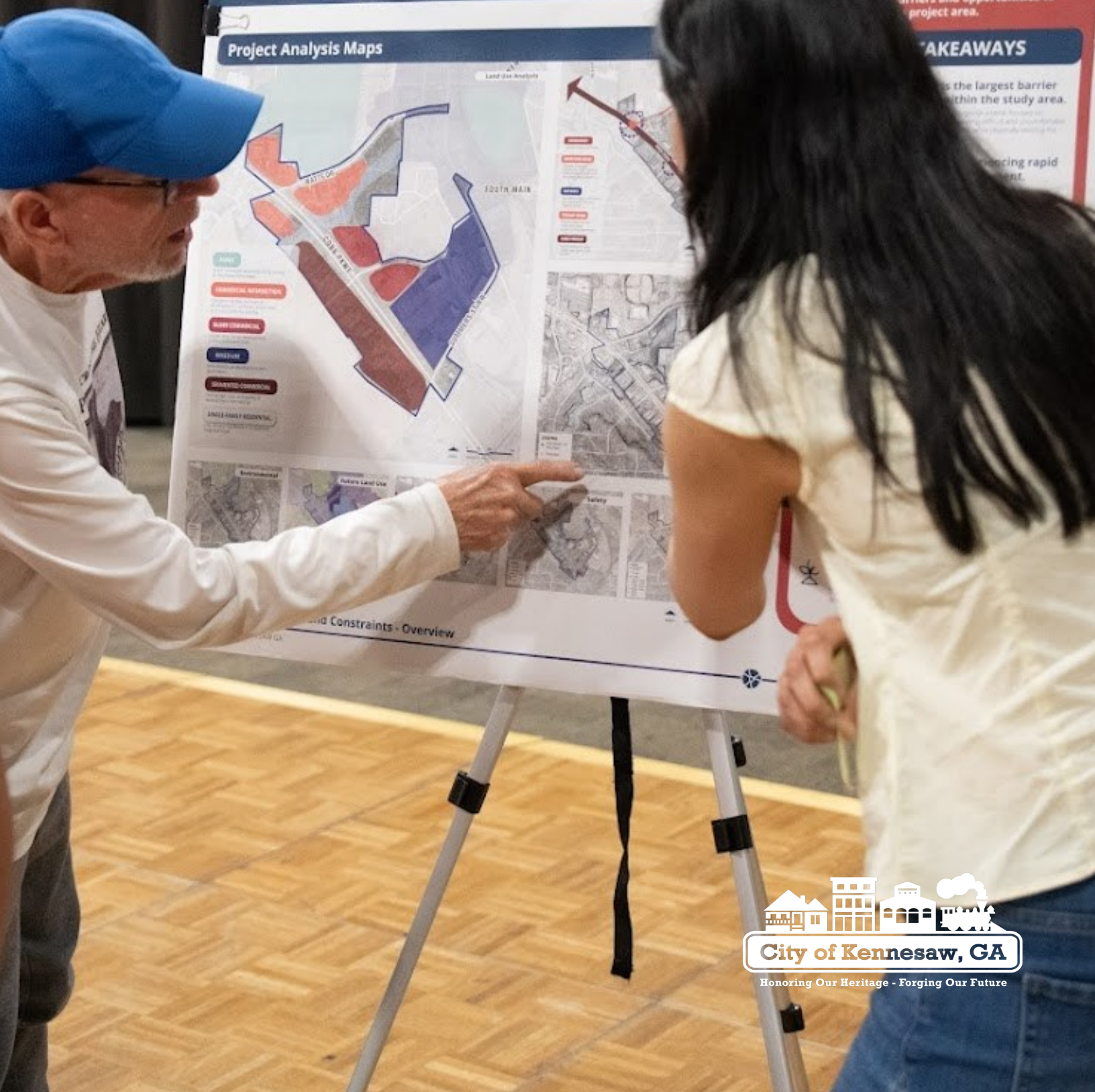


CITY OF KENNESAW

SECOND QUARTER REPORT 2026

PLANNING & ZONING CASES



City of Kennesaw, GA

Honoring Our Heritage - Forging Our Future

Second Quarter Report 2026

Planning & Zoning Cases

City of Kennesaw

2529 J.O. Stephenson Avenue

Kennesaw, GA 30144

Director of Planning and Zoning

Chanelle Campbell

ccampbell@kennesaw-ga.gov

Assistant Zoning Administrator & City Planner

Priscilla Coley

pcoley@kennesaw-ga.gov

Administrative Assistant

Rebecca Goldstein

rgoldstein@kennesaw-ga.gov

Photos in this Report:

Photos included in this report feature the first public input meeting of Kennesaw's 2025 Livable Centers Initiative (LCI) update. Residents shared valuable insight on their goals and vision for improving connections between Cobb Parkway, Downtown Kennesaw, and surrounding neighborhoods. Additional opportunities for public input will be held throughout the year.

Table of Contents

5	Second Quarter Summary
5	Comprehensive Plan Proposal Adoption
5	Land Use Application (2970 Bancroft Glen)
6	Land Use Application (3154 Hartness Way)
6	CIE/STWP Annual Updates for 2026-2030
7	Final Plat Application (0 Maple Dr)
7	Final Plat Application (2615 & 2681 S Main St)
7	Central Business District Project (2250 Lewis St)
8	Final Plat Application (3057 N Main St)
8	Final Plat Application (1651 McCollum Pkwy)
8	Land Use Application (2687 Summerbrooke Dr)
9	Rezoning Application (1600 & 0 Old 41 Hwy)
9	Variance Application (1600 & 0 Old 41 Hwy)
9	CIE/STWP Approval for 2026-2030



Second Quarter Summary

During the second quarter of 2026, the Planning and Zoning Department received a total of 13 applications which were heard and approved by Mayor and Council between April and June, 2026. 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 6, 2026

1. Comprehensive Plan Proposal Adoption (Case #MISC2026-04)

Address: Citywide

Parcel ID #: Citywide

Scope of project: Approval of a Resolution accepting Inspire Placemaking Collective, Inc's proposal to provide professional planning services for the City of Kennesaw's Comprehensive Plan update. This application was heard and approved by Mayor and Council on April 6, 2026.

Attachment: See copy of approved Resolution #2026-23 on pages 11-24.

Approved April 20, 2026

2. Land Use Application (Case #LU2026-01)

Address: 2970 Bancroft Glen

Parcel ID #: 20008802440

Scope of project: Approval of a land use permit for the property located at 2970 Bancroft Glen submitted by Leigh Anne Blades. Said request is to obtain a home occupational business license to create jewelry, accessories, handbags, and home decor. 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 April 1, 2026, and by Mayor and Council on April 20, 2026. 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 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 approval.

Attachment: See copy of approval letter on page 25.

Approved April 20, 2026

3. Land Use Application (Case #LU2026-01)

Address: 3154 Hartness Way

Parcel ID #: 20008803530

Scope of project: Approval of a land use permit for the property located at 2970 Bancroft Glen submitted by Wanda Hostick. Said request is to obtain a home occupational business license to create jewelry, accessories, handbags, and home decor. The property is zoned Planned Unit Development - Residential (PUD-R) and consists of 0.17+/- acres. This application was heard by the Planning Commission on April 1, 2026, and by Mayor and Council on April 20, 2026. 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 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 approval.

Attachment: See copy of approval letter on page 26.

Approved May 4, 2026

4. CIE/STWP Annual Updates for 2026-2030 (Case #MISC2026-04)

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 2026-2030. The City of Kennesaw is required to adopt an annual report on the CIE and STWP 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 2026-2030 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 #2026-26 and report on pages 27-38.

Approved May 4, 2026

5. Final Plat Application (Case #PS2025-03)

Address: 0 Maple Drive

Parcel ID #: 20010002870

Scope of project: Approval of a final plat submitted by Daniel Gonzalez the parcel located at 0 Maple Drive. The final plat subdivided the existing 1.78+/-acre lot into three parcels for the construction of three single-family detached dwelling units. The application was heard and approved by the Mayor and City Council on May 4, 2026.

Attachment: See copy of the recorded plat on page 39.

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

Address: 2615 & 2681 S. Main Street

Parcel IDs #: 20016700990 & 20016700140

Scope of project: Approval of a final plat submitted by Planners & Engineers Collaborative on behalf of Kennesaw Development Owner, LLC for 2615 S. Main Street and 2681 S. Main Street. The plat revised the property lines on approximately 7.09 +/- acres for the construction of mixed-use development consisting of multifamily and retail/commercial. The application was heard and approved by the Mayor and City Council on May 4, 2026.

Attachment: See copy of the recorded plat on pages 40-44.

7. Central Business District Project Application (Case #CBD2026-01)

Address: 2250 Lewis Street

Parcel ID #: 20013801620

Scope of project: Approval of the Central Business District (CBD) project application submitted by Patterson & Dewer Engineers on behalf of the City of Kennesaw to construct a parking lot at 2250 Lewis Street. The Kennesaw Downtown Development Authority (KDDA) reviewed and approved the project on April 10, 2026. Subsequently, the Historic Preservation Commission (HPC) recommended approval with stipulations during their meeting on April 17, 2026. The project received final approval from Mayor and City Council on May 4, 2026.

Attachment: See approval letter on pages 45-46.

Approved June 1, 2026

8. Final Plat Application (Case #FP2026-01)

Address: 3057 N. Main Street

Parcel ID #: 20012702300

Scope of project: Approval of a final plat submitted by Shannon Johnson on behalf of Crawford Creek Development for 3057 N. Main Street. The final plat subdivided the existing 5.98+/-acre lot for the development of a townhome subdivision. The application was heard and approved by the Mayor and City Council on June 1, 2026.

Attachment: See copy of the recorded plat on pages 47-48.

9. Final Plat Application (Case #FP2026-02)

Address: 1651 McCollum Pkwy

Parcel ID #: 20009900010

Scope of project: Approval of a final plat submitted by Steven Batchelder on behalf of Piedmont Residential for 1651 McCollum Pkwy. The final plat subdivided the existing 5.13+/- acre lot for the development of a townhome subdivision. The application was heard and approved by the Mayor and City Council on June 1, 2026.

Attachment: See copy of the recorded plat on pages 49-52.

Approved June 15, 2026

10. Land Use Application (Case #LU2026-03)

Address: 2687 Summerbrooke Drive

Parcel ID #: 20016402420

Scope of project: Approval of a land use permit for the property located at 2687 Summerbrooke Drive submitted by Radoslav Zamborsky. Said request is to obtain a home occupational business license to create and sell custom engraved items. The property is zoned Planned Unit Development - Residential (PUD-R) and consists of 0.28+/- acres. This application was heard by the Planning Commission on June 3, 2026, and by Mayor and Council on June 15, 2026. 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 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. No activity on the property shall produce noise, vibrations, odors, fumes, dust, or other emissions that are reasonably likely to create a nuisance or materially impact the health, safety, comfort, or welfare of occupants of surrounding properties.
4. The land use permit is valid for 24-months starting from the date of approval.

Attachment: See copy of approval letter on page 53.

Approved June 15, 2026

11. Rezoning Application (Case #RZ2026-04)

Address: 1600 & 0 Old 41 Hwy

Parcel IDs #: 20021200130 & 20021201560

Scope of project: Approval of an ordinance granting a rezoning request submitted by Walton Communities, LLC for the properties located at 1600 & 0 Old 41 Highway. The request proposed the rezoning of the property from General Commercial (GC) and RM-12, Multiple-Family District to Planned Village Community (PVC) to facilitate for the development of a multi-family residential community and office space. The request to rezone was approved by the Mayor and City Council on June 15, 2026 with stipulations has outlined within the approved rezoning ordinance.

Attachment: See copy of approved Ordinance #2026-07 on pages 54-58.

12. Zoning Variance Application (Case #ZV2026-02)

Address: 1600 & 0 Old 41 Highway

Parcel IDs #: 200121200130 & 20021201560

Scope of project: Approval of a variance request submitted by Walton Communities, LLC, for the properties located at 1600 & 0 Old 41 Highway. Said request is to reduce the minimum parking requirement for multi-family dwelling units from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit. This application was approved by Mayor and Council on June 15, 2026.

Attachment: See copy of approval letter on page 59.

13. CIE/STWP Approval for 2026-2030 (Case #MISC2026-07)

Address: Citywide

Parcel ID #: Citywide

Scope of project: This is the public hearing regarding 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 2026–2030. The Atlanta Regional Commission and the Georgia Department of Community Affairs completed their regional review of the 2026 CIE/STWP Update for the City of Kennesaw. The Mayor and Council voted to adopt the report as presented on June 15, 2026. The update was deemed compliant with the State of Georgia statutes, as confirmed in a letter from the Georgia Department of Community Affairs dated June 23, 2026, awarding the Qualified Local Government (QLG) status to the City of Kennesaw.

Attachment: See copy of the approved Resolution #2026-38 on page 60.



**CITY OF KENNESAW
GEORGIA**

RESOLUTION NO. 2026-23

**RESOLUTION TO APPROVE A PROPOSAL WITH INSPIRE PLACEMAKING
COLLECTIVE FOR PROFESSIONAL PLANNING SERVICES TO COMPLETE THE
UPDATES TO THE COMPREHENSIVE PLAN**

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

WHEREAS, the State of Georgia enacted the Georgia Planning Act of 1989, which requires each local governments to maintain a current Comprehensive Plan in accordance with the Minimum Planning Standards established by the Georgia Department of Community Affairs (DCA); and

WHEREAS, the Comprehensive Plan serves as the City's guiding policy document for land use, housing, transportation, economic development, community facilities, and quality of life initiatives; and

WHEREAS, the City seeks to engage a qualified and experienced planning and engineering consultant to provide professional planning services necessary to complete the updates to the City's Comprehensive Plan; and

WHEREAS, Inspire Placemaking Collective, Inc has represented to the City that it is qualified and experienced to perform the required services in accordance with the standards of the Georgia Department of Community Affairs (DCA) and has the personnel and resources necessary to complete the work within the required time frame; and

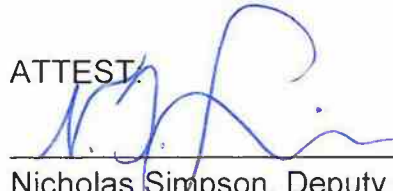
WHEREAS, the scope of work, as outlined in Exhibit A, includes preparation of robust public engagement, coordination with regional partners, and analysis of existing conditions to ensure the plan reflects the community's vision and long-term goals; and

WHEREAS, Inspire Placemaking Collective, Inc has proposed providing these professional planning and engineering services for a total cost of \$248,896, as detailed in Exhibit B; and

NOW, THEREFORE, BE IT RESOLVED the Kennesaw City Council authorizes the Mayor to execute a contract with Inspire Placemaking Collective, Inc for the completion of the updates to the City's Comprehensive Plan as shown in Exhibit A.

