

**Mayor**

Derek Easterling

**City Manager**

Jeff Drobney, ICMA-CM

**City Clerk**

Lea Alvarez, CMC



**Council**

Madelyn Orochena

Tracey Viars

Jonathon Bothers

Antonio Jones

Anthony Gutierrez-Leon

**City Council**

**Meeting Agenda**

**June 15, 2026 6:30 PM**

**Council Chambers**

**(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

**Livestream: [www.kennesaw-ga.gov/publicmeetings/](http://www.kennesaw-ga.gov/publicmeetings/)**

**1. Invocation**

**2. Pledge of Allegiance**

**3. Call to Order**

**4. Announcements**

**5. Presentations**

A.

**Recognition: Presentation of a Proclamation recognizing June 8-12, 2026 as Municipal Court Clerks Week.**

**6. Public Comment**

This section is for comment on any item on the agenda.

**7. Old Business**

**8. New Business**

**9. Committee and Board Reports**

**10. Public Hearing(s)**

**A. Public Hearing: Updates to the Capital Improvement Element and Short Term Work Program (CIE/STWP) 2026-2030**

Consideration for approval of a Resolution adopting the updates to the Capital Improvement Element and Short Term Work Program (CIE/STWP) report covering the five year period of 2026-2030. Case #MISC2026-07

**B. Land Use Permit: 2687 Summerbrooke Drive**

Consideration for approval of a Land Use Permit application for the property located at 2687 Summerbrooke Drive (parcel #20016402420) as submitted by Radoslav Zamborsky. Case # LU2026-03

- C. **Ordinance: Rezoning Request for 1600 Old 41 Hwy & 0 Old 41 Hwy**  
Consideration for approval of an ordinance authorizing a rezoning request submitted by Walton Communities, LLC for the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel #20021200130 & 20021201560). Case # RZ2026-04
- D. **Zoning Variance: 1600 Old 41 Hwy & 0 Old 41 Hwy**  
Consideration for approval of a variance application for the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel #20021200130 & 20021201560) as submitted by Walton Communities, LLC. Case #ZV2026-02

## 11. Consent Agenda

- A. **Minutes: May 26, 2026 Work Session**  
Approval of the May 26, 2026, City Council work session minutes.
- B. **Minutes: May 26, 2026 Executive Session**  
Approval of the May 26, 2026, City Council executive session minutes.
- C. **Minutes: June 1, 2026 Regular Meeting**  
Approval of the June 1, 2026, City Council regular meeting minutes.

## 12. General and Administrative

## 13. Public Safety

- A. **Crime Stats: May 2026**  
Consideration for the acceptance of the May 2026 crime statistics.
- B. **Surplus: Trailers**  
Based on the condition, age, and lack of operational value of the following assets, approval is requested to declare them surplus property and dispose of them through GovDeals in accordance with applicable surplus property procedures.
  - Kustom Signals Radar Trailer (non-operational and no longer supported by the manufacturer)
  - Decatur Electronics Radar Trailer (non-operational and no longer supported by the manufacturer)
  - 8' x 5' Utility Trailer (Per Fleet Operations, there is no current or foreseeable operational need for this trailer.)

## 14. Information Technology

## 15. Public Works and Building Maintenance

**16. Recreation and Culture**

**17. Community Development**

**18. Public Comment**

This section is for general comment.

**19. City Manager's Report**

A. Reports, Discussions, and Updates

**20. Mayor's Report**

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

**21. Council Reports & Discussions**

**22. Executive Session**

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

**23. Adjourn**



## Item Report

**TO:** The Honorable Mayor and City Council

**FROM:**

**DATE:** June 15, 2026

**TITLE:**

**Recognition: Presentation of a Proclamation recognizing June 8-12, 2026 as Municipal Court Clerks Week.**

### Summary:

Proclaimed and issued by Governor Brian Kemp on January 27, 2025, the Georgia Municipal Court Clerks Council is excited to announce *Municipal Court Clerks Week* for the State of Georgia. The proclamation recognizes the hard work performed by our Municipal Court Clerks, Brittany Swiney, Clerk of Court; Caitlin Foster and Amber Massey, Deputy Court Clerks; and all Municipal Court Clerks for the vital services they perform and their exemplary dedication to the communities they represent and serve.

### Recommendation:

### Fiscal Impact:

### Attachments:

1. Muni Clerks Proc

**CITY PROCLAMATION**

**IN RECOGNITION OF MUNICIPAL COURT CLERKS WEEK**

**June 8-12, 2026**

WHEREAS, Municipal Court Clerks play a significant role in ensuring that municipal courts preserve public safety and promote quality of life in the City of Kennesaw and local municipalities across the state;

WHEREAS, the procedures for the Kennesaw Municipal Court operations are set forth by the Uniform Rules of Municipal Court and other laws of the State of Georgia;

WHEREAS, more people come in contact with Municipal Court Clerks than all other city services combined and public impression of the judicial system is largely dependent upon the public's experience in municipal court;

WHEREAS, Municipal Court Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all;

WHEREAS, the Kennesaw Municipal Court is committed to the notion that our legal system is based on the principle that an independent, fair, and competent judiciary will interpret and apply the laws that govern us; Municipal Court Clerks act in a manner that promotes public confidence in the integrity and impartiality of the judiciary;

WHEREAS, it is most appropriate that we recognize the accomplishments and significant role the Municipal Court Clerks play in preserving the public confidence, integrity and impartiality of the judiciary.

Now, therefore, I, Derek Easterling, Mayor of the City of Kennesaw, do recognize the week of June 8-12, 2026, as Municipal Court Clerks Week and further extend appreciation to our Municipal Court Clerks, Brittany Swiney, Clerk of Court, Caitlin Foster and Amber Massey, Deputy Court Clerks and all Municipal Court Clerks for the vital services they perform and their exemplary dedication to the communities they represent and serve.

SO PROCLAMIED this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk



## Item Report

**TO:** The Honorable Mayor and City Council

**FROM:** Chanelle Campbell, Planning and Zoning Director

**DATE:** June 15, 2026

**TITLE:** **Public Hearing: Updates to the Capital Improvement Element and Short Term Work Program (CIE/STWP) 2026-2030**  
 Consideration for approval of a Resolution adopting the updates to the Capital Improvement Element and Short Term Work Program (CIE/STWP) report covering the five year period of 2026-2030. Case #MISC2026-07

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### Summary:

The City of Kennesaw is required to adopt an annual report on the Capital Improvement Element and the Short Term Work Program. The Atlanta Regional Commission and the Georgia Department of Community Affairs completed the regional review of the 2026 CIE Update for the City of Kennesaw. The Georgia Department of Community Affairs has determined that the updates conform to the Development Impact Fee Compliance Requirements. Renewal of Qualified Local Government (QLG) status is contingent on local adoption of the update. This annual report and adoption is required for all jurisdictions that collect development impact fees.

### Recommendation:

Planning and Zoning recommends adoption of the annual report on the Capital Improvement Element and Short Term Work Program.

### Fiscal Impact:

### Attachments:

1. RES 2026 \_CIE/STWP Adoption Resolution
2. MISC2026-07 \_CIE/STWP Adoption Packet

**CITY OF KENNESAW  
GEORGIA**

**RESOLUTION NO. 2026-**

**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 \_\_\_\_\_ day of June 2026.

ATTEST:

CITY OF KENNESAW

\_\_\_\_\_  
Nicholas Simpson, Deputy City Clerk

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

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

	PARKS/REC	POLICE	TOTAL
SERVICE AREA	CITYWIDE	CITYWIDE	
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 Installations/Improvements	10/1/2027	9/30/2028	\$ 190,000	50%	General Fund	\$ 40,000	\$ 20,000	Programmed for FY 2028
Computer System Upgrades	10/1/2027	9/30/2028	\$ 475,000	0%	General Fund	\$ 100,000	\$ -	Programmed for FY 2028
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2027	9/30/2028	\$ 30,000,000	0%	SPLOST	\$ 5,000,000	\$ -	Programmed for FY 2028
Adams Park Improvements: playground and concession upgrades	10/1/2027	9/30/2028	\$ 950,000	50%	General Fund/HUD Earmark	\$ 100,000	\$ 50,000	Programmed for FY 2028
Parks & Recreation Facility Improvements including upgrades to workout space and replacement of gym equipment bleachers, scoreboards, dividing curtains, etc.	10/1/2027	9/30/2028	\$ 500,000	25%	General Fund/SPLOST	\$ 150,000	\$ 37,500	Programmed for FY 2028
Neighborhood Street Improvements - Kencrest/Knights Bridge	10/1/2027	9/30/2028	\$ 7,500,000	0%	HUD Earmark	\$ 1,000,000	\$ -	Programmed for FY 2028
Smith-Gilbert Gardens Education Center: design and construction	10/1/2027	9/30/2028	\$ 6,000,000	0%	Grants/SPLOST	\$ 2,000,000	\$ -	Programmed for FY 2028
Fleet Maintenance Facility Upgrade: Construction of new fleet maintenance facility	10/1/2027	9/30/2028	\$ 2,500,000	0%	SPLOST	\$ 1,500,000	\$ -	Programmed for FY 2028
TOTAL			\$ 54,240,000			\$ 11,170,000	\$ 142,500	

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



## Item Report

**TO:** The Honorable Mayor and City Council

**FROM:** Chanelle Campbell, Planning and Zoning Director

**DATE:** June 15, 2026

**TITLE:** **Land Use Permit: 2687 Summerbrooke Drive**  
 Consideration for approval of a Land Use Permit application for the property located at 2687 Summerbrooke Drive (parcel #20016402420) as submitted by Radoslav Zamborsky. Case # LU2026-03

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### Summary:

Said request is for the purpose of obtaining a home occupation business license to create and sell custom engraved items. Property is zoned Planned Unit Development - Residential, consists of 0.28 +/- acres, and lies in Land Lot 164, Tax Parcel 242, 20th District, 2nd Section, Cobb County, Georgia. This public hearing was advertised in the Marietta Daily Journal on May 15, 2026, and public notice has been posted onsite. During the June 3, 2026, meeting, the Planning Commission unanimously recommended approval of the Land Use application.

### Recommendation:

Planning and Zoning recommends approval of the Land Use Application with conditions.

### Fiscal Impact:

### Attachments:

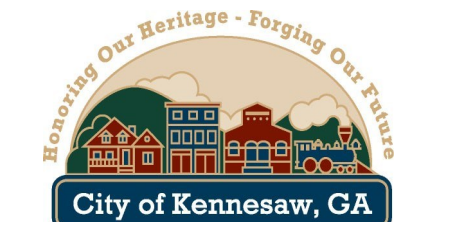
1. LU2026-03 - 2687 Summerbrook Drive \_Staff Analysis
2. LU2026-03 - 2687 Summerbrooke Drive \_Application Packet
3. 06-03-26 Planning Commission Action Minutes

**PLANNING AND ZONING DIRECTOR**  
CHANELLE CAMPBELL

**ASSISTANT ZONING ADMINISTRATOR/PLANNER**  
PRISCILLA COLEY

**CONTACT US**

**OFFICE:** (770) 590-8268  
**WEBSITE:** [www.kennesaw-ga.gov](http://www.kennesaw-ga.gov)  
**EMAIL:** [zoningdept@kennesaw-ga.gov](mailto:zoningdept@kennesaw-ga.gov)



**COMMUNITY DEVELOPMENT**  
Planning and Zoning

2529 J.O. Stephenson Avenue  
Kennesaw, GA 30144

**MAYOR AND COUNCIL**  
JUNE 15, 2026

**PLANNING COMMISSION**  
JUNE 3, 2026

**LEGAL ADVERTISEMENTS**  
MAY 8, 2026

**PUBLIC NOTICE SIGN**  
MAY 15, 2026

**APPLICATION SUBMITTED**  
April 15, 2026

# STAFF ANALYSIS REPORT

## ZONING CASE #: LU2026-03

**Property Addresses**  
2687 Summerbrooke Drive

**Applicant**  
Radoslav Zamborsky (Sunbeam Engraving)

**Representative**  
N/A

**Property Owner**  
Same as Applicant

**Current Zoning**  
Planned Unit Development - Residential (PUD-R)

**Future Land Use Category**  
Planned Unit Development (PUD)

**Project Request:** Land use permit to acquire a business license for home occupation.  
[Please see page 2 for project request description.](#)

## AREA MAP



Aerial Map of subject property

## PROPERTY DETAILS

**Within 1/2 mi from Unincorporated Cobb Co:** Yes  
**Historic District:** No  
**Cemetery:** No    **Floodplain:** No    **Stream:** No  
**Parcel ID #:** 20016402420  
**Land Lot #:** 164    **Tax Parcel #:** 242  
**Land Area:** 12,197 sq. ft. or 0.28 +/- acre  
**Proposed Building SQFT:** N/A  
**Proposed Streets:** N/A

## RECOMMENDATION

**Staff Recommendation**  
**Approval with conditions**  
**Planning Commission Recommendation**  
**Approval with conditions as recommended by staff**  
  
[Please see page 13 for basis for recommendation.](#)

## ADJACENT PROPERTY DETAILS

### Surrounding Zoning Dist. and Future Land Use

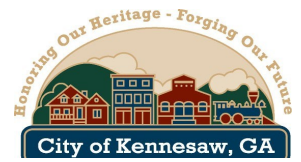
**North:** No Street  
**Zoning:** Planned Unit Development - Residential  
**Future Land Use:** Planned Unit Development

**South:** Summerbrooke Drive  
**Zoning:** Planned Unit Development - Residential  
**Future Land Use:** Planned Unit Development

**East:** No Street  
**Zoning:** Planned Unit Development - Residential  
**Future Land Use:** Planned Unit Development

**West:** Summerbrooke Drive  
**Zoning:** Planned Unit Development - Residential  
**Future Land Use:** Planned Unit Development  
[Please see pages 3 for zoning map.](#)

# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-03

### DESCRIPTION OF ZONING REQUEST

This is a land use permit request for a home occupational business license. The applicant is requesting approval to operate a home-based business for the engraving of items intended for retail sale. Inventory will be stored within the residence, however no on-site sales or customer traffic are proposed.

[Please see page 8 for photos of the equipment used](#)

[Please see page 9 for examples of products](#)

- **Pre-Application Meeting:** April 15, 2026
- **Application Submitted:** April 15, 2026
- **Fees Paid:** \$250.00
- **Certified Letters Mailed:** May 5, 2026

### 4.04.05 HOME OCCUPATION

- Home Occupation are allowed in dwelling units on the basis that such uses are incidental to the use of the premises as a residence. They have special regulations that apply to ensure that home occupations will not be a detriment to the character and livability of the surrounding neighborhood.
- There are two (2) types of home occupations, Type A and Type B. Permit requirements and uses allowed in each type vary and are allowed only if they comply with all of the requirements of this ordinance.
  1. In Type A home occupations, resident(s) use their home as a Virtual *Home Office* only. Employees, clients, or customers are prohibited from coming to the residence.
  2. In Type B home occupations resident(s) use their home for work, home office, sales, deliveries, or business mailing address results in one (1) additional employee, consultant, agent, subcontractor, customer, or delivery personnel coming to the residence. Type B home occupation are also required for any activity that involves the physical production or creation of a product at subject residential property. Type B home occupations must obtain a land use permit from the City Council due to their greater possible impact on the surrounding neighborhood as a result of individuals and visitors from outside the neighborhood coming to the property.

#### Site Visit:

- Yes
- No

#### Staff Member:

Name: N/A  
Date of Visit: N/A

#### Land Use Recommendation:

**Home occupational use is compatible**

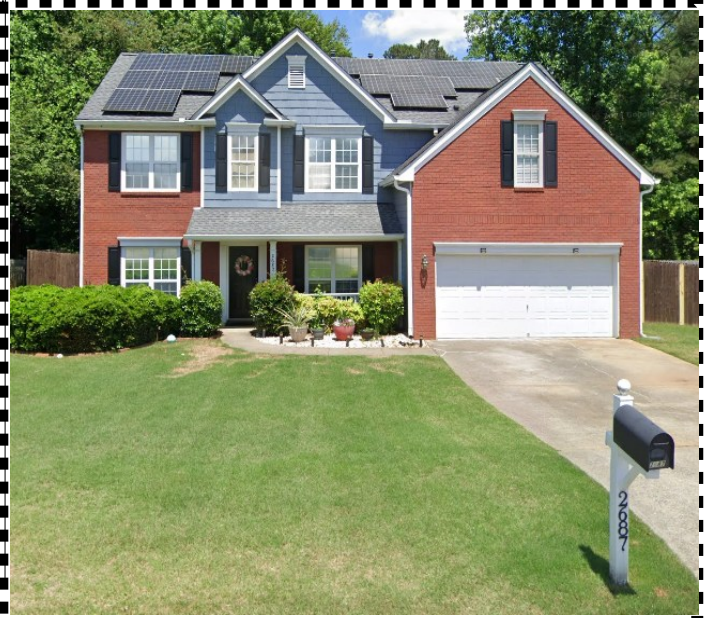
#### Historic Preservation:

Not in a historic district

#### Cemetery Preservation:

No cemeteries on site

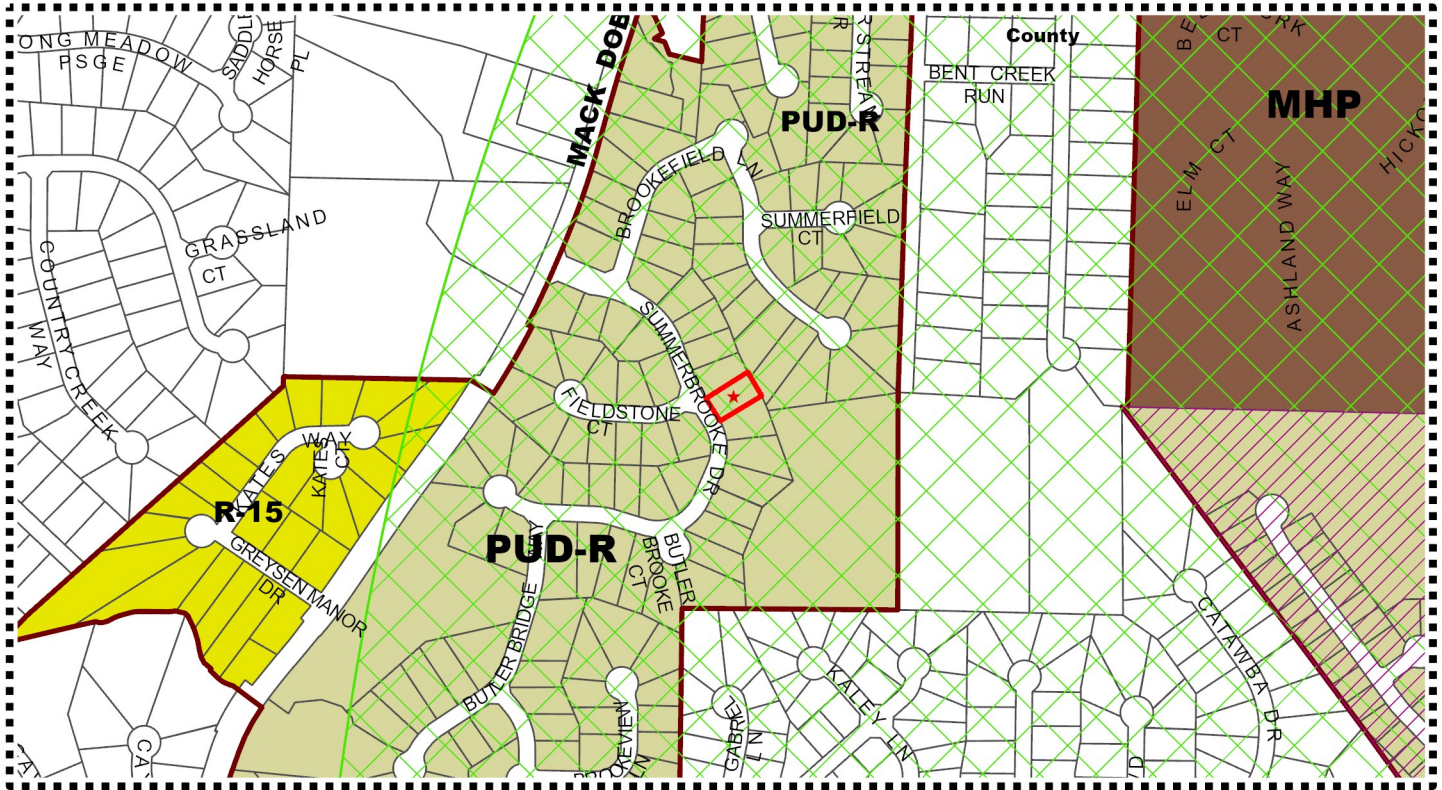
### GOOGLE STREET VIEW OF THE RESIDENCE



# STAFF ANALYSIS REPORT

## ZONING CASE #: LU2026-03

### ZONING MAP



### LEGEND

#### Zoning Districts

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

#### Form Based Code

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

#### Zoning Overlays

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

### BACKGROUND

The site is currently zoned Planned Unit Development – Residential (PUD-R) and is surrounded by the same residential zoning district. The property is located on Lot 24 within the subdivision and contains a detached single-family home situated on approximately 0.28 +/- acres ( 12,197 sq. ft.). The lot was recorded in 1995 as part of Summerbrooke, Phase I.

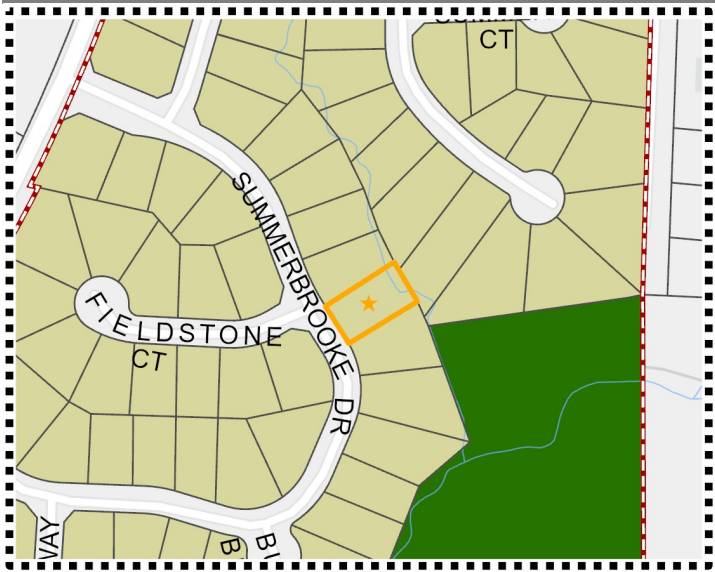
The property was built according to the outlined development standards:

- Minimum Lot Area: 6,000 sq. ft.
- Setbacks:
  - Front: 30'
  - Rear: 35'
  - Side: 5'

# STAFF ANALYSIS REPORT

## ZONING CASE #: LU2026-03

### 2022 COMPREHENSIVE PLAN UPDATE



#### LEGEND

<b>Future Land Use</b>	PRC - Park/Recreation/Conservation
CAC - Community Activity Center	PUD - Planned Unit Development
DAC - Downtown Activity Center	RAC - Regional Activity Center
I - Industrial	RH - Residential High
NAC - Neighborhood Activity Center	RL - Residential Low/Medium
PI - Public Service/Institutional	TCU - Transportation Communication Utilities

#### Planned Unit Development (PUD)

These are areas that are planned under a separate master plan.

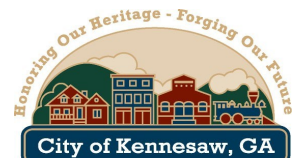
#### Recommendations:

- Internal amenities
  - Walkable; connectivity to adjacent parcels
  - Conservation of natural resource
  - Percentage of housing dedicated to being affordable\*
- \*Affordable based on the definitions and standards provided by the United States Housing and Urban Development.

### FUTURE LAND USE ANALYSIS

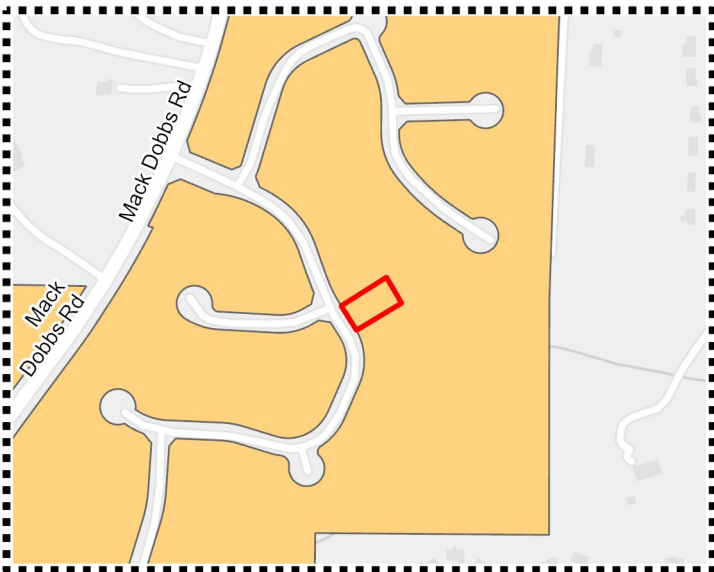
The Comprehensive Plan designates the future land use for the property as Planned Unit Development (PUD). The intent of the PUD is to encourage efficient land use by integrating various land uses into a cohesive plan, reducing sprawl, and preserving green spaces while fostering a sense of community cohesion. The applicant's property will adhere to the Comprehensive Plan as there are no intentions to change the zoning or the external appearance of the property, which could potentially alter the character of the neighborhood or the overall density. Staff finds that the request aligns with the goals of the Comprehensive Plan.

# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-03

### COMPREHENSIVE PLAN | AREAS



#### LEGEND

##### Kennesaw Areas

Cobb Parkway Commercial Corridor	Jiles and Baker
Ridenour	Swift-Cantrell
West Pine Mountain	Campus Living
East Pine Mountain Revitalization	Cherokee Street Commercial Corridor
Kennesaw Due West	North Cherokee
Cobb International Industrial Corridor	Moon Station Industrial Corridor
Kennesaw Marketplace	Historic Central Business District
Barrett and Old 41	In-Town Living
	McCollum Industrial Corridor

#### COMPATIBLE FUTURE LAND USE

- Park/Recreation/Conservation (PRC)
- Planned Unit Development (PUD)
- Residential Low (RL)

In addition to the established Future Land Use Map, the City would like to further define an appropriate development atmosphere to ensure compatible and unified development within specified areas of the City.

Furthermore, please refer to the Policy Matrix which should be used for new development within each of the described areas.

#### WEST PINE MOUNTAIN

This area is situated between Pine Mountain Road and Mack Dobbs Road. This area is comprised of larger, newer homes and neighborhoods. Most of the homes are ranch or split-level styles on basements, depending on the period in which they were built and many of the neighborhoods have experienced years of ownership stability.

Future development is limited due to the limited amount of available land inside the City limits and redevelopment is limited due to the young age of the developments of the area which appear to be less than 10 to 20 years old. Should redevelopment of existing large parcels occur, then the redevelopment should be compatible with surrounding residential land uses.

Additional opportunity exists to expand this area and more logically define the City boundary if the City and the unincorporated residents and neighborhoods are willing to be annexed. Neighborhood-compatible retail uses should be discouraged because of the abundance of neighborhood- and community-retail establishments along Cobb Parkway. Transitional land use issues may need to be addressed as commercial development along Cobb Parkway intensifies or expands.

# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-03

### ENVIRONMENTAL

### FEMA FLOOD ZONE MAP

#### Floodplain:

- Yes
- No
- Not Verified

#### Wetlands:

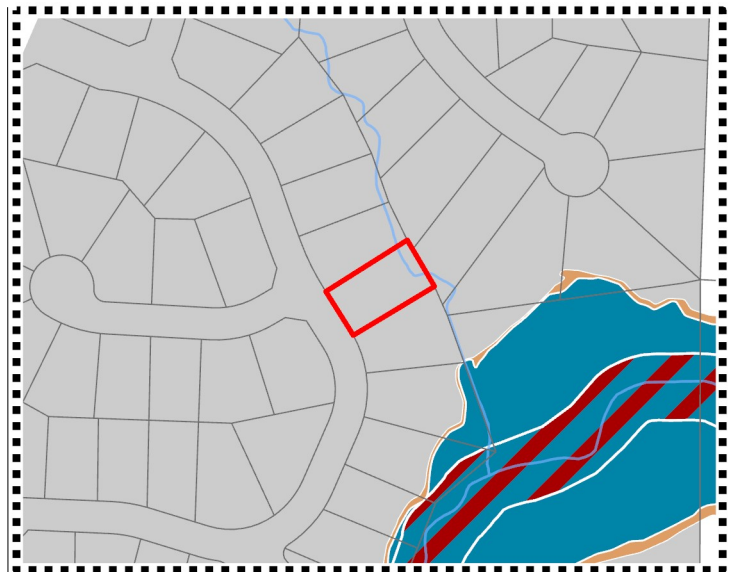
- Yes
- No
- Not Verified

#### Drainage Basin:

- None
- FEMA 100-year floodplain area
- Flood Damage Prevention Ordinance<sup>1</sup>
- Project subject to Cobb County Damage Prevention Requirements
- Dam Breach Zone (Upstream)<sup>2</sup>
- Owner/Developer is responsible for obtaining any required wetland permits from the United States Army Corps of Engineers

#### Streams and Creeks:

- Metropolitan River Protection Area<sup>3</sup>
- Chattahoochee River Corridor Tributary Area<sup>4</sup>
- Georgia Erosion-Sediment Control Law and County Ordinance<sup>5</sup>
- Georgia DNR Variance for work being done in 25-foot stream bank buffers (may be required)
- City Stream Buffer Required
- No Stream Buffer Required



#### LEGEND

##### Special Flood Hazard Areas

##### 2018 Flood Zones

- A
- AE
- AE, Floodway
- X, 0.2 Pct Annual Chance
- Subject Property
- Land Lots
- Kennesaw City Limits

1. Designated flood hazard
2. Need to keep residential buildings out of hazard.
3. Within 2000-feet of the Chattahoochee River. ARC review 35-foot undisturbed buffer each side of waterway.
4. Cobb County review ( \_\_\_-feet undisturbed buffer on each side)
5. State of Georgia and Cobb County review.

### ADDITIONAL COMMENTS REGARDING PROJECT:

Applicant will be responsible to meet all City of Kennesaw Development & Zoning Ordinance Standards, State, County and applicable Federal regulations as part of the plan review approval process. All conceptual representations submitted with the application and acted on by Mayor and Council does not relieve applicant and property owners from meeting all development standards.

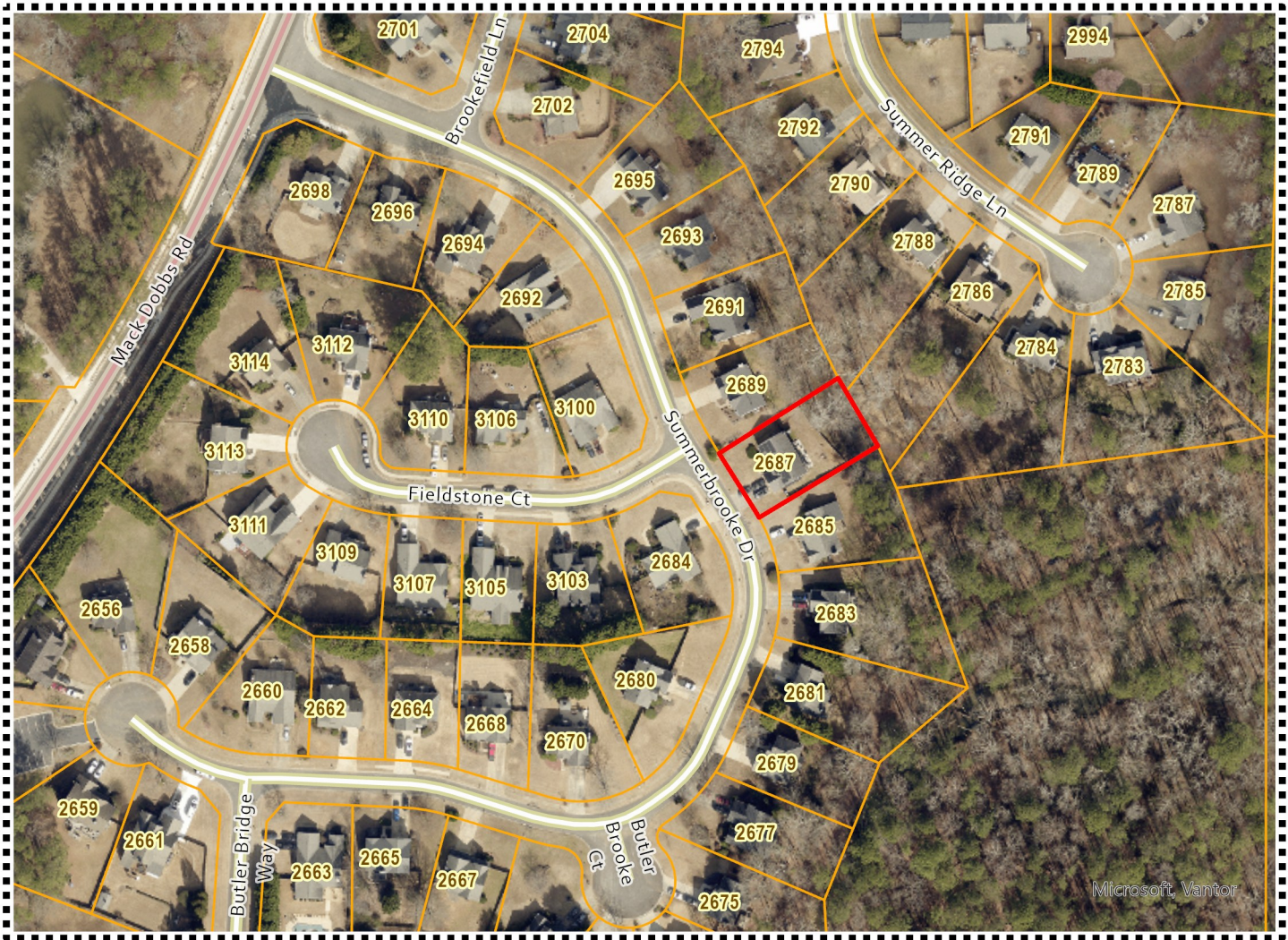
# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-03

### TRANSPORTATION DATA

#### AERIAL OF ROAD #1



#### Roadway Name

Summerbrooke Dr., Fieldstone Ct., Mark Dobbs Rd.

