



*Doug Rhodes, Chairman
Cindi Michael, Vice-Chair
Cam Perdue
Keisha Danielle Edwards
Don Bergwall, Dan Harrison
Joshua Logelin*

PLANNING COMMISSION
Meeting Minutes

November 07, 2018

7:00PM

City Hall Council Chambers

I. Call Meeting to Order/Roll Call

Meeting of the Kennesaw Planning Commission called to order by Chairman Rhodes at 7:00pm in the Council Chambers, 2529 J.O. Stephenson Avenue. Roll call taken with the following members present: Doug Rhodes, Cindi Michael, Donald Bergwall and Joshua Logelin. Absent Cam Perdue, Keisha Edwards and Dan Harrison.

City staff Darryl Simmons, Zoning Administrator, Diane Wroblewski, Zoning Coordinator, and Council Member, Patrick Ferris were present. Robert Fox, Economic Development Department was also present in the audience.

II. Approval of minutes: October 03, 2018

Motion made by Cindi Michael and seconded by Don Bergwall to approve the minutes of the October 03, 2018, meeting as submitted. **Vote: 3-0. Yeas: Cindi Michael, Donald Bergwall and Joshua Logelin. Nays: None.**

III. Public Hearing: Darryl Simmons, Zoning Administrator, presented all parcels for rezoning. The applicant, in addition with property posting by staff, mailed public notices to surrounding property owners.

Chairman Rhodes read into the record all rezoning requests.

- ❖ **RZ2018-11 Rezoning** Consideration to rezone property at 2570 Cobb Parkway, from **City HGB (Highway General Business) to City CBD (Central Business District)** as submitted by Parke Lammerts/Core Property Capital. Said request to rezone property for mixed-use redevelopment. Property consisting of 1.2 +/- acres and lying in Land Lot 167, Tax Parcel 104 of the 20th District, 2nd Section Cobb County Georgia. (Mayor and Council 11-19-18)
- ❖ **RZ2018-10 Rezoning** Consideration to rezone property at, 2555 Cobb Parkway from **City O&I (Office Institutional) to City CBD (Central Business District)** as submitted by Parke Lammerts/Core Property Capital. Said request to rezone property for mixed-use development. Property consisting of 6.0 +/- acres and lying in Land Lot 167, Tax Parcel 75 of the 20th District, 2nd Section Cobb County Georgia. (Mayor and Council 11-19-18)



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- ❖ **RZ2018-09 Rezoning** Consideration to rezone properties at 2520 Cobb Parkway, from **City HGB (Highway General Business) to City CBD (Central Business District)** as submitted by Parke Lammerts/Core Property Capital. Said request to rezone property for mixed-use redevelopment. Property consisting of 1.2+/- acres and lying in Land Lot 167, Tax Parcel 46 of the 20th District, 2nd Section Cobb County Georgia. (Mayor and Council 11-19-18) **Request to withdraw by applicant. Memo received dated October 24, 2018.**
- ❖ **RZ2018-12 Rezoning** Consideration to rezone property at 2675 Summers Street from **City GC (General Commercial) to City CBD (Central Business District)** as submitted by Parke Lammerts/Core Property Capital. Said request to rezone property for mixed-use redevelopment. Property consisting of .46+/- acres and lying in Land Lot 167, Tax Parcel 25 of the 20th District, 2nd Section Cobb County Georgia. (Mayor and Council 11-19-18)

Mr. Simmons, Zoning Administrator, presented each rezoning request as part of a project, to be submitted for a Central Business District application to the Mayor and Council later. Each rezoning request will be voted upon separately.



Staff noted the receipt of a memo dated October 24, 2018, from the applicant requesting that property identified as 2520 Cobb Parkway be withdrawn from the rezoning request at this time. Staff accepted the memo and placed in the file for 2520 Cobb Parkway.

Mr. Simmons commented that there are many moving parts. He briefly went over the creation the Central Business District (CBD) for those who were not present at the time of this change. Some properties had the option to opt out of the CBD at the time of the original rezoning. As redevelopment occurs, the City's strategy was to expand the Central Business District (CBD) up to Cobb Parkway. This was part of the Livable Centers Initiative (LCI), 2014 Charrette proposal. Expand



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mixed-use development from the old school site to Cobb Parkway. Tonight's request is at this time to extend the Central Business District thru the parcels submitted for rezoning. The properties may be redeveloped into a walkable, mixed-use project that may incorporate commercial, multifamily and townhomes. The development will be compliant with Kennesaw's Comprehensive LCI Land Use Plan. The overall concept will transform the immediate area and serve as a gateway into downtown Kennesaw, providing residents new dining and living options that will add to the already vibrant downtown giving it a visual presence.

The first step is to rezone the subject parcels requested into the Central Business District. The current land use designation for this area is CAC (Community Activity Center). The expansion of the Central Business District is to promote redevelopment, which is in keeping with the LCI planning study and the master vision for downtown. Any CBD project must follow all rules including the hearings before the Historic Preservation Commission (HPC), Kennesaw Downtown Development Authority (KDDA) as well as the Mayor and Council to stay in compliance with the process.

The Phase I project will include up to 325 Class A multifamily units, 15,000 square feet of restaurant/ retail and 50 upscale townhomes. Amenities will include state of the art fitness facilities, pool and clubhouse, as well as connectivity within the overall development. The commercial will be a dynamic mix of restaurants and retail shops, creating an urban feel and walkability to downtown. In addition to the planned commercial, the adjacent redevelopment will also include a brewery and a mix of residential and commercial uses. There will be a realignment of Burrell Court and Keene Street, which will create a new downtown city block with walkable amenities and direct access to downtown.