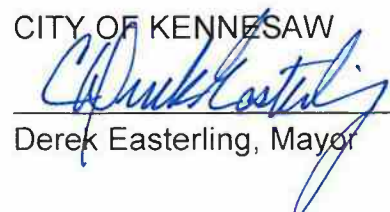
PASSED AND ADOPTED by the Kennesaw City Council on this 6th day of April 2026.

ATTEST:



Nicholas Simpson, Deputy City Clerk

CITY OF KENNESAW



Derek Easterling, Mayor



PROFESSIONAL PLANNING SERVICES AGREEMENT

THIS PROFESSIONAL PLANNING SERVICES AGREEMENT ("Agreement"), made and entered into on this the 6th day of April, 2026 ("Effective Date"), by and between the CITY OF KENNESAW, GEORGIA, a municipal corporation under the laws of the State of Georgia ("City") and INSPIRE PLACEMAKING COLLECTIVE, INC, a corporation existing under the laws of the State of Georgia ("Consultant").

NOW THEREFORE, for and in consideration of the mutual promises and obligations contained herein and under the conditions hereinafter set forth, the parties do hereby agree as follows:

I. CONTRACT TERM: This contract shall commence upon execution of contract.

- a. This Agreement shall commence on the Effective Date and terminate automatically upon completion of the Work to be performed by **Consultant** or issuance of the final payment owed to **Consultant**.
- b. **Consultant** shall complete the Work no later than March 26, 2027 ("Completion Date").

II. DESCRIPTION OF PROJECT: City and **Consultant** agree that the Project is as described in Exhibit A, which is attached to and incorporated herein by reference, and entitled the "Scope of Work," City and **Consultant** recognize that, during the course of performing the services under this Agreement, the Project may need to be reduced, expanded, or otherwise modified.

III. SCOPE OF CONSULTING SERVICES: Copies of the Consultant's proposal, including all drawings, specifications, price lists, Instructions to Bidders, General Conditions, Special Provisions, and Detailed Specifications submitted to the City during the Proposal process (hereinafter collectively referred to as the "Bid Proposal") are attached hereto (Exhibit A and Exhibit B) and are specifically incorporated herein by reference. **Consultant** agrees to perform those services described in Exhibit A. In the event of a conflict between the City's contract documents and the Bid Proposal, the City's contract documents shall control.

A. Change of Scope of Consulting Services. If the scope of the Project is changed resulting in **Consultant's** cost of performing any part of its obligations under this Agreement, the parties agree to renegotiate the compensation subject to approval of the Mayor and Council of the City. No additional services shall be performed until written authorization is received from **City**. Nothing in this

subparagraph shall excuse **Consultant** from proceeding with performance of its obligations under this Agreement in accordance with the original terms and conditions contained herein and any approved changes.

IV. SCOPE OF CITY SUPPORT: City agrees to provide the following:

- A. All criteria and full information as to **City's** requirements for the Project.
- B. Available information and data pertinent to the Project.
- C. Timely reviews of work product.
- D. **City** shall appoint a **City's** representative with respect to work to be performed under this Agreement. Said **City's** representative shall have complete authority to transmit instructions, receive information, and interpret and define **City's** policies. **Consultant** shall be entitled to rely on representations made by said **City's** representative unless otherwise directed in writing by **City**.

V. COMPENSATION:

As full compensation for the performance of this Contract, the **City** shall pay the **Consultant** for the actual quantity of work performed, which shall in no event exceed \$ 248,896. The fees for the work to be performed under this Contract shall be charged to the **City** in accordance with the rate schedule referenced in the Bid Proposal (Exhibit B). The **City** agrees to pay the **Consultant** following receipt by the **City** of a detailed invoice, reflecting the actual work performed by the **Consultant**.

VI. RESPONSIBILITY OF CONSULTANT:

- A. Professional Services. **Consultant** is employed to render professional services only, and any payments made to **Consultant** are compensation solely for such services rendered and recommendations made in carrying out the Work. **Consultant** shall follow the standard of care applicable to the practice of the consulting profession to make findings, provide opinions, make factual presentations, and provide professional advice and recommendations. **Consultant** shall perform its Services in accordance with generally accepted standards and practices customarily utilized by competent engineering firms in effect at the time **Consultant's** Services are rendered. No review of **Consultant's** professional work product, including, but not limited to any plans and specifications, by any of **City's** employees or agents shall relieve **Consultant** of any responsibility with respect to such professional work product.

VII. INDEMNIFICATION:

- A. To the fullest extent permitted by law, **Consultant** shall indemnify and hold harmless **City**, and its elected officials, officers, directors, partners, employees, from and against third party claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, consultants, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the **Consultant's** performance of the Work, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by any negligent act or omission of **Consultant**, any subcontractor, or any individual or entity directly or indirectly employed by **Consultant** or subcontractor to perform any of the Work or anyone for whose acts any of them may be liable.
- B. In any and all claims against **City** or any of its elected officials, officers, directors, partners, employees, or agents by any employee (or the survivor or personal representative of such employee) of **Consultant**, any Subcontractor, or any individual or entity directly or indirectly employed by **Consultant** or subcontractor to perform any of the Work, or anyone for whose acts any of them may be liable, the indemnification obligation under Paragraph A of this Article VII shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for **Consultant** or any such Subcontractor, or other individual or entity directly or indirectly employed by any of them under workers' compensation acts, disability benefit acts, or other employee benefit acts.
- C. Regardless of any other term of this Agreement, in no event shall either party be responsible or liable to the other for any incidental, consequential, or other indirect damages.

VIII. **SUBCONTRACTS:** **Consultant** shall be entitled, to the extent determined appropriate by **Consultant**, to subcontract any portion of the Work to be performed under this Agreement. **Consultant** shall be responsible for all work products and actions of all subcontractors. Before employing or retaining any such subcontractor, **Consultant** shall inform **City** in writing of its decision to employ or otherwise retain any subcontractor and shall obtain **City's** written approval of such decision.

IX. **SUSPENSION OF WORK:** **City** may suspend, in writing, all or a portion of the Work. **Consultant** may request that the Work be suspended by notifying **City**, in writing, of circumstances that are interfering with the normal progress of work.

Consultant may suspend work on Project in the event **City** does not pay any invoice when due. The time for completion of the work shall be extended by the number of days work is suspended. If any period of suspension exceeds 90 days, the parties are granted the option to terminate work on the suspended portion of Project in accordance with Article X.

- X. TERMINATION OF WORK:** **City** or **Consultant** may terminate work if the other party fails to perform in accordance with the provisions of this Agreement by providing fifteen (15) calendar days prior written notice to the other by certified mail with receipt for delivery returned to the sender. In the event of termination, **Consultant** shall perform such additional work as is necessary for the orderly filing of documents and closing of Project and all finished or unfinished documents, maps, studies, work papers and reports prepared by **Consultant** under this Agreement shall be the sole property of **City**. The time spent on such additional work shall not exceed five percent (5%) of the time expended on Project prior to the effective date of termination. **Consultant** shall be compensated for work satisfactorily performed prior to the effective date of termination, plus work required for filing and closing as described in this Article.

XI. CONFLICT OF INTEREST:

- A. **Consultant** certifies that, to the best of its knowledge, no circumstances exist which will cause a conflict of interest in performing the services required by this Agreement, that no official or employee of **City**, nor any public agency or official affected by this Agreement, has any pecuniary interest in the business of **Consultant** or its subcontractors and that no person associated with **Consultant** or its subcontractors has any interest that would conflict in any manner or degree with the performance of this Agreement.
- B. Should **Consultant** become aware of any circumstances which may cause a conflict of interest during the term of this Agreement, **Consultant** shall immediately notify **City**. If **City** determines that a conflict of interest exists, **City** may require that **Consultant** take action to remedy the conflict of interest or terminate the Agreement without liability. **City** shall have the right to recover any fees paid for services rendered by **Consultant** which were performed while a conflict of interest existed if **Consultant** had knowledge of the conflict of interest and did not notify **City** within one week of becoming aware of the existence of the conflict of interest.
- C. **Consultant** warrants that **Consultant** and **Consultant's** subcontractor(s) have not

employed or retained any company or person other than a bona fide employee, working solely for **Consultant** or its subcontractor(s) to solicit or secure this Agreement and that **Consultant** and **Consultant's** subcontractor(s) have not paid or agreed to pay any person, company, corporation, individual, or firm other than a bona fide employee working solely for **Consultant** or its subcontractor(s) any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award of this Agreement. For any breach or violation of this provision, **City** shall have the right to terminate the Agreement without liability and, at its discretion, to deduct from the price, or otherwise recover, the full amount of such fee, commission, percentage, gift, payment, or consideration.

- D. **Consultant** shall include the terms and conditions of Paragraphs A, B and C of this Article in all subcontractor agreements for work to be performed under this Agreement.

XII. OWNERSHIP OF DOCUMENTS:

- A. Original documents, whether paper or electronic media, such as reports, plans, drawings, specifications, designs and survey notes developed in connection with the services performed hereunder, subject to full payment for all services performed, belong to and remain the property of **City**. **Consultant** may retain reproducible copies of such documents. **City** hereby releases **Consultant** from all damages, claims, and losses arising out of any use of such original documents by **City** other than for information and reference in connection with the use, operating and occupancy of the Project by **City** and others. **City** further agrees that **City** will not hereafter disseminate any of such original documents or copies thereof for use by other parties in connection with consulting services relating to any facilities not owned either by **City** or a wholesale customer of **City**. Nothing stated herein shall prevent **Consultant** from using its copies of such documents in connection with rendering professional services provided that in so doing no confidential information of **City** is disclosed to such other client or any other party.
- B. **Consultant** agrees that any electronic documents provided to the **Consultant** by the **City** for the **Consultant's** use on the Project belong to and remain the property of the **City**. The **Consultant** will not disseminate any such documents to third parties without the **City's** written approval and will not make use of any such documents in connection with rendering professional services relative to the construction of other facilities for other clients. The **City** takes no responsibility for the accuracy of such documents and no guarantee of their fitness for any use by the **Consultant** is implied.

- XIII. CONSULTANT TO COOPERATE:** If **City** undertakes or awards other contracts for additional related work, **Consultant** shall fully cooperate with such other consultants or other independent contractors of **City** and the **City's** employees, and carefully fit its own work to such additional work as may be directed by **City**. **Consultant** shall not commit or permit any act which will interfere with the performance of work by any other consultant or independent contractor of **City** or any employee of **City**.
- XIV. FEDERAL LAW REQUIREMENTS:** In addition to the provisions in the Article VIII, **Consultant** agrees to use competitive procedures and to follow the applicable Federal regulations in 2 C.F.R. Part 200.318 through 200.326 in employing or retaining any subcontractor to perform Work under this Agreement. **Consultant** also agrees to comply with the applicable provisions in 2 C.F.R. Part 200.318 through 200.326 as to accounting and financial requirements, records maintenance and administration of contracts. **Consultant** further agrees to comply with the Disadvantaged Business Enterprise requirements contained in 49 C.F.R. Part 26.
- XV. PARTICIPATION IN FEDERAL WORK AUTHORIZATION PROGRAM:** **Consultant** shall participate in the federal work authorization program throughout the contract period, as provided in OCGA 13-10-91. **Consultant** shall be required to, at the time of the contract, provide a signed, notarized affidavit, attesting that it has registered with, is authorized to use, and uses the federal work authorization program; it will continue to use the federal work authorization program throughout the contract period; and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit containing the above information. Further, to the extent that a subcontractor is utilized, the Subcontractor's federal work authorization program user identification number and the date of authorization shall be included in the affidavit. Such forms are attached hereto and incorporated herein as Exhibit A.
- XVI. AUDITS AND INSPECTORS:**
- A. At any time during normal business hours and as often as **City** may deem necessary, the **Consultant** shall make available to **City** and/or employees and representatives of **City** for examination all of its records with respect to all matters covered by this Agreement. It shall also permit **City** and/or employees and representatives of **City** to audit, examine, and make copies, excerpts or transcripts from such records of personnel, conditions of employment and other data relating

to all matters covered by this Agreement. **City's** right to audit and inspect **Consultant's** records shall not include the right to obtain employment records deemed confidential due to state or federal restrictions nor the right to audit the financial make-up of lump sum prices or fixed rates for fringe benefits, overhead or profit.

- B. **Consultant** shall maintain all books, documents, papers, accounting records and other evidence pertaining to costs incurred on the Project and used in support of its proposal and shall make such material available at all reasonable times during the period of the Agreement, and for three years from the date of final payment under the Agreement, for inspection by **City** or any reviewing agencies, and **Consultant** agrees that the provisions of this Article shall be included in any Agreements it may make with any subcontractor, assignee, or transferee.

XVII. INDEPENDENT CONTRACTOR: **Consultant** shall perform the services under this Agreement as an independent contractor and nothing contained herein shall be construed to be inconsistent with this relationship or status. Nothing in this Agreement shall be interpreted or construed to establish **Consultant** or any of its employees as the agent, employee, or representative of **City**, except that the Scope of Consulting Services described in Exhibit A may include having employees of **Consultant** serve as a representative of **City** during the Project.

XVIII. ASSIGNMENT: This Agreement is binding on the heirs, successors, and permitted assigns of the parties hereto. This Agreement may not be assigned by **City** or **Consultant** without prior written consent of the other.

XIX. INTEGRATION: This Agreement represents the entire understanding of **City** and **Consultant** as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered herein. This Agreement may not be modified or altered except in a writing signed by both parties.

XX. JURISDICTION: This Agreement shall be administered and interpreted under the laws of the State of Georgia. Any dispute, claim, or legal proceeding arising out of or relating to this Agreement shall be brought exclusively in the courts of Cobb County, Georgia, which shall serve as the proper venue and jurisdiction for such matters. If any part of this Agreement is found to conflict with applicable laws, such part shall be inoperative, null, and void insofar as it conflicts with said laws, but the remainder of this Agreement shall remain in full force and effect.

XXI. NOTICES: All notices shall be in writing and delivered in person or transmitted by certified mail, postage prepaid. Notices shall be addressed as follows:

City

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

Consultant

Inspire Placemaking Collective, Inc
 Attention: Elena, Oertel, Project Manager
 817 W. Peachtree Street NW, Suite A-145,
 Atlanta, GA 30308

- XXII. CAPTIONS:** All captions, headings and paragraph numbers are solely for the purpose of facilitating references to this Agreement and shall not supplement, limit or otherwise vary the text of this Agreement in any respect.
- XXIII. REFERENCES:** All references in this Agreement to Articles shall be deemed to refer to the appropriate Article of this Agreement. Use of pronouns or adjective of one gender shall include the other gender, use of the singular shall include the plural, and use of the plural shall include the singular, all as the context of this Agreement requires. Unless otherwise specified in this Agreement, the terms "herein," "hereof," "hereunder," and other terms of similar import, shall be deemed to refer to this Agreement as a whole, and not to any particular Article hereof.
- XXIV. INTERPRETATION:** Both Parties have participated fully in the negotiation and preparation hereof; and, accordingly, this Agreement shall not be more strictly construed against any one of the Parties.
- XXV. EXHIBITS:** The exhibits referred to in and attached to this Agreement are incorporated herein in full by reference.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement under seal as of the day and year first above-written.