#### Roadway Classification

Local

#### Speed Limit

25-MPH

#### Minimum Right-of-Way Requirement

50-foot minimum

# STAFF ANALYSIS REPORT

ZONING CASE #: LU2026-03

TYPE OF EQUIPMENT USED - PHOTOS PROVIDED BY THE APPLICANT



Business Card



Engraving Machine

# STAFF ANALYSIS REPORT

ZONING CASE #: LU2026-03

PRODUCT EXAMPLES | PHOTOS PROVIDED BY THE APPLICANT



Nametags



Business Card Holder

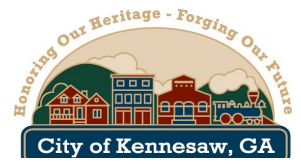


Holiday Ornaments



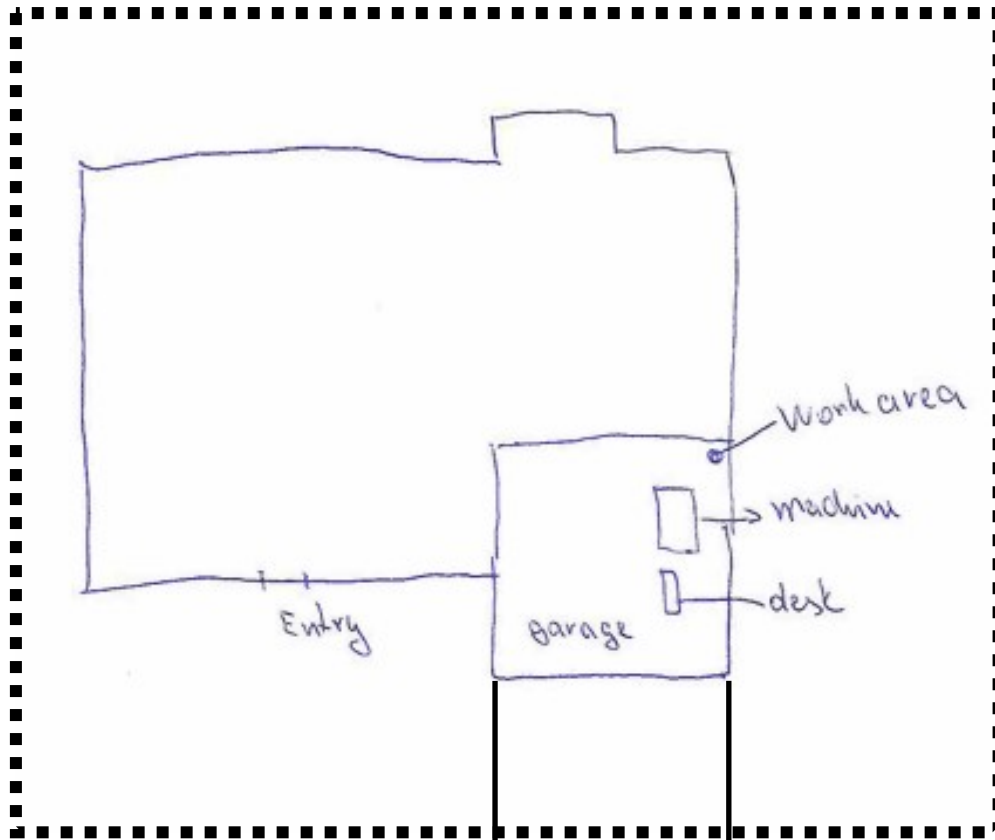
Wall Art

# STAFF ANALYSIS REPORT



ZONING CASE #: LU2026-03

PROPOSED FLOOR PLAN OF WORKSPACE LOCATED IN THE GARAGE



Summerbrooke Drive - 50' ROW

# STAFF ANALYSIS REPORT



ZONING CASE #: LU2026-03

HOME OWNER ASSOCIATION (HOA) | APPROVAL LETTER



Summerbrooke HOA

To whom it may concern.

4/23/2026

Regarding: Radoslav Zamborsky

2687 Summerbrooke Dr

Kennesaw GA, 30152.

The Summerbrooke HOA Board met on 4/22/2026 and voted to approve the request for a home business for Mr. Zamborsky.

Please let this letter serve as an official approval for the above-mentioned request.

Should there be any questions, please contact the board @ [summerbrookehoaboard@gmail.com](mailto:summerbrookehoaboard@gmail.com) or our Property Manager, Don Coleman @ [dcoleman@heritageproperty.com](mailto:dcoleman@heritageproperty.com)

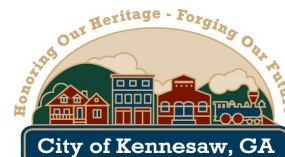
Thank you,

Silvia Rodriguez

HOA Board Secretary

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# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-03

### STAFF ANALYSIS:

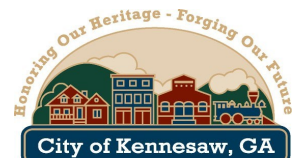
The applicant, Radoslav Zamborsky of Sunbeam Engraving, is requesting a Land Use Permit for the operations of a home occupation at the property located at 2687 Summerbrooke Drive zoned Planned Unit Development - Residential (PUD - R). The applicant has applied for a Land Use Permit to engrave wood, glass, acrylic and leather goods for retail sale.

Under current regulation, section 4.04.05 Standards for Home Occupation, home occupations are permitted with the approval of a Land Use Permit by Mayor and Council. "*Home occupation*" is defined as being those occupations which can ordinarily be carried on out of a residence or other structure without having any significant effect on the neighborhood or area from which such home occupation is carried on.

Staff has analyzed the request based on the standards for decision outlined in section 4.04.05 with the following observations :

- 1. Safety, health, welfare, and moral concerns involving the surrounding neighborhood**  
The proposed use will not generate excessive noise, nor will it emit smoke, odor, dust or vibrations detectable to the normal senses outside the dwelling unit that will affect the safety, health, welfare and moral concerns of the surrounding property owners.
- 2. Parking and traffic consideration**  
No additional traffic shall be generated by the home occupation other than would normally be expected in a residential neighborhood, products will be sold online or at craft markets.
- 3. Number of nonrelated employees**  
The applicant will be the only on site employee connected to the functioning of the business.
- 4. Number of commercial and business deliveries**  
There will be minimal traffic increase due to business related deliveries.
- 5. The city's general presumption that residential neighborhoods should not allow non-compatible business uses**  
Staff finds that the residential nature of the community will not be adversely affected, as there will be no clients visiting the property or external indication that a business is operating.
- 6. Compatibility of the business use to the neighborhood**  
Staff finds that if granted the land use permit, the business will not be detrimental to the character or livability of the surrounding homes and the residential viability of the dwelling is maintained with the home occupation being minor to the use of the premises as a residence. There will be no foot traffic or exterior indication of the home occupation or variation from the residential character of the principal use that would indicate the presence of a business.
- 7. Hours of operation**  
The applicant plans to operate during traditional working hours, creating no visible or audible impact to any neighboring property.
- 8. Existing business uses in the vicinity**  
The property is zoned Planned Unit Development – Residential (PUD-R) and is surrounded exclusively by single-family residential homes.

# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-03

### STAFF ANALYSIS:

#### 9. Effect on property values of surrounding property

The home occupation will not affect the property value of the surrounding properties as there will be no significant alteration to the exterior of the dwelling unit nor will the designated zone be adjusted from residential.

#### 10. Circumstances surrounding neighborhood complaints

Staff has not identified any negative impacts that could be cause for complaints from surrounding property owners. To ensure compliance with the standards listed in the Unified Development Code, staff has included proposed conditions of approval that are listed in the recommendation body of this report.

#### 11. Intensity of the proposed business use

The intensity of the proposed use is very low and would be compatible to the surrounding zoning districts of Planned Unit Development - Residential.

#### 12. Location of use within the neighborhood

Staff finds the home occupation shall be contained and conducted within an enclosed building. The proposed use will be confined to the garage and designated office space of the principal residential structure and will not bleed into other areas of the subdivision.

Staff finds that approval of the request for a land use permit will not affect the current zoning and will continue to align with the goal outlined in the Comprehensive Plan. The property will maintain its residential nature and the character of the neighborhood and surrounding properties will go unchanged.

### ZONING ADMINISTRATOR'S RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Based on the analysis completed by Staff, the Zoning Administrator, recommends **approval with the following conditions** for case #LU2026-03.

#### **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, 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.

### PLANNING COMMISSION RECOMMENDATION:

**At its regularly scheduled meeting on June 3, 2026, the Planning Commission recommended approval of the land use application, subject to the conditions outlined by Staff.**

### MAYOR AND COUNCIL DECISION:

**To be determined on June 15, 2026**



**LAND USE & SPECIAL LAND USE APPLICATION**

Required Fee \$250.00

Date Received 04-15-2026

Staff's Initials P. Colery

**LAND USE APPLICATION**

**SPECIAL LAND USE APPLICATION**

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

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

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

Date of Consultation 4/15/2026 PC/CC

Staff's Initials P. Colery

PURPOSE OF LAND USE REQUEST Business License, engraving

LAND USE PROPERTY ADDRESS 2687 Summerbrooke Dr, Kennesaw, GA 30152

Land Lot 164 Tax Parcel 20016402420 Lot Size .28 Current Zoning PUD-R

APPLICANT Radoslav Zamborsky

APPLICANT EMAIL [REDACTED]

Applicant address 2687 Summerbrooke Dr. NW

(Home#) \_\_\_\_\_ (Fax#) \_\_\_\_\_ (Work#) \_\_\_\_\_

(Cell#) [REDACTED]

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature]  
Notary

REPRESENTATIVE \_\_\_\_\_

(Fax #) \_\_\_\_\_ (Work#) \_\_\_\_\_ (Cell#) \_\_\_\_\_

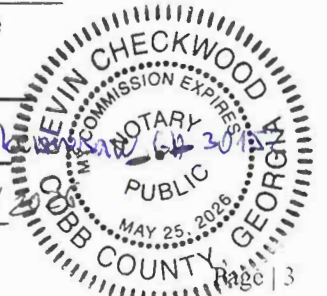
Representative Signature \_\_\_\_\_

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

TITLEHOLDER: Radoslav Zamborsky Telephone: [REDACTED]

Signature: [Signature] Address: 2687 Summerbrooke Dr. NW

Signed, sealed and delivered in presence of: [Signature]  
Notary Date 4/15/2026





**CAMPAIGN DISCLOSURE REPORT<sup>1</sup> BY APPLICANT<sup>2</sup>**

**A separate form must be completed by each applicant).**

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? **WRITE YES OR NO:** NO

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

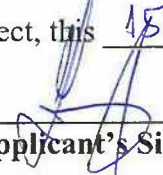
\_\_\_\_\_  
\_\_\_\_\_

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

\_\_\_\_\_  
\_\_\_\_\_

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

I certify that the foregoing information is true and correct, this 15 day of April, 2026

  
\_\_\_\_\_  
**Applicant's Signature**

<sup>1</sup> If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

<sup>2</sup> Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

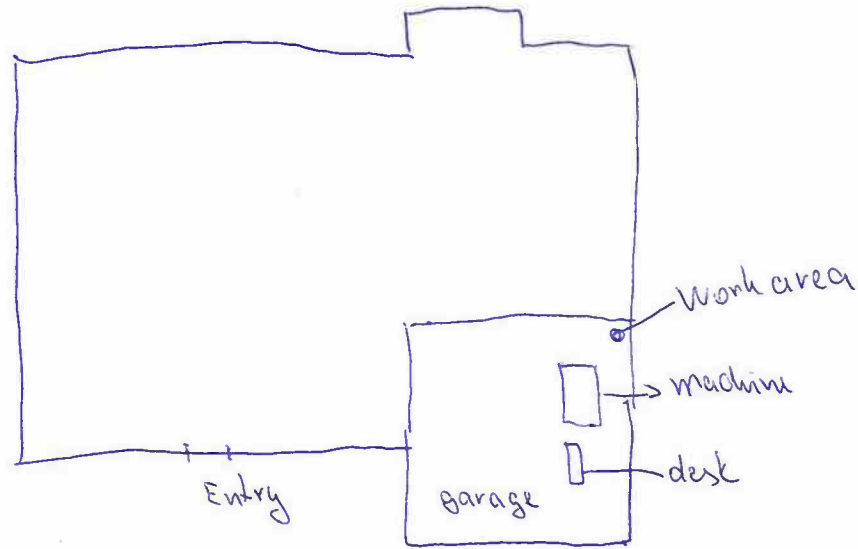


## Section 2100, Part 5 Standards for Decisions – Only Land Use Permits

Land Use Permits may be granted in such individual cases based on the standards for decisions as follows, please comment using additional pages if necessary.

### COMMENTS:

(1) Safety, health, welfare, and moral concerns involving the surrounding neighborhoods.	no concern, is enclosed in garage
(2) Parking and traffic considerations.	no traffic or parking involve
(3) Number of non-related employees.	Ø
(4) Number of commercial and business deliveries.	Ø
(5) The City's general presumption that residential neighborhoods should not allow non-compatible business uses.	residential business
(6) Compatibility of the business use to the neighborhood.	residential
(7) Hours of operation.	24/7 no impact to surrounding
(8) Existing business uses in the vicinity.	unsure
(9) Effect on property valued of surrounding property.	no effect
(10) Circumstances surrounding neighborhood complaints.	no idea
(11) Intensity of the proposed business use; and	low intensity
(12) Location of use within the neighborhood.	in home



Address: 2687 Summerbrooke Drive  
Kennesaw, GA 30152

*Rebecca Keaton*  
Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

Return Recorded Document to:  
CHALKER & CHALKER, P.C.  
3550 GEORGE BUSBEE PARKWAY, SUITE 100  
KENNESAW, GA 30144

**LIMITED  
WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF COBB

FILE #: 17-06053

THIS INDENTURE made this 27th day of July, 2017, between ROBERT E. WILLIAMS and JULIA M. WILLIAMS of the County of R-01 and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and RADOSLAV ZAMBORSKY as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 141 AND 164 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING LOT 74, BLOCK A, SUMMERBROOKE, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 165, PAGE 3, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART OF HEREOF BY REFERENCE.

BEING KNOWN AS 2687 SUMMERBROOKE DRIVE, GEORGIA UNDER THE PRESENT SYSTEM OF NUMBERING PROPERTY IN COBB COUNTY, GEORGIA.

This Deed is given subject to all easements and restrictions of record, if any.

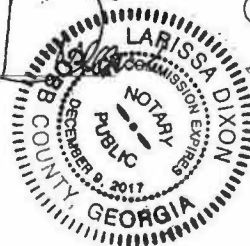
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE, subject, however, to all liens, exceptions, easements, rights-of-way, covenants, conditions, restrictions, reservations, encroachments, protrusions, shortages in area, boundary disputes and discrepancies, matters which could be discovered or would be revealed by, respectively, an inspection or current survey of the Property, encumbrances, impositions (monetary and otherwise), access limitations, licenses, leases, prescriptive rights, rights of parties in possession, rights of tenants, co-tenants, or other co-owners, and any and all other matters or conditions affecting the Subject Property, as well as standby fees, real estate taxes, and assessments on the Property for the current year and prior and subsequent years, and subsequent taxes and assessments for prior years due to change in land usage or ownership, and any and all zoning laws, regulations, and ordinances of municipal and other governmental authorities affecting the Property (all of the foregoing being collectively referred to as the "Permitted Encumbrances").

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor, but not otherwise provided, however, that Grantor's conveyance of the Property and Grantor's warranties of title contained in this Deed are and shall be subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

*[Signature]*  
Witness  
*[Signature]*  
Notary Public



*[Signature]* (SEAL)  
ROBERT E. WILLIAMS  
*[Signature]* (SEAL)  
JULIA M. WILLIAMS





Printed: 4/17/2026

### Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
 radoslav zamborsky

**ZAMBORSKY RADOSLAV**

**Payment Date: 10/15/2025**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2025	20016402420	10/15/2025	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$4,458.88	\$0.00	



Scan this code with your  
 mobile phone to view this  
 bill!



City of Kennesaw  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780  
 (770) 429-4542

# 2025 Property Tax Bill

Parcel ID	Tax District	Bill #
20016402420	3/3-BOND - KENNESAW CITY	283430
Property Owner/Location/Description		Taxable Value
ZAMBORSKY RADOSLAV 2687 SUMMERBROOKE DR		182,000

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	182,000		89,028		92,972		7.7500000000		\$720.53
BOND	182,000		0		182,000		1.4000000000		\$254.80

Exemptions:  
 111 - Floating Exemption

Printed April 2026

Settled Value Bill: You are receiving this bill due to the finalization of your appeal.

For properties under appeal with Cobb County, an initial temporary bill was issued based on 85% of the estimated tax value. Now that your appeal has been finalized, this bill reflects the remaining balance due.

If applicable, this bill should be forwarded to the mortgage company by the homeowner.

Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or [taxoffice@kennesaw-ga.gov](mailto:taxoffice@kennesaw-ga.gov).

Current Year Tax	\$975.33
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$975.33
Other Amounts Due	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
Due Date	12/01/2025



**City of Kennesaw**  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780

*Please make check or Money Order Payable to :  
 City of Kennesaw Property Tax Division and  
 include the Parcel ID on your check.*

*For your convenience, you may pay by check,  
 money order, Discover, Mastercard, AMEX,  
 VISA.  
 3% fee and \$3.50 per transaction fee added to  
 debit/credit card payments. \$1.25 fee per  
 ECheck transaction paid online.*

Parcel ID: 20016402420  
 Amount Due: \$0.00  
 Bill#: 283430  
 Due Date: 12/01/2025

AMOUNT PAID

ZAMBORSKY RADOSLAV  
 2687 SUMMERBROOKE DR  
 KENNESAW, GA 30152

**City of Kennesaw**  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780



Dr. James Eaton





**THUNDER**<sup>®</sup>  
LASER



**Nate Claggett**

Pack 1597



**Philip Cauble**

Pack 1597



**John Keenan**

Pack 1597



**Ronnie Ezell**

Pack 1597



**Chris Mathews**

Pack 1597



**Randy Morris**

Pack 1597



**Terry Nabet**

Pack 1597



**Neil Harrison**

Pack 1597









0000  
Stuffed  
E N G R A V I N G

CUSTOM ENGRAVING - WOOD - ACRYLIC - GLASS - LEATHER

















## Summerbrooke HOA

To whom it may concern.

4/23/2026

Regarding: Radoslav Zamborsky

2687 Summerbrooke Dr

Kennesaw GA, 30152.

The Summerbrooke HOA Board met on 4/22/2026 and voted to approve the request for a home business for Mr. Zamborsky.

Please let this letter serve as an official approval for the above-mentioned request.

Should there be any questions, please contact the board @ [summerbrookehoaboard@gmail.com](mailto:summerbrookehoaboard@gmail.com) or our Property Manager, Don Coleman @ [dcoleman@heritageproperty.com](mailto:dcoleman@heritageproperty.com)

Thank you,

Silvia Rodriquez

HOA Board Secretary

---

**MAYOR**

Derek Easterling

**City Manager**

Jeff Drobney, ICMA-CM

**City Clerk**

Lea Alvarez, CMC



**COUNCIL**

Mayor Pro Tem Antonio Jones

Madelyn Orochena

Tracey Viars

Jonathon Bothers

Anthony Gutierrez

April 24, 2026

Pamela Mabry, County Clerk  
Cobb County  
100 Cherokee Street, #355  
Marietta, Georgia 30090-9679

**Subject: City of Kennesaw Land Use Applications (Case #LU2026-03)**  
*2687 Summerbrooke Drive, Kennesaw, GA – Parcel ID 20016402420*

Dear Ms. Mabry,

Attached is a home occupation land use application submitted by Mr. Radoslav Zamborsky. The proposed use at the subject property is engraving services, including on-site production and storage, as well as remote online sales. No on-site sales or customer visits are permitted. Because this case is within a half-mile from unincorporated Cobb County, this letter and enclosed application are being provided in accordance with the House Bill 489 Intergovernmental Agreement on Services Delivery Strategy, Land Use section.

These cases are set to go before the Kennesaw **Planning Commission on Wednesday, June 3<sup>rd</sup> 2026** at 6:30 p.m. for public hearing and **Mayor and Council on Monday, June 15<sup>th</sup> 2026** at 6:30 p.m. for public hearing as well.

Thank you for your attention. Should you have any questions, please feel free to contact Planning and Zoning at 770-590-8268, x3121 or send an e-mail to [pcoley@kennesaw-ga.gov](mailto:pcoley@kennesaw-ga.gov).

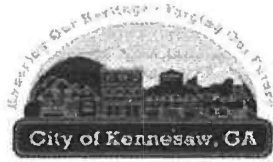
Sincerely,

Priscilla Coley  
Assistant Planning and Zoning Administrator/Planner

**Enclosure: Zoning Application**

- cc: Jessica Guinn, AICP, Community Development Agency Director (Via Certified Mail)
- Dr. Jackie McMorris, Cobb County Manager (Via Certified Mail)
- Phillip Westbrook, Senior Planner, Cobb County Community Development (Via Certified Mail)
- Donald Wells, Intergovernmental Coordinator/Planner III, Cobb County Community Dev. (Via Certified Mail)
- Dr. Jeff Drobney, City Manager, City of Kennesaw (Via Certified Mail)
- Chanelle Campbell, Director of Planning and Zoning (Via Certified Mail)





**LAND USE & SPECIAL LAND USE APPLICATION**

Required Fee \$250.00

Date Received 04-15-2026

Staff's Initials P. Colery

**LAND USE APPLICATION**

**SPECIAL LAND USE APPLICATION**

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

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

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

Date of Consultation 4/15/2026 PC/CC

Staff's Initials P. Colery

PURPOSE OF LAND USE REQUEST Business License, engraving

LAND USE PROPERTY ADDRESS 2687 Summerbrooke Dr, Kennesaw, GA 30152

Land Lot 164 Tax Parcel 20016402420 Lot Size .28 Current Zoning PUD-R

APPLICANT Radoslav Zamborsky

APPLICANT EMAIL [REDACTED]

Applicant address 2687 Summerbrooke Dr. NW

(Home#) \_\_\_\_\_ (Fax#) \_\_\_\_\_ (Work#) \_\_\_\_\_

(Cell#) [REDACTED]

Applicant Signature \_\_\_\_\_

Signed, sealed and delivered in presence of: [Signature]  
Notary

REPRESENTATIVE \_\_\_\_\_

(Fax #) \_\_\_\_\_ (Work#) \_\_\_\_\_ (Cell#) \_\_\_\_\_

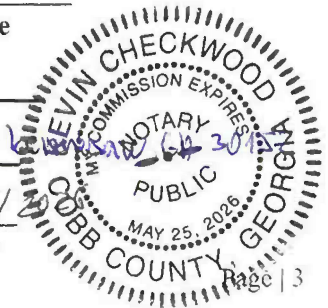
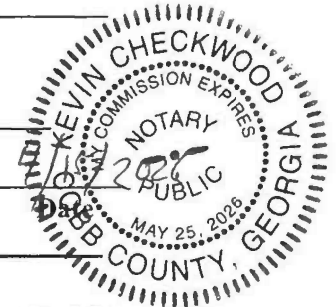
Representative Signature \_\_\_\_\_

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







TITLEHOLDER: Radoslav Zamborsky Telephone: [REDACTED]

Signature: [Signature] Address: 2687 Summerbrooke Dr. NW

Signed, sealed and delivered in presence of: [Signature]  
Notary Date 4/15/2026





<b>CASE NUMBER</b>	LAND USE OR ZONING		<p><b>2687 Summerbrooke Dr</b>  <b>Land Lot 164, Tax Parcel 242</b>   Subject Property</p>	
	FROM	TO		
AV	<b>LU 2026-003</b>	<b>PUD-R</b>	Home based business	<p><b>CITY OF KENNESAW</b>          PLANNING &amp; ZONING DEPT.          770-590-8268</p> <p><i>Derek Eastenberg</i>          MAJOR</p> <p><i>Lisa Alvarez</i>          CITY CLERK</p> <p>Scale: 1" = 59'          Print Date: 4/17/2026          LU2026_003</p>
AX	RZ			
DX	AV – Administrative Variance	 ZONING		
HBR	AX – Annexation	 KENNESAW CITY LIMITS		
SLUP	DX – De-annexation	 COBB COUNTY		
ZV	HBR – Historic Board Review	 LAND LOT		
	LU – Land Use			
	RZ – Re-zoning			
	SLUP – Special Land Use			
	ZV – Variance			

May 15, 2026

**Subject: Please Take Notice - Notification of Nearby Zoning Application**

*2687 Summerbrooke Drive, Kennesaw, GA, 30144 – 20016402420*

To whom it may concern,

This correspondence is to formally notify you that the City of Kennesaw Planning and Zoning Department has received a zoning application for a parcel of land within two hundred feet of your property. As a nearby property owner, you have the right to be informed of potential zoning changes.

The application details are as follows:

**Applicant Name:** Radoslav Zamborsky

**Property Address:** 2687 Summerbrooke Drive

**Parcel Identification Number:** 20016402420

**Description of Proposal:** Consideration for approval of a land use request to obtain a home occupation business license to create and sell custom engraved items.

The application will be reviewed and voted on at public hearings by the Planning Commission and the Mayor and Council. The meeting details are as follows:

**Planning Commission Meeting**

Date: 6/3/26

Time: 6:30 p.m.

**Mayor & Council Meeting**

Date: 6/15/26

Time: 6:30 p.m.

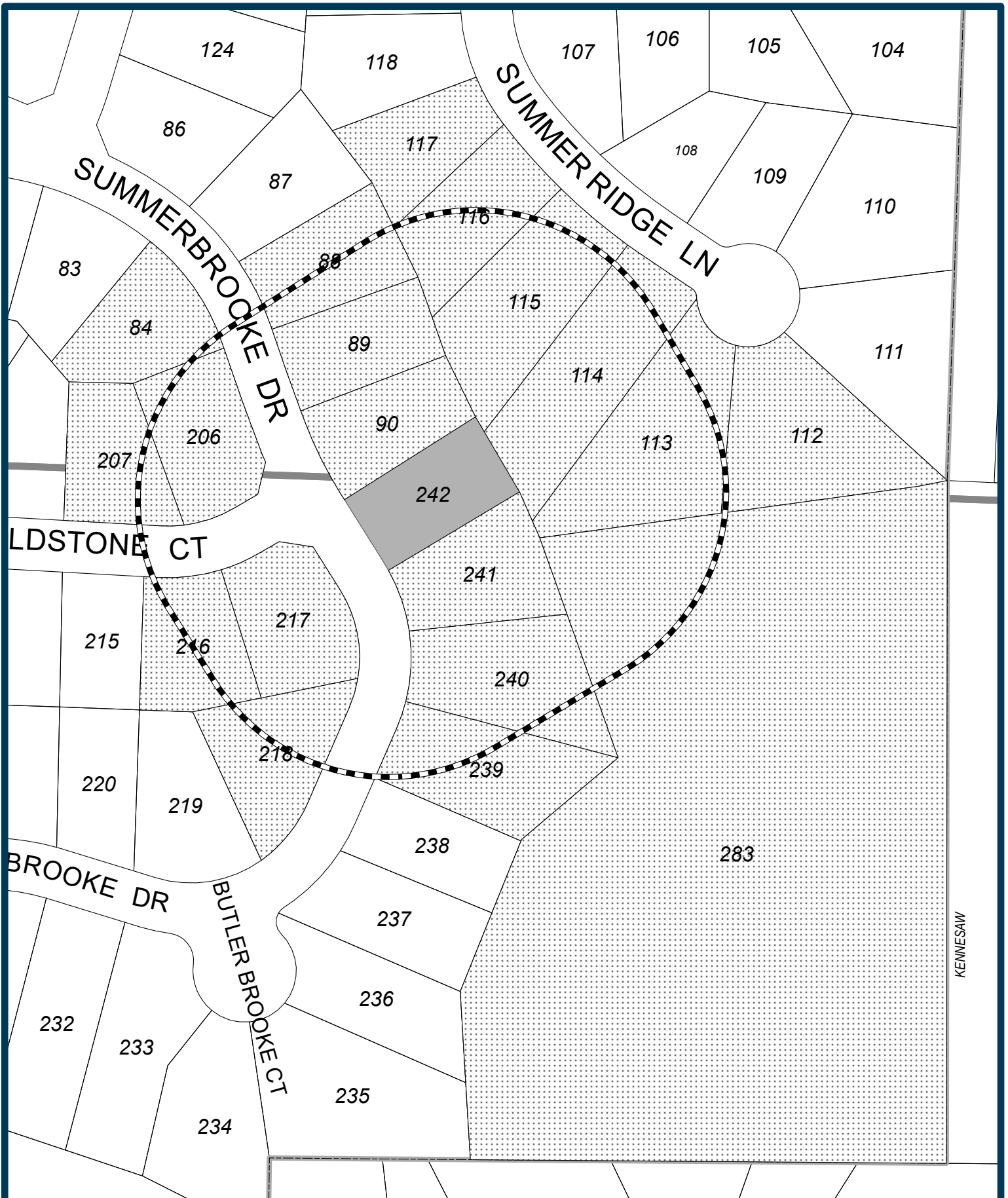
Both meetings occur in the City Hall Council Chambers located at 2529 J. O. Stephenson Avenue, Kennesaw, GA 30144. You may appear in person or be represented by an attorney to present any objections you may have. The application is enclosed for your review. This notice is being sent to you by order of the Planning Commission and the Mayor and Council.