The Zoning Administrator, Darryl Simmons, recommends approval of the as-is zoning of the three parcels from OI, HGB and GC to CBD to facilitate future redevelopment master plan. The redevelopment will follow the established Central Business District standards. This rezoning application is to expand the CBD zoning district to Cobb Parkway. The rezoning request is compliant with recommendations found in the adopted 2014 LCI planning study for downtown Kennesaw. The applicant will be required to follow the Central Business project approval process. Under the central business district zone, the existing uses allowed (religious assembly, one freestanding home converted to offices and one vacant parcel) will not present a loss of use or restrictions to the property owner if redevelopment does not occur.

Applicants, Park Lammerts and Chad Howie came forward. Mr. Lammerts being from Core Property Capital and Chad Howie from Sanctuary both voicing their interest in incorporating their project into the City of Kennesaw. Project request to be included into the Central Business District for a mixed-use development, which will create a new downtown city block with walkable amenities and direct access to downtown.



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Both commercial and retail uses are planned, in addition a variety of residential housing types, green space, walkable trails all which will be cohesive with the surrounding area and compliant with the Comprehensive Plan. As applicant's we seek and request approval for the rezoning of three parcels to help in proceeding with the development. Mr. Howie briefly commented about the school and the intent to preserve as much history as he had research for months and will incorporate anything to help in the preservation of the newly built project.

Motion made to open for public comment.

No Comments.

Motion made to close to public comment.

Commissioner, Cindi Michael gave her positive feedback to the rezoning request and redevelopment ideas. She however, wants to make sure that whatever history of the school be preserved either by construction/and design or by some commemoration of the old school to help keep the history of the school alive.

- ❖ **RZ2018-09-11 Rezoning** Consideration to rezone property at 2570 Cobb Parkway, from **City HGB (Highway General Business) to City CBD (Central Business District)** as submitted by Parke Lammerts/Core Property Capital. Said request to rezone property for mixed-use redevelopment. Property consisting of 1.2 +/- acres and lying in Land Lot 167, Tax Parcel 104 of the 20th District, 2nd Section Cobb County Georgia. (Mayor and Council 11-19-18)
 - Motion made by Cindi Michael and seconded by Joshua Logelin to **approve** the rezoning request for 2570 Cobb Parkway from **City HGB (Highway General Business) to City CBD (Central Business District)**. Vote: 3-0. Yeas: Cindi Michael, Joshua Logelin and Don Bergwall.

- ❖ **RZ2018-09-12 Rezoning** Consideration to rezone property at, 2555 Cobb Parkway from **City O&I (Office Institutional) to City CBD (Central Business District)** as submitted by Parke Lammerts/Core Property Capital. Said request to rezone property for mixed-use development. Property consisting of 6.0 +/- acres and lying in Land Lot 167, Tax Parcel 75 of the 20th District, 2nd Section Cobb County Georgia. (Mayor and Council 11-19-18)
 - Motion made by Don Bergwall and seconded by Joshua Logelin to **approve** the rezoning request for 2555 Cobb Parkway from **City O&I (Office Institutional) to City CBD (Central Business District)**. Vote: 3-0. Yeas: Don Bergwall, Joshua Logelin and Cindi Michael.

- ❖ **RZ2018-09-11 Rezoning** Consideration to rezone properties at 2520 Cobb Parkway, from **City HGB (Highway General Business) to City CBD (Central Business District)** as submitted by



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Parke Lammerts/Core Property Capital. Said request to rezone property for mixed-use re-development. Property consisting of 1.2+/- acres and lying in Land Lot 167, Tax Parcel 46 of the 20th District, 2nd Section Cobb County Georgia. (Mayor and Council 11-19-18) ***Request to withdraw by applicant. Memo received dated October 24, 2018.***

- Motion made by Cindi Michael and seconded by Don Bergwall to **accept the letter dated 10.24.18 to withdraw** the rezoning request without prejudice for 2520 Cobb Parkway from **City HGB (Highway General Business) to City CBD (Central Business District)**. Vote: 3-0. Yeas: Cindi Michael, Don Bergwall and Joshua Logelin.
- ❖ **RZ2018-12 Rezoning** Consideration to rezone property at 2675 Summers Street from **City GC (General Commercial) to City CBD (Central Business District)** as submitted by Parke Lammerts/Core Property Capital. Said request to rezone property for mixed-use re-development. Property consisting of .46+/- acres and lying in Land Lot 167, Tax Parcel 25 of the 20th District, 2nd Section Cobb County Georgia. (Mayor and Council 11-19-18)
 - Motion made by Joshua Logelin and seconded by Cindi Michael to **approve** the rezoning request for 2675 Summers Street from **City GC (General Commercial) to City CBD (Central Business District)** Vote: 3-0. Yeas: Joshua Logelin, Cindi Michael and Don Bergwall.

IV. Staff Comments – Darryl Simmons

Staff will be generating a year-end report of projects and land use approvals for calendar year 2018. In addition, continue review-training opportunities for all commission members in 2019. Mr. Simmons, Zoning Administrator, will be working with City Manager to host a retreat with all City Boards and the Mayor and Council to review their goals for the City.

V. Adjournment

There being no further business, motion made and seconded to adjourn this meeting at 8:00p.m. Motion carried. Vote: 3-0. The next meeting scheduled for December 05, 2018.

Respectfully submitted

Diane Wroblewski

Diane Wroblewski, Zoning Coordinator