[SIGNATURES CONTINUED TO NEXT PAGE]

City:

CITY OF KENNESAW

DEREK EASTERLING

By (Typed Name)

MAYOR

Title



Signature

[SEAL]

Attest:



LEA ALVAREZ

CITY CLERK



Consultant:

Inspire Placemaking Collective, Inc

George Kramer

By (Typed Name)

President

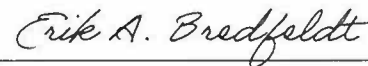
Title



Signature

[SEAL]

Attest:



Erik Bredfeldt

Atlanta Office Lead



FEE STATEMENT

Tasks	Cost
Task 1. Summary of Existing Conditions	\$41,063
Task 2. Community Goals, Needsn & Opportunities & Community Work Program	\$28,013
Task 3. Land Use Vision	\$19,788
Task 4. Housing Analysis	\$11,063
Task 5. Impact Fees & a Capital Improvements Element	\$11,013
Task 6. Integration of Other Recommended Plan Elements	\$11,013
Task 7. Community Engagement	\$86,809
Task 8. Prepare Final Deliverables	\$40,138
Total	\$248,896

HOURLY RATES

Job Classification	Hourly Rates
Principal/Director	\$200 - \$350
Project Manager	\$165 - \$225
Deputy Project Manager	\$130 - \$165
Senior Landscape Architect/ Senior Planner	\$145 - \$210
Senior Graphic Designer	\$135 - \$185
Landscape Architect/Urban Designer/Planner	\$100 - \$165
Landscape Designer/Planning Technician	\$90 - \$130
Graphic Designer	\$75 - \$90
Professional Interns	\$70 - \$85
Administrative	\$55 - \$85

SUBMIT COST PROPOSAL IN SEPARATE SEALED ENVELOPE

COST PROPOSAL

- I. TOTAL FIXED PRICE for ALL Requirements
\$ 248,896 (Numbers)
Two-hundred forty-eight thousand eight-hundred ninety-six dollars (Words)

This is the fixed price that will be used in the evaluation.

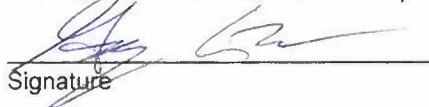
II. ADDITIONAL

State Hourly Rate for Key Positions:

PROJECT TEAM POSITIONS	HOURLY RATE
1. Principal-in-Charge	\$ 325
2. Project Manager	\$ 213
3. Deputy Project Manager	\$ 180
4. Urban Planner and/or Designer	\$ 138
5. Graphic Designer	\$ 88

6. Other Personnel may be submitted on an additional sheet

Certification of Non-Collusion in Proposal Preparation

 2/17/26
Signature Date

The City requires that all who enter into a contract for the physical performance of services with the City must satisfy O.C.G.A. § 13-10-91 and Rule 300-10-1-.02, in all manner, and such are conditions of the contract. In compliance with the attached specifications, the undersigned offers and agrees, if this bid is accepted by the City Council within one hundred twenty (120) days of the date of proposal opening, to furnish any or all of the items upon which prices are quoted.

Legal Business Name Inspire Placemaking Collective, Inc.

Federal Tax ID 92-1495717

Address 4767 New Broad Street, Orlando, FL 32814

Representative Signature _____

Printed Name George Kramer

Telephone Number 407.202.8387 Fax Number N/A

E-mail address gkramer@inspireplacemaking.com

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Antonio Jones

Madelyn Orochena

Tracey Viars

Anthony Gutierrez-Leon

Jonathon Bothers

April 20, 2026

Leigh Anne Blades
2970 Bancroft Glen
Kennesaw, GA 30144

Subject: Land Use Approval Letter (Case #LU2026-01)

2970 Bancroft Glen, Kennesaw, GA 30144 – Parcel #20008802440

Dear Leigh Anne Blades,

The City of Kennesaw Mayor & Council held their regularly scheduled meeting on April 20, 2026, 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 for *Three Generations Custom Creation, LLC* to create and sell jewelry, accessories, handbags and home décor 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 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 (1) commercial vehicle dedicated to this business.
3. The land use permit is valid for 24 months starting from the date of 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,

Priscilla Coley

Assistant Planning and Zoning Administrator/Planner

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



MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Antonio Jones

Madelyn Orochena

Tracey Viars

Anthony Gutierrez-Leon

Jonathon Bothers

April 20, 2026

Leigh Anne Blades
3154 Hartness Way
Kennesaw, GA 30144

Subject: Land Use Approval Letter (Case #LU2026-01)

3154 Hartness Way, Kennesaw, GA 30144 – Parcel #20008802440

Dear Wanda Hostick,

The City of Kennesaw Mayor & Council held their regularly scheduled meeting on April 20, 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 for *Three Generations Custom Creation, LLC* to create and sell jewelry, accessories, handbags and home décor 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 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 (1) commercial vehicle dedicated to this business.
3. The land use permit is valid for 24 months starting from the date of 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,

Priscilla Coley
Assistant Planning and Zoning Administrator/Planner



**CITY OF KENNESAW
GEORGIA**

RESOLUTION NO. 2026-26

**RESOLUTION ADOPTING THE UPDATES TO THE CAPITAL IMPROVEMENT
ELEMENT AND THE SHORT-TERM WORK PROGRAM COVERING
THE FIVE-YEAR PERIOD 2026-2030**

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

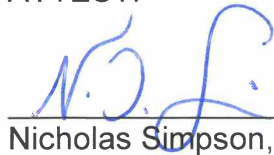
WHEREAS, the City of Kennesaw has prepared an annual update to the Capital Improvements Element and Short-Term Work Program; and

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 May 4, 2026, at 6:30 p.m. in the Kennesaw City Hall; and

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 2026-2030 to the Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

PASSED AND ADOPTED by the City of Kennesaw Mayor and Council on this 4th day of May 2026.

ATTEST:



Nicholas Simpson, Deputy City Clerk

CITY OF KENNESAW



Derek Easterling, Mayor



ANNUAL FEE FINANCIAL REPORT - FY 2024-2025
CITY OF KENNESAW, GEORGIA

	PARKS/REC	Police	Total
IMPACT FEE FUND BALANCE FROM FY 2023-2024 (ENDING 09/30/2024)	\$ 1,448,075.28	\$ 255,498.79	\$ 1,703,574.07
PRIOR PERIOD ADJUSTMENT	\$ -	\$ -	\$ -
IMPACT FEES COLLECTED IN FY 2024-2025	\$ 42,822.12	\$ 6,773.94	\$ 49,596.06
INTEREST EARNED	\$ 27,525.20	\$ 4,354.15	\$ 31,879.35
ADMINISTRATIVE/OTHER COST	\$ -	\$ -	\$ -
(IMPACT FEE REFUNDS)	\$ -	\$ -	\$ -
(PROJECT EXPENDITURES)	\$ 122,113.35	\$ -	\$ 122,113.35
IMPACT FEE FUND BALANCE ENDING FY 2024-2025 (9/30/25)	\$ 1,396,309.25	\$ 266,626.88	\$ 1,662,936.13
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

	A	B	C	D	E	F
1		FY2026-2027	FY2027-2028	FY2028-2029	FY2029-2030	TOTAL
2	Police vehicles	250,000	350,000	200,000	200,000	\$ 1,000,000
3	Parks & Recreation Vehicles	80,000	80,000	80,000	80,000	\$ 320,000
4	Street Vehicles	150,000	150,000	150,000	150,000	\$ 600,000
5	Stormwater Utility CIP Project	350,000	350,000	350,000	350,000	\$ 1,400,000
6	Street Improvements - Paving/Sidewalks/LMIG	300,000	350,000	500,000	500,000	\$ 1,650,000
7	Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	35,000	40,000	40,000	40,000	\$ 155,000
8	Computer System Upgrades	100,000	100,000	100,000	100,000	\$ 400,000
9	Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	7,000,000	5,000,000	4,000,000	4,000,000	\$ 20,000,000
10	Adams Park Improvements: playground and concession upgrades	250,000	100,000	250,000	NA	\$ 600,000
11	Parks & Recreation Facility Improvements including upgrades to workout space and replacement of gym equipment bleachers, scoreboards, dividing curtains, etc.	150,000	150,000	50,000	50,000	\$ 400,000
12	Community Center Improvements: New flooring, lighting, and upgrades to art studios.	100,000	NA	NA	NA	\$ 100,000
13	Neighborhood Street Improvements - Kencrest/Knights Bridge	1,500,000	1,000,000	NA	NA	\$ 2,500,000
14	Hiram-Butler House Improvements including renovations to the foundation, exterior paint, and windows	250,000	NA	NA	NA	\$ 250,000
15	Trail Improvements - Pedestrian Bridges	200,000	NA	NA	NA	\$ 200,000
16	Smith-Gilbert Gardens Education Center: design and construction	2,000,000	2,000,000	2,000,000	500,000	\$ 6,500,000
17	Fleet Maintenance Facility Upgrade: Construction of new fleet maintenance facility	NA	1,500,000	1,000,000	NA	\$ 2,500,000
18	Public Works Building Improvements: Renovate tool storage facility to create separate area for sign shop	NA	NA	800,000	800,000	\$ 1,600,000
19	Public Works Site Improvements: Paving of PW yard and replacement of security fencing	NA	NA	350,000	NA	\$ 350,000
20	New Community Center	NA	NA	300,000	5,000,000	\$ 5,300,000
21						
22	Totals	\$ 12,715,000	\$ 11,170,000	\$ 10,170,000	\$ 11,770,000	\$ 45,825,000

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	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	\$ 800,000	\$ -	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
New Community Center	10/1/2028	9/30/2029	\$ 11,500,000	5%	SPLOST	\$ 300,000	\$ 15,000	Programmed for FY 2029
TOTAL			\$ 60,190,000			\$ 10,170,000	\$ 192,500	

2029-2030								
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	10/1/2029	9/30/2030	\$ 1,200,000	10%	GF/CPF/CSIF	\$ 200,000	\$ 20,000	Programmed for FY 2030
Parks & Recreation Vehicles	10/1/2029	9/30/2030	\$ 325,000	0%	General Fund	\$ 80,000	\$ -	Programmed for FY 2030
Street Vehicles	10/1/2029	9/30/2030	\$ 700,000	0%	General Fund	\$ 150,000	\$ -	Programmed for FY 2030
Stormwater utility CIP Project	10/1/2029	9/30/2030	\$ 1,900,000	0%	Stormwater	\$ 350,000	\$ -	Programmed for FY 2030
Street Improvements - Paving/Sidewalks/LMIG	10/1/2029	9/30/2030	\$ 2,000,000	0%	SPLOST/LMIG	\$ 500,000	\$ -	Programmed for FY 2030
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk	10/1/2029	9/30/2030	\$ 190,000	50%	General Fund	\$ 40,000	\$ 20,000	Programmed for FY 2030
Computer System Upgrades	10/1/2029	9/30/2030	\$ 475,000	0%	General Fund	\$ 100,000	\$ -	Programmed for FY 2030
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2029	9/30/2030	\$ 30,000,000	0%	SPLOST	\$ 4,000,000	\$ -	Programmed for FY 2030
Parks & Recreation Facility Improvements including upgrades to workout space and replacement of gym equipment bleachers, scoreboards, dividing curtains, etc.	10/1/2029	9/30/2030	\$ 500,000	25%	General Fund/SPLOST	\$ 50,000	\$ 12,500	Programmed for FY 2030
Smith-Gilbert Gardens Education Center: design and construction	10/1/2029	9/30/2030	\$ 6,000,000	0%	Grants/SPLOST	\$ 500,000	\$ -	Programmed for FY 2030
Public Works Building Improvements: Renovate tool storage facility to create separate area for sign shop	10/1/2029	9/30/2030	\$ 1,600,000	0%	SPLOST	\$ 800,000	\$ -	Programmed for FY 2030
New Community Center	10/1/2029	9/30/2030	\$ 11,500,000	5%	SPLOST	\$ 5,000,000	\$ 300,000	Programmed for FY 2030
TOTAL			\$ 56,390,000			\$ 11,770,000	\$ 352,500	

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	Land Use	Revisions to Zoning ordinance and development standards	2026	2027	N/A	N/A	Community Development
3	Economic Development	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	GF	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	GF	Community Development
20	Land use	Analyze Senior Housing inventory for lifelong community initiative	2026	2027	N/A	GF	Planning and Zoning
21	Community Facilities	Storm Water Utility assessment of projects	2026	2027	N/A	N/A	Public Works
22	Land Use	Reevaluate Main Street Development vision	2026	2027	N/A	N/A	Economic Development
23	Community Facilities	Review city transportation plan	2026	2027	N/A	GF	Public Works

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	Public Safety
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 and Zoning
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	Community Development
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 In, 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
20	Community Facilities	Smith Gilbert Gardens Education Center	2027	2028	\$2,000,000	GF	Parks and Recreation

City of Kennesaw Annual Short Term Work Program Update 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	Economic Development	Evaluate wayfinding and signage through the city for more cohesive branding	2028	2029	N/A	N/A	Community Development
6	Community Facilities	Evaluate effectiveness of Museum marketing strategies and make adjustments as needed	2028	2029	N/A	N/A	Museum & Economic Dev
7	Community Facilities	Upgrade neighborhood parks, stormwater improvements, playground improvements, sidewalk installations	2028	2029	\$40,000	GF	Parks and Recreation
8	Land Use	Initiate study for sustainability initiatives and incentive program for new development	2028	2029	N/A	N/A	Community Development
9	Community facilities	Reevaluating Trail Master plan	2028	2029	N/A	N/A	Parks and Recreation
10	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
11	Land Use	Explore policies that can promote more diverse housing development	2028	2029	N/A	N/A	Planning and Zoning
12	Information Technology	City Wide Computer upgrade and integration	2028	2029	\$100,000	GF	Information Technology
13	Community Facilities	Traffic Improvements-Rutledge rd, Cathey ln, Cherokee Street, Ben King Rd., Sardis St Ext. & Overpass	2028	2029	\$4,000,000	SPLOST	Public Works
14	Economic Development	Continue implementation of downtown master plan	2028	2029	N/A	SPLOST	Community Development
15	Community Facilities	Research alternative methods for water quality solutions for new development	2028	2029	N/A	N/A	Public Works
16	Community Facilities	Storm Water Utility assesment and system analysis	2028	2029	N/A	GF	Public Works
17	Community Facilities	Street Improvements-Paving/Sidewalks/LMIG	2028	2029	\$500,000	SPLOST	Parks and Recreation
18	Community Facilities	Drainage Improvements	2028	2029		SPLOST	Public Works
19	Land Use	Evaluate downtown entertainment district signage standards	2028	2029	N/A	N/A	Planning and Zoning
20	Community Facilities	Depot master plan review of projects	2028	2029	N/A	N/A	Parks and Recreation
21	Community Facilities	Smith-Gilbert Gardens facility Education Center	2028	2029	\$2,000,000	SPLOST	Parks and Recreation