Applicant Signature



Date

05-10-2026



-  Subject Parcel
-  200' Radius
-  Properties Notified


**2687 Summerbrooke Dr**  
**Land Lot 164,**  
**Tax Parcel 242**

**LU2023-000**  
**200' PROPERTY NOTIFICATION**

CITY OF KENNESAW, GA  
**CITY OF KENNESAW**  
 PLANNING & ZONING DEPT.  
 770-590-8268

Derek Easton  
 MANOR  
 City Clerk

Date: 4/17/2026  
 LU2026\_003

  
 1" = 122'

9589 0710 5270 3856 9347 86

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Kennesaw, GA 30152

Certified Mail Fee \$5.30  
\$4.40  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

0257 05  
1 2026 Postmark Here  
05/01/2026

Postage \$0.78  
Total Postage and Fees \$10.48

Sent To LYKAC & IDENE DIAPOS  
Street and Apt. No., or PO Box No. 2642 Summer brooke DR. NW  
City, State, ZIP+4® Kennesaw, GA 30152  
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9348 92

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Scottsdale, AZ 85261

Certified Mail Fee \$5.30  
\$4.40  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

0257 05  
MAY -1 2026 Postmark Here  
05/01/2026

Postage \$0.78  
Total Postage and Fees \$10.48

Sent To THE PROPERTY BORROWER LP  
Street and Apt. No., or PO Box No. P.O. BOX 4900  
City, State, ZIP+4® SCOTTSDALE, AZ 85261  
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9347 62

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Kennesaw, GA 30152

Certified Mail Fee \$5.30  
\$4.40  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

0257 05  
MAY -1 2026 Postmark Here  
05/01/2026

Postage \$0.78  
Total Postage and Fees \$10.48

Sent To THOMAS STEPHEN W. & KIMBERLY N.  
Street and Apt. No., or PO Box No. 3106 FIELD STONE CT.  
City, State, ZIP+4® Kennesaw, GA 30152  
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9347 93

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Marietta, GA 30066

Certified Mail Fee \$5.30  
\$4.40  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

0257 05  
MAY -1 2026 Postmark Here  
05/01/2026

Postage \$0.78  
Total Postage and Fees \$10.48

Sent To DE OLIVEIRA ALESSANDRO & NIVIA  
Street and Apt. No., or PO Box No. 849 SHADY BROOK DR. NE  
City, State, ZIP+4® MARIETTA, GA 30066-6214  
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9348 78

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Atlanta, GA 30350

Certified Mail Fee \$5.30  
\$4.40  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

0257 05  
MAY -1 2026 Postmark Here  
05/01/2026

Postage \$0.78  
Total Postage and Fees \$10.48

Sent To C/O HERITAGE PROPERTY MGMT SERV.  
Street and Apt. No., or PO Box No. 500 SUGAR HILL RD. STE 200B  
City, State, ZIP+4® ATLANTA, GA 30350  
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9347 79

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Kennesaw, GA 30152

Certified Mail Fee \$5.30  
\$4.40  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

0257 05  
MAY -1 2026 Postmark Here  
05/01/2026

Postage \$0.78  
Total Postage and Fees \$10.48

Sent To LYMUS TRACY YVONNE  
Street and Apt. No., or PO Box No. 2684 CUMMER BROOKE DR. NW  
City, State, ZIP+4® Kennesaw, GA 30152  
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9347 55

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Kennesaw, GA 30152

Certified Mail Fee	\$5.30	0257
\$	\$4.40	05
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here  
MAY - 1 2026  
05/01/2026

Sent To  
FRIESEB DOROTHY & LAWRENCE  
Street and Apt. No., or PO Box No.  
2680 SUMMER BROOKE DR.  
City, State, ZIP+4®  
Kennesaw, GA 30152

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9347 48

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Kennesaw, GA 30152

Certified Mail Fee	\$5.30	0257
\$	\$4.40	05
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here  
MAY - 1 2026  
05/01/2026

Sent To  
SOMMERFELD D. & GABRIEL F. MICHELLE  
Street and Apt. No., or PO Box No.  
2680 SUMMER BROOKE DR.  
City, State, ZIP+4®  
Kennesaw, GA 30152

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9348 16

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Kennesaw, GA 30152

Certified Mail Fee	\$5.30	0257
\$	\$4.40	05
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here  
MAY - 1 2026  
05/01/2026

Sent To  
MOORE JOHN & KYLE  
Street and Apt. No., or PO Box No.  
2695 SUMMER BROOKE DR.  
City, State, ZIP+4®  
Kennesaw, GA 30152

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9348 09

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Kennesaw, GA 30152

Certified Mail Fee	\$5.30	0257
\$	\$4.40	05
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here  
MAY - 1 2026  
05/01/2026

Sent To  
SPINDEI NATHAN A. & ALICIA K.  
Street and Apt. No., or PO Box No.  
2784 SUMMER RIDGE LN. NW  
City, State, ZIP+4®  
Kennesaw, GA 30152

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9348 30

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Kennesaw, GA 30152

Certified Mail Fee	\$5.30	0257
\$	\$4.40	05
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here  
MAY - 1 2026  
05/01/2026

Sent To  
BRAMHAM STEPHEN & SHARON  
Street and Apt. No., or PO Box No.  
2683 SUMMER BROOKE DR.  
City, State, ZIP+4®  
Kennesaw, GA 30152

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9348 23

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Kennesaw, GA 30152

Certified Mail Fee	\$5.30	0257
\$	\$4.40	05
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here  
MAY - 1 2026  
05/01/2026

Sent To  
C. POIRIER FAMILY TRUST  
Street and Apt. No., or PO Box No.  
2684 SUMMER BROOKE DR. NW  
City, State, ZIP+4®  
Kennesaw, GA 30152

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9348 54

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Kennesaw, GA 30152

Certified Mail Fee	\$5.30	0257 05
\$	\$4.40	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here MAY - 1 2026
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	05/01/2026
\$	\$10.48	
Total Postage and Fees		
\$	\$10.48	
Sent To		
SCHMID JOHN & ALEXIS M.		
Street and Apt. No., or PO Box No.		
3103 FIELDSTONE CT. NW		
City, State, ZIP+4®		
KENNESAW, GA 30152		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9348 85

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Kennesaw, GA 30152

Certified Mail Fee	\$5.30	0257 05
\$	\$4.40	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here MAY - 1 2026
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	05/01/2026
\$	\$10.48	
Total Postage and Fees		
\$	\$10.48	
Sent To		
EARLY STEPHEN A		
Street and Apt. No., or PO Box No.		
2790 Summer Ridge Ln.		
City, State, ZIP+4®		
KENNESAW, GA 30152		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9349 15

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Kennesaw, GA 30152

Certified Mail Fee	\$5.30	0257 05
\$	\$4.40	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here MAY - 1 2026
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	05/01/2026
\$	\$10.48	
Total Postage and Fees		
\$	\$10.48	
Sent To		
AHMED QBAL & FAHIMA		
Street and Apt. No., or PO Box No.		
2792 Summer Ridge Ln.		
City, State, ZIP+4®		
KENNESAW, GA 30152		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9348 47

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Kennesaw, GA 30152

Certified Mail Fee	\$5.30	0257 05
\$	\$4.40	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here MAY - 1 2026
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	05/01/2026
\$	\$10.48	
Total Postage and Fees		
\$	\$10.48	
Sent To		
AMODIO CARLT & HOLLY M		
Street and Apt. No., or PO Box No.		
2681 SUMMER BROOKE DR. NW		
City, State, ZIP+4®		
KENNESAW, GA 30152		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9348 61

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Kennesaw, GA 30152

Certified Mail Fee	\$5.30	0257 05
\$	\$4.40	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here MAY - 1 2026
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	05/01/2026
\$	\$10.48	
Total Postage and Fees		
\$	\$10.48	
Sent To		
COOPER D BARRY & ZOE BROWN		
Street and Apt. No., or PO Box No.		
3100 FIELDSTONE CT. NW		
City, State, ZIP+4®		
KENNESAW, GA 30152		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9349 08

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Kennesaw, GA 30152

Certified Mail Fee	\$5.30	0257 05
\$	\$4.40	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here MAY - 1 2026
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	05/01/2026
\$	\$10.48	
Total Postage and Fees		
\$	\$10.48	
Sent To		
TAN SENG A & LEE LAI NEE		
Street and Apt. No., or PO Box No.		
2788 SUMMER RIDGE LN.		
City, State, ZIP+4®		
KENNESAW, GA 30152		

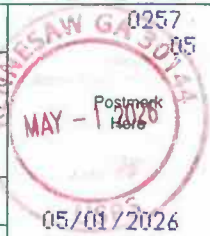
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3856 9349 22

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Kennesaw, GA 30152

Certified Mail Fee	\$5.30
\$	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
\$	
Total Postage and Fees	\$10.48
\$	



Sent To **Von COLLN KEVIN & LISA**  
 Street and Apt. No., or PO Box No. **2785 Summer Ridgl Ln.**  
 City, State, ZIP+4® **Kennesaw, GA 30152**

USPS TRACKING #



9590 9402 9514 5069 5868 15

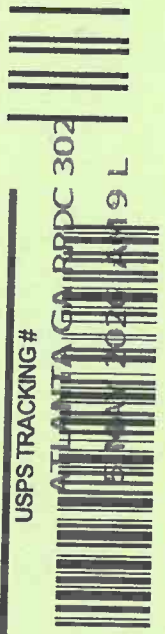
LU 2026 -04

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Kennesaw Planning & Zoning  
2529 S.O. Stephenson Ave.  
Kennesaw, GA 30144

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10



9590 9402 9514 5069 5868 84

LU 2026 -04

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Kennesaw Planning & Zoning  
2529 S.O. Stephenson Ave  
Kennesaw, GA 30144

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

USPS TRACKING #



9590 9402 9514 5069 5869 14

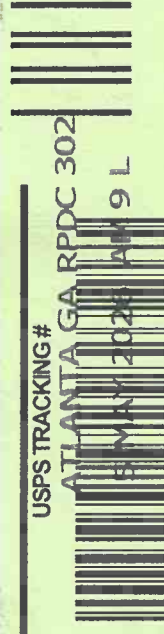
LU 2026 -04

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Kennesaw Planning & Zoning  
2529 S.O. Stephenson Ave  
Kennesaw, GA 30144

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10



9590 9402 9514 5069 5868 53

LU 2026 -04

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Kennesaw Planning & Zoning  
2529 S.O. Stephenson Ave  
Kennesaw, GA 30144

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

SPINDSI WATHANA. RICHIAK.  
2784 SUMMER RIDGE LN. NW  
KENNESAW, GA 30152



9590 9402 9514 5069 5868 53

2. Article Number (Transfer from service label)

9589 0710 5270 3856 9348 09

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

BERNHAN STEPHEN & SHARON  
2683 SURREY BROOK DR.  
LEWESAW, GA 30152



9590 9402 9514 5069 5868 84

2. Article Number (Transfer from service label)

9589 0710 5270 3856 9348 30

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  *Lucia*  Agent
- B. Received by (Printed Name)  Addressee
- C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Mail
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  *Sharon*  Agent
- B. Received by (Printed Name)  Addressee
- C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Mail
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

SUMNERBROOK HOA  
C/O HERITAGE PROPERTY MGMT SBA  
500 SUGAR HILL RD. STE. 200B  
ATLANTA, GA 30350



9590 9402 9514 5069 5869 14

2. Article Number (Transfer from service label)

9589 0710 5270 3856 9348 78

PS Form 3811, July 2020 PSN 7530-02-000-9053

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- A. Signature  *Steph*  Agent
- B. Received by (Printed Name)  Addressee
- C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
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Domestic Return Receipt

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9590 9402 9514 5069 5869 52

LU2026-04

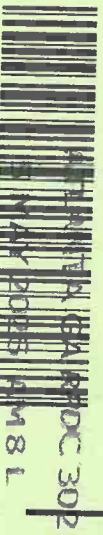
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City of Kennesaw Planning & Zoning  
2529 J O Stephenson Ave  
Kennesaw, GA 30144

USPS TRACKING #



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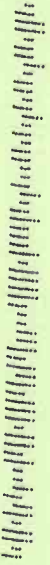
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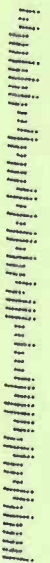
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2529 J O Stephenson Ave  
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SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

COOPER P. BARRY & BOE BROWN  
 3100 FIELDSTONE CT. NW  
 KENNESAW, GA 30152



9590 9402 9514 5069 5869 21

2. Article Number (Transfer from service label)

9589 0710 5270 3856 9348 61

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COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Steph C*  Agent  Addressee
- X  Received by (Printed Name)
- B. Received by (Printed Name)
- C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type
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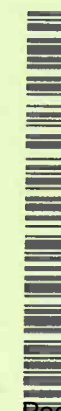
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1. Article Addressed to:

EARLY STEPHEN A.  
 2790 Summer Ridge Ln.  
 KENNESAW, GA 30152



9590 9402 9514 5069 5869 45

2. Article Number (Transfer from service label)

9589 0710 5270 3856 9348 85

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LYNUS TRACY YVONNE  
 2689 Summerbrooke Dr. NW  
 KENNESAW, GA 30152



9590 9402 9514 5069 5868 22

2. Article Number (Transfer from service label)

9589 0710 5270 3856 9347 79

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Tracy Yvonne*  Agent  Addressee
- X  Received by (Printed Name)
- B. Received by (Printed Name)
- C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type
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  - Certified Mail Restricted Delivery
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  - Signature Confirmation Restricted Delivery
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Registered Mail™  
Registered Mail Restricted Delivery  
Certified Mail®  
Certified Mail Restricted Delivery  
Signature Confirmation™  
Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Steph C*  Agent  Addressee
- X  Received by (Printed Name)
- B. Received by (Printed Name)
- C. Date of Delivery

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If YES, enter delivery address below:

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1. Article Addressed to:

MOORE JOHN & LYLE  
 2693 SUMMARBROOK DR.  
 KENNESAW, GA 30152

9590 9402 9514 5069 5868 60



2. Article Number (Transfer from service label)

9589 0710 5270 3856 9348 16

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

IHS PROPERTY SERVICES LP  
 P.O. BOX 4900  
 SCOTSDALE, AZ 85261

9590 9402 9514 5069 5869 38



2. Article Number (Transfer from service label)

9589 0710 5270 3856 9348 92

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  
 *John Moore*  Addressee
- B. Received by (Printed Name)  Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
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- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  
 *John Moore*  Addressee
- B. Received by (Printed Name)  Date of Delivery

D. Is delivery address different from item 1?  Yes  
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1. Article Addressed to:

ANDIO CARL T & HOLLY M  
 2881 SUMMARBROOK DR. NW  
 KENNESAW, GA 30152

9590 9402 9514 5069 5868 91



2. Article Number (Transfer from service label)

9589 0710 5270 3856 9348 47

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  
 *Carl Andio*  Addressee
- B. Received by (Printed Name)  Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

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Lin 2026-04

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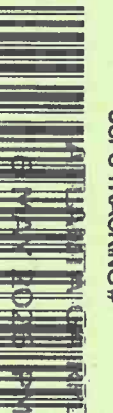
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2529 I.O. Stephenson Ave  
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LU2026-04

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2529 I.O. Stephenson Ave  
Kennewick, GA 30144

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TIMES JOURNAL, INC.  
P.O. BOX 1633  
ROME GA 30162-1633  
(770)795-3050

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 05/12/26 14:23 by khick-tj

Acct #: 110016

Ad #: 555354

Status: New WHOLD

CITY OF KENNESAW  
2529 J.O. STEPHENSON AVE  
KENNESAW GA 30144

Start: 05/15/2026 Stop: 05/15/2026

Times Ord: 1 Times Run: \*\*\*

LEG 1.00 X 2.55 Words: 200

Total LEG 2.55

Class: 8003 PUBLIC HEARING

Rate: LEGL Cost: 30.00

Ad Descrpt: PH-2903 2687 SUMMERBROOKE

Descr Cont: MDJ-2903 GPN-16 CITY OF K

Given by: REBECCA GOLDSTEIN

P.O. #: 2687 SUMMERBROOKE

Created: khick 05/12/26 14:19

Last Changed: khick 05/12/26 14:23

Contact: LEA ALVAREZ  
Phone: (770)424-8274  
Fax#:  
Email: LALVAREZ@KENNESAW-GA.GOV  
Agency:

PUB ZONE EDT TP RUN DATES  
MDJ A 95 S 05/15

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-2903  
GPN-16  
CITY OF KENNESAW  
Land Use Permit Request  
Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for a land use permit request submitted by Radoslav Zamborsky for the property located at 2687 Summerbrooke Drive. Said request is to obtain a home occupational business license to create and sell custom engraved items. Property consists of 0.28 +/- acres, lies in Land Lot 164, Tax Parcel 242 and is zoned Planned Unit Development - Residential (PUD-R).  
Said meetings shall be held before the Planning Commission on June 3, 2026 at 6:30 p.m. and the Mayor and Council will hold a public hearing on June 15, 2026 at 6:30 p.m. Both meetings will be held at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative thereto.  
Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.kennesaw-ga.gov/publicmeetings/>  
5:15-2026

**CITY OF KENNESAW  
LAND USE NOTICE**

**APPLICATION #** LU2026-03

**PURPOSE** Home based business license to create and sell custom engraved items

**DATE OF PUBLIC MEETING:** 6/3/2026 **TIME:** 6:30PM

**DATE OF PUBLIC MEETING:** 6/15/2026 **TIME:** 6:30PM

**PLACE:** CITY HALL KENNESAW, GA

*Due to the priority for public health and safety, the City of Kennesaw will implement a public meeting protocol / system for community participation in compliance to social distancing protocol. For specific public meeting guidelines and access to all application information please visit our website*

**HTTP://WWW.KENNESAW-GA.GOV**

**FOR FURTHER INFORMATION PLEASE CALL:  
PLANNING AND ZONING DEPARTMENT 770-590-8268**

05.15.2026 08:11

**MINUTES OF PLANNING COMMISSION MEETING  
CITY OF KENNESAW  
Council Chambers  
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)  
June 3, 2026  
6:30 PM**

---

**1. Call to Order / Roll Call**

Chairman Bodenhamer called the meeting to order at 6:34 p.m.

Roll Call: Trey Bodenhamer, Todd Vande Zande, Rebecca Patterson, Douglas Butler

Absent: Carolyn Greenall, Robert Trim

Staff Present: Chanelle Campbell (Planning & Zoning Administrator), Priscilla Coley (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)

Speakers Present: Caitlin Colley (Applicant's Representative), Corbin Adams (Walton Communities LLC Representative), Laura Blakeslee, Ralph Fowler, Lori Fowler, Mariah Brazell

**2. Announcements**

- A. All interested parties may attend the meeting at the City Hall Council Chambers. For those unable to attend in person, the meeting may be accessed using the following link: <https://www.kennesaw-ga.gov/publicmeetings/>. Please note that the Planning Commission serves as an advisory board that makes recommendations to the Mayor and Council unless otherwise noted.
- B. Pending zoning applications may be viewed on an interactive map via the Planning & Zoning webpage or using the following link: <https://arcg.is/1q1ubX0>.
- C. New business items on this agenda will be heard by the Mayor and Council on June 15, 2026.

**3. Approval of the Meeting Minutes**

- A. Approval of Meeting Minutes: April 1, 2026

Chairman Bodenhamer called for a motion.

Motion to approve by Vice Chair Vande Zande

Seconded by Commissioner Butler

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

**4. New Business**

- A. **LU2026-03** - Consideration of approval of a land use request submitted by Radoslav Zamborsky for the property located at 2687 Summerbrooke Drive (20016402420). Said request is to obtain a home occupation business license to create and sell custom engraved items. Property is zoned Planned Unit Development-Residential (PUD-R), consists of 0.28+/- acres and lies in land lot 164, tax parcel 242.

Chairman Bodenhamer called for a motion.

Motion by Commissioner Butler to approve 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 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.

Seconded by Commissioner Patterson

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

- B. **RZ2026-04** - Consideration to rezone the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel # 20021200130 & 20021201560) from General Commercial (GC) and RM-12, Multiple-Family District to Planned Village Community (PVC) as submitted by Walton Communities, LLC. Said request is to rezone the property for the development of a multi-family residential community and office space. Property consists of 11.44+/- acres and lies in land lot 140, tax parcels 13 & 156.

Chairman Bodenhamer called for a motion.

Motion by Commissioner Butler to approve with the following conditions:

1. The rezoning of the Subject Property to Planned Unit 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.
- Seconded by Vice Chair Vande Zande  
 Chairman Bodenhamer proceeded with a roll call for approval.  
 Vote taken, motion unanimously approved 3-0. Motion carried.

- C. **ZV2026-02** - Consideration of a variance application submitted by Walson Communities LLC for the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel #20021200130 & 20021201560). Said variance 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. Property consists of 11.44 +/- acres and lies in land lot 140, tax parcels 13 & 156.

Chairman Bodenhamer called for a motion.  
 Motion to approve by Vice Chair Vande Zande  
 Seconded by Commissioner Patterson  
 Chairman Bodenhamer proceeded with a roll call for approval.  
 Vote taken, motion unanimously approved 3-0. Motion carried.

## 5. Staff Comment

## 6. Adjourn

Chairman Bodenhamer called for a motion to adjourn.

Motion by Commissioner Butler to adjourn  
Seconded by Vice Chair Vande Zande  
Chairman Bodenhamer adjourned the meeting at 7:43 p.m.



## Item Report

**TO:** The Honorable Mayor and City Council

**FROM:** Chanelle Campbell, Planning and Zoning Director

**DATE:** June 15, 2026

**TITLE:** **Ordinance: Rezoning Request for 1600 Old 41 Hwy & 0 Old 41 Hwy**  
 Consideration for approval of an ordinance authorizing a rezoning request submitted by Walton Communities, LLC for the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel #20021200130 & 20021201560). Case # RZ2026-04

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### Summary:

Said request to rezone 1600 Old 41 Hwy (parcel # 20021200130) and 0 Old 41 Hwy (20021201560) from General Commercial (GC) and RM-12, Multifamily residential respectively to Planned Village Community (PVC) for the development of a multifamily community and office space. The parcel consists of 11.44+/- acres and lies in Land Lot 212 and Tax Parcels 13 & 156. The public hearing was advertised in the Marietta Daily Journal on May 15, 2026, and public notice has been posted onsite. During the June 3, 2026, meeting, the Planning Commission unanimously recommended approval with conditions as outlined by staff, along with an additional condition stating that the existing curb cut on Old 41 Highway may not be used for vehicular access.

### Recommendation:

Planning and Zoning recommends approval with conditions.

### Fiscal Impact:

### Attachments:

1. ORDINANCE - 1600 OLD 41 HWY & 0 OLD 41 HWY
2. RZ2026-04 & ZV2026-02 - 1600 Old 41 Hwy & 0 Old 41 Hwy \_Staff Analysis
3. RZ2026-04 - 1600 Old 41 Hwy & 0 Old 41 Hwy \_Application Packet
4. RZ2026-04 & ZV2026-02 - 1600 Old 41 Hwy & 0 Old 41 Hwy \_Traffic Impact Study
5. 06-03-26 Planning Commission Action Minutes

**CITY OF KENNESAW  
GEORGIA**

**ORDINANCE NO. 2026-, 2026**

**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 Unit 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 \_\_\_\_ day of June, 2026.

ATTEST:

CITY OF KENNESAW:

\_\_\_\_\_  
Nicholas Simpson, Deputy City Clerk

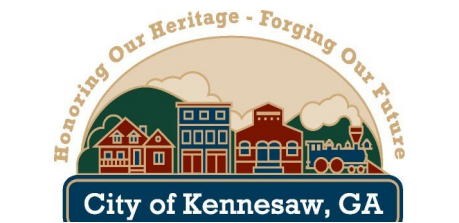
\_\_\_\_\_  
Derek Easterling, Mayor

**PLANNING AND ZONING DIRECTOR**  
CHANELLE CAMPBELL

**ASSISTANT ZONING  
ADMINISTRATOR/PLANNER**  
PRISCILLA COLEY

**CONTACT US**

**OFFICE:** (770) 590-8268  
**WEBSITE:** [www.kennesaw-ga.gov](http://www.kennesaw-ga.gov)  
**EMAIL:** [zoningdept@kennesaw-ga.gov](mailto:zoningdept@kennesaw-ga.gov)



**COMMUNITY DEVELOPMENT**  
Planning and Zoning

2529 J.O. Stephenson Avenue  
Kennesaw, GA 30144

**MAYOR AND COUNCIL**  
JUNE 15, 2026

**PLANNING COMMISSION**  
JUNE 3, 2026

**LEGAL ADVERTISEMENTS**  
MAY 15, 2026

**PUBLIC NOTICE SIGN**  
MAY 15, 2026

**APPLICATION SUBMITTED**  
APRIL 17, 2026

# STAFF ANALYSIS REPORT

## ZONING CASE #: RZ2026-04/ZV2026-02

**Property Addresses**

1600 Old 41 Hwy & 0 Old 41 Hwy

**Applicant**

Walton Communities, LLC

**Representative**

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

**Property Owner**

Granite Falls Station, LLC

**Current Zoning**

General Commercial (GC) and RM-12, Multifamily

**Future Land Use Category**

Community Activity Center (CAC)

**Project Request:** Rezone property from General Commercial (GC) and RM-12, Multifamily to Planned Village Community (PVC) for the construction of a mixed-use development.



Aerial view of subject property

### PROPERTY DETAILS

**Within 1/2 mi from Unincorporated Cobb Co:** Yes  
**Historic District:** No  
**Cemetery:** No    **Floodplain:** Yes    **Stream:** Yes  
**Parcel ID #:** 20021200130 & 20021201560  
**Land Lot #:** 212    **Tax Parcel #:** 13 & 156  
**Land Area:** 11.44 +/-

### RECOMMENDATION

**Staff Recommendation:**  
**Approval with conditions** of the rezoning and **approval** of the variance request.  
Please see page 12 for basis for recommendation.

### ADJACENT PROPERTY DETAILS

**Surrounding Zoning Dist. and Future Land Use**

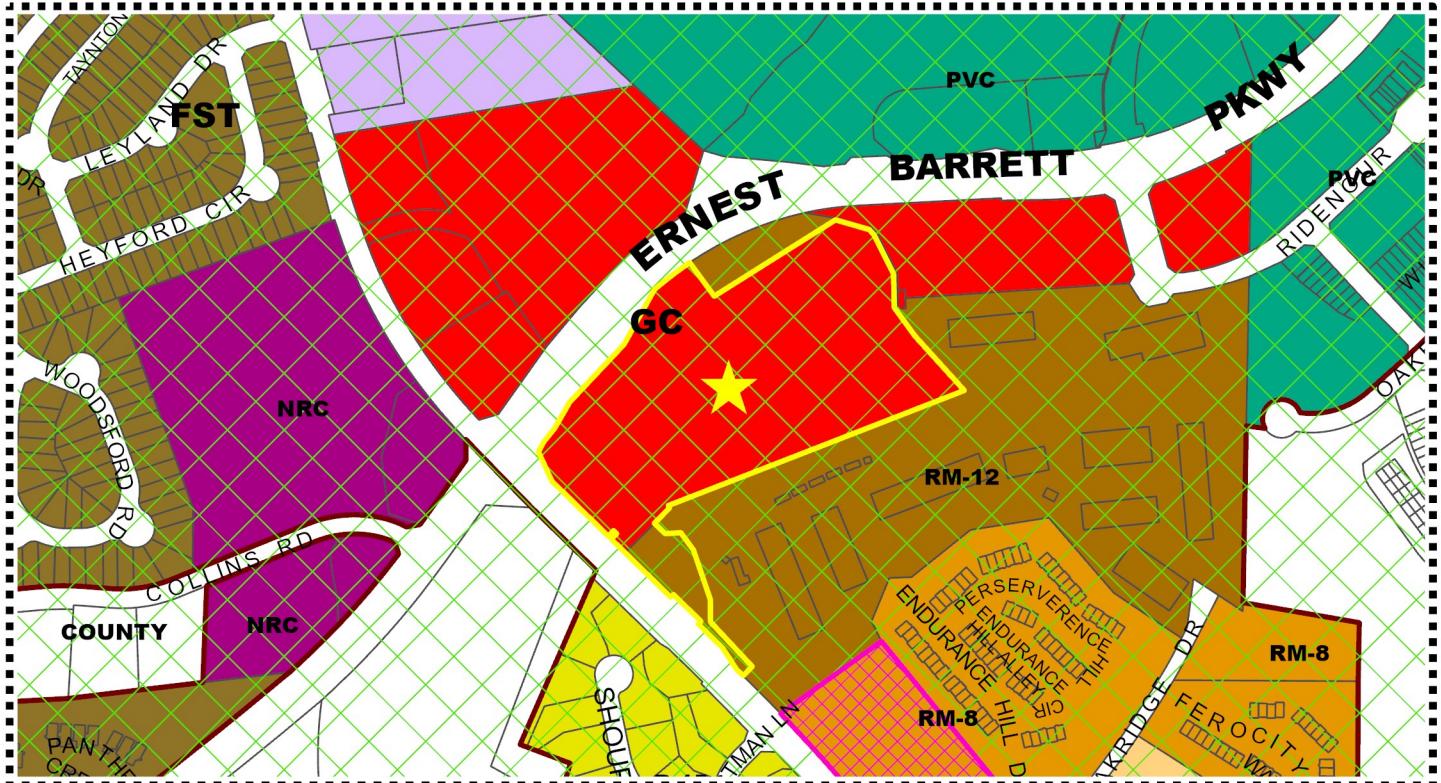
**North:** Ernest Barrett Pkwy  
**Zoning:** General Commercial (GC)  
**Future Land Use:** Community Activity Center (CAC)  
**South:** No Street  
**Zoning:** RM-12, Multifamily District  
**Future Land Use:** Residential High (RH)  
**East:** Ridenour Blvd  
**Zoning:** RM-12, Multifamily District  
**Future Land Use:** Residential High (RH)  
**West:** Old 41 Hwy  
**Zoning:** County R-20, Single Family Residential  
**Future Land Use:** County Low Density Residential

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ ZV2026-02

### ZONING MAP



### LEGEND

Zoning Districts			Form Based Code			Zoning Overlays	
	CBD		HI		T-3		Airport Hazard District
	CRC		LI		T-4L		Conservation Subdivision
	FST		MHP		T-4O		Historic Districts
	GC		NRC		T-5		Historic Preservation Village
	HGB		NS				Senior Living
	OI		PUD-R				
	PBSH		PVC				
	R-12		R-10				
	R-15						
	R-20						
	R-30						
	R-40						
	RA-5						
	RA-6						
	RM-8						
	RM-12						
	RM-16						
	UVC						

The subject parcels are currently zoned General Commercial (GC) and RM-12, Multifamily district. To the south, the parcels are bordered by multifamily zoning district designated as RM-12, Multifamily. To the east, the properties adjoins parcels zoned General Commercial (GC) and RM-12, Multifamily. Parcels to the north are also zoned General Commercial (GC) and RM-12, Multifamily, while to the west there are a mixture of parcels zoned R-15, Single Family residential and parcels that lie outside the Kennesaw city limits.

This combination of adjacent zoning districts creates a natural transition area between established multifamily residential development and surrounding commercial uses, supporting a land-use pattern that blends residential density with service-oriented and commercial activity.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### AERIAL MAP

#### LOCATION:

The 11.44 +/- acre tract is located at the intersection of Old 41 Highway and Barrett Parkway and is surrounded by a diverse mix of commercial, retail, office, and residential uses. To the south is the Walton Ridenour multifamily residential community constructed between 2004 and 2005. To the east is a shopping center that includes a range of retail and office tenants, such as PT Solutions Physical Therapy, Big Peach Running Co., and several restaurant options. To the north, the property is bordered by additional commercial and retail uses, including a car wash, gas station, and a Zaxby's restaurant. This surrounding development pattern reflects a well established activity center with a blend of residential density and commercial services.



### BACKGROUND

The subject property is adjacent to the existing Walton Community, which consists of approximately 250 units of affordable housing. In 2020, the Housing Authority of Cobb County assumed ownership, renovation, and ongoing operation of these communities to ensure the long-term preservation of affordable rental housing within the city limits.

The site has remained vacant largely due to physical and logistical development constraints, including significant topographic challenges and limited access opportunities. These conditions have made the property difficult to develop under previous zoning and market conditions, contributing to its prolonged undeveloped status.

The request to rezone the property to RM-16, Multifamily Residential for the development of multifamily units was originally presented to Mayor and Council in February. However, the application was later withdrawn without prejudice on April 27, 2026, allowing the applicant the opportunity to resubmit at a future date without penalty.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### EXISTING SITE CONDITIONS



# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### DESCRIPTION OF ZONING REQUEST: REZONING AND VARIANCE

This is a rezoning and concurrent variance request submitted for 1600 Old 41 Hwy and 0 Old 41 Hwy.

**REZONING:**

The applicant seeks to change the zoning designation from General Commercial (GC) and RM-12, Multifamily to Planned Village Community (PVC) for the construction of a mixed use development consisting of multifamily and office/commercial.

**VARIANCE:**

Request to reduce the requirements for multi-family dwelling units as required in section 6.06.09 of the UDC from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit.

### PROJECT INTENT

The applicant is requesting to rezone the property to Planned Village Community (PVC) to construct a mixed-used development .

**Number of units proposed:** 182

Unit Mix Building Types I - III		
A - One Bedroom	47	25.82 %
B - Two Bedroom	111	60.99%
C - Three Bedroom	24	13.19%

**Proposed parking:** 273 surface spaces (1.5 spaces per unit)

**Proposed Amenities:** Amenities will Clubhouse and outdoor amenity space.

**Proposed Commercial/Office Component:** 5,000 sq. ft.

### UNIFIED DEVELOPMENT CODE

**Section 4.01.02 - Lot size, setback and building height requirements for developments within the Planned Village Community (PVC) zoning district.**

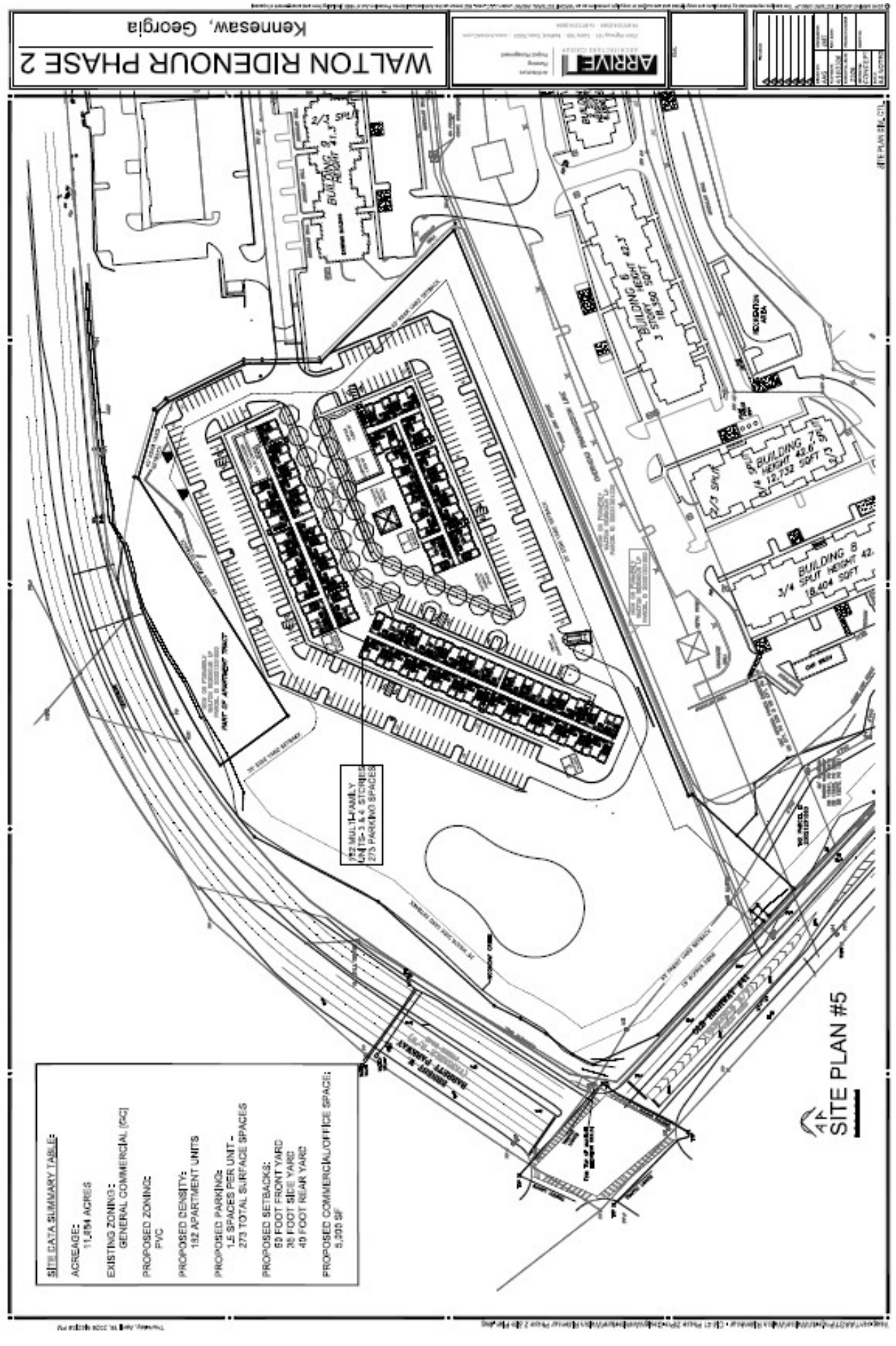
The Planned Village Community (PVC) district is established to provide locations and encourage flexible site plans and building arrangements under a unified plan of development rather than a lot by lot regulation for retail commercial and service uses which are designed and oriented to be self-sufficient neighborhoods making up a community.

