0.75 vehicles per bedroom with additional parking for visitors calculated at 0.30 vehicles per unit.
  - d. To the extent the nearby post-secondary college and/or university does not agree to provide regular shuttle service to and from the campus for residents, the development shall have a dedicated pick-up drop-off space/lanes for a transportation network service (i.e. private shuttle, Uber, Lyft, taxi etc.).
  
5. Security requirements:
  - a. The property management company shall submit a security plan in accordance with the standards of Crime Prevention through Environmental Design (CPTED). The security plan shall be submitted to the City of Kennesaw Police Department for review and safe-keeping and shall be updated annually at the beginning of each calendar year, no later than January 31. Any such security plan shall require that on-site management shall be required 24 hours per day, seven days per week.
  - b. All access points on the property shall be secured with gated entry and shall be self-closing;
  - c. The development shall be enclosed with a minimum six-foot high privacy fence along the entire property line.
  - d. The property shall be equipped with a security camera system that shall be monitored by the property management company on-site. Any such system shall record and store video images located throughout the common areas, including the parking areas, and signs shall be posted throughout the development notifying residents and visitors of the security camera system;
  - e. The security system shall provide remote access to 911 operations;
  - f. All common area doors and access gates shall be secured with electronic locks;
  - g. All apartment units shall be equipped with a door that features a 180-degree peep hole;
  - h. For every 200 parking spaces, the development shall feature at least one Emergency Blue Light Phone that is connected to the Cobb County Public Safety's 24-hour communications center and identify the phone location if the caller is unable to talk.
  - i. Lighting: In order to ensure adequate illumination of the development and promote safety and security, the Parking Lot Design Guide standards set forth for Basic Enhanced Security, Security, and High Security as set forth in the Illuminating Engineering Society

Lighting Handbook (IESNA), latest edition, as amended, is adopted as the standard for the installation and operating of lighting in parking lots in the PBSH district.

6. In addition to the district requirements as set forth in this section of the Unified Development Code, the development within the PBSH district shall also comply with all other applicable provisions in the Unified Development Code that do not conflict with this ordinance, including but not limited to, regulations pertaining to the following: floodplain, wetland, water supply, watershed, landscaping, tree, design standard, architectural standards, parking and parking lot design, sidewalks, pathways, storm drainage systems, storm drainage easements, water, sewer, access, lighting, street and roadway, retaining wall, dams, utilities, fences, buffers, berms, mailboxes and irrigations systems, signs, wireless telecommunication facilities, accessory and temporary uses, and incidental and permanent storage.
7. In addition to any other required information, development proposals submitted for rezoning to the PBSH district shall be required to provide the following information:
  - a. Preliminary site plan that illustrates locations of access drives, privacy fencing with gates, bike racks (if any) and amenity areas, setback lines and landscaping buffer locations;
  - b. Executive summary of the project. Executive summary shall include: 1) contact and background information of the developer proposing to construct the project specific to the product proposed; 2) Project scope and market demand information; and 3) details regarding the proposed phasing of the construction of the project;
  - c. Floor plan of all the proposed unit types that demonstrates the location, dimensions and layout of bedrooms, bathrooms, kitchen and common living area in the units;
  - d. Elevations, building height information and proposed materials and facades.

J. RM-12. Multiple-Family district (Twelve [12] units per acre). The RM-12 multiple-family residential district is established to provide locations for multifamily residential uses or residentially compatible institutional uses at high densities as defined under the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time with access to both public water and sewerage.

~~J.~~ K. FST. Fee-Simple Townhouse district (multifamily). The FST fee-simple townhouse district is intended to provide suitable areas for single-family attached or detached dwellings at high densities as defined by the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time, of two (2) to twelve (12) dwelling units per acre with access to both public water and sewerage. Each unit shall be individually metered. Each attached dwelling unit shall be separated by a fire wall from foundation to roof decking.

~~K.~~ L. MHP. Mobile Home Park district. This district is established to provide areas where mobile home parks may be appropriate.