City of Kennesaw Annual Short Term Work Program Update FY 2029/2030							
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	2029	2030	N/A	N/A	Planning and Zoning
2	Land Use	Continued implementation of strategies and policies outlined in the 2027 Comprehensive Plan update	2029	2030	N/A	N/A	Planning and Zoning
3	Economic Development	Continue business recruitment, expansion and retention efforts	2029	2030	\$5,000	GF, KDA & KDDA	Economic Development
4	Economic Development	Apply for grants for development projects	2029	2030	N/A	N/A	Economic Development & Planning
5	Community Facilities	Evaluate effectiveness of Museum marketing strategies and make adjustments as needed	2029	2030	N/A	N/A	Museum & Economic Dev
6	Community Facilities	Upgrade neighborhood parks, stormwater improvements, playground improvements, sidewalk installations	2029	2030	\$40,000	GF	Parks and Recreation
7	Land Use	Initiate study for sustainability initiatives and incentive program for new development	2029	2030	N/A	N/A	Community Development
8	Community facilities	Updates and implementation plans for the Trail Master plan	2029	2030	N/A	N/A	Parks and Recreation
9	Community Facilities	Establish a pedestrian-friendly zone along Cherokee Street adjacent to the museum and its surrounding area, complemented by the expansion of the Depot Park parking to improve accessibility and accommodate increased visitor demand with the increased park activation	2029	2030	N/A	SPLOST	Parks and Recreation
10	Community Facilities	Park improvements - Enhance and improve Adams, Swift, Commemorative, and Depot Parks through targeted upgrades/expansion and strategic investment	2029	2030	\$3,500,000	SPLOST	Public Works
11	Housing	Continue strategies (through zoning) aimed at the identification and preservation of existing sound housing and stable residential neighborhoods including preservation of historic properties	2029	2030	N/A	N/A	Community Development
12	Land Use	Implement policies that can promote more diverse housing development	2029	2030	N/A	N/A	Planning and Zoning
13	Community Facilities	Traffic Improvements - Rutledge Rd, Cathey Ln, Cherokee Street, Ben King Rd., Sardis St Ext. & Overpass	2029	2030	\$4,000,000	SPLOST	Public Works
14	Economic Development	Continue implementation of downtown master plan	2029	2030	N/A	SPLOST	Community Development
15	Community Facilities	Research alternative methods for water quality solutions for new development	2029	2030	N/A	N/A	Public Works
16	Community Facilities	Storm Water Utility assesment and system analysis	2029	2030	N/A	GF	Public Works
17	Community Facilities	Street Improvements-Paving/Sidewalks/LMIG	2029	2030	\$500,000	SPLOST	Parks and Recreation
18	Community Facilities	Drainage Improvements	2029	2030		SPLOST	Public Works
19	Community Facilities	Depot master plan review of projects	2029	2030	N/A	N/A	Parks and Recreation

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CCWS NOTES & APPROVAL

- THIS PLAT, HAVING BEEN SUBMITTED TO THE COBB COUNTY WATER SYSTEM AND HAVING BEEN FOUND TO COMPLY WITH COBB COUNTY DEVELOPMENT STANDARDS, IS APPROVED FOR RECORDING.
- M. J. [Signature] 4/15/26
COBB COUNTY WATER SYSTEM DATE

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 263,965 FEET.

ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.

UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS

- THE BEARING BASIS OF THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83. BEARINGS ARE CALCULATED FROM TURNED ANGLES.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF NAVD83, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK. VERTICAL ELEVATION SHOWN HEREIN IS 10 FOOT CONTOUR INTERVAL.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE PURPOSE OF THE ACQUISITION OF INTEREST OR EASEMENT WITHIN TITLE BLOCK AND/OR SURVEYS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED OR OTHERWISE, TO BE TRULY AND CORRECTLY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORDS HOWEVER MAY NOT BE SHOWN OR DETECTED HEREIN.
- UNRECORDED DRAINAGE EASEMENTS SHALL BE CENTERED ON OPENED SWALE AND PIPE IN PERPETUITY.

1. THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY, TOPOGRAPHIC, & SPECIMEN TREE SURVEY" AND WAS COMPLETED ON 02/06/25 UTILIZING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CARLSON BRX7 BASE & ROVER, CORRECTED VIA THE eGPS GPS NETWORK.

- IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIVE BIAS. THE FOLLOWING TABLES SET FORTH THE ALTERNATE STANDARDS FOR THE DETERMINATION OF THE REQUIREMENTS OF THE CRITERIA.
- THE COMMON LINES OF OWNERSHIP ARE ONE IN THE SAME NO GAPS, CORES, OR OVERLAPS EXIST BETWEEN ADJOINING PARCELS.
- AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVESTONES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
- THE CREEK SURROUND WAS NOT MARKED BY A CERTIFIED WILDLANDS/STREAM DELINEATOR AND NO WILDLANDS INFORMATION WAS PROVIDED. THE SURVEYOR IS NOT A WILDLANDS DELINEATOR AND THEREFORE CANNOT DETERMINE THE EXISTENCE OF WILDLANDS OR STREAMS, OR THEIR LIMITS. ANY AREAS WITH POSSIBLE JURISDICTIONAL WILDLANDS OR STREAMS ARE IDENTIFIED BY THE SURVEYOR AND THE SURVEYOR CANNOT DETERMINE TO WHAT JURISDICTIONAL WILDLANDS OR STREAMS MAY BE SUBJECT TO PROTECTION BY FEDERAL, STATE, LOCAL, AUTHORITIES AND MAY REQUIRE BUFFERS WHICH ARE BEYOND THE SURVEY LIMITS.
- THE STREAM BUFFERS SURROUND ARE BASED ON AN OFFSET FROM THE TOP OF CREEK EMBANKMENT, WHICH IS A MEASURE LINE THAT COULD BE SUBJECT TO CHANGE ON INTERPRETATION. OTHER BUFFERS MAY EXIST AS REQUIRED BY LOCAL AND STATE AUTHORITIES.

As required by subsection (d) of O.G.C.A. Section 15-6-47, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require approval of land surveying. This plat has been approved by all applicable state jurisdictions that do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing the plat and the date of approval shall be printed on the plat. If no such approval is required, the plat shall be approved by the State Surveyor. The plat shall be filed and recorded in the appropriate table shown herein. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the name of the applicable ordinance shall be printed on the plat. If no such approval is required, the plat shall be approved by the State Surveyor. Such approvals, affirmations, or omissions or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as intended use of the plat. Further, the plat shall be filed and recorded in the appropriate table 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.G.C.A. Section 15-6-47.

Michael R. Shepherd
MICHAEL R. SHEPHERD, GA RLS No. 3349

Mr. R. Shal

It is hereby certified that this 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 Kansas Subdivision Regulations have been fully complied with.

Registered Georgia Land Surveyor No. 5349
By: M. R. Shal Date: 03/13/25

"THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED _____, WHICH HEREBY BECOME(S) A PART OF THIS PLAT,"
RECORDED ON _____ (DATE)

APEX Newco II, LLC (David Foronda)

EXISTING ZONING:	R-15
MIN LOT SIZE:	15,000 SQ FT
MIN HOUSE SIZE:	1400 SQ FT
MIN LOT WIDTH AT FRONT BSL:	75' 00"
MAX COVERAGE:	35%
MAX HEIGHT:	35'
SETBACKS:	
FRONT -	35' (LOCAL)
SIDE -	10' (25' CORNER LOTS)
REAR -	30'

THE PURPOSE OF THIS PLAT IS TO
DIVIDE PID# 20010002870 INTO
3 LOTS AS SHOWN HEREON

Pursuant to the Land Subdivision sections of this UDC of the City of Kennesaw, Georgia, all the requirements of approval having been fulfilled, this plat was given final approval by the Mayor and Council of Kennesaw, Georgia on 01/14/2020.

Charles K. ...
Mayor, Kennewick, Washington

...
Planning Director

...
Building and Construction

...
Public Works

...
City Engineer

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

[illegible][illegible]

APEX NEWCO II, LLC
 ATTN: DANIEL GONZALEZ JARAMILLO
 PHONE: (786) 971 - 2067

 ADDRESS: 1008 MILHAVEN DR
 ROSWELL, GA 30076

The owner of the land shown on this plat and whose name is subscribed thereto, 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 forever all streets, parks, drains, easements and public grounds thereon shown, which comprises a total of N/A acres, for the purposes therein expressed.

By: [Signature] Date: 04/13/2026
APTX Newco II, LLC (Daniel Gonzalez Jr. millo)

3. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.

4. AT VARIOUS STATIONARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXITING THE STRUCTURE, THAT MAY NOT BE IDENTIFIED.

5. THE STATIONARY & STORM SEWER PIPE (LOCATIONS, SIZES, AND MATERIALS SHOWN) WERE OBTAINED BY STANDARD SURVEY PROCEDURES FROM OUTSIDE OF THE MANHOLES, AND/OR BY VISUAL INFORMATION FROM INSPECTION MANHOLES, OR BY MEANS OF SIGHTING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSE. OTHER UNDERGROUND UTILITIES, SUCH AS GAS, WATER, AND MATERIALS SHOWN ARE BASED ON VISUAL APPEARANCES, PROVIDE'S DESIGN PLANS AND FLAGS/PAINT MARKINGS AND A REPORT PROVIDED BY A UNDERGROUND UTILITY INVESTIGATOR IF CONTRACTED.

6. THE UTILITIES SHOWN HEREIN ARE NOT GUARANTEED TO BE ACCURATE. IT IS NOT SHOWN THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMPANIMENT AND NOT A WARRANTY OF THE ACCURACY OF THE INFORMATION OR RESULTS OF THE INVESTIGATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

1. DEED BOOK 14172, PAGE 5361, COBB COUNTY, GEORGIA PUBLIC RECORDS.
2. DEED BOOK 16258, PAGE 4755, COBB COUNTY, GEORGIA PUBLIC RECORDS.
3. PLAT BOOK 165, PAGE 37, COBB COUNTY, GEORGIA PUBLIC RECORDS.
4. PLAT BOOK 213, PAGE 25, COBB COUNTY, GEORGIA PUBLIC RECORDS.

1. DEED BOOK 14172, PAGE 5361, COBB COUNTY, GEORGIA PUBLIC RECORDS.
2. DEED BOOK 16258, PAGE 4755, COBB COUNTY, GEORGIA PUBLIC RECORDS.
3. PLAT BOOK 165, PAGE 37, COBB COUNTY, GEORGIA PUBLIC RECORDS.
4. PLAT BOOK 213, PAGE 25, COBB COUNTY, GEORGIA PUBLIC RECORDS.

BY GRAPH PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13067C0358H, WHICH BEARS AN EFFECTIVE DATE OF 10/5/2016, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BY GRAPH PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13067C0358H, WHICH BEARS AN EFFECTIVE DATE OF 10/5/2016, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



GRANT SHEPHERD
ASSOCIATES INC.

PROVIDING CLIENT NEEDS SINCE 1990
ACROSS THE SOUTHEAST IN THE
AREAS OF:
Construction Layout • GPS Modeling
Land Surveying • Site Development Consulting

Final Plat For:
APEX Newco II, LLC
Site Address: 0 Maple Drive NW,
Kennesaw, GA 30144
Parcel # 20010002870
Land Lot 100 of the 20th Land District, 2nd Section
City of Kennesaw, Cobb County, Georgia

GEORGIA811
Utilities Protection Center, Inc.
1-800-288-2828-7477
Know what's below.
Call before you dig.

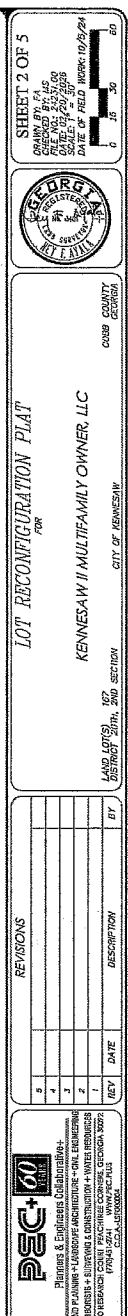
Sheet / Drawing Scale
1" = 30'

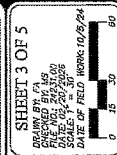
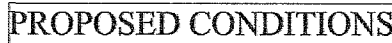
Unless Otherwise Noted

Drawn By / Field Crew

02/06/2017

Sheet No. 01 OF 01





LAND LOT(S) 167
DISTRICT 20TH AND
SECTION 36

DEC+60 YEARS
Planners & Engineers Collaborative
LAND PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING
ENVIRONMENTAL ENGINEERING • SURVEYING & CONSTRUCTION • WATER REQUIREMENTS
NO REGIONAL COST! MACHINE CORP., GEORGIA, 30072
(770) 451-2141 • 1-800-775-7645





NOT RECOMMENDATION BY AT

KEENINOS & WILLIAMS OWNERS LLC

BEAR COUNTY

100

AND LOT(S) 157
DISTRICT 26TH AND

day

DESCRIPTION

DATE

2022

www.pearsoned.com

555

Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

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, Highlight 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 2001870090), identified as 26th Street, Land Lot 167 Tax Parcel 99 containing 41.2335 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 took a public hearing to consider this proposal at a meeting held March 17, 2025; and

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

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: 2001870090

EXHIBIT "A"