Minimum acreage	5 acres
Minimum floor area:	Per approved site plan
Minimum lot width at front setback line:	75 ft.
Maximum cover:	75%
Maximum building height:	75 feet (6 stories maximum)
Minimum building setbacks:	(a) Front yard as measured from arterial: 50 feet. (b) Front yard as measured from collector: 50 feet. (c) Front yard as measured from local: 40 feet. (d) Side yard (aka minor side yard): 35 feet (if not interior portion of development); 15 feet (if interior portion of development). (e) Rear yard: 30 feet. (f) Major side: 25 or 35 ft.



# PROPOSED SITE PLAN

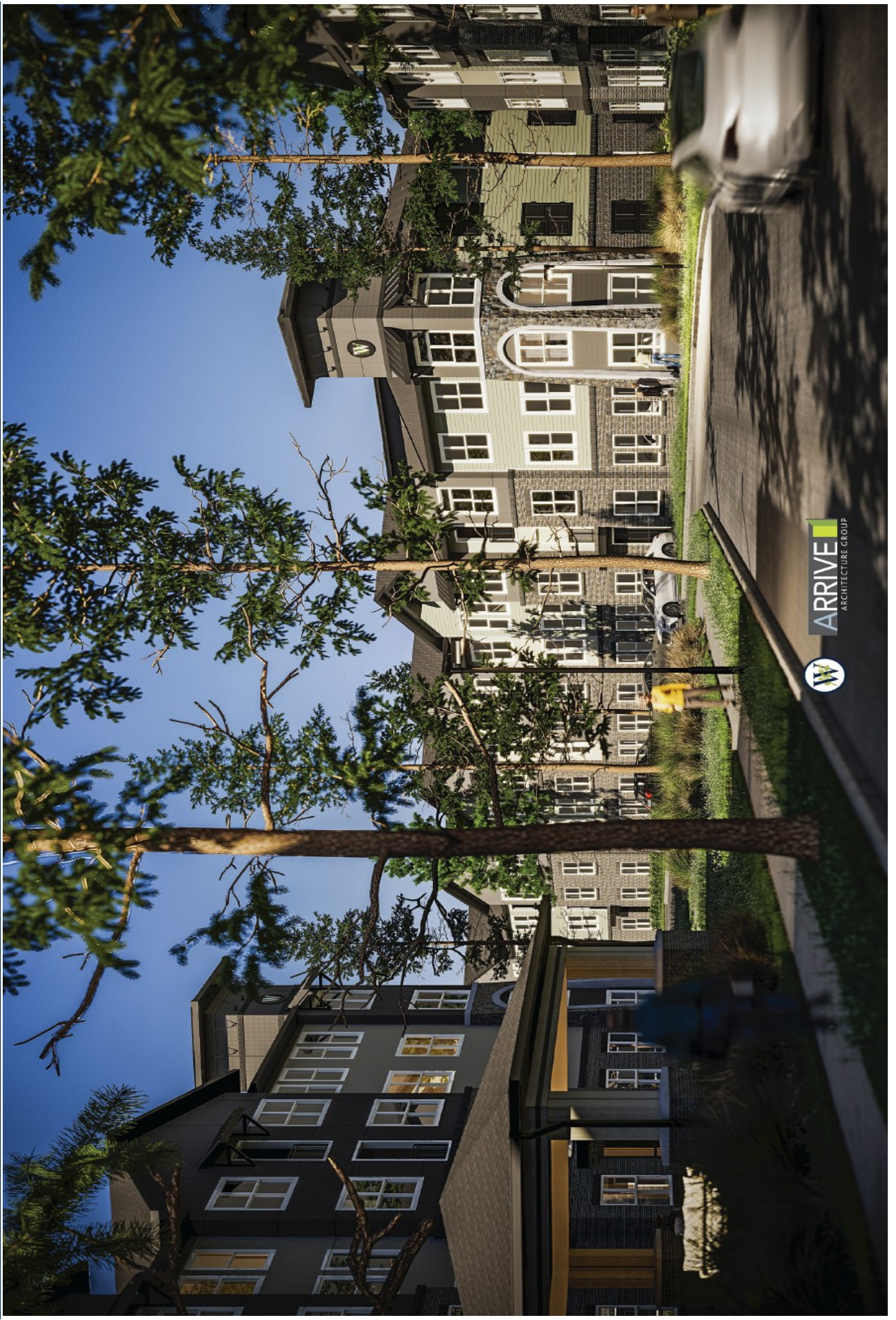
## ZONING CASE #: RZ2026-04/ZV2026-02





# PROPOSED RENDERING

ZONING CASE #: RZ2026-04/ZV2026-02

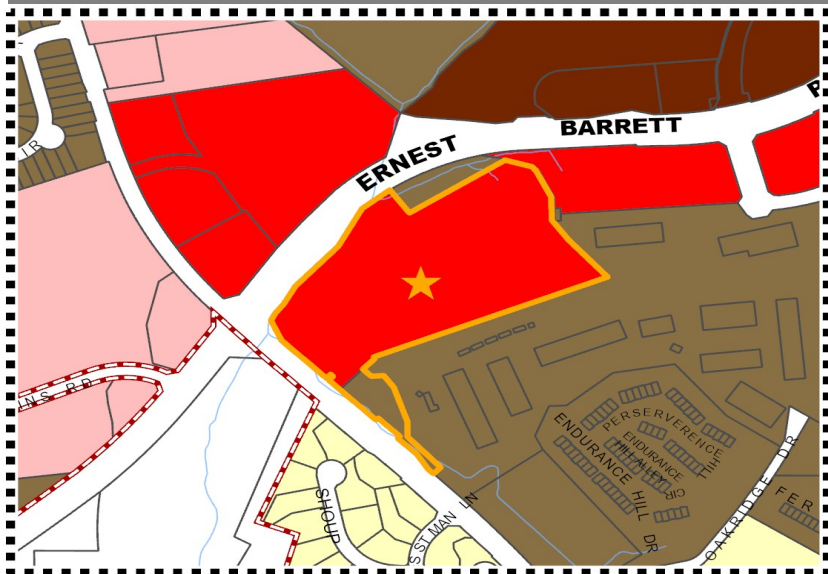


# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### FUTURE LAND USE CATEGORY














### CAC - COMMUNITY ACTIVITY CENTER

These areas provide services to the community but are not as intense as the Regional Activity Center.

### LEGEND

#### Future Land Use

 CAC - Community Activity Center	 PRC - Park/Recreation/Conservation
 DAC - Downtown Activity Center	 PUD - Planned Unit Development
 I - Industrial	 RAC - Regional Activity Center
 NAC - Neighborhood Activity Center	 RH - Residential High
 PI - Public Service/Institutional	 RL - Residential Low/Medium
	 TCU - Transportation Communication Utilities

### FUTURE LAND USE ANALYSIS

The Comprehensive Plan designated the subject properties as a Community Activity Center (CAC) and Residential High (RH). The inclusion of a mixed used development within the CAC is consistent with the Comprehensive Plan's intent to create vibrant, mixed-use environments that support a blend of commercial, civic, and residential uses.

Mixed-use development also promotes efficient land use by reinvesting in underutilized parcels and encouraging redevelopment that aligns with the long-term vision for a walkable, connected district. The residential component strengthens the activity center by increasing the local population base, which in turn supports nearby retail, dining, and service establishments. This added residential presence helps sustain businesses throughout the day and evening, contributing to a more active and economically resilient center. While the commercial component provides essential goods, services, and employment opportunities, it also benefits from the built-in customer base created by the surrounding housing. This synergy reduces reliance on vehicle trips, supports multimodal transportation goals, and enhances the overall sense of place within the CAC.

Together, the residential and commercial elements create a cohesive mixed-use environment that aligns with the CAC's intent to function as a lively, accessible, and well-connected community destination.

# STAFF ANALYSIS REPORT

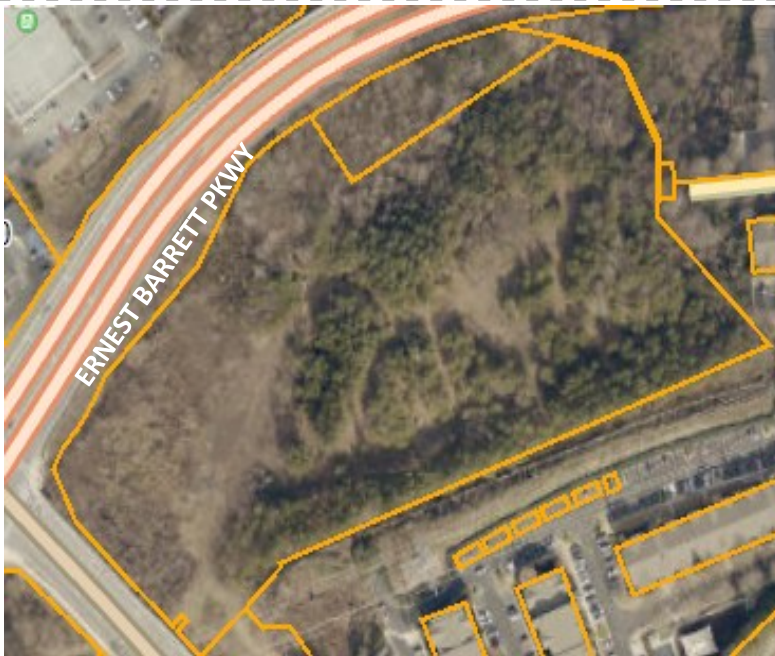


## ZONING CASE #: RZ2026-04/ZV2026-02

### TRANSPORTATION DATA:

#### AERIAL OF ROAD #1

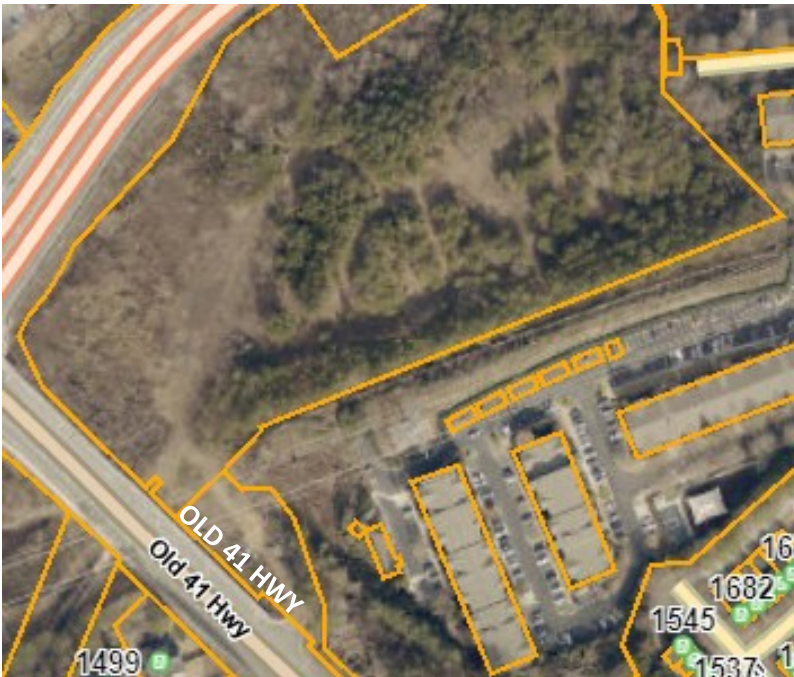
#### ROAD #1



- Roadway Name**  
Ernest Barrett Pkwy
- Roadway Classification**  
Arterials
- Speed Limit**  
45 MPH
- Minimum Width of Right-of-Way requirement**  
100-feet

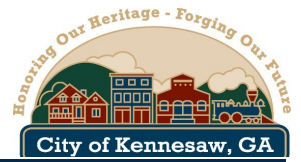
#### AERIAL OF ROAD #2

#### ROAD #2



- Roadway Name**  
Old 41 Hwy
- Roadway Classification**  
Major
- Speed Limit**  
40 MPH
- Minimum Width of Right-of-Way requirement**  
100-feet

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### ENVIRONMENTAL

#### Floodplain:

- Yes
- No
- Not Verified

#### Wetlands:

- Yes
- No
- Not Verified

#### Drainage Basin:

- None
- FEMA 100-year floodplain area
- Flood Damage Prevention Ordinance<sup>1</sup>
- Project subject to Cobb County Damage Prevention Requirements
- Dam Breach Zone (Upstream)<sup>2</sup>
- Owner/Developer is responsible for obtaining any required wetland permits from the United States Army Corps of Engineers

#### Streams and Creeks:

- Metropolitan River Protection Area<sup>3</sup>
- Chattahoochee River Corridor Tributary Area<sup>4</sup>
- Georgia Erosion-Sediment Control Law and County Ordinance<sup>5</sup>
- Georgia DNR Variance for work being done in 25-foot stream bank buffers (may be required)
- City Stream Buffer Required
- No Stream Buffer Required

1. Designated flood hazard
2. Need to keep residential buildings out of hazard.
3. Within 2000-feet of the Chattahoochee River. ARC review 35-foot undisturbed buffer each side of waterway.
4. Cobb County review ( \_\_\_-feet undisturbed buffer on each side)
5. State of Georgia and Cobb County review.

### FEMA FLOOD ZONE MAP



### LEGEND

#### Special Flood Hazard Areas

##### 2018 Flood Zones

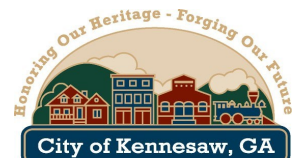
- |                          |                      |
|--------------------------|----------------------|
| A                        | Subject Property     |
| AE                       | Land Lots            |
| AE, Floodway             | Kennesaw City Limits |
| X, 0.2 Pct Annual Chance |                      |

### ADDITIONAL COMMENTS REGARDING PROJECT:

Portions of the subject property are located within FEMA designated Flood Zone AE and the regulatory Floodway. These floodplain conditions reduce the amount of developable acreage on the site and will require the applicant to design the project to avoid the Floodway and comply with all applicable federal, state, and local floodplain regulations. Any future development plans must clearly delineate AE and Floodway boundaries and demonstrate compliance with the City's flood damage prevention ordinance.

Applicant will be responsible to meet all City of Kennesaw Development & Zoning Ordinance Standards, State, County and applicable Federal regulations as part of the plan review approval process. All conceptual representations submitted with the application and acted on by Mayor and Council does not relieve applicant and property owners from meeting all development standards.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### FLOOD ZONE ANALYSIS

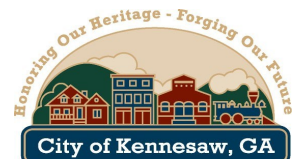


Due to the presence of significant floodway on the parcel; the site was review based on the requirements outlined in the Unified Development Code; per section 1.09.02 which define Density is defined as:

1. The overall intensity of land use for the total project.
2. Residential density is the number of housing units permitted per acre in the zoning district involved in accordance with the terms of the zoning ordinance or as authorized under conditional zoning by the Mayor and City Council. The maximum residential density per developable acre authorized for R-40, R-30, R-20, R-15, R-12, R-10, PUD-R, RA-4, RA-5, RA-6 RM-8, RM-12, RM-16, FST and MHP zoning districts are set forth in Chapter Four of the Unified Development Code. These maximums could be lowered by conditional zoning by the Mayor and City Council. A developable acre shall not include any part or parts of rivers, streams, floodplains and natural lakes which are not the result of manmade dams. The maximum allowable dwelling units per acre shall in no event exceed any of the following:
  - a. The maximum set forth in article VIII of this appendix for such zoning district;
  - b. The maximum dwelling units per acre which can be constructed without violating any other restrictions, limitations, and/or requirements of such zoning district or the maximum authorized under conditional zoning by the Mayor and City Council.

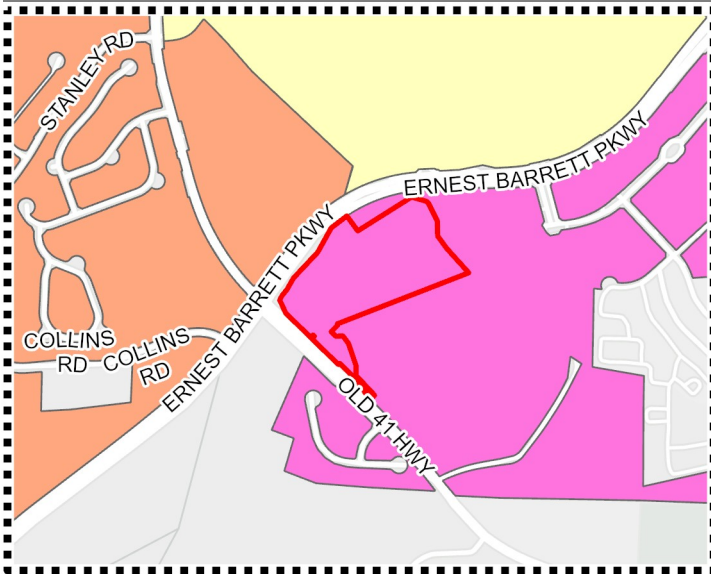
The site is heavily constrained by the presence of the regulated floodway, which occupies a substantial portion of the parcel and sharply reduces the amount of land that can be safely developed.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### AREA DESIGNATION



### RIDENOUR

Ridenour is a unique multi-use project that combines four story, multi-family housing, single family housing and retail development. Located along Barrett Parkway between Cobb Parkway and Old Highway 41, this area is characterized most notably by the high-density development, the high elevation of the structures fronting Barrett Parkway and their colorful facades. With limited office and retail uses located within the development on the ground floors, this area suggests a live, work, play concept. Like the Barrett Parkway/Old 41 Highway, the proximity to I-75, Cobb Parkway and Barrett Parkway makes this an attractive location to residents who commute to Marietta, south Cobb County and Metro Atlanta region for employment. Employment centers are also located across Cobb Parkway in the retail and office districts on or adjacent to Barrett Parkway. Residents may also be students at Kennesaw State University who enjoy the short drive to campus and the recreational opportunities provided at Kennesaw Mountain National Battlefield Park.

### LEGEND

#### Kennesaw Areas

Cobb Parkway Commercial Corridor	Jiles and Baker
Ridenour	Swift-Cantrell
West Pine Mountain	Campus Living
East Pine Mountain Revitalization	Cherokee Street Commercial Corridor
Kennesaw Due West	North Cherokee
Cobb International Industrial Corridor	Moon Station Industrial Corridor
Kennesaw Marketplace	Historic Central Business District
Barrett and Old 41	In-Town Living
	McCollum Industrial Corridor

### AREA DESIGNATION ANALYSIS

The site is located within the Ridenour Area. According to the Area Policy Matrix in the Comprehensive Plan, development within this area should prioritize a mix of housing options along with professional office and retail uses. The policy framework emphasizes the preservation of open space and tree canopy, while encouraging an interconnected street network that links new development to surrounding properties. This approach supports inter-parcel access, shared driveways, and coordinated access points to help manage traffic flow and reduce the number of individual curb cuts along major corridors.

The Ridenour Area also promotes a pedestrian-oriented environment by improving sidewalk connectivity and establishing multi-use trail and bicycle routes that link nearby neighborhoods, retail centers, parks, and other key destinations. Higher density residential uses are encouraged in locations with direct access to major roadways and transit facilities, supporting a more compact and accessible development pattern.

The proposed project aligns with these policies by introducing a complementary blend of uses designed to create a dynamic, walkable, and livable environment. The development supports the economic and mobility goals outlined in the Comprehensive Plan and contributes to the long-term vision for the Ridenour Area.

# STAFF ANALYSIS REPORT

## ZONING CASE #: RZ2026-04/ZV2026-02

### TRAFFIC ANALYSIS

The applicant completed a traffic study for the proposed mixed-use development with primary access via the existing Ridenour Boulevard which serves as an interparcel access roadway. The study was conducted to evaluate how the project would affect traffic conditions in the surrounding roadway network. The study's purpose was to quantify the additional vehicle trip generated by the development, assess how those trips would influence intersection operations during peak travel periods, and determine whether any improvements or mitigation measures would be necessary to maintain acceptable traffic flow. The areas of the study included:

1. Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive
2. Ernest West Barrett Parkway at Old 41 Hwy
3. Ridenour Boulevard at Ridenour Boulevard
4. Ridenour Boulevard at Ridenour Road

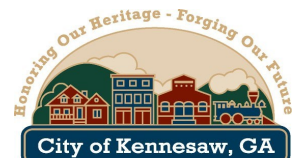


### Conclusion:

The study looked at how the roads would operate in the future with and without the proposed development. The difference between the two scenarios reflects the extra traffic the project would add. The results show that the signalized intersection at Ernest West Barrett Parkway and Ridenour Boulevard/Crater Lake Drive will still function at an overall Level of Service (LOS) "C" during both the morning and afternoon rush hours. The intersection at Ernest West Barrett Parkway and Old 41 Highway will continue to operate at LOS "E" in the morning and LOS "F" in the afternoon, which is similar to how it operates today. All stop-sign controlled intersections in the study area will continue to operate at LOS "A" during both peak periods, just as they do now.

Overall, the added traffic from the development is expected to have only a minimal impact on the surrounding road network.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

PLANNING AND ZONING	DEPARTMENT COMMENTS
<p><b>Site Visit:</b>  <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p><b>Staff Member:</b>                      Name: Chanelle Campbell                      Date of Visit: 01/29/26 &amp;                      03/02/26</p> <p><b>Land Use Recommendation:</b>  <b>Mixed-use development is a compatible use</b></p> <p><b>Historic Preservation:</b>                      Not located in the historic district</p> <p><b>Cemetery Preservation:</b>                      No cemeteries on site</p>	<p><b>Engineering:</b> No Comments</p> <p><b>Public Works:</b> The proposed site requires a Traffic Impact Study (TIS) to evaluate anticipated trip generation, turning movements, and overall impacts to the surrounding roadway network.</p> <p><b>Building Services:</b> No Comments</p> <p><b>Cobb County Fire:</b> None provided</p> <p><b>Cobb County Water:</b> None provided</p>

## ZONING CASE #: RZ2026-04/ZV2026-02

### STAFF ANALYSIS - REZONING

The applicant, Walton Communities, LLC, represented by J. Kevin Moore of Moore, Ingram, Johnson & Steele, LLP, is requesting to rezone approximately 11.44 +/- acres to Planned Village Community (PVC) for the development of a mixed-use development consisting of one hundred eighty-two (182) multifamily units and office/commercial targeted to coworking and shared office space for lease. The total acreage consists of two parcels: 10.753 ± acres currently zoned General Commercial (GC) and 0.691 +/- acres zoned RM-12, Multifamily Residential.

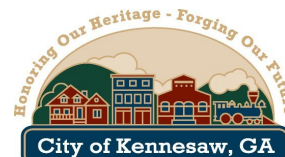
Development of the property is significantly constrained by its topography and the extent of regulated floodplain areas, which limit both the buildable area and the range of feasible site design options. The parcel is located at the intersection of Old 41 Highway and Barrett Parkway and is positioned between established multifamily communities and commercial uses to the east and south. The site has a floodplain that covers approximately 4.305 +/- acres of the proposed rezoning site. This would leave approximately 7.325 +/- acres of developable land which means that approximately half of the western portion of the site is encumbered by floodplain, creating a natural barrier and further restricting development potential on that side of the property.

Building placement, access, utilities, and stormwater management must all be configured around the protected floodway corridor. These combined physical conditions which includes steep grades and limited access points have historically made the site challenging to develop and continue to shape the scale, layout, and density of any proposed project.

Staff has evaluated the rezoning request in accordance with the standards for decision outlined in Section 10.01.02, Rezoning Procedures, and the requirements of Section 2.01.04.H Planned Village Commercial (PVC) and section 4.01.02 Development Standards for Development of the Unified Development Code (UDC), with the following observations:

According to the Unified Development Code, the PVC district is intended to provide locations that support flexible site planning and coordinated building arrangements under a unified development plan, rather than regulating each lot individually. The district is designed to accommodate retail, commercial, and service-oriented uses that function as self-sufficient neighborhoods within the broader community.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### STAFF ANALYSIS - REZONING

The subject property is bordered to the east and south by the existing Walton Ridenour multifamily community, which currently maintains a 98% occupancy rate, demonstrating sustained demand for quality rental housing in this area. To the north and west, the site is surrounded by commercial uses that contribute services and business activity, supporting the viability of a mixed-use development.

The proposed site plan features a series of residential buildings supported by community-oriented amenities, including a clubhouse, outdoor gathering spaces, and a centrally located gazebo. The plan also incorporates approximately 5,000 square feet of commercial space to serve residents and visitors.

In addition, the layout provides interparcel access from Ridenour Boulevard, ensuring smooth internal circulation and enhancing connectivity with the surrounding Walton Ridenour community.

According to the Traffic Impact Study dated May 20, 2026, the addition of the proposed development is not expected to significantly affect existing traffic volumes or degrade current levels of service along the adjacent roadway network. These elements collectively support a cohesive, well-integrated residential community that aligns with the established development pattern and infrastructure capacity of the area.

The applicant's architectural submission reflects a building design that will be complementary to the existing Walton Ridenour community. Exterior materials will include a combination of high-quality finishes, including—but not limited to—brick and hardi-plank siding, ensuring visual compatibility with the surrounding development. Residents of the proposed community will also have access to the broader amenity network within Walton Ridenour, reinforcing internal connectivity and shared community resources. Access to the new development will be provided internally through the existing Walton Ridenour community, eliminating the need for additional curb cuts and maintaining a unified circulation pattern.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### STAFF ANALYSIS - VARIANCE

The applicant has submitted a concurrent variance application to deviate from [section 6.06.00](#) of the Unified Development Code. The applicant is requesting to:

1. Reduce the minimum parking requirement from 1.75 spaces per unit to 1.5 spaces per unit

Per the parking standards per use as outlined in [section 6.06.00](#) Off Street Parking Facilities requires:

Type of Use	Required Parking Spaces
Multi-Family Dwelling Units	1.75 spaces per dwelling unit
Professional Office	1 space per 285 sq. ft. (net) of floor space

#### *Multi-Family Dwelling Units*

- 182 units X 1.75 = 319 parking spaces

#### *Professional Office*

- 5,000 sq. ft. / 285 sq. ft. = 18 parking spaces

The proposed development requires three hundred and thirty-seven (337) parking spaces to be in compliance with Section 6.06.00 of the Unified Development Code. The proposed development provides a total of two hundred and seventy three (273) parking spaces, a shortage of sixty four (64) parking spaces. The site is designed to operate under a shared-parking model, allowing both the multifamily residential component and the office component to utilize the same parking supply based on their complementary peak demand patterns. The unit breakdown includes mostly one and two-bedroom units which typically generate lower parking demand than larger family-oriented units.

- Multifamily residential typically experiences its highest parking demand during evenings and overnight hours, when residents are home.
- Office uses peak during daytime business hours, when residents are away at work and a significant portion of residential spaces are unoccupied.

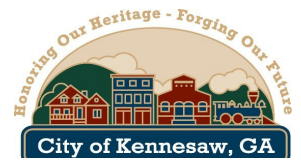
Because these peak periods do not overlap, the same parking supply can efficiently serve both uses without requiring each to provide its full standalone requirement. This approach reduces unnecessary impervious surface, supports more efficient land use, and aligns with best practices for mixed-use development.

The site's internal layout further supports shared parking by providing direct interconnections between the residential buildings and the office area, ensuring that parking areas are accessible, walkable, and logically distributed across the development.

The applicant has submitted a variance application to reduce minimum requirement from 1.75 spaces per unit to 1.5 spaces per unit. The request has been reviewed based on the standards outlined in [Section 9.02.00](#) of the Unified Development Code which states that variances may be granted using the following criteria:

- A. There is extraordinary and exceptional conditions pertaining to the property because of its size, shape or topography;
- B. The application of the UDC standards to property creates practical difficulty or unnecessary hardship.

# STAFF ANALYSIS REPORT



ZONING CASE #: RZ2026-04/ZV2026-02

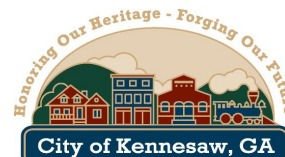
STAFF ANALYSIS - **VARIANCE**

- C. The practical difficulty and/or unnecessary hardship are conditions which are peculiar to the property involved; and
- D. Relief, if granted, would not cause substantial detriment to the public good or impede the purposes and intent of the UDC

The proposed site is heavily encumbered by floodplain areas and an on-site streams, which substantially limit the amount of usable land and restrict where development can occur. In addition to these environmental constraints, the challenging topography further reduces the buildable area, creating steep transitions and uneven grades that complicate site design, access, and construction feasibility.

Taken together, these extraordinary physical conditions create limitations that are unique to this parcel and not commonly found on surrounding properties. Because these constraints directly impair the reasonable use of the land under standard zoning requirements, the circumstances meet the threshold for considering a variance, as the hardship arises from the inherent characteristics of the property rather than from actions of the applicant.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### ZONING ADMINISTRATOR'S RECOMMENDATION: APPROVAL WITH CONDITIONS

Based on the findings outlined in the analysis section of the staff report, City Staff recommends **approval with conditions** of the rezoning request from General Commercial (GC) and RM-12, Multifamily to Planned Village Community (PVC).

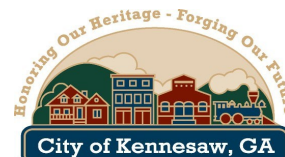
Further more City Staff recommends **approval** of the following variance request:

1. Reduce the required parking from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit.

### PROPOSED ZONING CONDITIONS:

1. The rezoning of the Subject Property to Planned Unit 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

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### PROPOSED ZONING CONDITIONS:

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.

### PLANNING COMMISSION RECOMMENDATION:

During the June 3, 2026, meeting, the Planning Commission unanimously recommended approval with conditions as outlined by staff, along with an additional condition stating that the existing curb cut on Old 41 Highway may not be used for vehicular access.

### MAYOR AND COUNCIL RECOMMENDATION:

To be determined on June 15, 2026.



**REZONING APPLICATION**

Date Received 4/17/2026  
Staff's Initials RG

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

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

Date of Consultation 11/05/2025 Staff's Initials \_\_\_\_\_

**REZONING PROPERTY ADDRESS** Old 41 Highway (unassigned)

Land Lot 212 Tax Parcel 20021200130 Lot Size 11.684±

Resident Population 0 Housing Units 0 Other Buildings 0

Zoning Request from:

Present Zoning GC, RM-12 To: PVC

For the purpose of: Multi-Family Residential; office

**APPLICANT EMAIL** \_\_\_\_\_

Applicant Address 2281 Akers Mill Road, S.E., Building 4100, Atlanta, GA 30339

(Phone #) \_\_\_\_\_

Applicant Signature BY: Matthew L. Teague Date April 16, 2026  
Walton Communities, LLC  
Matthew L. Teague, Director of New Development

Signed, sealed and delivered in presence of: [Signature] April 16, 2026  
Notary Date

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

(Fax #) \_\_\_\_\_ (Work#) \_\_\_\_\_ (Cell#) \_\_\_\_\_

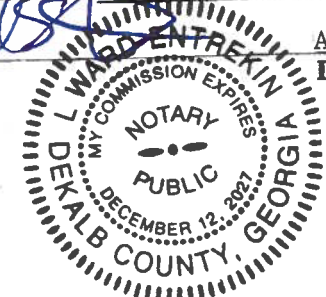
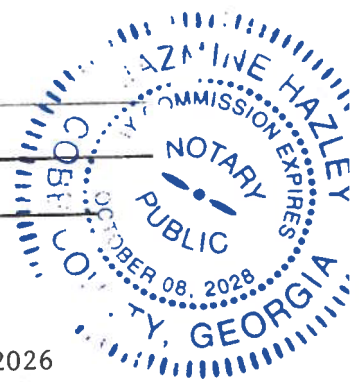
Representative Signature BY: J. Kevin Moore Date April 16, 2026  
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

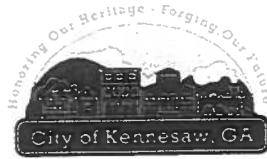
Signed, sealed and delivered in presence of: [Signature] April 16, 2026  
Notary Commission Expires 01-10-2027 Date

**TITLEHOLDER:** Granite Falls Station LLC (Phone #) \_\_\_\_\_

Signature: BY: [Signature] Address 4963 Tyne Ridge Court, Nashville, TN 37220  
Thomas J Brown, Sole Member

Signed, sealed and delivered in presence of: [Signature] April 16, 2026  
Notary Date





**CAMPAIGN DISCLOSURE REPORT<sup>1</sup> BY APPLICANT<sup>2</sup>**

**Each applicant must complete a separate form**

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?  
No.

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

Not Applicable.