TRACT ONE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 26TH DISTRICT, 4TH SECTION OF COBB COUNTY, GEORGIA, IN THE CITY OF KENNESAW, HAVING AN AREA OF 1.16 ACRES, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY FOR VINCENT LEE RICKS, PREPARED BY WILCOX, DA REGISTERED LAND SURVEYOR, NO. 7386, THE 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 305 - OLD HIGHWAY 41 (AKA SOUTH MAIN STREET) AND THE NORTHWEST RIGHT OF WAY OF THE VULCAN MATERIALS RAILROAD SPUR (SOUTH RIGHT OF WAY) AND RUNNING THENCE ALONG SAID RAILROAD SPUR SOUTH 68 DEGREES, 17 MINUTES, 06 SECONDS WEST A DISTANCE OF 69.59 FEET TO AN IRON PIN, CONTAINING THENCE ALONG SAID RIGHT OF WAY AND CORNER: ALONG A CURVE TO THE LEFT, AN ARC DISTANCE 34.16 FEET, SAID ARC SUBTENDED BY A CHORD BEARING OF SOUTH 42 DEGREES, 33 MINUTES, 16 SECONDS WEST, A CHORD DISTANCE OF 330.50 FEET, AND A RADIUS OF 625.43 FEET TO AN IRON PIN FOUND ON THE EAST RIGHT OF WAY OF THE COB RAILROAD (ON EAST RIGHT OF WAY), RUNNING THENCE ALONG SAID COB RAILROAD RIGHT OF WAY ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 870.4 FEET, SAID ARC SUBTENDED BY A CHORD BEARING OF NORTH 9 DEGREES, 16 MINUTES, 37 SECONDS WEST, A CHORD DISTANCE OF 518.5 FEET, AND A RADIUS OF 1465.40 FEET TO A POINT AND CORNER, RUNNING THEN SOUTH 94 DEGREES, 04 MINUTES, 00 SECONDS EAST, A DISTANCE OF 302.33 FEET TO AN IRON PIN AND CORNER OF THE NEW WEST RIGHT OF WAY OF STATE ROUTE 305, RUNNING THENCE SOUTH 03 DEGREES, 05 MINUTES, 24 SECONDS WEST, A DISTANCE OF 42.91 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 26TH DISTRICT, 4TH SECTION, COBB COUNTY, GEORGIA, BEING 247.21 ACRES AS PER PLAT OF SURVEY DATES JUNE 28, 2002, AND PREPARED FOR KENNEDY E. RICKS (SIC) AND VINCENT L. RICKS (SIC) BY J.A. EVANS SURVEYING CO., INC., JAMES A. EVANS JR., G.L.S.L. NO. 2392, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE WESTERN SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET, ALONG OLD DIXIE HIGHWAY, ALONG OLD HIGHWAY 41, ALONG STATE ROUTE 305 (BEING A 10 FOOT RIGHT OF WAY), WHICH POINT IS 72.5 FEET NORTH OF THE INTERSECTION OF THE WESTERN 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 WESTERN SIDE OF THE RIGHT OF SOUTH MAIN STREET FROM SAID BEGINNING POINT, RUNNING THENCE NORTH BY DEGREES OF 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 COB RAILROAD (BEING A RIGHT OF WAY WHICH IS 65 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 COB RAILROAD, HAVING A RADIUS OF 1402.20 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 13 DEGREES 43 MINUTES 28 SECONDS WEST A CHORD DISTANCE OF 213.49 FEET FOR AN ARC DISTANCE OF 213.49 FEET TO A POINT, RUNNING THENCE NORTH 10 DEGREES 58 MINUTES 23 SECONDS WEST ALONG THE EASTERLY SIDE OF THE RIGHT OF WAY OF COB RAILROAD FOR A DISTANCE OF 548 FEET TO AN IRON PIN AND CORNER, RUNNING THENCE NORTH 80 DEGREES 38 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 302.68 FEET TO AN IRON PIN AND CORNER LOCATED ON THE WESTERN SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET, RUNNING THENCE SOUTH 03 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE WESTERN SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET FOR A DISTANCE OF 261.77 FEET TO AN IRON PIN AT THE POINT OF BEGINNING.

SECTION 2. BE IT FURTHER ORDAINED THAT the amendment to the Official Zoning Map adopted in Section 1 above is adopted to change the zoning district designation from CITY LIGHT INDUSTRIAL (LI) TO CITY CENTRAL BUSINESS DISTRICT (CBD) 44.3335 acres with stipulations below:

ZONING CONDITIONS

- 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.
- The Subject Property shall be developed as a mixed-use project, including highly anticipated Class A luxury apartments between 700-1400 sq. ft., a minimum of 6,000 square feet of commercial floor area (consisting of a minimum 2,500 square feet of ground floor retail or commercial use on the outparcel), and a minimum two-story parking deck.
- The maximum number of residential units shall not exceed 300 units.
- 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 uses must adhere to the list of permitted uses as recorded 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:

- Adult-themed book and novelty stores as a primary use.
- Automotive sales, repair and/or service facility.
- Flower shop.
- Food sales and repairs.
- Farm equipment sales and services.
- Dry cleaning plant.
- Lumber, hardware and other building material establishment.
- Mobile home and travel trailer sales.
- Motorcycle sales and repairs.
- Roofing and landscaping business.
- Quick-eating establishment.
- Tattoo parlor.
- Video arcade as a primary use.
- Massage parlor.
- Pedagogy (except within the context of wine/liquor sold in a market or specialty shop).
- Food hall.
- Movie theaters.
- Vape and smoke shops.

6. Prior to the issuance of the final Multi-Family Certificate of Occupancy, a final plat shall be recorded containing the two parcels.

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 best meet the mixed use.

8. The applicant shall submit approved building materials that will result in mitigating sound reflection due to the development's close proximity to CBD 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 roadway and infrastructure improvements as more particularly shown and reflected on this 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.

11. For conditions related by the Historic Preservation Commission project design updates must be submitted to the Board as 10 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 accordance with the architectural guidelines and recommendations submitted for approval by the Historic Preservation Commission.

13. The developer agrees to maintain a 60-foot undisturbed buffer around the easement border to the adjacent cemetery. Additionally, 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 area, 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 to ensure vibrant vegetation.

15. Compliance with the recommendations from the City Engineer under 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 development with the proposed community shall be underground.

18. The proposed development shall exclude amenities for use and enjoyment of its residents as follows:

- A clubhouse with a coffee bar.
- State-of-the-art fitness facilities.
- A modern pool and outdoor grilling stations.
- Community courtyard, grilling station.
- Pedestrian connectivity.
- A dog park.

19. Proposed lighting for signs, parking lot, and entrance ways shall be environmentally sensitive and consistent with lighting styles reflected 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 color being in substantial conformity to the architectural style embodied in the Mixed-Use Development. Said signage may include building attached, vertical entrance signage and other signage allowed under and pursuant to the City of Kennesaw Sign Ordinance.

21. Dumpsters will be positioned so as to preserve visual transition from streets, connection points to the community spaces and, whenever possible with covering by landscaping, walls and/or vegetation. Dumpsters shall have noise shields and bumpers to minimize noise during their emptying. All grade work completion shall also be allowed and screened as appropriate.

22. Minor modifications to the width and heighting of sidewalks, curbs, lighting, landscaping, signage, architecture, site features and the like may be approved by the City's Planning and Zoning Administration or staff design 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 amendable, 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:

Les Anderson, City Clerk

CITY OF KENNESAW

Daniel Emery, Mayor



CITY OF KENNESAW
ORDINANCE NO. 2025-03

CITY OF KENNESAW
ORDINANCE NO. 2025-03

ZONING CONDITIONS

SHEET 5 OF 5



CITY OF KENNESAW

ORDINANCE NO. 2025-03

DATE OF ADOPTION: 03/17/2025

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

DATE OF FIELD WORK: 10/20/24

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

May 5, 2026

City of Kennesaw
Department of Public Works
2529 J.O Stephenson Ave,
Kennesaw, GA 30144

Subject: Central Business District Application (Case #CBD2026-01)

2250 Lewis St, Kennesaw, GA (Parcel ID:20013801620)

Dear City of Kennesaw:

The City of Kennesaw Mayor and Council held their regularly scheduled meeting on May 4, 2026 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.

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

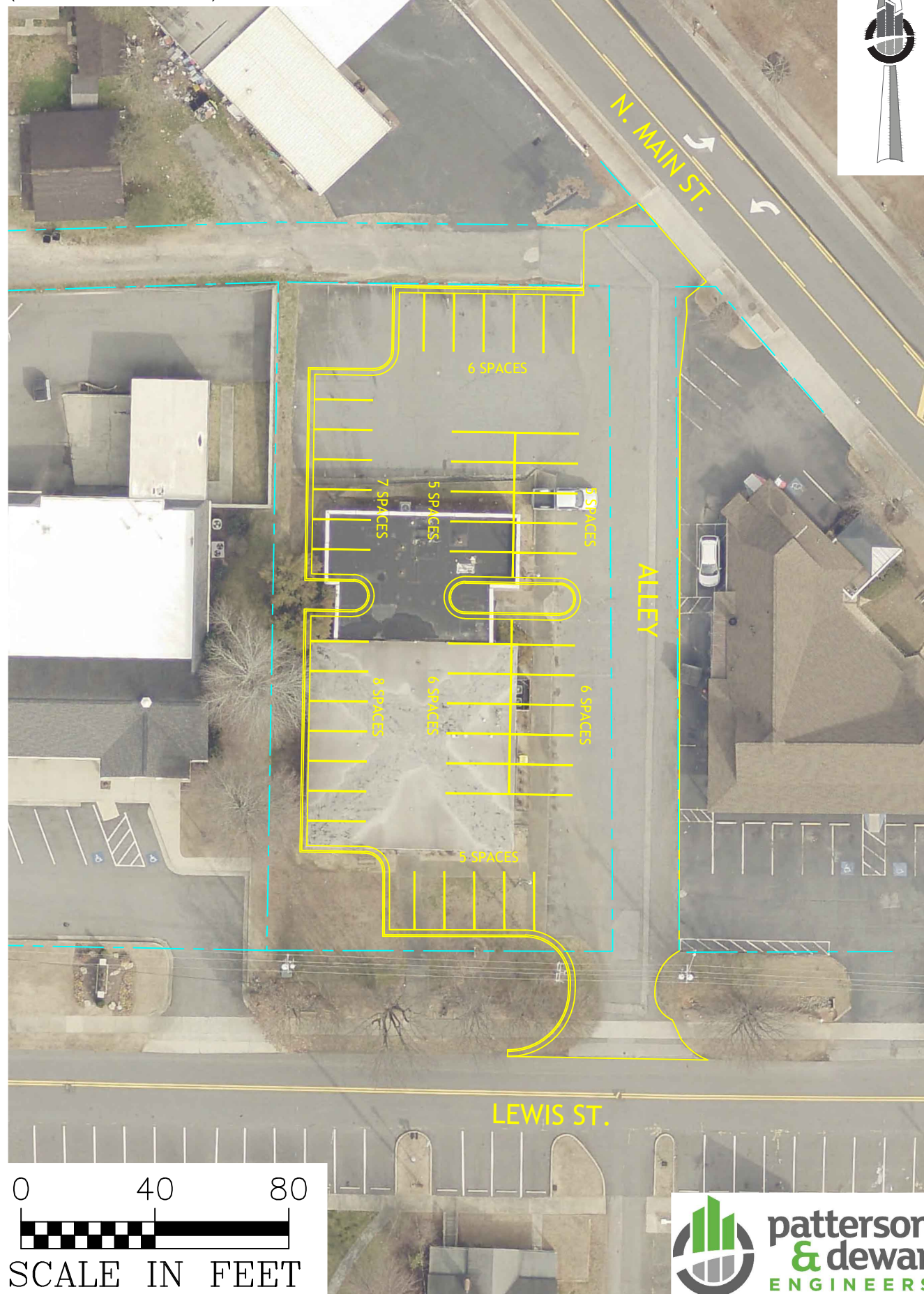
Sincerely,

Chanelle Campbell

Chanelle Campbell
Director of Planning and Zoning

Enclosed: Conceptual Site Plan approved by Mayor and Council





0 40 80

SCALE IN FEET



THIS BLOCK RESERVED FOR THE CLERK OF THE
SUPERIOR COURT.

SURVEYOR:
LJA SURVEYING, LLC
4525 SOUTH LEE STREET
BUFORD, GEORGIA, 30518
CONTACT: CHAYCE BELL
770-540-9688
CBELL@LJASURVEY.COM

[illegible][illegible]

 SIGN
 GROUND LIGHT
 LIGHT POLE
 SPOT ELEVATION
 WATER VALVE
 FIRE HYDRANT
 FIRE MAIN VALVE
 IRRIGATION CONTROL VALVE
 WATER MAINS MANHOLE
 WATER VALVE
 GATE VALVE
 STORM SEWER MANHOLE
 SEWER MANHOLE
 CLEANOUT
 GAS TRAP
 UTILITY HOLE
 ELECTRIC POLE
 ELECTRIC MANHOLE
 ELECTRIC MANHOLE
 GAS VALVE
 GAS METER
 TELEPHONE MANHOLE
 TELEPHONE MANHOLE
 FIBER OPTIC MANHOLE
 FIBER OPTIC MANHOLE
 PARKING ISLAND
 HANDICAP PARKING COUNT
 HANDWOOD TREE
 ORNAMENTAL TREE
 SHRUB
 BENCHMARK
 IRON PIPE FITTING
 COMPUTED POINT
 SET-SAMPLED POINT
 IRON MARKER

"THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH DULY AUTHORIZED AGENTS, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISES A TOTAL OF 5.953 ACRES, FOR THE PURPOSES THEREIN EXPRESSED."

DEAN, A CONN
Subdivider
(Print Name)
DA
Signature
01/28/2026
Date
DEAN, A CONN
Owner
DA
Signature
01/28/2026
Date

IT IS HEREBY CERTIFIED THAT THIS PLAN 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 SURVEYING REGULATIONS HAVE BEEN FULLY COMPLIED WITH."

Printed Name: Maxwell Visher Date: 06/03/26
 Registered C.E. No.: 047350 Date: 06/03/26

TOTAL DISTURBED AREA: 5.85 AC (240,040.00 S.F.)
 TOTAL IMPERVIOUS AREA: 4.84 AC (212,531.51 S.F.)
 METEOROLOGICAL DATA: 2.38 AC (104,110.57 S.F.)
 PERVIOUS AREA: 5.59 AC (251,160.00 S.F.)
ZONING CLASSIFICATION:
 EXISTING ZONING: PLD-R
 DURING IMPROVEMENTS:
 FRONT 5' SET
 SIDE 10' SET
 SIDE MAXIMUM 5' (FEET)
 REAR YARD SETBACK 30' FEET
 INTERIOR LOT SETBACK 30' FEET (STRUCTURE TO STRUCTURE INTERSETBACK)
 PERMITTER 30' SET
 MINIMUM HOUSE SIZE: 1,400 SQ. FT.
 MAXIMUM MAXIMUM HEIGHT: 45' FEET
 MAXIMUM COVERAGE: 40%
DENSITY
 OPEN SPACE: 11,305.50 SQ. FT. 2.67 AC/LOT
 MAXIMUM PERMITTED INCLUDING BUILT-UP AREA: 10,000 SQ. FT.
 OPEN SPACE: 10,000 SQ. FT.
 MAXIMUM LOT SIZE: 10,000 SQ. FT.
 NUMBER OF UNITS: 30
 NUMBER OF UNITS PER ACRE: 3.33
PARKING SUMMARY:
 2 SPACES PER TOWNHOUSE (GARAGE) 76 SPACES
 2 SPACES PER TOWNHOUSE (DRIVEWAY) 76 SPACES
 1 SPACE PER TOWNHOUSE (DRIVEWAY) 76 SPACES
 TOTAL PARKING PROVIDED: 176 SPACES
 TOTAL PARKING PROVIDED: 176 SPACES



1. All statements and nights of day which the surveyor has knowledge are shown; otherwise they may still be what the surveyor has no knowledge of and which there is no way to know.
2. The property income location is subject to all assumptions and restrictions of record both before and after the date of the survey.
3. According to the Flood Insurance Rate Map (FIRM) for Jackson County, Georgia, [Community-governed number 13567030-000, dated October 5, 2001], all of the above parcels are in Zone X, labeled as "Areas designated by FEMA to indicate the 1% annual chance floodplain."
4. North arrow and bearings shown around are passed on ARS #487, NCEBS adjusted 2011, Using Great Global Data Systems (GGDS) and obtained by ARS #292, measurements taken from first class station at the intersection of horizontal ground control measurements established in U.S. Survey Feet (1 inch = 100,000,000 meters). Any error due to datum difference between the GGDS measurement and the USGS mean sea level datum of 1,000,000 to distances shown.
5. The survey was made calculations for closure and is found to be accurate within one foot in 15,000 feet test.
6. Regular Triangulation Station: Total Station
Leica Trimble DSC 660
Total Station
Leica Trimble 115 GPS Receiver
7. This plat was prepared for the exclusive use of the persons, partners, or entity named herein. This plat does not extend to any other persons, partners, or entity without their written authorization by their original naming and personal signature, or entity name and signature.
8. State, County, and Local Infringe and encumbrances must exist on the subject property that are not shown herein.
9. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Professional Land Surveyor.
10. There may be dispossessive divisions of Executive Orders or Commissions on Subject Property that have been issued since the date of this survey.
11. LHA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous waste located on the Subjects Property.
12. Current property Owner, Crawford Creek Development LLC
Current Title Address: 305 S Main St
Current PID #: 20200000000000000000
13. All common areas, open spaces, easements, rights, liens, and linkages and interferences identified shall be owned and controlled by the Homeowners Association.