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

Not Applicable.

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: **Not Applicable.**

I certify that the foregoing information is true and correct, this 16<sup>th</sup> day of April, 2026  
Walton Communities, LLC

~~XXXXXXXXXXXX~~

BY:

  
Matthew L. Teague, Director of New Development

<sup>1</sup> If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

<sup>2</sup> Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.



**CAMPAIGN DISCLOSURE REPORT<sup>1</sup> BY APPLICANT<sup>2</sup>**

**A separate form must be completed by each applicant**

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? No.

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:  
Not Applicable.

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:  
Not Applicable.

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: Not Applicable.

I certify that the foregoing information is true and correct, this 16th day of April, 2026

**Moore Ingram Johnson & Steele, LLP**

BY: \_\_\_\_\_

**Applicants Signature**

**J. Kevin Moore; GA Bar No. 519728**

**Attorneys for Applicant and Titleholder**

<sup>1</sup> If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

<sup>2</sup> Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

## CITY OF KENNESAW

### Section 1908 Standards for Decisions - Rezoning

Section 1908 of the Kennesaw Zoning Code details thirteen [sic] zoning review factors, which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages if necessary:

- (1) Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals and objective?

**The proposed rezoning is consistent with the City's Future Land Use Map. Further, the proposed mixed-use community would be compatible with and complementary to both the adjacent Walton Ridenour community and PVC developed properties. The proposed development would maintain and enhance the overall integrity of the surrounding developments.**

- (2) Would the proposed amendment tend to increase, decrease, or have no impact on traffic safety and congestion in the streets?

**The proposed rezoning would increase traffic impact as would any development of the Property; however, access to the proposed mixed-use community would be limited to the existing Walton Ridenour community thereby mitigating potential adverse impacts as there will be no access to Old 41 Highway or Barrett Parkway.**

- (3) Would the proposed amendment tend to increase, decrease, or have no relationship to safety from fire and other dangers?

**The proposed community would meet all public safety and fire requirements and would enable full development of the property as intended without the dangers associated with undeveloped portions.**

- (4) Would the proposed amendment tend to promote, diminish, or have no influence on the public health and general welfare of the City?

**The proposed rezoning would promote the public health and general welfare of the City by providing a second phase of an established, quality development—Walton Ridenour. Additionally, approval would result in the development of an undeveloped property which has challenges in topography, location, and accessibility.**

- (5) Would the proposed amendment tend to increase, decrease, or have no influence on the adequate (provisions) of light or air?

**The proposed rezoning will have no impact on adequate light or air. The development will be situated toward the interior of the property, allowing buffers toward the exterior and maintaining adequate light and air.**

- (6) Would the proposed amendment tend to cause, prevent, or have no influence on the overcrowding of land?

**The proposed rezoning will have no influence on the overcrowding of land. The proposed community will utilize existing infrastructure for access and other features to mitigate perceived impacts. Further, development will occur outside of established, sensitive environmental areas.**

- (7) Would the proposed amendment tend to cause, prevent, or have no relationship on the population distribution within the City creating any area as dense in population as to adversely affect the health, safety, and general welfare of the City?

**The proposed rezoning will have no adverse effect on the distribution of the population within the City.**

- (8) Would the proposed amendment tend to impede, facilitate, or have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities or facilities?

**The proposed rezoning will have no adverse impact on public services, utilities and facilities.**

- (9) Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?

**The proposed rezoning is compatible to environmental conditions of surrounding properties as the proposal will provide an additional phase of an existing quality development and is consistent with surrounding and adjoining uses while preserving established, sensitive environmental areas.**

- (10) Would the proposed amendment tend to require only reasonable expenditures of public funds, or would the amendment tend to require an excessive or premature expenditure of public funds?

**The proposed rezoning will require no expenditure of public funds.**

- (11) Would the proposed amendment tend to promote, diminish or have no influence upon the aesthetic effect of existing and future uses of property and the surrounding area?

**The proposed rezoning will promote the aesthetics of the surrounding area to allow development of undeveloped and unsightly property in a manner compatible with and complementary to the existing Ridenour mixed-use community.**

- (12) Would the proposed amendment have measurable adverse economic effect on the value of the surrounding or adjacent property?

**The proposed rezoning will have a measurable, positive economic effect on the surrounding property by allowing quality development of property which has limitations due to topography and location, and which will be highly compatible and consistent with adjacent properties thereby successfully developing a property which has been very unsightly and a detriment to values in the immediate area.**



## CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on May 12, 2026 in accordance with the application requirements.

MOORE INGRAM JOHNSON & STEELE, LLP

May 27, 2026

Date

BY: 

~~Applicant~~ Authorized Agent

J. Kevin Moore; GA Bar No. 519728

Attorneys for Applicant and Property Owner

Sworn and subscribed before me this 27th day of May 2026



Notary Public

My Commission Expires January 10, 2027



**ATTACHMENT TO REZONING APPLICATION**

**Application No.:** \_\_\_\_\_  
**Hearing Dates:** **June 3, 2026**  
**June 15, 2026**

**Applicant:** **Walton Communities, LLC**  
**Titleholder:** **Granite Falls Station LLC**

**Tax Parcel Identification Nos.:** **20021200130; 20021201560**

**LETTER OF INTENT**

The property which is the subject of the Rezoning Application consists of two tracts, totaling 11.684 acres, more or less, and is located at the intersection of the southeasterly right-of-way of Barrett Parkway and the northeasterly right-of-way of Old 41 Highway, Land Lot 212, 20<sup>th</sup> District, 2<sup>nd</sup> Section, City of Kennesaw, Cobb County, Georgia (hereinafter “Property” or “Subject Property”). Approximately 10.753 acres (shown as Tract 1 on the submitted Survey) is currently zoned General Commercial (“GC”), and the remainder of the Property (shown as Tract 2 on the submitted Survey) is zoned to the RM-12 zoning classification, pursuant to The Unified Development Code City of Kennesaw, Georgia. Applicant, Walton Communities, LLC (hereinafter “Applicant”), proposes rezoning of the Property to the Planned Village Community (“PVC”) zoning classification to allow for a mixed-use development consisting of a multi-family residential community and commercial/office space adjacent to the highly successful Walton Ridenour community.

The proposed development will contain a maximum of one hundred eighty-two (182) units; as well as, commercial/office space, which will be targeted to co-working and shared office space for lease. The building architecture will be complementary to the existing Walton Ridenour community, with exterior consisting of a combination of materials, including, but not limited to brick and hardi-plank siding. Access to the proposed community will be internal through the existing Walton Ridenour community with no vehicular access to Old 41 Highway or Barrett Parkway. The proposed residential portion of the community will also include appropriate amenities for use by future residents.

Due to topography and flood plain issues, development of the Property is challenging and restrictive. Applicant’s proposed mixed-use community takes into account the restrictions of the Property and utilizes it to its highest and best use. The proposed rezoning to the PVC zoning category will provide a more suitable use for the Subject Property than uses allowed under the existing GC zoning classification. Additionally, the proposed community will be better suited and less intrusive to the area and adjacent properties than uses allowed under the existing GC zoning classification. Applicant’s Walton Ridenour development is highly successful and respected in the area and offers an array of benefits to its residents. The proposed development will provide a quality and affordable community, with many of the same benefits as Walton Ridenour, for future residents of the City of Kennesaw. The proposed community will not adversely affect the use or usability of adjacent or nearby properties. Approval of the proposed PVC zoning category will provide

rezoning which is better suited for the Property and the surrounding area, while having minimal impact on schools, public safety and emergency facilities, wastewater, stormwater facilities, and other public services.

Applicant is very excited about the opportunity of the proposed community adjacent to Walton Ridenour and being able to provide additional quality living areas within the City of Kennesaw. The use of the Property for the proposed community is ideal in light of the surrounding uses and the Property's limitations. Given the project is adjacent to the existing Walton Ridenour, there should be little to no impact on nearby properties and uses.



City of Kennesaw  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780  
 (770) 429-4542

# 2025 Property Tax Bill

Parcel ID	Tax District		Bill #		
20021200130	3/3-BOND - KENNESAW CITY		289076		
Property Owner/Location/Description			Fair Market Value	Taxable Value	
GRANITE FALLS STATION LLC OLD 41 HWY			1,730,930	692,372	
Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate	= Net Tax
CITY OF KENNESAW	692,372	0	692,372	7.7500000000	\$5,365.88
BOND	692,372	0	692,372	1.4000000000	\$969.32

Current Year Tax	Amount
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$6,335.20
Other Amounts Due	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
Due Date	12/01/2025

**Exemptions:**

Printed December 2, 2025 | Settled Value Bill: You are receiving this bill due to the finalization of your appeal.

For properties under appeal with Cobb County, an initial temporary bill was issued based on 85% of the estimated tax value due 12/1/2025. Now that your appeal has been finalized, this bill reflects the full amount due for 2025.

If your taxes are paid through escrow, please forward the attached bill to your mortgage company for prompt processing.

Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or [taxoffice@kennesaw-ga.gov](mailto:taxoffice@kennesaw-ga.gov).



**City of Kennesaw**  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780

Please make check or Money Order Payable to :  
 City of Kennesaw Property Tax Division and  
 include the Parcel ID on your check.

For your convenience, you may pay by check,  
 money order, Discover, Mastercard, AMEX,  
 VISA.  
 3% fee and \$3.50 per transaction fee added to  
 debit/credit card payments. \$1.25 fee per  
 ECheck transaction paid online.

Parcel ID: 20021200130  
 Amount Due: \$0.00  
 Bill#: 289076  
 Due Date: 12/01/2025

<b>AMOUNT PAID</b>

GRANITE FALLS STATION LLC  
 4963 TYNE RIDGE CT  
 NASHVILLE, TN 37220

**City of Kennesaw**  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780



City of Kennesaw  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780  
 (770) 429-4542

# 2025 Property Tax Bill

Parcel ID	Tax District	Bill #			
20021201560	3/3-BOND - KENNESAW CITY	301570			
Property Owner/Location/Description		Fair Market Value			
GRANITE FALLS STATION LLC OLD 41 HWY		12,370			
		Taxable Value			
		4,948			
Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate	= Net Tax
CITY OF KENNESAW	4,948	0	4,948	7.7500000000	\$38.35
BOND	4,948	0	4,948	1.4000000000	\$6.93

<p>Exemptions:</p> <p>Printed December 2025   Settled Value Bill: You are receiving this bill due to the finalization of your appeal.</p> <p>For properties under appeal with Cobb County, an initial temporary bill was issued based on 85% of the estimated tax value due 12/1/2025. Now that your appeal has been finalized, this bill reflects the full amount due for 2025.</p> <p>If your taxes are paid through escrow, please forward the attached bill to your mortgage company for prompt processing.</p> <p>Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or <a href="mailto:taxoffice@kennesaw-ga.gov">taxoffice@kennesaw-ga.gov</a>.</p>	Current Year Tax	\$45.28
	Interest	\$0.00
	Penalty	\$0.00
	Other Fees	\$0.00
	Payments Received	\$45.28
	Other Amounts Due	\$0.00
	Total Due	\$0.00
	Due Date	12/01/2025



**City of Kennesaw**  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780

*Please make check or Money Order Payable to :  
 City of Kennesaw Property Tax Division and  
 include the Parcel ID on your check.*

*For your convenience, you may pay by check,  
 money order, Discover, Mastercard, AMEX,  
 VISA.  
 3% fee and \$3.50 per transaction fee added to  
 debit/credit card payments. \$1.25 fee per  
 ECheck transaction paid online.*

Parcel ID: 20021201560  
 Amount Due: \$0.00  
 Bill#: 301570  
 Due Date: 12/01/2025

AMOUNT PAID

GRANITE FALLS STATION LLC  
 4963 TYNE RIDGE CT  
 NASHVILLE, TN 37220

**City of Kennesaw**  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780



Printed: 12/3/2025

### Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
 THOMAS BROWN

**GRANITE FALLS STATION LLC**

**Payment Date: 10/12/2025**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2025	20021200130	10/15/2025	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$20,861.17	<b>\$0.00</b>



Scan this code with your mobile phone to view this bill!



Printed: 12/18/2025

### Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
THOMAS BROWN

**GRANITE FALLS STATION LLC**

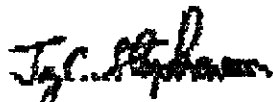
**Payment Date: 10/12/2025**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2025	20021201560	10/15/2025	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$149.09	<b>\$0.00</b>



Scan this code with your mobile phone to view this bill!

20 of 2nd



JAY C. STEPHENSON  
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Return Recorded Document to:  
Busch, Slipakoff & Schuh, LLP  
Attn: Timothy C. Raffa, Esq.  
3330 Cumberland Boulevard, Suite 300  
Atlanta, Georgia 30339  
Telephone: (770) 790-3550

**SPECIAL WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF COBB

**THIS INDENTURE**, made the 15 day of August, 2012, by CORNERSTONE PROPERTIES II, LLC, a Georgia limited liability company ("Grantor"), and GRANITE FALLS STATION, LLC, a Georgia limited liability company ("Grantee"):

**WITNESSETH**

For and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Grantor has bargained, sold and do by these presents bargain, sell, convey and confirm to Grantee, its successors and assigns, all of Grantor right, title, interest, claim or demand in and to the property described on Exhibit "A" incorporated herein and made a part hereof together with all interests in land, estates, easements, rights, improvements, personal property, fixtures, equipment, furniture, furnishings, appliances, and appurtenances thereto or in anywise appertaining or belonging to the Property described on Exhibit "A" incorporated herein and made a part hereof (the "Property"), subject only to those matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, their heirs and assigns, forever, in FEE SIMPLE.

**AND THE SAID** Grantor, heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, their heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said Grantor.

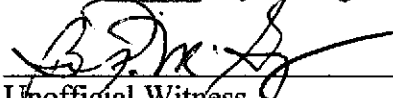
IN WITNESS WHEREOF, the said Grantor has hereunto set his hands and seals, the day and year above written.

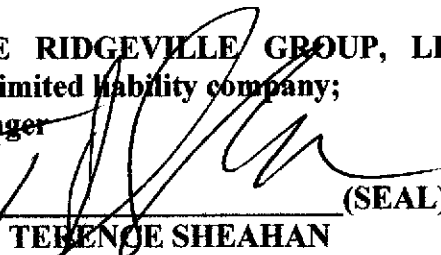
Signed, sealed and delivered in the presence of:

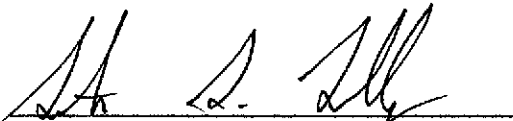
**GRANTOR: CORNERSTONE PROPERTIES II, LLC, a Georgia limited liability company**

Certified, sworn to and subscribed before me this 15<sup>th</sup> day of August, 2012:

By: **THE RIDGEVILLE GROUP, LLC, a Georgia limited liability company;**  
Its: **Manager**

  
Unofficial Witness

By:  (SEAL)  
Name: **TERENCE SHEAHAN**  
Its: **Member**

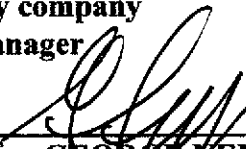
  
Notary Public

and

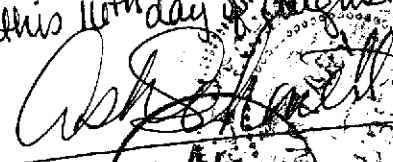
My Commission Expires: August 21, 2012

By: **NEMCHIK, LLC, a Georgia limited liability company**  
Its: **Manager**

(NOTARIAL SEAL)

By:  (SEAL)  
Name: **GEORGE NEMCHIK**  
Its: **Manager**

SETH D TALLEY  
Notary Public  
Cherokee County  
State of Georgia  
My Commission Expires Aug 21, 2012

Certified, sworn to & subscribed before me this 14th day of August, 2012.  
  
Notary Public  
Ashley Schmitt  
Notary Public, Cobb County, GA  
My Commission Expires July 16, 2012

## EXHIBIT "A"

## 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 an iron pin set (#4 r/b) at the intersection of the Northern most mitre of Old Highway #41 (60 foot right-of-way) with the Southeasterly right-of-way of Barrett Parkway Extension (variable right-of-way) and running thence Northeasterly along the Southeasterly right-of-way of Barrett Parkway Ext. the following courses and distances: North 27 degrees 48 minutes 20 seconds East 29.54 feet to an iron pin set (#4 r/b); North 38 degrees 48 minutes 30 seconds East 45.64 feet to an iron pin set (#4 r/b); North 32 degrees 10 minutes 07 seconds East 39.05 feet to an iron pin set (#4 r/b); North 27 degrees 27 minutes 48 seconds East 38.61 feet to an iron pin set (#4 r/b); North 43 degrees 15 minutes 19 seconds East along the center line of Noon Day Creek 206.85 feet to an iron pin set (#4 r/b); North 28 degrees 59 minutes 45 seconds East 185.24 feet to an iron pin set #4 r/b); Northeasterly along said right-of-way an arc distance of 390.15 feet to an iron pin found (#4 r/b); (said arc being subtended by a chord bearing North 63 degrees 21 minutes 21 seconds East 387.10 feet and having a radius of 900.42 feet); thence leaving said right-of-way and running thence South 79 degrees 04 minutes 48 seconds East 137.29 feet to an iron pin set #4 r/b); running thence South 72 degrees 35 minutes 33 seconds East 93.43 to an iron pin set (#4 r/b); running thence South 40 degrees 19 minutes 23 seconds East 21.19 feet to an iron pin set (#4 r/b); running thence South 25 degrees 1.0 minutes 57 seconds East 115.75 feet to an iron pin set (#4 r/b); running thence 01 degrees 31 minutes 11 seconds West 24.13 feet to an iron pin set (#4 r/b); running thence South 00 degrees 07 minutes 55 seconds West 54.78 feet to a point; running thence South 00 degrees 07 minutes 55 seconds West 21.22 feet to an iron pin found (#4 r/b); running thence South 43 degrees 19 minutes 43 seconds East 254.47 feet to an iron pin found; running thence South 68 degrees 51 minutes 57 seconds West 819.58 feet to an iron pin set; (#4 r/b); running thence South 44 degrees 04 minutes 54 seconds West 199.67 feet to an iron pin found (#4 r/b) on the Northeasterly right-of-way of Old Highway 441; running thence North 45 degrees 26 minutes 32 seconds West along the Northeasterly right-of-way of Old Highway #41 229.27 feet to an iron pin set (#4 r/b); running thence North 23 degrees 08 minutes 06 seconds West along the Northeasterly right-of-way of Old Highway #41 133.64 feet to an iron pin set at the point of beginning, being a Tract of 11.99 acres as shown on boundary and limited topographic survey for Cornerstone Properties II LLC by Southeast Engineering dated January 15, 2007.

## LESS AND EXCEPT:

That certain 0.89 Acres, more or less, being in Land Lot 212, 20th District, 2nd Section, Cobb County, Georgia, and more fully described and referred to in that Limited Warranty Deed from Cornerstone Properties II, LLC, to Walton Ridenour, L.P., dated 05/21/2010, recorded 06/16/2010, in Deed Book 14778, Page 2249, Cobb County records.

and

## TRACT 2:

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, Cobb county, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a point being the mitered intersection, of the southerly right of way of Barrett Parkway (variable r/w-80.8 feet from centerline at this point) and the westerly right of way of Ridenour Boulevard (variable r/w -45 feet from centerline at this point); thence along said right of way of Ridenour Boulevard and running the following courses: south 14 degrees 54 minutes 00 seconds east a distance of 199.50 feet to a point; thence south 31 degrees 00 minutes 00 seconds west a distance of 24.94 feet to a point; thence south 30 degrees 32 minutes 28 seconds east a distance of 54.39; thence south 51 degrees 00 minutes 00 seconds east a distance of 25.91 feet to a point; thence north 78 degrees 53 minutes 57 seconds east a distance of 50.87 feet; thence north 35 degrees 00 minutes 00 seconds east a distance of 28.65 feet to a point; thence north 78 degrees 48 minutes 00 seconds east a distance of 83.61 feet to a point; thence along a curve to the left an arc distance of 120.83 feet (said curve having a radius of 500.70 feet; a chord distance of 120.54 feet and a chord bearing of north 72 degrees 31 minutes 50 seconds east) to a point; thence south 00 degrees 09 minutes 46 seconds west a distance of 858.91 feet to an iron pin found (1/2" rebar); thence south 00 degrees 06 minutes 27 seconds east a distance of 26.10 feet to a point; thence north 56 degrees 29 minutes 11 seconds west a distance of 160.48 feet to a point; thence along a curve to the right an arc length of 128.45 feet (said curve having a radius of 122.55 feet; a chord distance of 122.65 feet and a chord bearing of south 03 degrees 20 minutes 13 seconds west) to a point; thence south 32 degrees 53 minutes 26 seconds west a distance of 33.27 feet to a point; thence north 59 degrees 02 minutes 21 seconds west a distance of 219.32 feet to a point; thence north 42 degrees 02 minutes 34 seconds west a distance of 258.84 feet to a point; thence south 75 degrees 47 minutes 17 seconds west a distance of 206.53 feet to a point; thence south 47 degrees 57 minutes 26 seconds west a distance of 196.44 feet to a point; thence south 84 degrees 55 minutes 05 seconds west a distance of 57.38 feet to a point; thence south 19 degrees 40 minutes 19 seconds west a distance of 122.03 feet to a point; thence south 27 degrees 27 minutes 56 seconds east a distance of 50.27 feet to a point; thence south 53 degrees 17 minutes 47 seconds west a distance of 322.97 feet to an iron pin found (5/8" rebar) on the northerly right of way of Old Highway No. 41 (60' r/w); thence along said right of way north 46 degrees 21 minutes 06 seconds west a distance of 136.19 feet to the TRUE POINT OF BEGINNING, from point thus established and continuing along said right of way the following courses north 46 degrees 21 minutes 06 seconds west a distance of 16.84 feet to a point; thence north 46 degrees 53 minutes 55 seconds west a distance of 142.53 feet to a point; thence north 47 degrees 24 minutes 46 seconds west a distance of 281.49 feet to a point; thence leaving said right of way north 42 degrees 40 minutes 12 seconds east a distance of 119.13 feet to a point; thence south 47 degrees 19 minutes 48 seconds east a distance of 38.66 feet to a point; thence north 86 degrees 07 minutes 17 seconds east a distance of 40.80 feet to a point; thence south 37 degrees 07 minutes 10 seconds east a distance of 55.34 feet to a point; thence south 19 degrees 40 minutes 45 seconds east, a distance of 137.03 feet to a point; thence south 01 degrees 00 minutes 59 seconds east, a distance of 57.65 feet to a point; thence south 46 degrees 53 minutes 55 seconds east a distance of 159.05 feet to a point; thence south 43 degrees 38 minutes 54 seconds west a distance of 33.43 feet to the point of beginning. Said property contains 0.84 acres more or less.

## EXHIBIT "B"

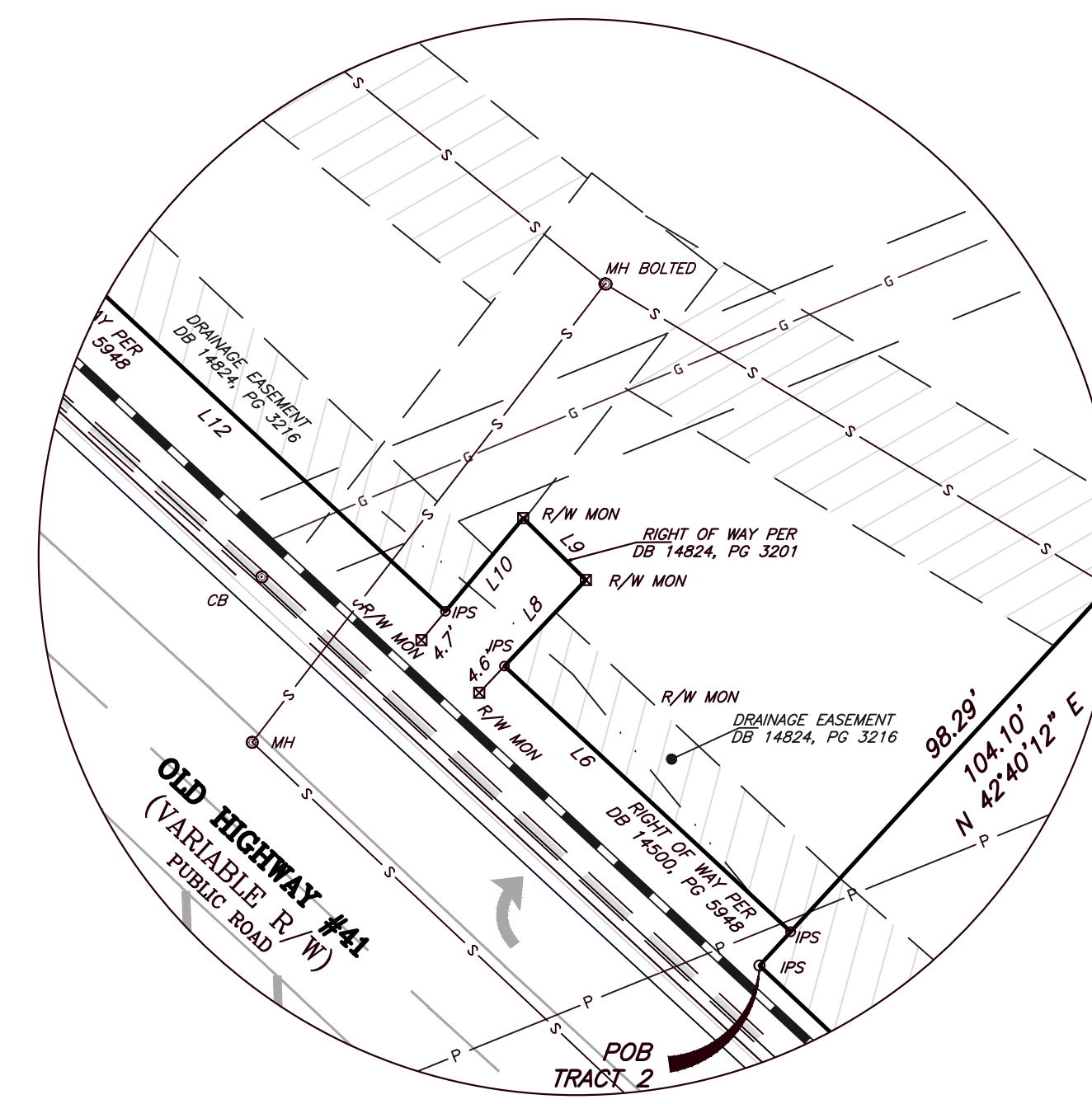
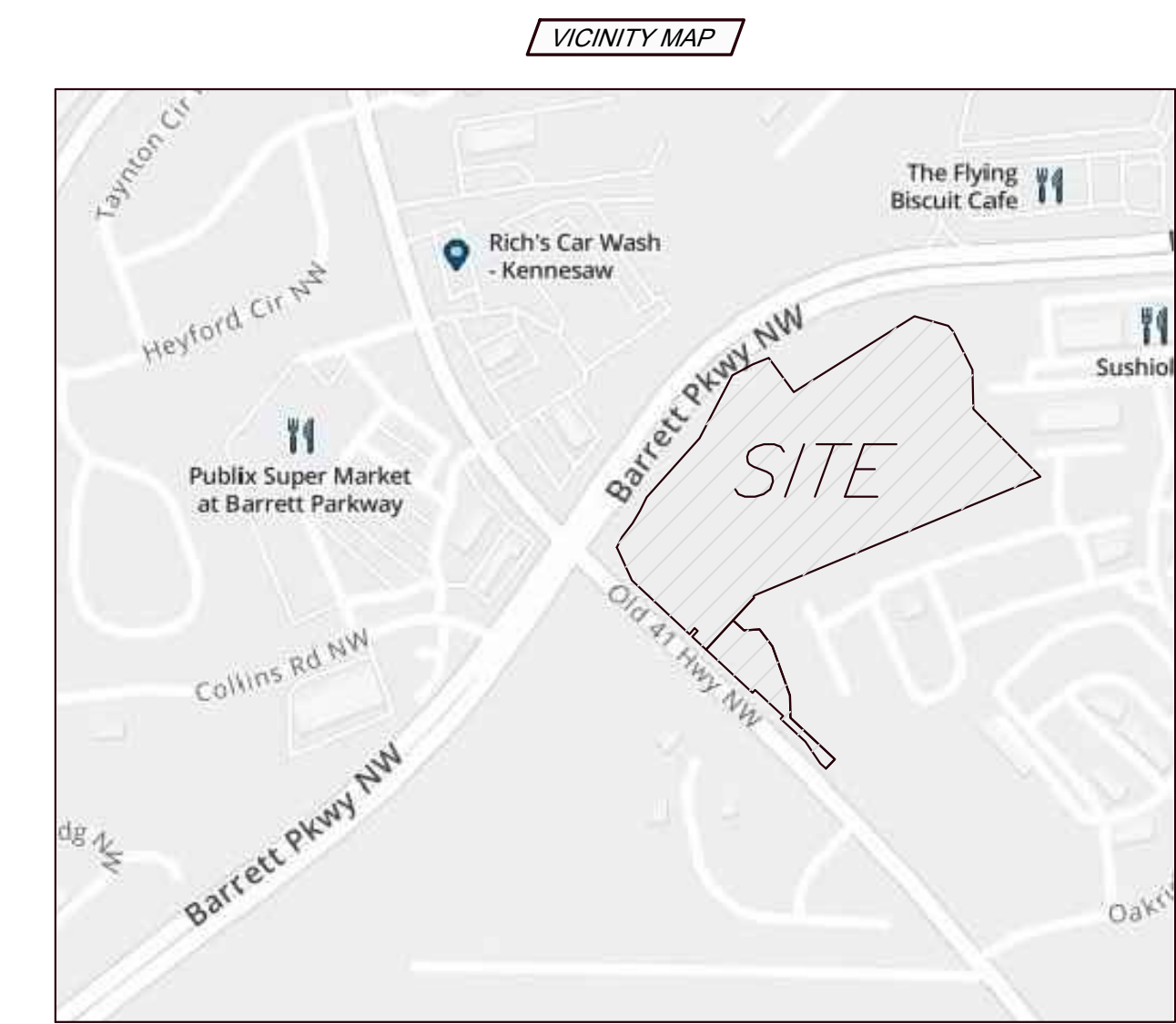
1. Any mineral or mineral rights leased, granted or retained by current or prior owners.
2. Riparian rights incident to the property or premises.
3. Zoning laws, ordinances and regulations concerning the use, occupancy, possession and retention of captioned property.
4. That certain Commercial Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases from Cornerstone Properties II, LLC, to Cobb Commercial Bank, dated 10/04/2007, recorded 10/05/2007, in Deed Book 14543, Page 3813, Cobb County records, in the original amount of \$4,240,820.00; as Assigned to Crescent Bank at Deed Book 14748, Page 3683; as Assigned to Renasant Bank at Deed Book 14805, Page 1544 and 14807, Page 5674, aforesaid record.
5. That certain Assignment of Rents from Cornerstone Properties II, LLC, to Cobb Commercial Bank, dated 10/04/2007, recorded 10/05/2007, in Deed Book 14543, Page 3822, Cobb County records, in the original amount of \$4,240,820.00; as Assigned to Crescent Bank at Deed Book 14748, Page 3683; as Assigned to Renasant Bank at Deed Book 14805, Page 1544 and 14807, Page 5674, aforesaid record.
6. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at Deed Book 14543, Page 3828, aforesaid records.
7. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at 033-2007-0947, Continued at 033-2012-003900, aforesaid records.
10. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at 033-2007-0948, Continued at 033-2012-003901, aforesaid records.
11. That certain Deed to Secure Debt from Cornerstone Properties II, LLC, to Crescent Bank & Trust Company, dated 12/01/2009, recorded 12/23/2009, in Deed Book 14744, Page 6086, in the original amount of \$27,300.00, aforesaid records.
12. All matters shown on that plat of survey for Cornerstone Properties, II, LLC, by Engineering, Inc., dated August 9, 2010, recorded in Plat Book 271, Page 827, Cobb County records.
13. Easement for Right of Way from James H. Monti to Georgia Power Company dated May 30, 1968, recorded July 30, 1968, in Deed Book 1050, Page 299, Cobb County.
14. Easement from Cecilia H. Monti to Atlanta Gas Light Company dated July 30, 1986, recorded August 5, 1986, in Deed book 4059, Page 459, Cobb County records.
15. Easements contained in Right of Way Deed from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, Georgia, dated March 10, 1994, recorded March 31, 1994, in Deed Book 8149, Page 526, Cobb County records.
16. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to L. Barry Teague and Teague Investments, L.P., a Georgia limited partnership, dated January 22, 1998, recorded January 23, 1998, in Deed Book 10963, Page 190, Cobb County records.

17. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, dated December 20, 2002, recorded January 8, 2003, in Deed Book 13662, Page 3208, Cobb County records.
18. Grant of Easement for Sewer and Restrictive Covenant Agreement between L. Barry Teague and Teague Investments, L.P., to Sundial Corporation, dated 4/13/2004 recorded in Deed Book 13982, Page 2918, aforesaid record.[As to Tract II]
19. Grant of Sewer Easement to Cobb County by L. Barry Teague dated 12/4/2002, recorded in Deed Book 13662, Page 3206, aforesaid records.
20. Joinder and Grant of Easement of Sewer between L. Barry Teague and Teague Investments, L.P. and Cobb County dated 12/02/2002, recorded in Deed Book 13961, page 5815, aforesaid records.
21. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, dated September 13, 2005, recorded February 17, 2006, in Deed Book 14290, Page 4752, Cobb County records.
22. Encroachment Agreement for Easement between Cornerstone Properties II, LLC, and Georgia Power Company, recorded in Deed Book 14528, Page 1873, Cobb County records.
23. Right of Way Deed from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3201, Aforesaid records.
24. Temporary Construction Easement from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3209, aforesaid records.
25. Permanent Drainage Easement from Cornerstone Properties II, LLC, to Cobb County recorded in Deed Book 14824, Page 3216, aforesaid records.
26. Right of Way Deed from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3223, aforesaid records.
27. Permanent Drainage Easement from Cornerstone Properties II, LLC, to Cobb County recorded in Deed Book 14824, Page 3226, aforesaid records.
28. Temporary Construction Easement for Slopes from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3229, aforesaid records.
29. Temporary Driveway Easement from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3232, aforesaid records.
30. Grant of Easements from Cornerstone Properties II, LLC, to Shoppes at Ridenhour, LLC, dated 05/31/2010, recorded 06/16/2010 in Deed Book 14778, Page 2204, aforesaid records.

Date	12/16/2025
Revision	REVISED TO REFLECT R/W TAKES AND UNDATED TITLE
No	1

Orig Bndy: 06/17/2022  
Field Date: 12/3/2025  
Plat Date: 12/3/2025  
Scale: 1" = 60'

ALTA/NSPS LAND TITLE SURVEY  
FOR  
WALTON COMMUNITIES, LLC,  
LAND LOT 212 20TH DISTRICT 2ND SECTION  
CITY OF KENNESAW, COBB COUNTY, GEORGIA



**EXCEPTIONS IN TITLE COMMITMENT**

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
FILE NUMBER: GA25010688  
COMMITMENT EFFECTIVE DATE: OCTOBER 24, 2025
- Easement for Right-of-Way from James H. Monti to Georgia Power Company, dated May 30, 1968, filed July 31, 1968 and recorded in Deed Book 1050, Page 298, records of the Superior Court of Cobb County, Georgia. (Does affect subject property, not plottable).
  - Easement from Cecilia H. Monti to Atlanta Gas Light Company, dated July 30, 1986, filed August 5, 1986 and recorded in Deed Book 4059, Page 459, aforesaid records. (Does affect subject property as shown hereon).
  - Right-of-Way Deed from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, Georgia, dated March 10, 1994, filed March 31, 1994 and recorded in Deed Book 8149, Page 526, aforesaid records. (May or may not affect, insufficient metes and bounds).
  - Easement (Sewer) from Rita Monti Burke, as Executrix under the Last Will and Testament of Cecilia Hertel Monti, deceased to L. Barry Teague and Teague Investments, L.P., a Georgia limited partnership, dated January 22, 1998, filed January 23, 1998 and recorded in Deed Book 10962, Page 190, aforesaid records. (Does affect subject property, Not Plottable).
  - Grant of Easement Sewer from Barry L. Teague to Cobb County, a political subdivision of the State of Georgia, dated December 4, 2002, filed January 8, 2003 and recorded in Deed Book 13662, Page 3206, aforesaid records. (Does affect subject property, as shown hereon).
  - Grant of Easement Sewer from Cecilia Hertel Monti to Cobb County, a political subdivision of the State of Georgia, dated December 20, 2002, filed January 8, 2003 and recorded in Deed Book 13662, Page 3208, aforesaid records. (Does affect subject property, as shown hereon).
  - Intentionally Omitted
  - Grant of Easement Sewer from The Estate of Cecilia H. Monti to Cobb County, a political subdivision of the State of Georgia, dated September 13, 2005, filed February 17, 2006 and recorded in Deed Book 14290, Page 4752, aforesaid records. (Does affect subject property, as shown hereon).
  - Encroachment Agreement for Easement from Cornerstone Properties II, LLC to Georgia Power Company, dated July 19, 2007, filed August 22, 2007 and recorded in Deed Book 14528, Page 1873, aforesaid records. (Does affect subject property, not plottable. No evidence of construction of proposed improvements).
  - Grant of Easements from Cornerstone Properties II, LLC, a Georgia limited liability company to Staples at Ridenour, LLC, a Georgia limited liability company, dated May 31, 2010, filed June 16, 2010 and recorded in Deed Book 14778, Page 2254, aforesaid records. (Does affect subject property, as shown hereon).
  - Easements as contained within that certain Limited Warranty Deed from Walton Ridenour, L.P., a Georgia limited partnership to Cornerstone Properties II, LLC, a Georgia limited liability company, dated May 31, 2010, filed June 16, 2010 and recorded in Deed Book 14778, Page 2254, aforesaid records. (Does affect subject property, not plottable).
  - Intentionally Omitted
  - Permanent Drainage Easement from Cornerstone Properties II, LLC to Cobb County, Georgia, dated December 28, 2010, filed December 30, 2010 and recorded in Deed Book 14824, Page 3216, aforesaid records. (Does affect subject property, as shown hereon).
  - Right-of-Way Deed from Cornerstone Properties II, LLC, a Georgia limited liability company to Cobb County, Georgia, dated December 28, 2010, filed December 30, 2010 and recorded in Deed Book 14824, Page 3223, aforesaid records. (Does affect subject property, as shown hereon).
  - Permanent Drainage Easement from Cornerstone Properties II, LLC, a Georgia limited liability company to Cobb County, Georgia, dated December 28, 2010, filed December 30, 2010 and recorded in Deed Book 14824, Page 3226, aforesaid records. (Does affect subject property, as shown hereon).
  - Intentionally Omitted
  - Intentionally Omitted
  - Intentionally Omitted

**LEGAL DESCRIPTION**

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:

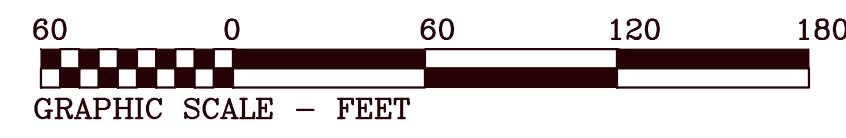
BEGINNING at the northerly most mitered intersection of the southeasterly Right of Way of Ernest W. Barrett Parkway (Variable R/W) and the northeasterly Right of Way of Old Highway #41 (Variable R/W); from point thus established and running along the southeasterly Right of Way of Ernest W. Barrett Parkway 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 on 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 on an arc length of 324.14 feet, (said curve having a radius of 870.61 feet, with a chord bearing of South 65° 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 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).

**LEGAL DESCRIPTION**

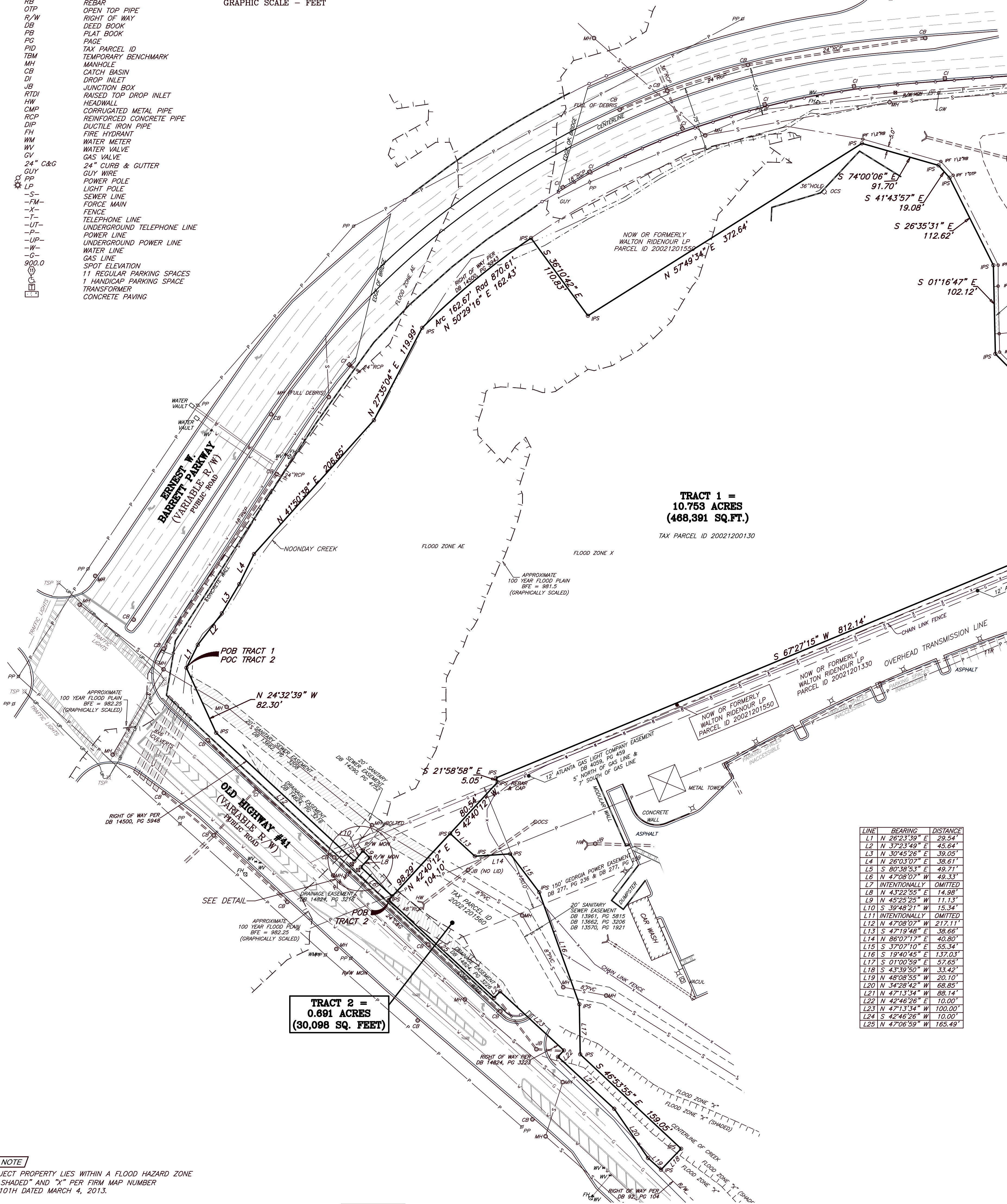
Tract 2  
All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

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 94.98 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 49.40 feet to an iron pin set on 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 49.33 feet to an iron pin set on a Right of Way monument; thence South 45° 25' 25" East a distance of 11.13 feet to a Right of Way monument; 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° 01' 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 68.14 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" East a distance of 10.00 feet to a point; thence North 47° 08' 59" West a distance of 165.49 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.691 Acres (30,098 Square Feet).

LINE	BEARING	DISTANCE
L1	N 89°23'59" E	29.54
L2	N 37°23'49" E	45.64
L3	N 30°45'26" E	39.05
L4	N 26°03'07" E	38.61
L5	S 80°38'53" E	49.71
L6	N 47°08'07" W	49.33
L7	INTENTIONALLY OMITTED	
L8	N 43°22'55" E	14.98
L9	N 45°25'25" W	11.13
L10	S 39°48'21" W	15.34
L11	INTENTIONALLY OMITTED	
L12	N 47°08'07" W	217.11
L13	S 47°19'48" E	38.66
L14	N 86°07'17" E	40.80
L15	S 37°01'10" E	55.34
L16	S 19°40'45" E	137.03
L17	S 01°00'59" E	57.65
L18	S 46°53'55" E	159.05
L19	N 43°39'50" W	33.42
L20	N 48°08'55" W	20.10
L21	N 34°28'42" W	68.85
L22	N 47°13'34" W	68.14
L23	N 42°46'26" W	10.00
L24	S 42°46'26" E	10.00
L25	N 47°08'59" W	165.49



- LEGEND**
- IRP IRON PIN FOUND
  - IPF IRON PIN SET
  - PLD PARCEL ID
  - REBAR
  - OTR OPEN TOP PIPE
  - R/W RIGHT OF WAY
  - DB DEED BOOK
  - FB FLAT BOOK
  - PG PAGE
  - PID TAX PARCEL ID
  - TBM TEMPORARY BENCHMARK
  - MH MANHOLE
  - CB CATCH BASIN
  - DI DROP INLET
  - JB JUNCTION BOX
  - RTDI RAISED TOP DROP INLET
  - HW HEADWALL
  - CMP CORRUGATED METAL PIPE
  - RCP REINFORCED CONCRETE PIPE
  - DIP DUCTILE IRON PIPE
  - FH FIRE HYDRANT
  - WM WATER METER
  - WV WATER VALVE
  - GV GAS VALVE
  - 24" C&G 24" CURB & GUTTER
  - GUY GUY WIRE
  - PP POWER POLE
  - PP LIGHT POLE
  - PP SEWER LINE
  - PP FORCE MAIN
  - PP TELEPHONE LINE
  - PP UNDERGROUND TELEPHONE LINE
  - PP POWER LINE
  - PP UNDERGROUND POWER LINE
  - PP WATER LINE
  - PP GAS LINE
  - 900.0 SPOT ELEVATION
  - 11 REGULAR PARKING SPACES
  - 1 HANDICAP PARKING SPACE
  - TRANSFORMER
  - CONCRETE PAVING



**TRACT 1 = 10.753 ACRES (468,391 SQ.FT.)**  
TAX PARCEL ID 2002120130

**TRACT 2 = 0.691 ACRES (30,098 SQ. FEET)**

**FLOOD NOTE**  
THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD ZONE "A1" & "A2" SHADDED AND "X" PER FIRM MAP NUMBER 13067C0101H DATED MARCH 4, 2015.

**CONFORMITY STATEMENT**  
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

**CLOSURE STATEMENT**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 128.28 FEET AND AN ANGULAR ERROR OF .515 PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN ORION50 DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 128.28 FEET.

- SURVEY NOTES**
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  - NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - NO BUILDINGS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PROPERTY.
  - NO STRIPPED PARKING WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PROPERTY.
  - THE SUBJECT PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, FILE NO. GA25010688, WITH A COMMITMENT EFFECTIVE DATE OF OCTOBER 24, 2025 AND LAST REVISED DECEMBER 16, 2025.

**ZONING NOTE**  
THE SUBJECT PROPERTY IS ZONED GC (GENERAL COMMERCIAL)

PARCEL ID  
2002120130

**DRAFT**



**ARRIVE**   
ARCHITECTURE GROUP



**ATTACHMENT TO REZONING APPLICATION**

**Application No.:** \_\_\_\_\_  
**Hearing Dates:** **June 3, 2026**  
**June 15, 2026**

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

**CONSTITUTIONAL CHALLENGE  
ATTACHMENT TO REZONING APPLICATION**

COME NOW, Applicant, WALTON COMMUNITIES, LLC (hereinafter referred to as “Applicant”), and Titleholder, GRANITE FALLS STATION, LLC (hereinafter referred to as “Titleholder”), and assert the following:

1.

By Rezoning Application dated and submitted on April 16, 2026, Applicant and Titleholder applied for rezoning of certain real property, being approximately 11.684 acres, more or less, lying and being located within the City of Kennesaw, Cobb County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the “Property” or the “Subject Property”).

2.

The Rezoning Application of the Property seeks rezoning from the existing zoning categories of General Commercial (“GC”) and RM-12 to the proposed zoning category of Planned Village Community (“PVC”), as established by the governing authority of the City of Kennesaw, Georgia, under and pursuant to The Unified Development Code City of Kennesaw, Georgia (hereinafter the “Unified Development Code of the City of Kennesaw” or, alternatively, “Ordinance”).

3.

With respect to the Property within the GC zoning classification, Applicant and Titleholder do contend the Unified Development Code of the City of Kennesaw is unconstitutional as applied to the Subject Property in that said Ordinance does not permit the Applicant and Titleholder to utilize the Property to the highest and best use set forth within the Rezoning Application without the necessity of rezoning. However, Applicant and Titleholder do not contend the current zoning category of GC is unconstitutional, per se, only as applied. Thus, the Unified Development Code of the City of Kennesaw deprives Applicant and Titleholder of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. Also violated are the Applicant's and Titleholder's rights to unfettered use of their Property, as stated above, in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are, therefore, confiscatory and void. Further, said Ordinance is unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholder.

4.

With respect to the remainder of the Property within the RM-12 zoning classification, the Unified Development Code of the City of Kennesaw is unconstitutional as applied to the Property in that said Ordinance deprives the Applicant and Titleholder of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the

Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The RM-12 zoning category, as it presently exists, together with any intervening zoning categories between the existing RM-12 category and the requested PVC category, violates the Applicant's and Titleholder's rights to unfettered use of their property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinance is unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholder.

5.

To the extent the Unified Development Code of the City of Kennesaw allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates the Applicant's and Titleholder's constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by the Unified Development Code of the City of Kennesaw, is an unconstitutional use of the zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

6.

The Unified Development Code of the City of Kennesaw is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with

the Rezoning Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 16<sup>th</sup> day of April, 2026.

**MOORE INGRAM JOHNSON & STEELE, LLP**

BY:   
\_\_\_\_\_  
J. Kevin Moore  
Georgia Bar No. 519728

Attorneys for Applicant and Titleholder

**MAYOR**  
Derek Easterling

**City Manager**  
Jeff Drobney, ICMA-CM

**City Clerk**  
Lea Alvarez, CMC



**COUNCIL**  
Mayor Pro Tem Antonio Jones  
Madelyn Orochena  
Tracey Viars  
Jonathon Bothers  
Anthony Gutierrez-Leon

April 24, 2026

Pamela Mabry, County Clerk  
Cobb County  
100 Cherokee Street, #355  
Marietta, Georgia 30090-9679

**Subject: City of Kennesaw Zoning Applications (Case #RZ2026-04)**  
*Old 41 Hwy, Kennesaw, GA – Parcel ID 20021200130 & 20021201560*

Dear Ms. Mabry,

Attached, please find a rezoning application submitted by Moore, Ingram, Johnson & Steele, LLP – J. Kevin Moore, requesting to rezone approximately 11.684 +/- acres from General Commercial (GC) and RM-12, Multifamily District, to PVC, Planned Village Community. The proposed rezoning would allow for the development of a mixed-use development consisting of multi-family residential and office space at the subject property. Because this case is within a half-mile from unincorporated Cobb County, this letter and enclosed application are being provided in accordance with the House Bill 489 Intergovernmental Agreement on Services Delivery Strategy, Land Use section.

These cases are set to go before the Kennesaw **Planning Commission on Wednesday, June 3, 2026** at 6:30 p.m. for public hearing and **Mayor and Council on Monday, June 15, 2026** at 6:30 p.m. for public hearing as well.

Thank you for your attention. Should you have any questions, please feel free to contact Planning and Zoning at 770-590-8268 or send an e-mail to [ccampbell@kennesaw-ga.gov](mailto:ccampbell@kennesaw-ga.gov).

Sincerely,

*Chanelle Campbell*

Chanelle Campbell  
Planning and Zoning Administrator

Enclosure: Zoning Application

cc: Jessica Guinn, AICP, Community Development Agency Director (Via Certified Mail)  
Dr. Jackie McMorris, Cobb County Manager (Via Certified Mail)  
Phillip Westbrook, Senior Planner, Cobb County Community Development (Via Certified Mail)  
Donald Wells, Intergovernmental Coordinator/Planner III, Cobb County Community Dev. (Via Certified Mail)  
Dr. Jeff Drobney, City Manager, City of Kennesaw (Via Certified Mail)  
Priscilla Coley, Assistant Zoning Administrator/ City Planner (Via Certified Mail)



# MOORE INGRAM JOHNSON & STEELE, LLP

Attorneys at Law  
326 Roswell Street, Suite 100  
Marietta, Georgia 30060  
[REDACTED]

May 9, 2026

**RE: PLEASE TAKE NOTICE – NOTIFICATION OF NEARBY ZONING APPLICATION**

Property: 1600 Old 41 Highway, Kennesaw, Georgia 30144  
Parcel ID Nos.: 20021200130; 20021201560

To Whom It May Concern:

This correspondence is to formally notify you that the City of Kennesaw Planning and Zoning Department has received a Rezoning Application for two parcels of land within two hundred (200) feet of your property. As a nearby property owner, you have the right to be informed of potential zoning changes.

The Application details are as follows:

Applicant:	Walton Communities, LLC
Applicant's Representative:	J. Kevin Moore, Esq., Moore Ingram Johnson & Steele, LLP [REDACTED]
Property Address:	1600 Old 41 Highway, Kennesaw, Georgia 30144
Parcel Identification Numbers:	20021200130; 20021201560
Description of Proposal:	Request to rezone from General Commercial ("GC") and RM-12, Multiple Family District, to Planned Village Community ("PVC") to develop a multi-family residential community and office space

The Application will be reviewed and voted on at public hearings by the Planning Commission and the Mayor and City Council. The meeting details are as follows:

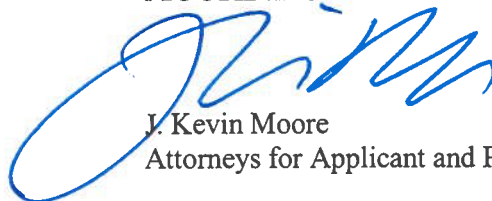
**Planning Commission Meeting**  
**Date: June 3, 2026**  
**Time: 6:30 p.m.**

**Mayor and City Council Hearing**  
**Date: June 15, 2026**  
**Time: 6:30 p.m.**

Both meetings occur in the City Hall Council Chambers located at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia 30144. You may appear in person or be represented by an attorney to present any objections you may have. The Application is enclosed for your review. This notice is being sent to you by order of the Planning Commission and Mayor and City Council.

Very truly yours,

**MOORE INGRAM JOHNSON & STEELE, LLP**



J. Kevin Moore  
Attorneys for Applicant and Property Owner

Enclosures



**REZONING APPLICATION**

Date Received 4/17/2026  
Staff's Initials RG

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

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

Date of Consultation 11/05/2025 Staff's Initials \_\_\_\_\_

REZONING PROPERTY ADDRESS Old 41 Highway (unassigned)

Land Lot 212 Tax Parcel 20021200130 Lot Size 11.684±

Resident Population 0 Housing Units 0 Other Buildings 0

Zoning Request from:

Present Zoning GC, RM-12 To: PVC

For the purpose of: Multi-Family Residential; office

APPLICANT EMAIL [Redacted]

Applicant Address 2281 Akers Mill Road, S.E., Building 4100, Atlanta, GA 30339

(Phone #) [Redacted]

Applicant Signature BY Matthew L Teague Date April 16, 2026  
Walton Communities, LLC  
Matthew L Teague, Director of New Development

Signed, sealed and delivered in presence of: [Signature] Date April 16, 2026  
Notary

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

(Fax #) [Redacted] (Work#) [Redacted] (Cell#) [Redacted]

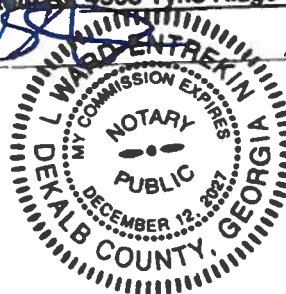
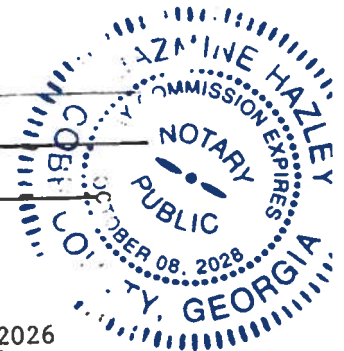
Representative Signature BY J. Kevin Moore Date April 16, 2026  
J. Kevin Moore; GA Bar No. 519726; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: [Signature] Date April 16, 2026  
Notary Commission Expires 01-10-2027

TITLEHOLDER: Granite Falls Station LLC (Phone#) [Redacted]

Signature: BY Thomas J Brown Address 4963 Tyne Ridge Court, Nashville, TN 37220  
Thomas J Brown, Sole Member

Signed, sealed and delivered in presence of: [Signature] Date April 16, 2026  
Notary





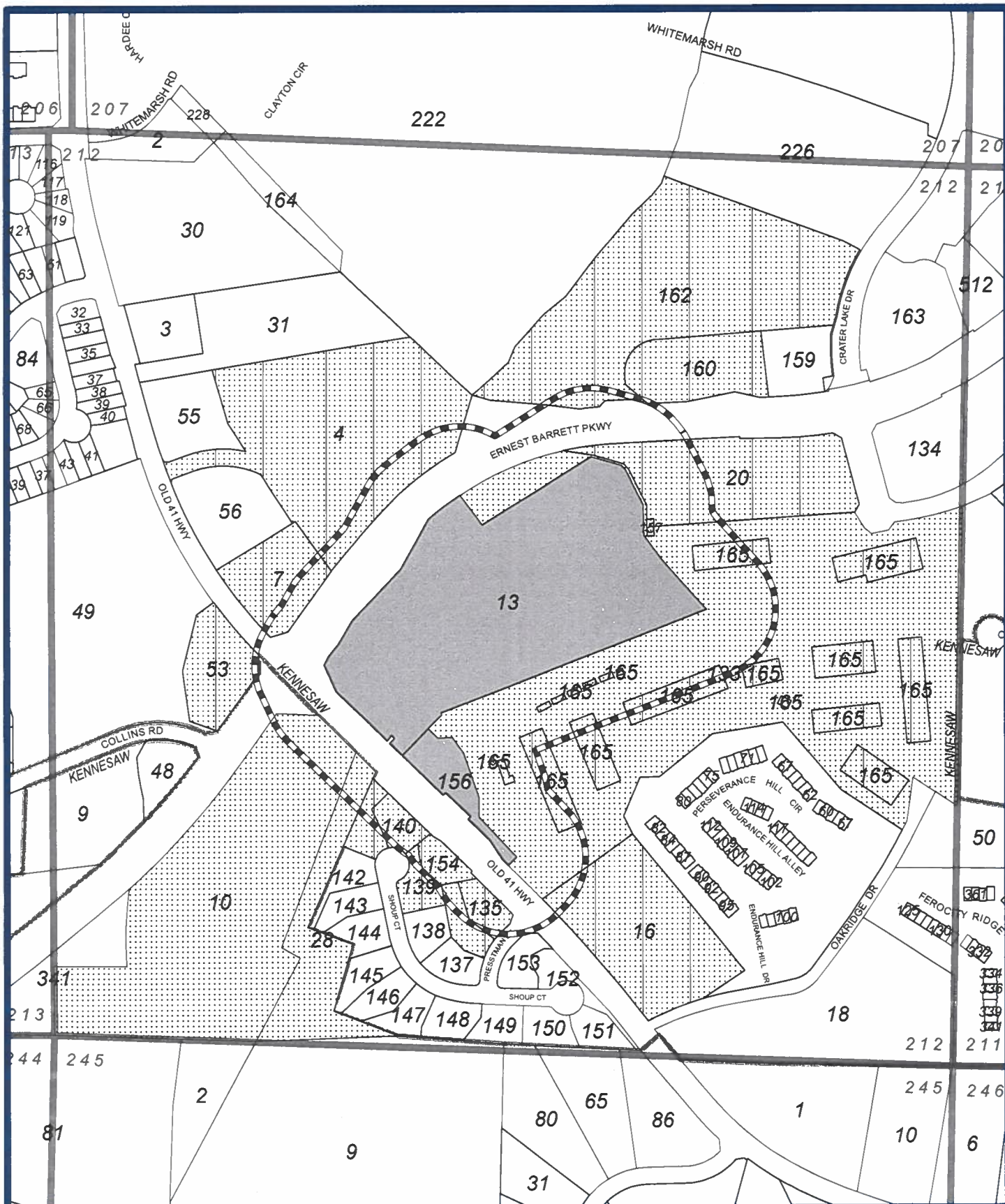
CASE NUMBER	LAND USE OR ZONING	
	FROM	TO
AV	LU	
AX	<b>RZ2026-004</b>	<b>GC &amp; RM-12</b>
DX		<b>PVC</b>
HBR	AV – Administrative Variance AX – Annexation DX – De-annexation HBR – Historic Board Review LU – Land Use RZ – Re-zoning SLUP – Special Land Use ZV – Variance	
SLUP		
<b>ZV2026-002</b>		

	ZONING
	KENNESAW CITY LIMITS
	COBB COUNTY
	LAND LOT

1600 Old 41 Hwy  
 Land Lot 212, Tax Parcels 13 & 156  
 Subject Property

CITY OF KENNESAW  
 PLANNING & ZONING DEPT.  
 770-590-8268

Scale: 1" = 212'  
 Print Date: 4/23/2026  
 RZ2026\_004




-  Subject Parcel
-  200' Radius
-  Properties Notified

**1600 Old 41 Hwy**  
**Land Lot 212,**  
**Tax Parcels 13 & 156**  
 Associated with ZV2026-002

**RZ2026-004**  
**200' PROPERTY NOTIFICATION**


**CITY OF KENNESAW**  
 PLANNING & ZONING DEPT.  
 770-590-8268

Date: 4/23/2026  
 RZ2026\_004

  
 1" = 366'

TIMES JOURNAL, INC.  
P.O. BOX 1633  
ROME GA 30162-1633  
(770)795-3050

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 05/12/26 14:31 by khick-tj

Acct #: 110016

Ad #: 555364

Status: New WHOLD

CITY OF KENNESAW  
2529 J.O. STEPHENSON AVE  
KENNESAW GA 30144

Start: 05/15/2026 Stop: 05/15/2026  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 2.87 Words: 200  
Total LEG 2.87

Class: 8003 PUBLIC HEARING  
Rate: LEGL Cost: 30.00  
Ad Descrpt: PH-2905 1600 OLD 41

Contact: LEA ALVAREZ  
Phone: (770)424-8274  
Fax#:  
Email: LALVAREZ@KENNESAW-GA.GOV  
Agency:

Descr Cont: MDJ-2905 GPN-16 CITY OF K  
Given by: REBECCA GOLDSTEIN  
P.O. #: RZ2026-04  
Created: khick 05/12/26 14:28  
Last Changed: khick 05/12/26 14:31

PUB ZONE EDT TP RUN DATES  
MDJ A 95 S 05/15

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-2905  
GPN-16  
CITY OF KENNESAW  
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for a rezoning request submitted by Walton Communities, LLC. Said request is to rezone two (2) parcels located at 1600 Old 41 Hwy & 0 Old 41 Hwy (20021200130 & 20021201560) from General Commercial (GC) and RM-12, Multiple-Family District to Planned Village Community (PVC) to develop a multi-family residential community and office space. The parcels lie in Land Lot 212, Tax Parcels 13 & 156 of the 20th District, 2nd Section, Cobb County Georgia. Said meetings shall be held before the Planning Commission on June 3, 2026, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on June 15, 2026, at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, GA. Any interested persons may attend and be heard relative thereto. Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.kennesaw-ga.gov/publicmeetings/>  
5:15-2026

**CITY OF KENNESAW  
LAND USE NOTICE**

APPLICATION # **ZV2026-02**

**PURPOSE** Variance to reduce the parking requirement for multi-family residential dwelling units.

DATE OF PUBLIC MEETING: **6/3/2026** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **6/15/2026** TIME: **6:30PM**

**PLACE: CITY HALL KENNESAW, GA**

Due to the priority for public health and safety, the City of Kennesaw will implement a public meeting protocol / system for community participation in compliance to social distancing protocol. For specific public meeting guidelines and access to all application information please visit our website

**HTTP://WWW.KENNESAW-GA.GOV**

**FOR FURTHER INFORMATION PLEASE CALL :  
PLANNING AND ZONING DEPARTMENT 770-590-8268**

**CITY OF KENNESAW  
LAND USE NOTICE**

APPLICATION # **RZ2026-04**

**PURPOSE** Rezone from General Commercial (GC) and RM-12, Multiple Family District to Planned Village Community (PVC) to develop a multi-family residential community and office space

DATE OF PUBLIC MEETING: **6/3/2026** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **6/15/2026** TIME: **6:30PM**

**PLACE: CITY HALL KENNESAW, GA**

Due to the priority for public health and safety, the City of Kennesaw will implement a public meeting protocol / system for community participation in compliance to social distancing protocol. For specific public meeting guidelines and access to all application information please visit our website

**HTTP://WWW.KENNESAW-GA.GOV**

**FOR FURTHER INFORMATION PLEASE CALL :  
PLANNING AND ZONING DEPARTMENT 770-590-8268**

05.15.2026 08:46

**CITY OF KENNESAW  
LAND USE NOTICE**

APPLICATION # **RZ2026-04**  
Rezoned from General Commercial (GC) and RM-12, Multiple Family District to Planned Village Community (PVC) to develop a multi-family residential community and office space

PURPOSE

DATE OF PUBLIC MEETING: 6/3/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 6/15/2026 TIME: 6:30PM

**PLACE: CITY HALL KENNESAW, GA**  
Due to the priority for public health and safety, the City of Kennesaw will implement a public meeting protocol / system for community participation in compliance to social distancing protocol. For specific public meeting guidelines and access to all application information please visit our website

**HTTP://WWW.KENNESAW-GA.GOV**  
**FOR FURTHER INFORMATION PLEASE CALL :**  
**PLANNING AND ZONING DEPARTMENT 770-590-8268**

**CITY OF KENNESAW  
LAND USE NOTICE**

APPLICATION # **ZV2026-02**  
Variance to reduce the parking requirement for multi-family residential dwelling units.

PURPOSE

DATE OF PUBLIC MEETING: 6/3/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 6/15/2026 TIME: 6:30PM

**PLACE: CITY HALL KENNESAW, GA**  
Due to the priority for public health and safety, the City of Kennesaw will implement a public meeting protocol / system for community participation in compliance to social distancing protocol. For specific public meeting guidelines and access to all application information please visit our website

**HTTP://WWW.KENNESAW-GA.GOV**  
**FOR FURTHER INFORMATION PLEASE CALL :**  
**PLANNING AND ZONING DEPARTMENT 770-590-8268**

05.15.2026 08:51

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 \$ SUITE 210  
 \$ 728 SHADES CREEK PARKWAY  
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 \$ 1446 PRESSTMAN LANE  
 \$ KENNESAW, GA 30152

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 \$ WALTON RIDENOUR LLP  
 \$ 2281 AKERS MILL ROAD  
 \$ ATLANTA, GA 30339

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\$ Total Tax Parcel - 20021201400  
 \$ GLORIA A. DOWNEY  
 \$ 1500 SHOUP COURT  
 \$ KENNESAW, GA 30152

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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 \$ DESHI, LLC  
 \$ 124 BARKLEY LANE  
 \$ ATLANTA, GA 30328

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Tax Parcel - 20021201350  
 RANDALL MILDENHALL  
 KRISTA MILDENHALL  
 1444 PRESSTMAN LANE, N.W.  
 KENNESAW GA 30152

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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 SHOPPES AT RIDENOUR, LLC  
 2281 AKERS MILL ROAD, BLDG. 4100  
 ATLANTA, GA 30339

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 1680 OLD 41 HIGHWAY, LLC  
 POST OFFICE Box 724506  
 ATLANTA, GA 31139

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See Reverse for Instructions

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 OWNER, LLC  
 465 MEETING STREET, SUITE 500  
 CHARLESTON, SC 29403

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 BEEJAY ADEBANJO  
 MAUREEN O. ADEBANJO  
 1499 SHOUP COURT, N.W.  
 KENNESAW, GA 30152

PS Form 3800, April 2015 PSN 7530-02-000-9047

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 CARLY R. DAUGHRITY  
 1498 SHOUP COURT, N.W.  
 KENNESAW, GA 30152

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Postage \$

Tax Parcel - 20021200530  
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 C/O CUSHMAN & WAKEFIELD  
 POST OFFICE BOX 2437  
 SMYRNA, GA 300081-2437

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 817 W. STADIUM BOULEVARD  
 JEFFERSON CITY, MO 65109

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Tax Parcel - 20021201560  
 GRANITE FALLS STATION, LLC  
 4963 TYNE RIDGE COURT  
 NASHVILLE, TN 37220

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7022 0410 0001 4901 0421

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Tax Parcel - 20021201600  
 IVT KENNESAW MARKETPLACE, LLC  
 3025 HIGHLAND PARKWAY, SUITE 350  
 DOWNERS GROVE, IL 60515

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0001 4901 0292

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Tax Parcel - 20021200130  
 GRANITE FALLS STATION, LLC  
 4963 TYNE RIDGE COURT  
 NASHVILLE, TN 37220

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0001 4901 0438

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Tax Parcel - 20021200160  
 WALTON AT KENNESAW MOUNTAIN, LLC  
 2281 AKERS MILL ROAD, BLDG 4100  
 ATLANTA, GA 30339

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:  
 Tax Parcel - 20021201400  
 GLORIA A. DOWNEY  
 1500 SHOUP COURT  
 KENNESAW, GA 30152



9590 9402 8958 4064 4655 00

2. Article Number (Transfer from service label)  
 7022 0410 0001 4901 0339

PS Form 3811, July 2020 PSN 7530-02-000-9053

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 LAMARCUS J. DAUGHRITY  
 CARLY R. DAUGHRITY  
 1498 SHOUP COURT, N.W.  
 KENNESAW, GA 30152



9590 9402 8958 4064 4654 70

2. Article Number (Transfer from service label)  
 7022 0410 0001 4901 0360

PS Form 3811, July 2020 PSN 7530-02-000-9053

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- A. Signature  Agent  Addressee
- B. Received by (Printed Name)  Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery

Insured Mail  Registered Mail  
 Restricted Delivery  Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name)  Date of Delivery

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery

Insured Mail  Registered Mail  
 Restricted Delivery  Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name)  Date of Delivery

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery

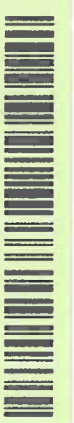
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1. Article Addressed to:  
 Tax Parcel - 20021201360  
 SENAD & VERINA CAJIC  
 1446 PRESSMAN LANE  
 KENNESAW, GA 30152



9590 9402 8958 4064 4655 17

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 7022 0410 0001 4901 0322

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 Tax Parcel - 20021201650  
 WALTON RIDENOUR 2, LP  
 2281 AKERS MILL ROAD  
 ATLANTA, GA 30339



9590 9402 8958 4064 4655 55

2. Article Number (Transfer from service label)  
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- A. Signature  Agent  Addressee
- B. Received by (Printed Name)  Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery

Insured Mail  Registered Mail  
 Restricted Delivery  Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name)  Date of Delivery

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery

Insured Mail  Registered Mail  
 Restricted Delivery  Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name)  Date of Delivery

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery

Insured Mail  Registered Mail  
 Restricted Delivery  Signature Confirmation Restricted Delivery

Domestic Return Receipt

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9590 9402 8958 4064 4655 00

United States Postal Service

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

• Sender: Please print your name, address, and ZIP+4® in this box\*

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

USPS TRACKING #



9590 9402 8958 4064 4654 70

United States Postal Service

Attention: Planning & Zoning  
City of Kennesaw  
2529 J.O. Stephenson Avenue  
Kennesaw, GA 30144

• Sender: Please print your name, address, and ZIP+4® in this box\*

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

USPS TRACKING #



9590 9402 8958 4064 4655 17

United States Postal Service

Attention: Planning & Zoning  
City of Kennesaw  
2529 J.O. Stephenson Avenue  
Kennesaw, GA 30144

• Sender: Please print your name, address, and ZIP+4® in this box\*

First-Class Mail  
Postage & Fees Pa  
USPS  
Permit No. G-10

USPS TRACKING #



9590 9402 8958 4064 4655 55

United States Postal Service

Attention: Planning & Zoning  
City of Kennesaw  
2529 J.O. Stephenson Avenue  
Kennesaw, GA 30144

• Sender: Please print your name, address, and ZIP+4® in this box\*

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

279789

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1. Article Addressed to:  
 Tax Parcel - 20021201330  
 HOUSING AUTHORITY OF COBB COUNTY  
 2950 ATLANTA ROAD  
 SMYRNA, GA 30080

2. Article Number (Transfer from service label)  
 9590 9402 8958 4064 4655 62

3. Service Type  
 Adult Signature  
 Certified Mail®  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail (Additional charges apply)  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
*S. DeStefano*  
 Agent  
 Addressee

B. Received by (Printed Name)  
*S. DeStefano*  
 C. Date of Delivery  
*5/14/26*  
 Yes  
 No

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Certified Mail®  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail (Additional charges apply)  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Tax Parcel - 20021201600  
 IVT KENNESAW MARKETPLACE, LLC  
 3025 HIGHLAND PARKWAY, SUITE 350  
 DOWNERS GROVE, IL 60515

2. Article Number (Transfer from service label)  
 9590 9402 8958 4064 4654 18

3. Service Type  
 Adult Signature  
 Certified Mail®  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail (Additional charges apply)  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
*Kaylynne Thomas*  
 Agent  
 Addressee

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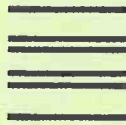
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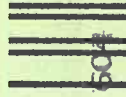
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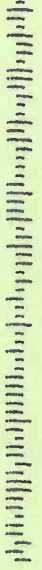
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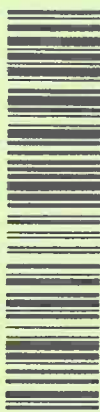
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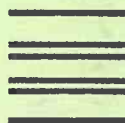
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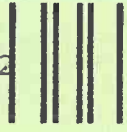
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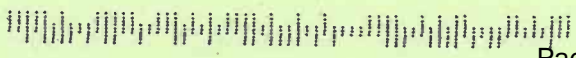


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**TRAFFIC IMPACT STUDY  
FOR  
PROPOSED MIXED-USE DEVELOPMENT AT ERNEST  
WEST BARRETT PARKWAY & RIDENOUR BOULEVARD  
CITY OF KENNESAW, GEORGIA**



***Prepared for:***

***Walton Communities  
2281 Akers Mill Rd SE, Bldg. 4100  
Atlanta, GA 30339***

***Prepared By:***



**A&R Engineering Inc.**

2160 Kingston Court, Suite O  
Marietta, GA 30067  
Tel: (770) 690-9255 Fax: (770) 690-9210  
[www.areng.com](http://www.areng.com)

May 20, 2026  
A & R Project # 26-002

# TABLE OF CONTENTS

<b>Item</b>	<b>Page</b>
<b>1.0 Introduction .....</b>	<b>1</b>
<b>2.0 Existing Facilities / Conditions .....</b>	<b>3</b>
2.1 Roadway Facilities .....	3
2.1.1 Ernest West Barrett Parkway .....	3
2.1.2 Old 41 Highway.....	3
2.1.3 Crater Lake Drive .....	3
2.1.4 Ridenour Boulevard.....	3
2.1.5 Ridenour Road .....	3
<b>3.0 Study Methodology .....</b>	<b>4</b>
3.1 Unsignalized Intersections.....	4
3.2 Signalized Intersections.....	5
<b>4.0 Existing 2026 Traffic Analysis.....</b>	<b>6</b>
4.1 Existing Traffic Volumes.....	6
4.2 Existing Traffic Operations.....	9
<b>5.0 Proposed Development.....</b>	<b>10</b>
5.1 Trip Generation .....	12
5.2 Trip Distribution.....	12
<b>6.0 Future 2028 Traffic Analysis .....</b>	<b>14</b>
6.1 Future “No-Build” Conditions.....	14
6.1.1 Annual Traffic Growth .....	14
6.2 Future “Build” Conditions.....	14
6.3 Future Traffic Operations .....	17
<b>7.0 Conclusions and Recommendations.....</b>	<b>19</b>
Appendix	

## LIST OF TABLES

Item	Page
Table 1 – Level-of-service Criteria for Unsignalized Intersections.....	4
Table 2 – Level-of-service Criteria for Signalized Intersections .....	5
Table 3 – Existing Intersection Operations .....	9
Table 4 – Trip Generation .....	12
Table 5 – Future Intersection Operations.....	17

## LIST OF FIGURES

Item	Page
Figure 1 – Location Map.....	2
Figure 2 – Existing Weekday Peak Hour Volumes.....	7
Figure 3 – Existing Traffic Control and Lane Geometry .....	8
Figure 4 – Site Plan.....	11
Figure 5 – Trip Distribution and Site Generated Peak Hour Volumes .....	13
Figure 6 – Future (No-Build) Peak Hour Volumes .....	15
Figure 7 – Future (Build) Peak Hour Volumes.....	16
Figure 8 – Future Traffic Control and Lane Geometry.....	18

## 1.0 INTRODUCTION

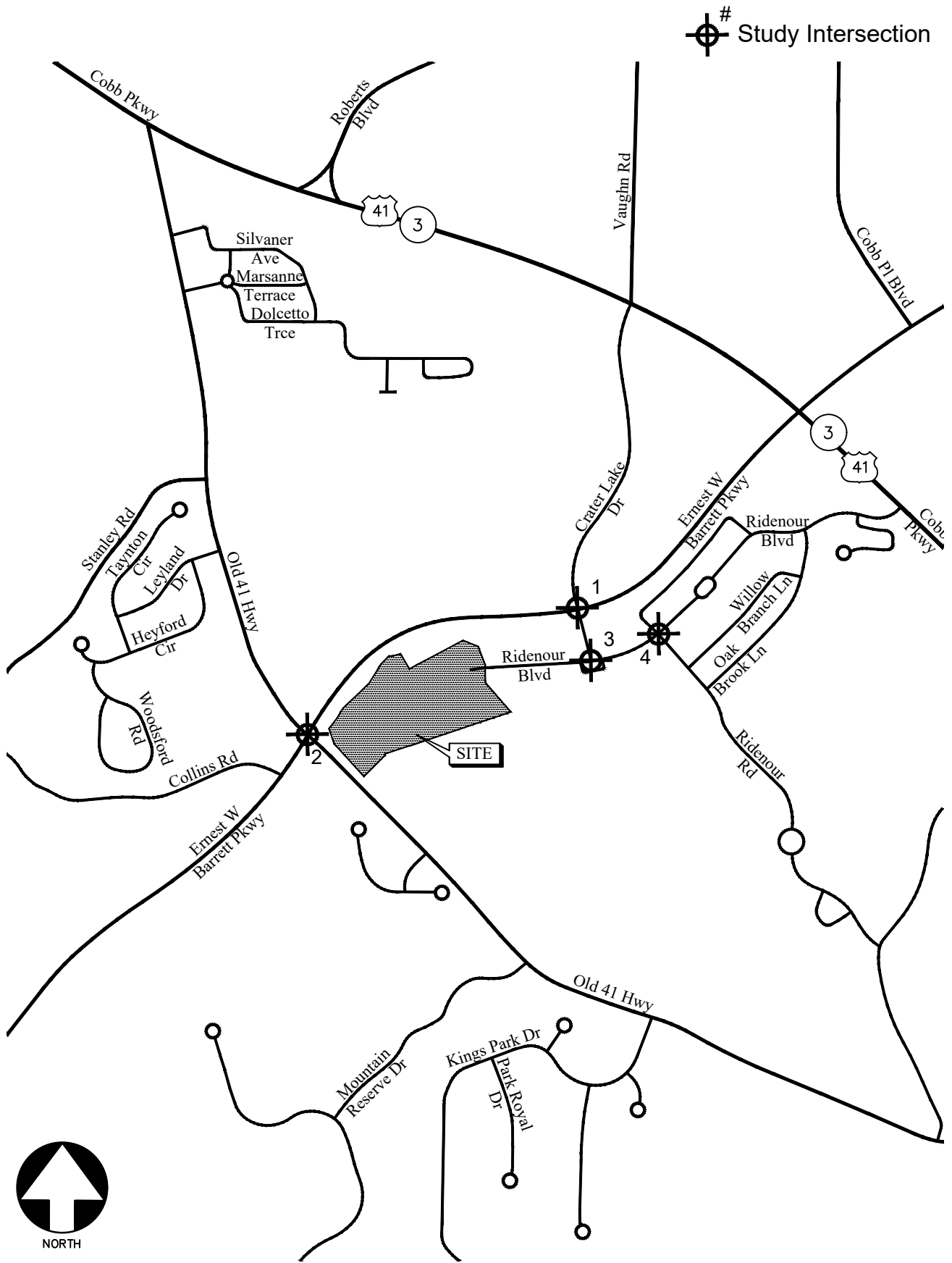
Traffic impacts were evaluated for the proposed mixed-use development located at the southeast corner of the intersection of Ernest West Barrett Parkway at Old 41 Highway in the City of Kennesaw, Cobb County, Georgia. The development proposes 128-units mid-rise multifamily housing, 54 -units mid-rise residential with 2,500 sf ground-floor commercial space, and a 2,500 sf small office building. Access to the site is proposed via the existing Ridenour Boulevard, which will serve as an interparcel access roadway.



The AM and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the intersections of:

1. Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive
2. Ernest West Barrett Parkway at Old 41 Highway
3. Ridenour Boulevard at Ridenour Boulevard
4. Ridenour Boulevard at Ridenour Road

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.



LOCATION MAP

FIGURE 1  
A&R Engineering Inc.

## **2.0 EXISTING FACILITIES / CONDITIONS**

### **2.1 Roadway Facilities**

The following is a brief description of each of the roadway facilities located in proximity to the site:

#### **2.1.1 Ernest West Barrett Parkway**

Ernest West Barrett Parkway is an east-west, six-lane, median-divided roadway with a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 067-0653) indicate that the daily traffic volume on Ernest West Barrett Parkway in 2024 was 49,700 vehicles per day southwest of Collins Road. GDOT classifies Ernest West Barrett Parkway as an urban principal arterial roadway, while the Cobb County DOT classifies it as an arterial roadway.

#### **2.1.2 Old 41 Highway**

Old 41 Highway is a north-south, two-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 067-0856) indicate that the daily traffic volume on Old 41 Highway in 2024 was 17,000 vehicles per day southeast of Leyland Drive. GDOT classifies Old 41 Highway as an urban minor arterial roadway, while the Cobb County DOT classifies it as an arterial roadway north of Ernest Barrett Parkway and a major collector south of Ernest Barrett Parkway.

#### **2.1.3 Crater Lake Drive**

Crater Lake Drive is a north-south, two-lane, median-divided roadway with an assumed speed limit of 25 mph in the vicinity of the site.

#### **2.1.4 Ridenour Boulevard**

Ridenour Boulevard is an east-west, two-lane, undivided roadway with an assumed speed limit of 25 mph in the vicinity of the site. A short north-south segment also connects Ernest West Barrett Parkway to Ridenour Boulevard; this segment is a two-lane, median-divided roadway with an assumed speed limit of 25 mph in the vicinity of the site.

#### **2.1.5 Ridenour Road**

Ridenour Road is a north-south, two-lane, undivided residential roadway with an assumed speed limit of 25 mph in the vicinity of the site.

## 3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board’s Highway Capacity Manual, 7th edition (HCM 7). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

### 3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level-of-service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designated as “F” regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from “A” through “F”. Level-of-service “A” indicates excellent operations with little delay to motorists, while level-of-service “F” exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 — LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

\*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 7<sup>th</sup> edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

### 3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio of greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 — LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

\*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 7<sup>th</sup> edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favourable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

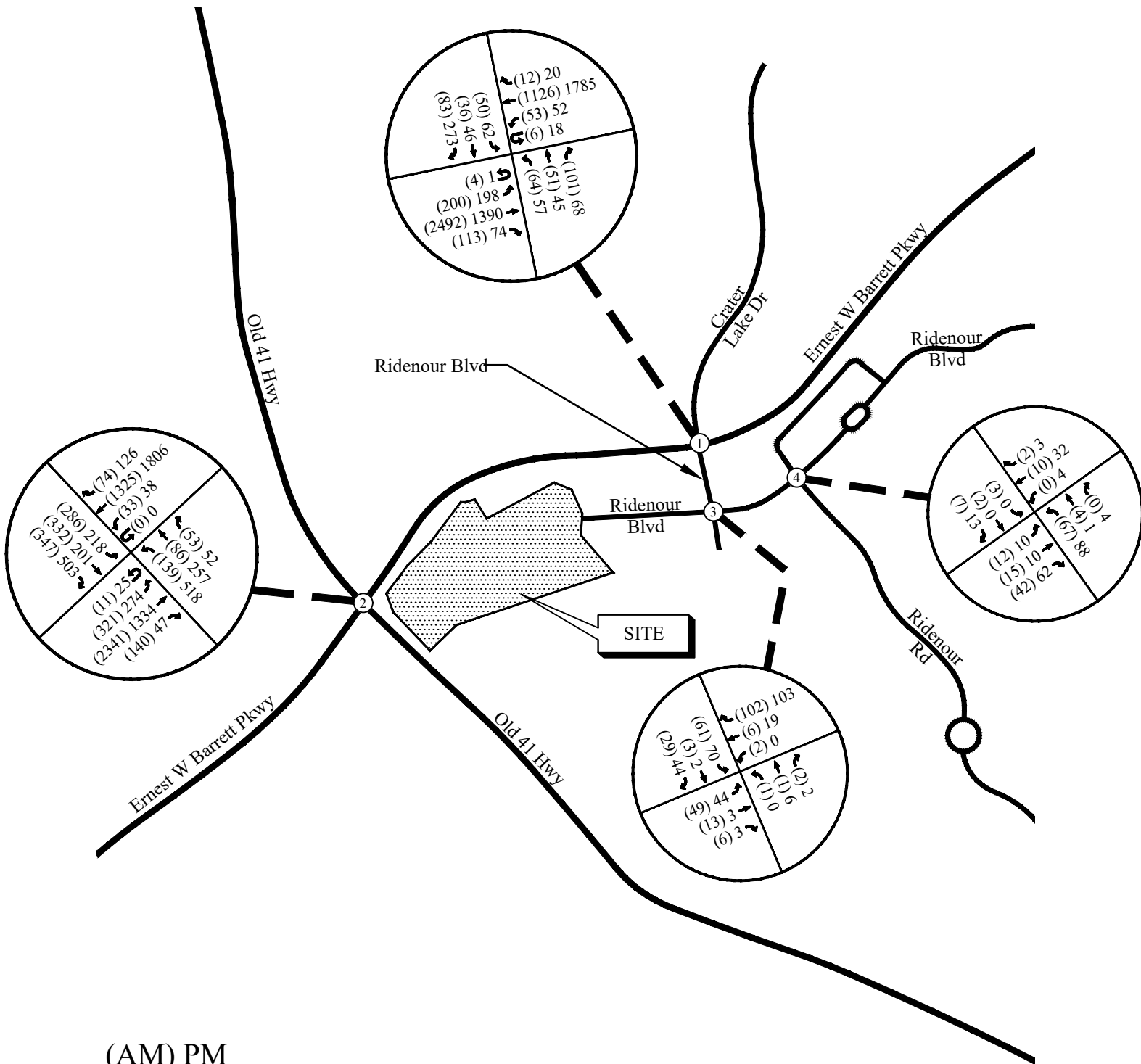
## **4.0 EXISTING 2026 TRAFFIC ANALYSIS**

### **4.1 Existing Traffic Volumes**

Existing traffic counts were obtained at the following study intersections:

1. Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive
2. Ernest West Barrett Parkway at Old 41 Highway
3. Ridenour Boulevard at Ridenour Boulevard
4. Ridenour Boulevard at Ridenour Road

Turning movement counts were collected on Wednesday, January 21, 2026. All turning movement counts were recorded during the AM and PM peak hours between 7:00am to 9:00am and 4:00pm to 6:00pm, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2. The existing traffic control and lane geometry for the intersections are shown in Figure 3.






(AM) PM

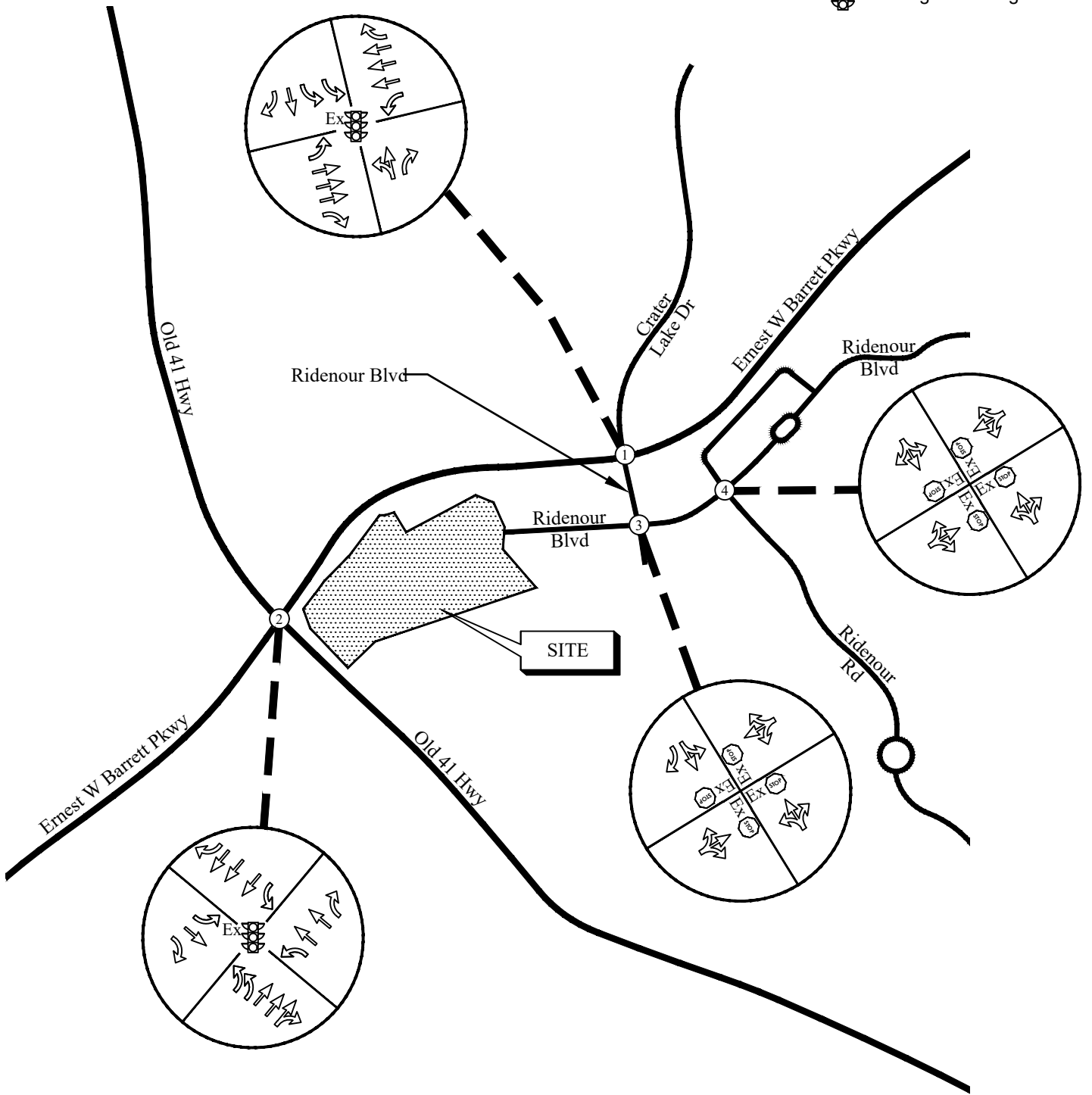


EXISTING WEEKDAY PEAK-HOUR VOLUMES

FIGURE 2  
A&R Engineering Inc.

**LEGEND**

- Ex  Existing Signed Approach
-  Existing Lane Geometry
- Ex  Existing Traffic Signal



**EXISTING TRAFFIC CONTROL AND LANE GEOMETRY**

**FIGURE 3  
A&R Engineering Inc.**

## 4.2 Existing Traffic Operations

Existing 2026 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Table 3.

<b>TABLE 3 – EXISTING INTERSECTION OPERATIONS</b>				
<b>Intersection</b>		<b>Traffic Control</b>	<b>LOS (Delay)</b>	
			<b>AM Peak Hour</b>	<b>PM Peak Hour</b>
<b>1</b>	<b><u>Ernest West Barrett Parkway @ Ridenour Boulevard/ Crater Lake Drive</u></b>	Signalized	<b><u>C (20.4)</u></b>	<b><u>C (25.8)</u></b>
	-Eastbound Approach		B (16.0)	B (16.5)
	-Westbound Approach		B (13.3)	B (19.2)
	-Northbound Approach		F (85.7)	E (64.7)
	-Southbound Approach		E (61.5)	F (81.0)
<b>2</b>	<b><u>Ernest West Barrett Parkway @ Old 41 Highway</u></b>	Signalized	<b><u>E (70.0)</u></b>	<b><u>F (91.9)</u></b>
	-Eastbound Approach		E (55.8)	D (50.5)
	-Westbound Approach		E (55.2)	C (26.7)
	-Northbound Approach		E (58.2)	F (201.0)
	-Southbound Approach		F (137.1)	F (209.0)
<b>3</b>	<b><u>Ridenour Boulevard @ Ridenour Boulevard</u></b>	All-Stop Controlled	<b><u>A (7.8)</u></b>	<b><u>A (7.9)</u></b>
	-Eastbound Approach		A (7.8)	A (7.9)
	-Westbound Approach		A (7.3)	A (7.5)
	-Northbound Approach		A (7.6)	A (7.6)
	-Southbound Approach		A (8.3)	A (8.3)
<b>4</b>	<b><u>Ridenour Boulevard @ Ridenour Road</u></b>	All-Stop Controlled	<b><u>A (7.4)</u></b>	<b><u>A (7.6)</u></b>
	-Eastbound Approach		A (7.2)	A (7.2)
	-Westbound Approach		A (7.2)	A (7.5)
	-Northbound Approach		A (7.8)	A (8.0)
	-Southbound Approach		A (7.0)	A (6.8)

The results of the existing traffic operations analysis indicate that the signalized study intersection of Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive is operating at an overall level of service (LOS) “C” in both the AM and PM peak hours. The signalized intersection of Ernest West Barrett Parkway at Old 41 Highway is operating at an overall LOS “E” in the AM peak hour and LOS “F” in the PM peak hour. The stop-controlled approaches at all unsignalized study intersections are operating at LOS “A” during both the AM and PM peak hours.

## 5.0 PROPOSED DEVELOPMENT

The mixed-use development will be located at the southeast corner of the intersection of Ernest West Barrett Parkway at Old 41 Highway in the City of Kennesaw, Cobb County, Georgia. The development proposes the development proposes 128-units mid-rise multifamily housing, 54 -units mid-rise residential with 2,500 sf ground-floor commercial space and 2,500 sf small office building. Access to the site is proposed via the existing Ridenour Boulevard, which will serve as an interparcel access roadway.



A site plan is shown in Figure 4.



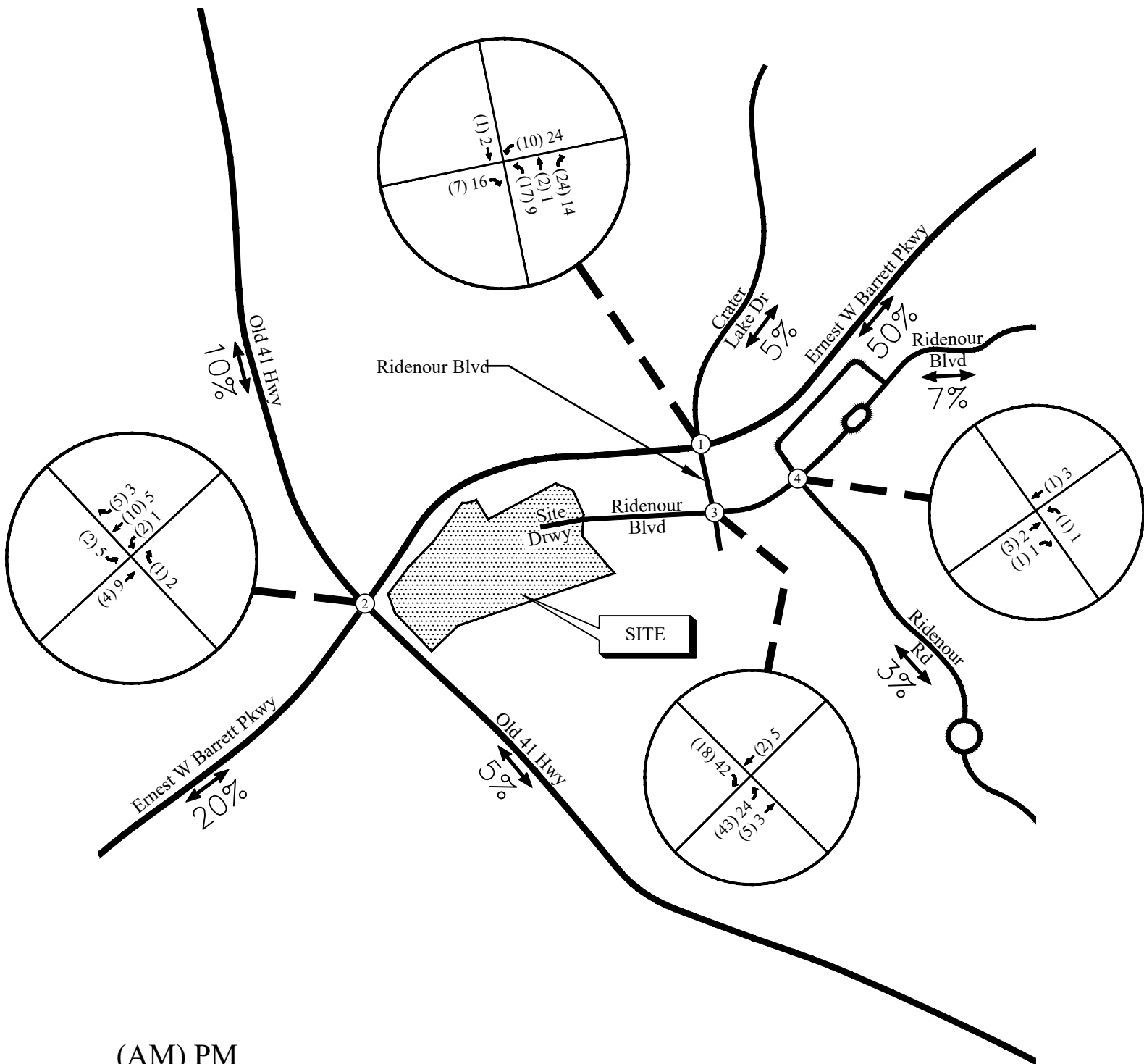
## 5.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 12<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Use category 221 – *Multifamily Housing (Mid-Rise)*, 231 – *Mid-Rise Residential with Ground-Floor Commercial* and 712 – *Small Office Building*. The calculated total trip generation volumes for the proposed development are shown in Table 4.

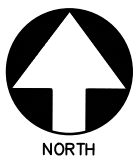
TABLE 4 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	2-way
ITE 221 – Multifamily Housing (Mid-Rise)	128 units	11	35	46	31	18	49	565
Mixed-Use Reduction		0	0	0	0	-1	-1	-10
ITE 231 – Mid-Rise Residential with Ground-Floor Commercial	54 units	6	12	18	15	7	22	220
Mixed-Use Reduction		0	0	0	0	0	0	0
ITE 712 – Small Office Building	2,500 sf	3	1	4	2	3	5	36
Mixed-Use Reduction		0	0	0	-1	0	-1	-10
<b>Total without Reductions</b>		<b>20</b>	<b>48</b>	<b>68</b>	<b>48</b>	<b>28</b>	<b>76</b>	<b>821</b>
<b>Total with Reductions</b>		<b>20</b>	<b>48</b>	<b>68</b>	<b>47</b>	<b>27</b>	<b>74</b>	<b>801</b>

## 5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 5.



(AM) PM



TRIP DISTRIBUTION AND NEW SITE-GENERATED  
WEEKDAY PEAK HOUR VOLUMES

FIGURE 5  
A&R Engineering Inc.