DEPARTMENTAL APPROVAL	
PLANNING AND ZONING	NAME: <u>[Signature]</u> DATE: <u>5-21-26</u>
BUILDING AND CONSTRUCTION	NAME: <u>[Signature]</u> DATE: <u>5-21-26</u>
PUBLIC WORKS	NAME: <u>[Signature]</u> DATE: <u>5-21-26</u>
CITY ENGINEER	NAME: <u>[Signature]</u> DATE: <u>5-21-26</u>
MAYOR AND CITY COUNCIL	NAME: <u>[Signature]</u> DATE: <u>01-JUN-2024</u>

"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."

Pursuant to the Land Subdivision sections of this UDC of the City of Kennesaw, Georgia, all the requirements of approval having been fulfilled, this final plat was given to the Mayor and Council of Kennesaw, Georgia on DECEMBER 20, 2017.

Charles K. Kelly
 Mayor, Kennesaw, Georgia

THIS FLAT, HAVING BEEN SUBMITTED TO THE COBB COUNTY WATER SYSTEM AND HAVING BEEN FOUND TO COMPLY WITH COBB COUNTY DEVELOPMENT STANDARDS, IS APPROVED FOR RECORDING:

COBB COUNTY WATER SYSTEM

DATE: 5/24/20

AS REQUIRED BY SECTION 619 OF O.C.G.A. SECTION 15-6-67, THIS FLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SAGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS AND AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS FLAT AS TO INTENDED USE OF ANY PART. FURTHERMORE, THE UNDERSEALED LAND SURVEYOR CERTIFIES THAT THIS FLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS SET FORTH IN O.C.G.A. SECTION 15-6-67. THE DIVISION OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

M. Chance Bell

M. Chance Bell, GA P 15, #3465

01/19/2026

Date _____

M. Chayce Bell, GA P.L.S. #3465 Date

FINAL PLAT
FOR
TOWNIES AT CANTRELL
CRAWFORD CREEK
DEVELOPMENT, LLC

ISSUE:	DATE:	DESCRIPTION:
INITIAL:	15-1-2020	
REV. 1:	20-02-2020	COVER COMMENTS
REV. 2:	20-02-2020	COVER COMMENTS
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

MAP CHECKED BY: MBU
 MAP CREATED BY: MBU
 REVIEWED BY: ONE

PROJECT #:

11AS4268-2503

811

Know what's below.

Call before you dig.

THE LOCATIONS OF EXISTING
UNDERGROUND UTILITIES ARE SHOWN IN
AN APPROPRIATE WAY ONLY AND THERE
CAN BE REPRESENTATIONS MADE BY THE
OWNER OR ANY REPRESENTATIVE OF THE
CONTRACTOR TO DETERMINE THE
PRECISE LOCATION OF ALL EXISTING
UTILITIES BEFORE CONSIDERING SOCIAL
AND FINANCIAL TO BE FULLY RESPONSIBLE
FOR ANY AND ALL CHARGES WHICH
MIGHT BE INCURRED BY THE
CONTRACTOR IN FAILURE TO DANGER
LOCAL AND PRESIDENT AND ALL
UNDERGROUND UTILITIES.

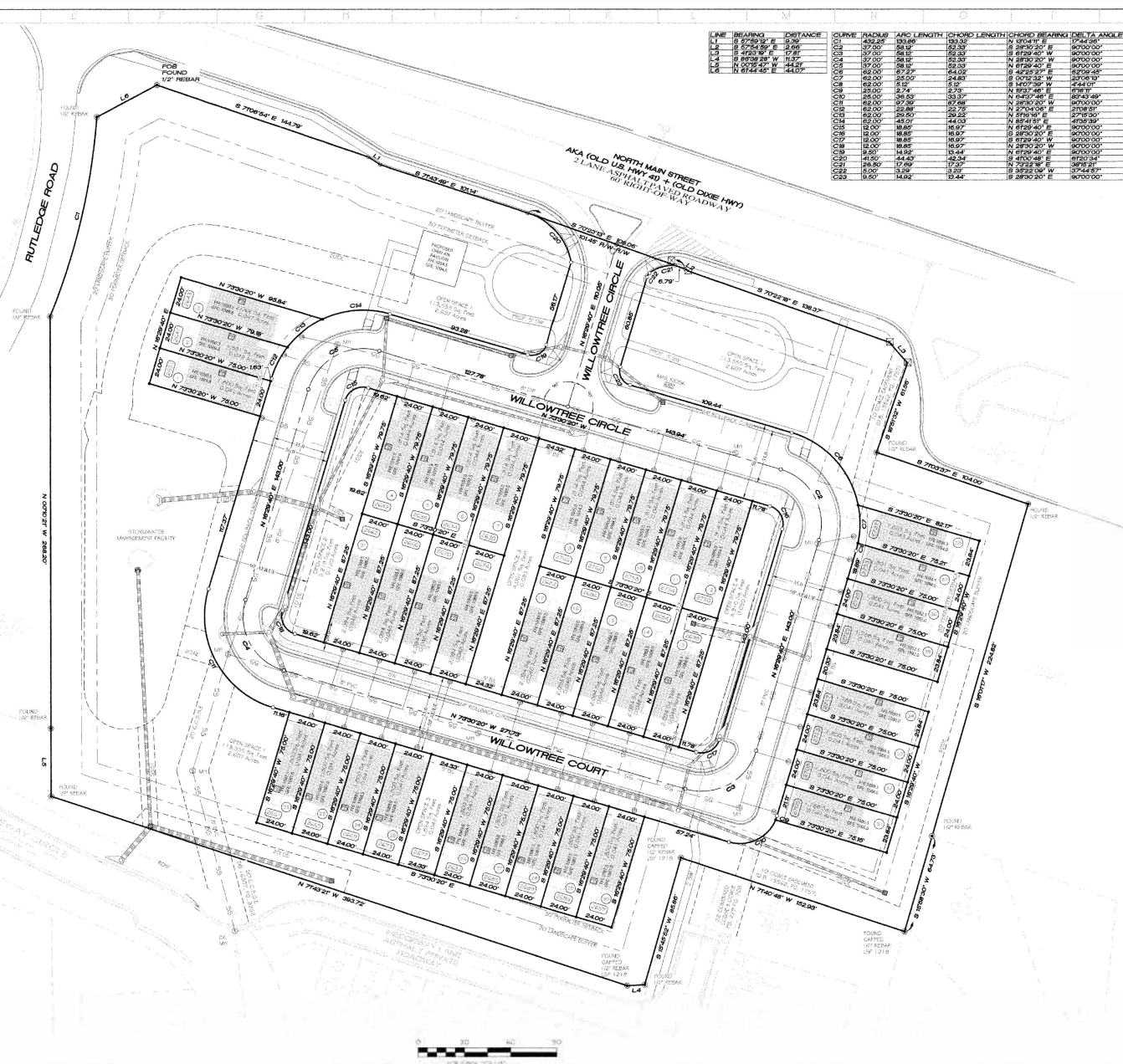
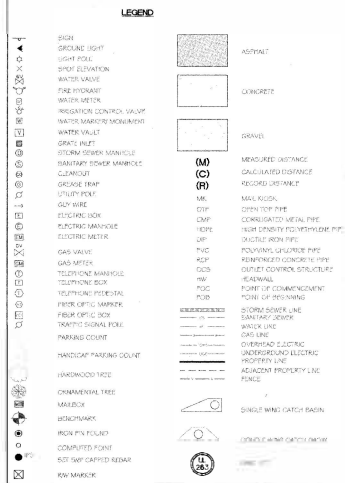
COMMITTEE: DDCS, LIAISON/INQUIRY;
N/A: REPRESENTATIVE SHALL BE MADE
AVAILABLE TO THE LIAISON/INQUIRY COMMITTEE
OF LIAISON/INQUIRY.

SHEET NO. _____

F 2

THIS BLOCK RESERVED FOR THE CLERIC OF THE

LINE	BEARING	DISTANCE	CLIQUE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	LINE TO ANGLE
1	S 57.562° E	2.99	C	50.00	58.81	52.39	N 32.438° E	90°00'00"
2	S 57.562° E	2.99	C	50.00	58.81	52.39	N 32.438° E	90°00'00"
3	S 07.032° W	11.27	C	50.00	58.81	52.39	N 82.968° W	90°00'00"
4	S 07.032° W	11.27	C	50.00	58.81	52.39	N 82.968° W	90°00'00"
5	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
6	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
7	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
8	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
9	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
10	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
11	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
12	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
13	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
14	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
15	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
16	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
17	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
18	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
19	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
20	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
21	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
22	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
23	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
24	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
25	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
26	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
27	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
28	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
29	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
30	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
31	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
32	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
33	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
34	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
35	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
36	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
37	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
38	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
39	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
40	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"
41	N 81.442° E	4.62	C	50.00	25.00	24.83	S 8.558° W	271°56'00"



6200 W. 127th Ave.
NAD 83 (2011)

LJA SURVEYING INC.

CITY OF KENNESAW
COBB COUNTY, GA

FINAL PLAT
FOR
THE TOWNES AT CANTRELL
CRAWFORD CREEK
DEVELOPMENT, LLC

ISSUE:	DATE:	DESCRIPTION:
INITIAL: G. JONES		
ISS. 2	10/20/80	CLINICAL MANU.
ISS. 3	12/15/80	CLINICAL MANU.
ISS. 4		
ISS. 5		
ISS. 6		
ISS. 7		

DRAFTED BY: MJS

MAP CHECKED BY: MJS

REVIEWED BY: ORC

PROJECT #:
AS4268-2503



Know what's below.
Call before you dig.

UNITED STATES OF AMERICA
AN APPROVED VENDOR HAS ONLY BEEN
BEEN DESIGNATED BY THE
THE CHAIRMAN OF THE BOARD OF DIRECTORS.
THE CONTRACTS OF THE CONTRACTOR
THE CONTRACTOR HAS BEEN DESIGNATED
UNITED STATES OF AMERICA AND
AND APPROVED TO BE DESIGNATED
FOR ANY AND ALL CONTRACTS WHICH
MAY BE DESIGNATED BY THE
CONTRACTOR. FAILURE TO DESIGNATE
UNITED STATES OF AMERICA AND
UNITED STATES OF AMERICA.

COMPANY: 1000 LINDEN AVENUE
NO. 1000 LINDEN AVENUE
INTERIOR OF THE BUILDING
C/O LIA CORP. INC.

SHEET NO:
2 OF 2

FINAL PLAT FOR ROSS POINTE

LOCATED IN:
LAND LOTS: 99 AND 98
20TH DISTRICT 2ND SECTION
CITY OF KENNESAW, GEORGIA
ZONED: PUD-R
1651 McCOLLUM PKWY NW
PARCEL # 20009900010

2020048766 Plat Book 284 pg 288
Filed and Recorded: 6/3/2026
11:35:00 AM
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

COBBLER OF COURT RECORDING INFORMATION

NOTES

1. FINAL GRADING OF LOTS IS NOT TO ALTER NATURAL DRAINAGE PATTERN, FLOW SHALL ENTER AND EXIT SITE AS EXISTING CONDITIONS UNLESS WRITTEN APPROVAL IS OBTAINED FROM LOT OWNER AND ALL DOWNSIDE AFFECTED PROPERTIES.
2. NO. 4 REBAR HAS BEEN SET AT ALL PROPERTY CORNERS.
3. THE APPROVAL OF THIS PLAT SHALL NOT CONSTITUTE A RELEASE OF ANY RIGHT, TITLE, OR INTEREST CURRENTLY OR PREVIOUSLY HELD BY THE CITY OF KENNESAW INCLUDING ANY EASEMENT, RIGHT-OF-WAY, OR OTHER INTEREST IN THE REAL PROPERTY. THE CITY HEREBY RETAINS ANY AND ALL CURRENT OR PREVIOUS INTEREST IN SAID PROPERTY.
4. STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON DEDICATED RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
5. NO EASEMENTS, ARCHITECTURAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.
6. ALL STORMWATER INFRASTRUCTURES SHOWN ON THIS PLAT ARE THE SAME AS ARE SHOWN ON THE AS-BUILT DRAWINGS SUBMITTED TO CITY OF KENNESAW PUBLIC WORKS DEPARTMENT.
7. AS-BUILT CERTIFICATION IS REQUIRED FOR DEFLECTION/WATER QUALITY PONES, PRIOR TO FINAL PLAT OR CERTIFICATE OF OCCUPANCY.
8. ALL STORMWATER INFRASTRUCTURES SHOWN ON THIS PLAT ARE THE SAME AS ARE SHOWN ON THE AS-BUILT DRAWINGS SUBMITTED TO COBB COUNTY STORMWATER MANAGEMENT.
9. BUILDER TO INSURE LOTS DRAIN TO STREET AND/OR DRAINAGE EASEMENTS AND NOT ONTO ADJACENT LOTS.
10. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
11. ALL UTILITY BOXES IN CONFLICT WITH DRIVEWAYS OR SIDEWALKS MUST BE TRAFFIC RATED (BOX AND TOP).
12. ALL PLANTINGS WITHIN THE PUBLIC RIGHT-OF-WAY AND AE/UE(MEDIAN) AND IN BUFFERS ALONG THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE HOA.
13. THE AMENITIES, COMMON AREAS AND STREETS SHALL BE DEEDED TO THE HOMEOWNERS ASSOCIATION.
14. THE NEAREST EXISTING STREET INTERSECTION IS KENNESAW STREET DR. HW BEING N 87°21'21" W FOR 233.06 FEET FROM THE MOST NORTHWEST CORNER OF THE PROPERTY.
15. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 1845 PAGES 32-35.
16. COBB COUNTY RECORDS ALL COMMON AREAS, OPEN SPACES, AMENITIES, SIGN FENCE AND LANDSCAPE MAINTENANCE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

COBB WATER SYSTEM - NOTES

1. WATER AND SEWER UTILITIES WITHIN AE/UE WILL BE DEDICATED TO COBB COUNTY AFTER ONE YEAR MAINTENANCE WARRANTY INSPECTION AND APPROVAL BY COWS.
2. PAYMENT COTS BY COWS FOR MAINTENANCE OF WATER AND/OR SEWER LINES WILL BE REPAIRED PER COBB COUNTY STANDARD DETAIL 022010-2.
3. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10) FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY SEWER EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2) FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.
4. WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-125.

FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE IT IS LOCATED IN ZONE "X" AS DETERMINED BY GEORGIA FLOOD MAP PROGRAM COMMUNITY ID 130670. MAP NUMBER 13067003369 WITH AN EFFECTIVE DATE OF OCTOBER 5, 2018.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS DRAWING IS UNDETERMINED AND NOT SHOWN. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAME 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.

CLOSURE STATEMENT
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PERIOD OF ONE FOOT IN 54293, AND AN ANGULAR ERROR OF ONE PER ANGULAR POINT AND WAS ADJUSTED USING THE COMPOUND METHOD. A TRIMBLE S-9 TOTAL STATION AND TRIMBLE TSC-7 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

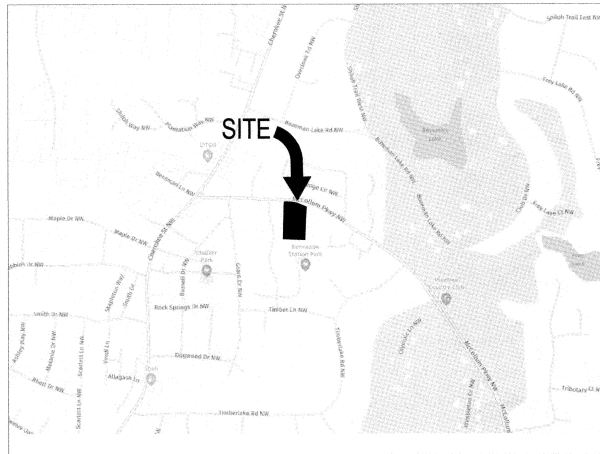
THIS HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 99324 FEET.

AS-BUILT DATA COLLECTION NOTES

1. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (2011)- STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST. MAGNETIC DECLINATION OF 5.54 DEGREES WEST. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIMENSIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.
2. EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S-9 ROBOTIC TOTAL STATION, TRIMBLE R 12 GPS RECEIVER, AND TRIMBLE TSC7 DATA COLLECTOR.
3. FIELD COLLECTION OF AS-BUILT DATA WAS COMPLETED ON MARCH 25, 2026.

PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER:	ENGINEER:	SURVEYOR:
PIEDMONT RESIDENTIAL 285 PARKWAY 570 WOODSTOCK, GA 30188	BOE, INC. 245 TOWNPARK DRIVE SUITE 470 KENNESAW, GEORGIA 30144 (470) 705-0885 TEL	BOE, INC. 245 TOWNPARK DRIVE SUITE 470 KENNESAW, GEORGIA 30144 (470) 705-0885 TEL
24 HOUR CONTACT: RYAN BOBBITT (678) 366-6470	CONTACT: BLAYNE COLEMAN, P.E.	CONTACT: JASON MARROW, P.L.S.



SITE LOCATION MAP

SCALE: 1"=500'

PROJECT NOTES:

1. TOTAL SITE AREA: 5.13 ACRES
2. DISTURBED AREA: 5.10 ACRES
3. NUMBER OF LOTS: 68
4. THIS PROJECT IS CURRENTLY ZONED PUD-R
5. BOUNDARY INFORMATION IS FROM A SURVEY PROVIDED BY: BOE, INC.
6. ALL TOPOGRAPHIC INFORMATION WAS PROVIDED BY: COBB COUNTY GIS
7. MAXIMUM BUILDING HEIGHT: ****
8. MINIMUM LOT SIZE: **** SF
9. MINIMUM FLOOR AREA: **** SF
10. BUILDING SETBACKS PER ZONING STIPULATIONS:
FRONT: N/A
SIDE: N/A

STREET NOTES

STREET NAME	LENGTH (FT)	A/J ESMY (FT)
CANTERFIELD LANE	184	45
MEADOW CREST	194	45
PRIVATE ALLEY	558	30
ROSSMERE ALLEY	332	40
SADDLEBACK DRIVE	800	45
TIMBERLANE COURT	293	45

OWNERS ACKNOWLEDGEMENT

I, HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOME NAME IS SUBSCRIBED THEREON ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND FOR VALUE RECEIVED THE SUBDIVISION OF WHICH IS HEREBY ACKNOWLEDGED OF HEREBY CONVEY ALL PUBLIC STREETS AND RIGHT-OF-WAYS, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE TO THE CITY OF KENNESAW, GEORGIA. I HEREBY AGREE TO THE USE OF PUBLIC FOREVER ALL PUBLIC ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND OTHER PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS.

THE OWNER FURTHER RELEASES AND HOLDS HARMLESS THE CITY OF KENNESAW FROM ANY AND ALL CLAIMS DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, ON ACCOUNT OF THE ROADS, PLS EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHT-OF-WAY AND EASEMENTS SHOWN, AND ON ACCOUNT OF DRAINAGE, AND THE COLLECTION AND DISPOSAL OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

FURTHERMORE, THE OWNER WARRANTS THAT HE OWNS THE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF KENNESAW SHALL NOT BE LIABLE TO HIM OR HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAINS, EXTENDING DITCHES, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. FURTHER WARRANT THAT THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

ALL DETENTION AREAS ARE TO BE OWNED AND MAINTAINED BY PROJECT OWNERS/HOMEOWNERS ASSOCIATION.

THE CITY OF KENNESAW WILL NOT ACCEPT FOR PERPETUAL MAINTENANCE ANY DETENTION FACILITIES OR ANYTHING OUTSIDE CITY RIGHT-OF-WAY.

OWNER-PRESENT RESIDENTIAL COMPANIES AUTHORIZED SIGNATORY
RYAN BOBBITT
DATE: 5/14/26

CITY OF KENNESAW DEVELOPMENT APPROVAL

PURSUANT TO THE LAND SUBDIVISION SECTIONS OF THIS LOC OF THE CITY OF KENNESAW, GEORGIA, THE REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED. THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, GEORGIA.

MAYOR OF THE CITY OF KENNESAW
DATE: 5/14/26

CITY COUNCIL

CITY OF KENNESAW DEVELOPMENT CERTIFICATION
THIS PLAT HAS BEEN SUBMITTED TO THE CITY OF KENNESAW AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF KENNESAW DEVELOPMENT STANDARDS AND THE CITY OF KENNESAW ZONING ORDINANCES IS APPROVED SUBJECT TO THE INSTALLATION AND MAINTENANCE OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE YEAR MAINTENANCE BOND.

PLANNING DEPARTMENT
DATE: 5-21-2026

BUILDING SERVICES
DATE: 5-19-2026

KENNESAW PUBLIC WORKS
DATE: 5-21-26

COBB COUNTY WATER SYSTEM
DATE: 5/15/26

ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED IN THE MATTER OF WHAT IS SHOWN ON THIS PLAT, THAT ALL ENGINEERING REQUIREMENTS OF THE KENNESAW SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

BLAYNE COLEMAN, P.E. NO. 48254
DATE: 5/14/2026

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JASON SCOTT MARROW, GA RLS NO. 3455
DATE: MAY 14, 2026

AS REQUIRED BY SUBSECTION (d) OF O.G.C.A. SECTION 15-6-87, THIS PLAT HAS BEEN PREPARED BY A LICENSED SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS 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 AS SET FORTH IN O.G.C.A. SECTION 15-6-87.



MAY 14, 2026
DATE

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

DRAWN BY:	DATE
STB	REV

REVIEWED BY:	DATE
JSM	REV

DESIGNED BY:	DATE
SAC	REV

VARIANCE APPROVAL LETTER

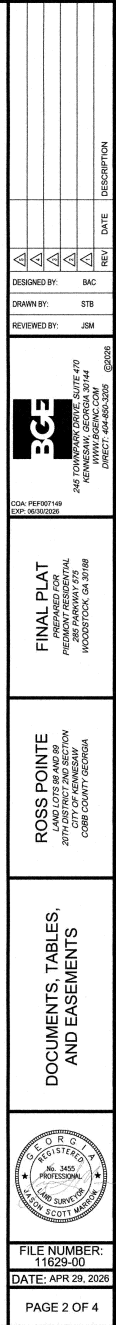
[illegible]

Boundary Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	141.92	887.84	9.16	S84° 02' 30"E	141.76
C2	64.98	326.06	11.42	S73° 45' 12"E	64.87
C3	19.12	30919.20	0.04	S68° 03' 42"E	19.12
C4	19.10	30919.21	0.04	S68° 05' 49"E	19.10
C5	2.79	14.50	11.02	N79° 12' 11"W	2.78
C6	6.28	147.50	2.44	N82° 41' 10"W	6.29
C7	15.19	102.50	8.49	S79° 18' 28"E	15.18
C8	22.78	145.10	90.00	S28° 41' 39"E	20.51
C9	6.36	147.50	2.47	S15° 04' 17"W	6.36
C10	27.34	147.50	10.62	S8° 31' 36"W	27.30
C11	3.08	80.00	2.20	S4° 19' 03"W	3.08
C12	7.85	5.00	90.00	S41° 47' 02"E	7.07
C13	3.36	14.50	13.29	N67° 02' 56"W	3.36

EASEMENT DETAIL

The advertisement for Earth Retention Systems, Inc. features a large, stylized logo at the top consisting of a bold 'R' with a horizontal line through it, followed by the text 'EARTH RETENTION' in a serif font. Below the logo, the company's name 'Earth Retention Systems, Inc.' is written in a smaller serif font, followed by 'A Division of The McGraw-Hill Companies' and '1155 Avenue of the Americas, New York, NY 10020-1095'. A list of services is provided: 'Retaining Walls', 'Bulkheads', 'Tiebacks', 'Anchors', 'Shoring', 'Bracing', 'Foundation', 'Underpinning', 'Piers', 'Piles', 'Sheet Piles', 'Diaphragm Walls', 'Tiebacks', 'Anchors', 'Shoring', 'Bracing', 'Foundation', 'Underpinning', 'Piers', 'Piles', 'Sheet Piles', 'Diaphragm Walls'. A paragraph of text describes the company's capabilities: 'Earth Retention Systems, Inc. has the capability to design and construct retaining walls, bulkheads, tiebacks, anchors, shoring, bracing, foundation, underpinning, piers, piles, sheet piles, diaphragm walls, tiebacks, anchors, shoring, bracing, foundation, underpinning, piers, piles, sheet piles, diaphragm walls. We have a staff of experienced engineers and designers who can provide you with the most cost-effective solution for your project. We have a staff of experienced construction managers who can provide you with the most cost-effective solution for your project. We have a staff of experienced construction managers who can provide you with the most cost-effective solution for your project.' A photograph of a retaining wall is shown in the bottom left corner, with the text 'Retaining Wall Systems' and 'Earth Retention Systems, Inc.' overlaid on it. The bottom right corner contains the text 'Earth Retention' and 'A Division of The McGraw-Hill Companies'.





NOTE:
- ALL ROAD SIGNS, SIDEWALKS, AND PAINT LINES ARE PROPOSED.
- CROSSWALKS ARE 8.5' WIDE.

(CLERK OF COURT RECORDING INFORMATION)



HYDRANT 1
STATIC PRESSURE: 65 PSI
RESIDUAL PRESSURE: 45 PSI
PITOT: 40 PSI
TOTAL GPM: 1060
AVAILABLE FLOW (20 PSI): 1842 GPM
SIZE OF WATER MAIN: 8"

HYDRANT 2
STATIC PRESSURE: 65 PSI
RESIDUAL PRESSURE: 45 PSI
PITOT: 45 PSI
TOTAL GPM: 1130
AVAILABLE FLOW (20 PSI): 1750 GPM
SIZE OF WATER MAIN: 8"

HYDRANT 3
STATIC PRESSURE: 65 PSI
RESIDUAL PRESSURE: 50 PSI
PITOT: 50 PSI
TOTAL GPM: 1190
AVAILABLE FLOW (20 PSI): 2154 GPM
SIZE OF WATER MAIN: 8"

HYDRANT 4
STATIC PRESSURE: 70 PSI
RESIDUAL PRESSURE: 50 PSI
PITOT: 45 PSI
TOTAL GPM: 1130
AVAILABLE FLOW (20 PSI): 2154 GPM
SIZE OF WATER MAIN: 8"

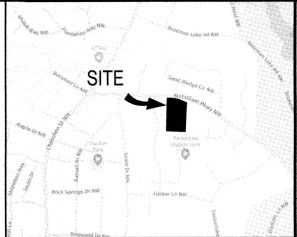
HYDRANT 5
STATIC PRESSURE: 70 PSI
RESIDUAL PRESSURE: 50 PSI
PITOT: 50 PSI
TOTAL GPM: 1190
AVAILABLE FLOW (20 PSI): 1952 GPM
SIZE OF WATER MAIN: 8"

HYDRANT 6
STATIC PRESSURE: 70 PSI
RESIDUAL PRESSURE: 50 PSI
PITOT: 50 PSI
TOTAL GPM: 1190
AVAILABLE FLOW (20 PSI): 1952 GPM
SIZE OF WATER MAIN: 8"

**PROJECT OWNER
AND CONSULTANT
INFORMATION**

DEVELOPER:
Piedmont Residential
285 Parkway 575
Woodstock, GA 30188
24 HOUR CONTACT:
RYAN BOBBIT
(678) 366-6470

CONTRACTOR:
BICKERS CONSTRUCTION INC.
2218 MT. TABOR CHURCH RD.
DALLAS, GA 30457
(470) 581-0844 TEL
CONTACT: SCOTT PROCTOR



SITE LOCATION MAP

- SYMBOL LEGEND**
- EXISTING LOT NUMBER
 - FIRE HYDRANT
 - SEWER INLET
 - HANDICAP PAVEMENT MARKING
 - POWER POLE
 - WATER METER
 - WATER VALVE

- ABBREVIATIONS LEGEND**
- A/U ACCESS AND UTILITY
 - CCSSE COBB COUNTY SANITARY SEWER EASEMENT
 - CL CURB INLET
 - CMP CENTERLINE
 - CONC CONCRETE MONUMENT FOUND
 - CP CORRUGATED METAL PIPE
 - CO CLEANOUT
 - CIP CRIMPED TOP PIPE
 - DE DRAINAGE EASEMENT
 - DI DROP INLET
 - DWCB DOUBLE WING CATCH BASIN
 - ESMT EASEMENT
 - ELC ELECTRIC
 - EX EXISTING
 - FX FIRE HYDRANT
 - FO FOUND
 - FND HIGH DENSITY POLYETHYLENE PIPE
 - HDPE HEADWALL
 - JW JUNCTION BOX
 - MON MONUMENT
 - OCS OUTLET CONTROL STRUCTURE
 - OPN OPEN TOP PIPE
 - POB POINT OF BEGINNING
 - PCC POLYVINYL CHLORIDE PIPE
 - RCP REINFORCED CONCRETE PIPE
 - R/W RIGHT-OF-WAY
 - SS SANITARY SEWER
 - SSMH SANITARY SEWER MANHOLE
 - STM STORM
 - SWCB SINGLE WING CATCH BASIN

- LINE TYPE LEGEND**
- PROPERTY LINE
 - LAND LOT LINE
 - OVERHEAD POWER
 - TELECOMMUNICATIONS LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM
 - WATER LINE
 - EXISTING GAS LINE
 - FENCE LINE
 - EASEMENT LINE

AS REQUIRED BY SUBSECTION (G) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE OBTAINED BY THE UNDERSIGNED APPLICANT PRIOR TO ANY FURTHER RECORDING OF THIS PLAT. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.G.C.A. SECTION 15-6-67.



MAY 14, 2026 DATE

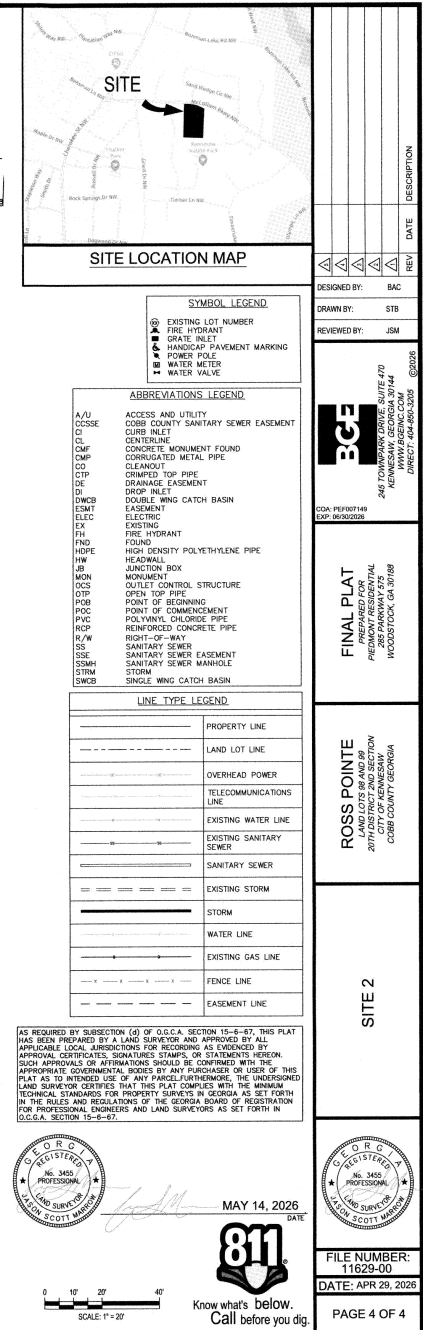


FINAL PLAT
Piedmont Residential
285 Parkway 575
Woodstock, GA 30188

ROSS POINTE
2074 DISTRICT AND SECTION
COBB COUNTY, GEORGIA

SITE 1

FILE NUMBER:
11629-00
DATE: APR 29, 2026
PAGE 3 OF 4



MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Antonio Jones

Madelyn Orochena

Tracey Viars

Anthony Gutierrez-Leon

Jonathon Bothers

June 16, 2026

Radoslav Zamborsky
2687 Summerbrooke Drive
Kennesaw, GA 30152

Subject: Land Use Approval Letter (Case #LU2026-03)*2687 Summerbrooke Drive, Kennesaw, GA 30152 – Parcel #20016402420*

Dear Radoslav Zamborsky,

The City of Kennesaw Mayor & Council held their regularly scheduled meeting on June 15, 2026, 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 and sell custom engraved items 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 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 (1) commercial vehicle dedicated to this business.
3. No activity on the property shall produce noise, vibration, odors, fumes, dust, or other emissions that are reasonably likely to create a nuisance or materially impact the health, safety, comfort, or welfare of occupants of surrounding properties.
4. The land use permit is valid for 24 months starting from the date of 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,

Priscilla Coley**Assistant Planning and Zoning Administrator | City Planner**

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



**CITY OF KENNESAW
GEORGIA**

ORDINANCE NO. 2026-07

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT DESIGNATION FROM CITY GENERAL COMMERCIAL (GC) AND CITY RM-12, MULTIFAMILY RESIDENTIAL TO CITY PLANNED VILLAGE COMMUNITY (PVC) FOR THE PROPERTY LOCATED AT 1600 OLD 41 HWY AND 0 OLD 41 HWY

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

WHEREAS, Walton Communities, 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 GENERAL COMMERCIAL (GC) AND CITY RM-12, MULTIFAMILY RESIDENTIAL** to **CITY PLANNED VILLAGE COMMUNITY (PVC)** for property located at 1600 Old 41 Hwy and 0 Old 41 Hwy (Parcel Numbers 20021200130 & 20021201560), identified as 20th District, Land Lot 212 Tax Parcel 13 & 156 containing collectively +/- 11.44 acres (as more particularly described below); and

WHEREAS, notice was advertised in the Marietta Daily Journal on May 15, 2026 of a public hearing before the Kennesaw Planning Commission held on June 3, 2026 and the Mayor and Council on June 15, 2026; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a meeting held June 3, 2026; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held June 15, 2026; 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 GENERAL COMMERCIAL (GC) AND CITY RM-12, MULTIFAMILY RESIDENTIAL** to **CITY PLANNED VILLAGE COMMUNITY (PVC)** for the following described property:

1600 OLD 41 HWY
LEGAL DESCRIPTION
PARCEL NUMBER: 20021200130

Tract 1

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the northerly most mitered intersection of the southeasterly Right of Way of Ernest W. Barrett Parkway (Variable R/W) and the northeasterly Right of Way of Old Highway #41 (Variable R/W); from point thus established and running along the southeasterly Right of Way of Ernest W. Barrett Parkway the following courses: North 26° 23' 39" East a distance of 29.54 feet to a point; thence North 37° 23' 49" East a distance of 45.64 feet to a point; thence North 30° 45' 26" East a distance of 39.05 feet to a point; thence North 26° 03' 07" East a distance of 38.61 feet to a point; thence North 41° 50' 38" East a distance of 206.85 feet to a point; thence North 27° 35' 04" East a distance of 185.24 feet to a point; thence running along a curve to the right an arc length of 390.14 feet, (said curve having a radius of 900.42 feet, with a chord bearing of North 61° 56' 40" East, and a chord length of 387.10 feet) to an iron pin set; thence leaving said Right of Way South 80° 38' 53" East a distance of 49.71 feet to an iron pin set; thence running along a curve to the left an arc length of 324.14 feet, (said curve having a radius of 870.61 feet, with a chord bearing of South 66° 30' 24" West, and a chord length of 322.28 feet) to an iron pin set; thence South 36° 10' 42" East a distance of 110.83 feet to an iron pin set; thence North 57° 49' 34" East a distance of 372.64 feet to an iron pin set; thence South 74° 00' 06" East a distance of 91.70 feet to an iron pin set; thence South 41° 43' 57" East a distance of 19.08 feet to an iron pin set; thence South 26° 35' 31" East a distance of 112.62 feet to an iron pin set; thence South 01° 16' 47" East a distance of 102.12 feet to an iron pin set; thence South 44° 44' 24" East a distance of 249.02 feet to an iron pin set; thence South 67° 27' 15" West a distance of 812.14 feet to an iron pin set; thence South 21° 58' 58" East a distance of 5.05 feet to an iron pin set; thence South 42° 40' 12" West a distance of 80.54 feet to an iron pin set; thence South 42° 40' 12" West a distance of 98.29 feet to an iron pin set on the aforementioned northeasterly Right of Way of Old Highway #41 (Variable R/W); thence running along said Right of Way the following courses: North 47° 08' 07" West a distance of 49.33 feet to an iron pin set; thence North 43° 22' 55" East a distance of 14.98 feet to a Right of Way Monument; thence North 45° 25' 25" West a distance of 11.13 feet to a Right of Way Monument; thence South 39° 48' 21" West a distance of 15.34 feet to an iron pin set; thence North 47° 08' 07" West a distance of 217.11 feet to an iron pin set; thence along a miter North 24° 32' 39" West a distance of 82.30 feet to the TRUE POINT OF BEGINNING. Said tract contains 10.753 Acres (468,391 Square Feet).

0 OLD 41 HWY
LEGAL DESCRIPTION
PARCEL NUMBER: 20021201560

Tract 2

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING, commence at the northerly most mitered intersection of the southeasterly Right of Way of Ernest W. Barrett Parkway (Variable R/W) and the northeasterly Right of Way of Old Highway #41 (Variable R/W); thence running along said miter South 24° 32' 39" East a distance of 94.99 feet to a point; thence running along the northeasterly Right of Way of Old Highway #41 the following courses: South 46° 55' 56" East a distance of 205.69 feet to a point; thence North 39° 48' 21" East a distance of 0.89 feet to a Right of Way monument; thence North 39° 48' 21" East a distance of 20.07 feet to a Right of Way monument; thence South 45° 25' 25" East a distance of 11.13 feet to a Right of Way monument; thence South 43° 22' 55" West a distance of 19.62 feet to a Right of Way monument; thence South 43° 22' 55" West a distance of 1.00 feet to a point; thence South 46° 55' 56" East a distance of 49.40 feet to an iron pin set and the TRUE POINT OF BEGINNING; from point thus established and leaving said Right of Way North 42° 40' 12" East a distance of 104.10 feet to an iron pin set; thence South 47° 19' 48" East a distance of 38.66 feet to an iron pin set; thence North 86° 07' 17" East a distance of 40.80 feet to an iron pin set; thence South 37° 07' 10" East a distance of 55.34 feet to an iron pin set; thence South 19° 40' 45" East a distance of 137.03 feet to an iron pin set; thence South 01° 00' 59" East a distance of 57.65 feet to an iron pin set; thence South 46° 53' 55" East a distance of 159.05 feet to an iron pin set; thence South 43° 39' 50" West a distance of 33.42 feet to an iron pin set on the aforementioned northeasterly Right of Way of Old Highway #41; thence running along said Right of Way the following courses: North 48° 08' 55" West a distance of 20.10 feet to a point; thence North 34° 28' 42" West a distance of 68.85 feet to a point; thence North 47° 13' 34" West a distance of 88.14 feet to a point; thence North 42° 46' 26" East a distance of 10.00 feet to a point; thence North 47° 13' 34" West a distance of 100.00 feet to a point; thence South 42° 46' 26" West a distance of 10.00 feet to a point; thence North 47° 06' 59" West a distance of 165.49 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.691 Acres (30,098 Square Feet).

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 GENERAL COMMERCIAL (GC) AND CITY RM-12, MULTIFAMILY RESIDENTIAL** to **PLANNED VILLAGE COMMUNITY (PVC)** for +/- 11.44 acres with stipulations below:

ZONING CONDITIONS

1. The rezoning of the Subject Property to Planned Village Community (PVC) zoning district shall be in accordance with the technical and conceptual site plans submitted concurrently with the application and shall comply with the required front, side, and rear setbacks as outlined in the UDC for PVC zoning district.
2. The Subject Property shall be developed as a mixed-use project, consisting of 182 units and a minimum 5,000 square feet commercial/office space.
3. The proposed retail and commercial use must adhere to the list of permitted uses as specified in the Planned Village Community (PVC) zoning regulations to ensure consistency with the intended character
4. 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 with the application and compatible with surrounding development with the Ridenour/ Walton development.
5. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.
6. The applicant will be required to complete sidewalk connectivity along Old 41 Highway, extending the pedestrian network from the existing Legacy at Walton Kennesaw Mountain (62+) community.
7. 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.
8. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
9. All utilities servicing the residences with the proposed community shall be underground.
10. 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.
11. The proposed development shall include amenities for use and enjoyment of its residents as follows:

- a. A Clubhouse
- b. Community courtyards, gathering places, outdoor amenity space
- c. Pedestrian connectivity

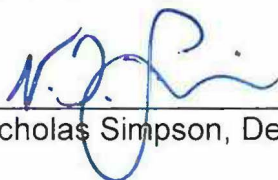
- 12. Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or staff designee as needed or necessary.
- 13. The applicant agrees that construction will begin in 24 months 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.
- 14. The existing curb cut on Old 41 Highway shall not be utilized for vehicular access.

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 15th day of June, 2026.

ATTEST:



Nicholas Simpson, Deputy City Clerk

CITY OF KENNESAW:



Derek Easterling, Mayor



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

June 16, 2026

Walton Communities, LLC
2281 Akers Mill Road S.E, Building 4100
Atlanta, GA 30339

Subject: Variance Application (Case #ZV2026-02)

1600 Old 41 Hwy & 0 Old 41 Hwy, Kennesaw, GA (Parcel ID: 20021200130 & 20021201560)

Dear Walton Communities, LLC:

The City of Kennesaw Mayor and Council held their regularly scheduled meeting on June 16, 2026 to review the above subject application. This letter is written to inform you of their actions.

The application sought approval to reduce the minimum parking spaces per dwelling unit for multi-family dwelling units from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit. The Mayor and Council have **approved** the zoning variance application request to reduce the minimum parking spaces per dwelling unit for multi-family dwelling units from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit.

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

Sincerely,

Chanelle Campbell

Chanelle Campbell
Planning and Zoning Administrator

**CITY OF KENNESAW
GEORGIA**

RESOLUTION NO. 2026-38

**RESOLUTION ADOPTING THE UPDATES TO THE CAPITAL IMPROVEMENT
ELEMENT AND THE SHORT-TERM WORK PROGRAM COVERING THE FIVE-
YEAR PERIOD 2026-2030**

**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 a duly advertised public hearing held by the Mayor and Council on June 15, 2026, during 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 May 5, 2026. 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.

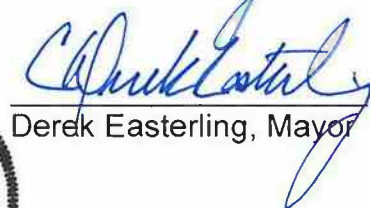
PASSED AND ADOPTED by the City of Kennesaw Mayor and Council on this 15th day of June 2026.

ATTEST:

CITY OF KENNESAW



Nicholas Simpson, Deputy City Clerk



Derek Easterling, Mayor





Second Quarter Report 2026

Planning & Zoning Cases

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