## **6.0 FUTURE 2028 TRAFFIC ANALYSIS**

The future 2028 traffic operations are analyzed for the “Build” and “No-Build” conditions.

### **6.1 Future “No-Build” Conditions**

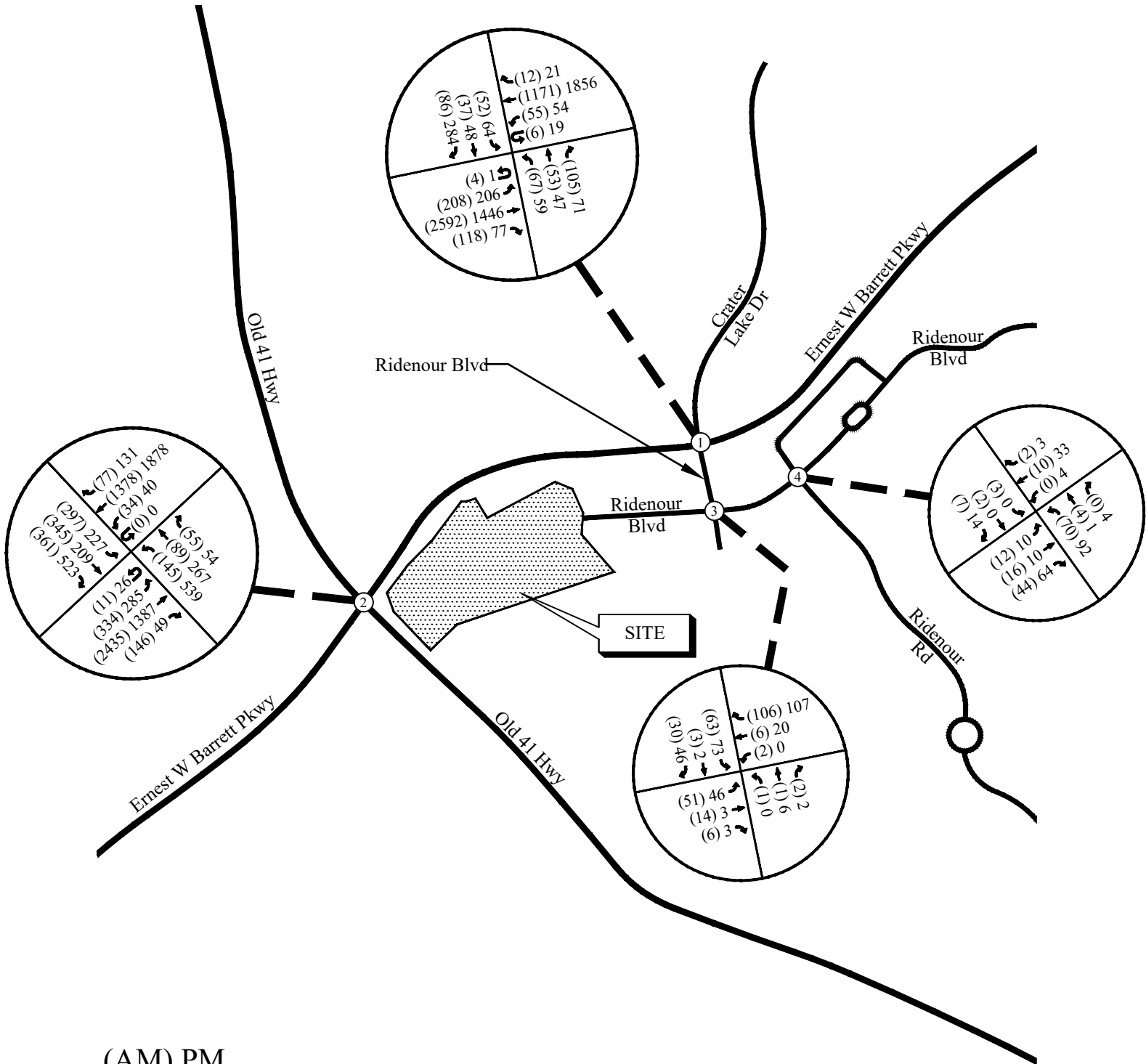
The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future “No-Build” volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic.

#### **6.1.1 Annual Traffic Growth**

In order to evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Review of growth over the past three years (2022–2024) indicates an approximate 1.6% increase in the study area; however, a more conservative growth rate of 2% was applied in the analysis. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future “No-Build” volumes on the roadway are shown in Figure 6.

### **6.2 Future “Build” Conditions**

The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to base traffic volumes (Figure 6) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 7.

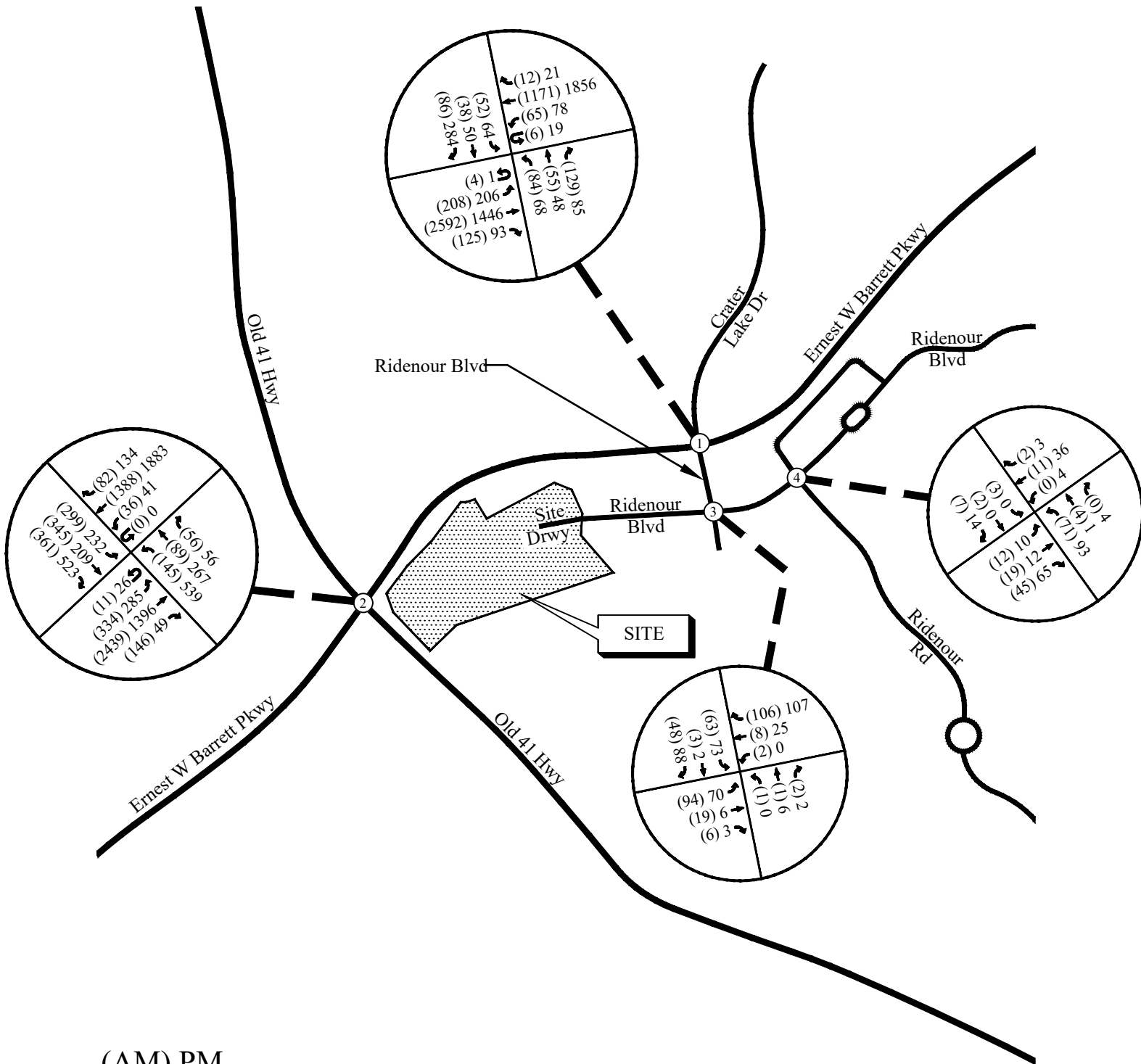


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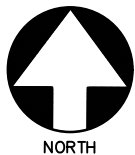


FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 6  
A&R Engineering Inc.



(AM) PM



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 8  
A&R Engineering Inc.







### 6.3 Future Traffic Operations

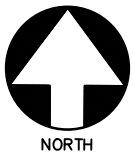
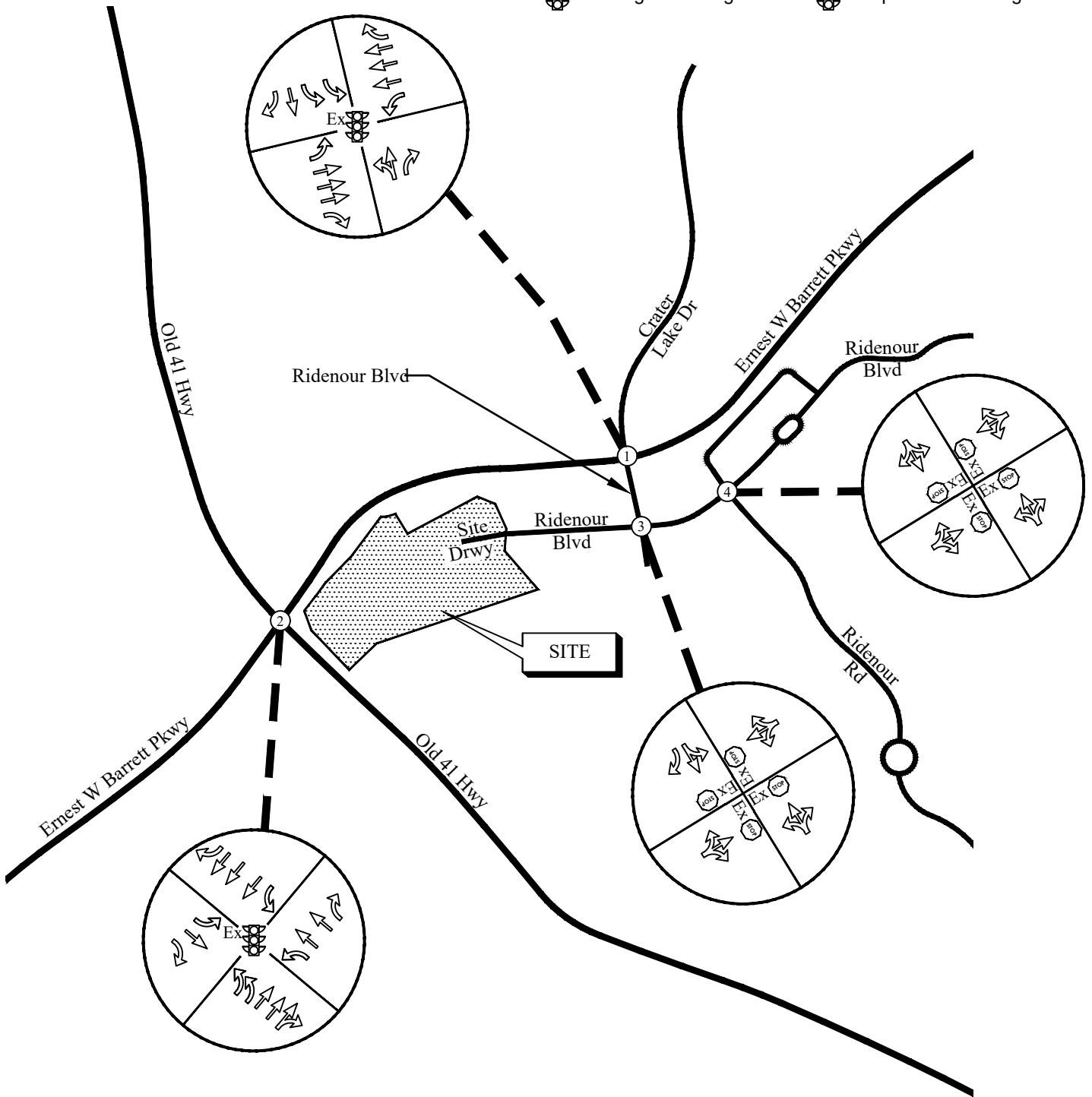
The future “No-Build” and “Build” traffic operations were analyzed using the volumes in Figures 6 and 7, respectively. The results of the future traffic operations analysis are shown below in Table 5. Recommendations on traffic control and lane geometry are shown in Figure 8.

TABLE 5 – FUTURE INTERSECTION OPERATIONS					
Intersection		LOS (Delay)			
		NO BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	<b><u>Ernest West Barrett Parkway @ Ridenour Boulevard/ Crater Lake Drive</u></b>	<b><u>C (21.3)</u></b>	<b><u>C (27.7)</u></b>	<b><u>C (23.9)</u></b>	<b><u>C (27.9)</u></b>
	-Eastbound Approach	B (16.8)	B (18.4)	B (16.9)	B (18.6)
	-Westbound Approach	B (13.8)	C (21.6)	B (14.1)	C (21.6)
	-Northbound Approach	F (89.8)	E (63.8)	F (122.5)	E (66.0)
	-Southbound Approach	E (61.6)	F (81.7)	E (61.6)	F (81.5)
2	<b><u>Ernest West Barrett Parkway @ Old 41 Highway</u></b>	<b><u>E (77.9)</u></b>	<b><u>F (101.7)</u></b>	<b><u>E (78.5)</u></b>	<b><u>F (101.7)</u></b>
	-Eastbound Approach	E (65.9)	D (53.6)	E (67.2)	D (53.7)
	-Westbound Approach	E (56.7)	C (33.9)	E (56.9)	C (34.5)
	-Northbound Approach	E (58.4)	F (224.2)	E (58.4)	F (223.9)
	-Southbound Approach	F (150.0)	F (224.4)	F (149.9)	F (223.4)
3	<b><u>Ridenour Boulevard @ Ridenour Boulevard</u></b>	<b><u>A (7.8)</u></b>	<b><u>A (8.0)</u></b>	<b><u>A (8.1)</u></b>	<b><u>A (8.1)</u></b>
	-Eastbound Approach	A (7.9)	A (8.0)	A (8.4)	A (8.3)
	-Westbound Approach	A (7.3)	A (7.6)	A (7.5)	A (7.8)
	-Northbound Approach	A (7.6)	A (7.7)	A (7.7)	A (7.8)
	-Southbound Approach	A (8.3)	A (8.4)	A (8.3)	A (8.3)
4	<b><u>Ridenour Boulevard @ Ridenour Road</u></b>	<b><u>A (7.4)</u></b>	<b><u>A (7.6)</u></b>	<b><u>A (7.4)</u></b>	<b><u>A (7.6)</u></b>
	-Eastbound Approach	A (7.2)	A (7.3)	A (7.2)	A (7.3)
	-Westbound Approach	A (7.2)	A (7.5)	A (7.2)	A (7.5)
	-Northbound Approach	A (7.8)	A (8.1)	A (7.8)	A (8.1)
	-Southbound Approach	A (7.0)	A (6.8)	A (7.0)	A (6.8)

The results of the future “No-Build” and “Build” operations analyses indicate that the signalized study intersection of Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive will continue to operate at a satisfactory overall level of service (LOS) “C” in both the AM and PM peak hours. The signalized intersection of Ernest West Barrett Parkway at Old 41 Highway will continue to operate at an overall LOS “E” in the AM peak hour and LOS “F” in the PM peak hour, consistent with existing conditions. The stop-controlled approaches at all unsignalized study intersections will continue to operate at LOS “A” during both the AM and PM peak hours as in existing conditions. Based on the results, the impact of site-generated trips on the study area roadway network will be minimal.

**LEGEND**

- |  |                          |   |                          |
|--|--------------------------|---|--------------------------|
| Ex   | Existing Signed Approach |   | Proposed Signed Approach |
|     | Existing Lane Geometry   |  | Proposed Lane Geometry   |
| Ex  | Existing Traffic Signal  |  | Proposed Traffic Signal  |



**FUTURE TRAFFIC CONTROL AND LANE GEOMETRY**

**FIGURE 8  
A&R Engineering Inc.**

## 7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed mixed-use development located at the southeast corner of the intersection of Ernest West Barrett Parkway at Old 41 Highway in the City of Kennesaw, Cobb County, Georgia. The development proposes 128-units mid-rise multifamily housing, 54 -units mid-rise residential with 2,500 sf ground-floor commercial space and 2,500 sf small office building. Access to the site is proposed via the existing Ridenour Boulevard, which will serve as an interparcel access roadway.

Existing and future operations after completion of the project were analyzed at the intersections of:

1. Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive
2. Ernest West Barrett Parkway at Old 41 Highway
3. Ridenour Boulevard at Ridenour Boulevard
4. Ridenour Boulevard at Ridenour Road

The analysis included the evaluation of future operations for “No-Build” and “Build” conditions, with the differences between “No-Build” and “Build” accounting for an increase in traffic due to the proposed development.

The results of the future “No-Build” and “Build” operations analyses indicate that the signalized study intersection of Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive will continue to operate at a satisfactory overall level of service (LOS) “C” in both the AM and PM peak hours. The signalized intersection of Ernest West Barrett Parkway at Old 41 Highway will continue to operate at an overall LOS “E” in the AM peak hour and LOS “F” in the PM peak hour, consistent with existing conditions. The stop-controlled approaches at all unsignalized study intersections will continue to operate at LOS “A” during both the AM and PM peak hours as in existing conditions.

Based on the results, the impact of site-generated trips on the study area roadway network will be minimal.

## **Appendix**

Existing Intersection Traffic Counts .....	
Linear Regression of Daily Traffic.....	
Existing Intersection Analysis.....	
Future “No-Build” Intersection Analysis .....	
Future “Build” Intersection Analysis.....	
Traffic Volume Worksheets .....	

## **EXISTING INTERSECTION TRAFFIC COUNTS**

# A & R Engineering, Inc.

2160 Kingston Court Suite 'O'  
Marietta, GA 30067

TMC Data  
Ernest W Barrett Pkwy @ Ridenour Blvd-  
Crater Lake Drive  
7-9 am | 4-6 pm

File Name : 20260017  
Site Code : 20260017  
Start Date : 01-21-2026  
Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	Ridenour Blvd Northbound				Crater Lake Drive Southbound				Ernest W Barrett Pkwy Eastbound					Ernest W Barrett Pkwy Westbound					Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
07:00 AM	12	4	23	39	15	5	9	29	55	649	16	0	720	6	189	3	1	199	987
07:15 AM	26	9	30	65	21	2	13	36	39	528	16	0	583	9	230	0	1	240	924
07:30 AM	13	12	18	43	10	10	29	49	42	638	24	0	704	12	237	2	0	251	1047
07:45 AM	20	10	35	65	18	11	21	50	52	625	29	2	708	15	296	2	1	314	1137
Total	71	35	106	212	64	28	72	164	188	2440	85	2	2715	42	952	7	3	1004	4095
08:00 AM	17	16	21	54	9	11	17	37	43	549	22	1	615	16	351	1	1	369	1075
08:15 AM	10	14	20	44	14	8	19	41	56	615	30	1	702	9	294	4	2	309	1096
08:30 AM	17	11	25	53	9	6	26	41	49	703	32	0	784	13	185	5	2	205	1083
08:45 AM	12	13	25	50	11	5	20	36	50	463	12	2	527	15	231	2	3	251	864
Total	56	54	91	201	43	30	82	155	198	2330	96	4	2628	53	1061	12	8	1134	4118
*** BREAK ***																			
04:00 PM	19	12	26	57	26	18	65	109	38	290	20	0	348	10	432	7	5	454	968
04:15 PM	13	11	14	38	22	14	65	101	55	357	18	0	430	14	468	4	3	489	1058
04:30 PM	16	11	20	47	16	9	78	103	41	314	22	0	377	15	435	4	4	458	985
04:45 PM	11	12	21	44	10	7	52	69	43	365	15	0	423	12	397	6	5	420	956
Total	59	46	81	186	74	48	260	382	177	1326	75	0	1578	51	1732	21	17	1821	3967
05:00 PM	17	11	13	41	14	16	78	108	59	354	19	1	433	11	485	6	6	508	1090
05:15 PM	22	16	18	56	14	17	85	116	26	334	19	1	380	8	280	5	2	295	847
05:30 PM	11	10	15	36	15	13	65	93	44	338	21	0	403	16	520	3	6	545	1077
05:45 PM	13	13	20	46	15	19	54	88	44	317	19	2	382	12	363	3	4	382	898
Total	63	50	66	179	58	65	282	405	173	1343	78	4	1598	47	1648	17	18	1730	3912
Grand Total	249	185	344	778	239	171	696	1106	736	7439	334	10	8519	193	5393	57	46	5689	16092
Apprch %	32	23.8	44.2		21.6	15.5	62.9		8.6	87.3	3.9	0.1		3.4	94.8	1	0.8		
Total %	1.5	1.1	2.1	4.8	1.5	1.1	4.3	6.9	4.6	46.2	2.1	0.1	52.9	1.2	33.5	0.4	0.3	35.4	

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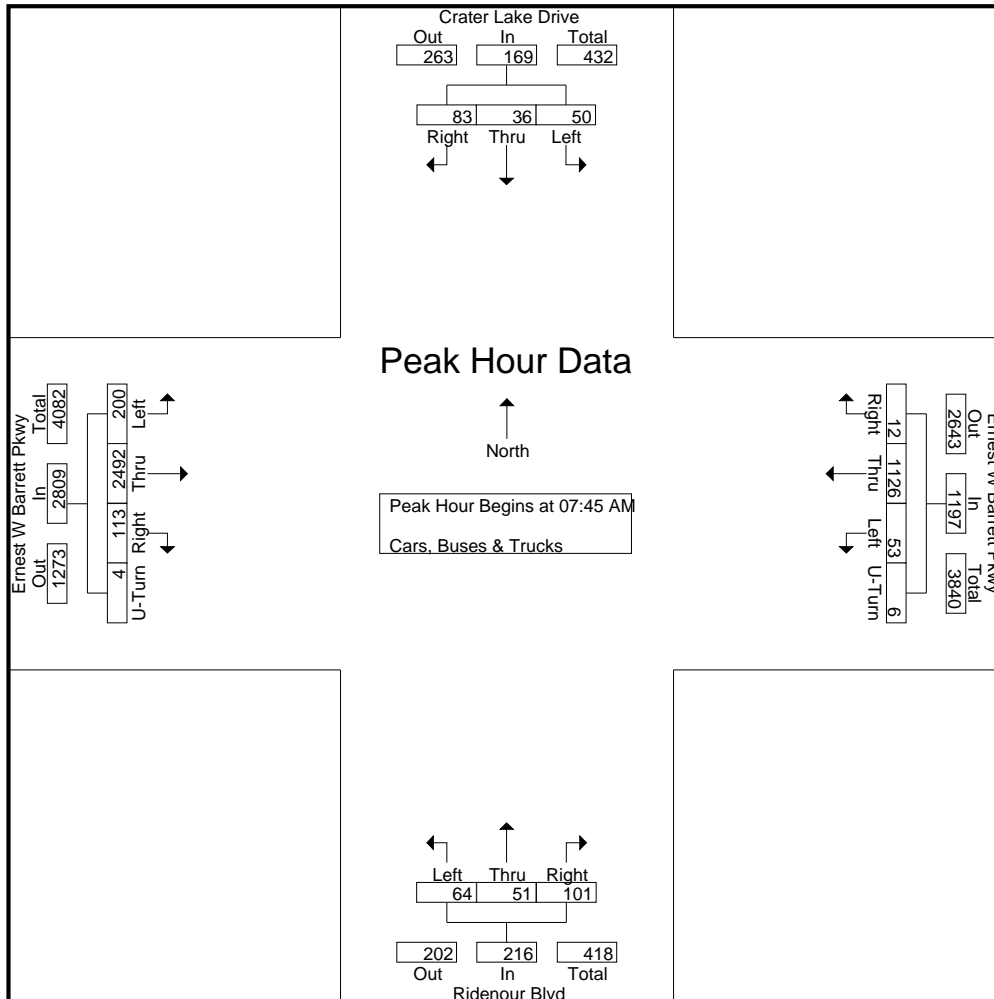
2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data  
Ernest W Barrett Pkwy @ Ridenour Blvd-  
Crater Lake Drive  
7-9 am | 4-6 pm

File Name : 20260017  
Site Code : 20260017  
Start Date : 01-21-2026  
Page No : 2

Start Time	Ridenour Blvd Northbound				Crater Lake Drive Southbound				Ernest W Barrett Pkwy Eastbound					Ernest W Barrett Pkwy Westbound					Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:45 AM																			
07:45 AM	20	10	35	65	18	11	21	50	52	625	29	2	708	15	296	2	1	314	1137
08:00 AM	17	16	21	54	9	11	17	37	43	549	22	1	615	16	351	1	1	369	1075
08:15 AM	10	14	20	44	14	8	19	41	56	615	30	1	702	9	294	4	2	309	1096
08:30 AM	17	11	25	53	9	6	26	41	49	703	32	0	784	13	185	5	2	205	1083
Total Volume	64	51	101	216	50	36	83	169	200	2492	113	4	2809	53	1126	12	6	1197	4391
% App. Total	29.6	23.6	46.8		29.6	21.3	49.1		7.1	88.7	4	0.1		4.4	94.1	1	0.5		
PHF	.800	.797	.721	.831	.694	.818	.798	.845	.893	.886	.883	.500	.896	.828	.802	.600	.750	.811	.965



# A & R Engineering, Inc.

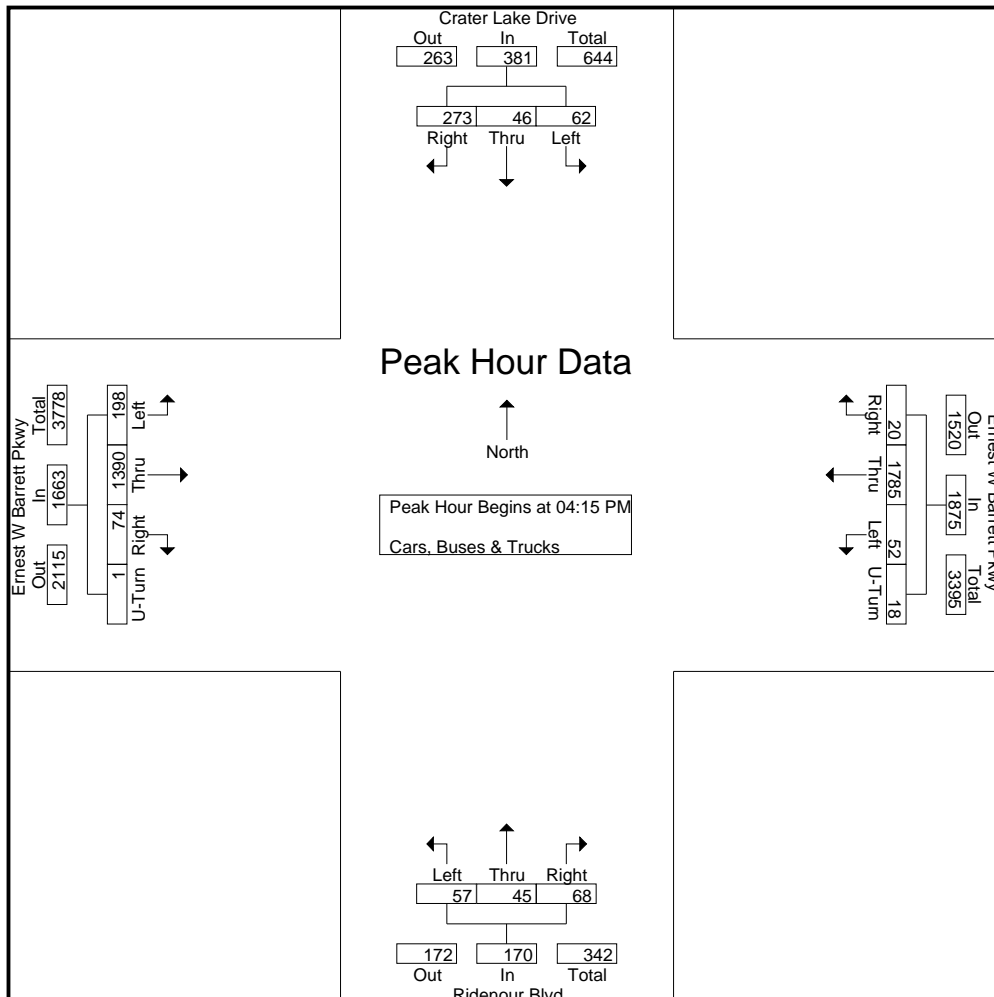
2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data  
Ernest W Barrett Pkwy @ Ridenour Blvd-  
Crater Lake Drive  
7-9 am | 4-6 pm

File Name : 20260017  
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Start Date : 01-21-2026  
Page No : 3

Start Time	Ridenour Blvd Northbound				Crater Lake Drive Southbound				Ernest W Barrett Pkwy Eastbound					Ernest W Barrett Pkwy Westbound					Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 04:15 PM																			
04:15 PM	13	11	14	38	22	14	65	101	55	357	18	0	430	14	468	4	3	489	1058
04:30 PM	16	11	20	47	16	9	78	103	41	314	22	0	377	15	435	4	4	458	985
04:45 PM	11	12	21	44	10	7	52	69	43	365	15	0	423	12	397	6	5	420	956
05:00 PM	17	11	13	41	14	16	78	108	59	354	19	1	433	11	485	6	6	508	1090
Total Volume	57	45	68	170	62	46	273	381	198	1390	74	1	1663	52	1785	20	18	1875	4089
% App. Total	33.5	26.5	40		16.3	12.1	71.7		11.9	83.6	4.4	0.1		2.8	95.2	1.1	1		
PHF	.838	.938	.810	.904	.705	.719	.875	.882	.839	.952	.841	.250	.960	.867	.920	.833	.750	.923	.938



# A & R Engineering, Inc.

2160 Kingston Court Suite 'O'  
Marietta, GA 30067

TMC Data  
Ernest W Barrett Pkwy @ Old Highway 41  
7-9 am | 4-6 pm

File Name : 20260016  
Site Code : 20260016  
Start Date : 01-21-2026  
Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	Old Highway 41 NW Northbound				Old Highway 41 NW Southbound				Ernest W Barrett Pkwy Eastbound					Ernest W Barrett Pkwy Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	
07:00 AM	22	11	4	37	43	62	46	151	52	563	38	3	656	9	159	16	184	1028
07:15 AM	20	15	12	47	37	85	55	177	83	578	65	0	726	2	243	13	258	1208
07:30 AM	34	15	11	60	89	92	83	264	76	539	37	1	653	7	250	8	265	1242
07:45 AM	35	25	15	75	75	60	82	217	80	664	40	0	784	2	368	20	390	1466
Total	111	66	42	219	244	299	266	809	291	2344	180	4	2819	20	1020	57	1097	4944
08:00 AM	28	28	8	64	58	89	86	233	70	562	27	5	664	11	374	23	408	1369
08:15 AM	42	18	19	79	64	91	96	251	95	576	36	5	712	13	333	23	369	1411
08:30 AM	25	20	19	64	77	79	91	247	90	551	29	0	670	6	219	18	243	1224
08:45 AM	24	25	19	68	25	57	99	181	68	419	21	2	510	10	235	14	259	1018
Total	119	91	65	275	224	316	372	912	323	2108	113	12	2556	40	1161	78	1279	5022
*** BREAK ***																		
04:00 PM	90	45	15	150	39	40	109	188	45	298	14	4	361	8	424	23	455	1154
04:15 PM	86	51	13	150	61	36	131	228	77	344	10	5	436	7	494	31	532	1346
04:30 PM	88	41	16	145	48	57	126	231	70	291	10	3	374	12	436	47	495	1245
04:45 PM	119	39	12	170	61	39	102	202	83	361	13	11	468	6	398	22	426	1266
Total	383	176	56	615	209	172	468	849	275	1294	47	23	1639	33	1752	123	1908	5011
05:00 PM	125	67	18	210	48	74	145	267	58	294	7	4	363	10	471	43	524	1364
05:15 PM	183	99	6	288	62	52	126	240	57	329	19	6	411	14	385	28	427	1366
05:30 PM	91	52	16	159	47	36	130	213	76	350	8	4	438	8	552	33	593	1403
05:45 PM	73	37	8	118	63	37	89	189	80	300	12	5	397	8	418	48	474	1178
Total	472	255	48	775	220	199	490	909	271	1273	46	19	1609	40	1826	152	2018	5311
Grand Total	1085	588	211	1884	897	986	1596	3479	1160	7019	386	58	8623	133	5759	410	6302	20288
Apprch %	57.6	31.2	11.2		25.8	28.3	45.9		13.5	81.4	4.5	0.7		2.1	91.4	6.5		
Total %	5.3	2.9	1	9.3	4.4	4.9	7.9	17.1	5.7	34.6	1.9	0.3	42.5	0.7	28.4	2	31.1	

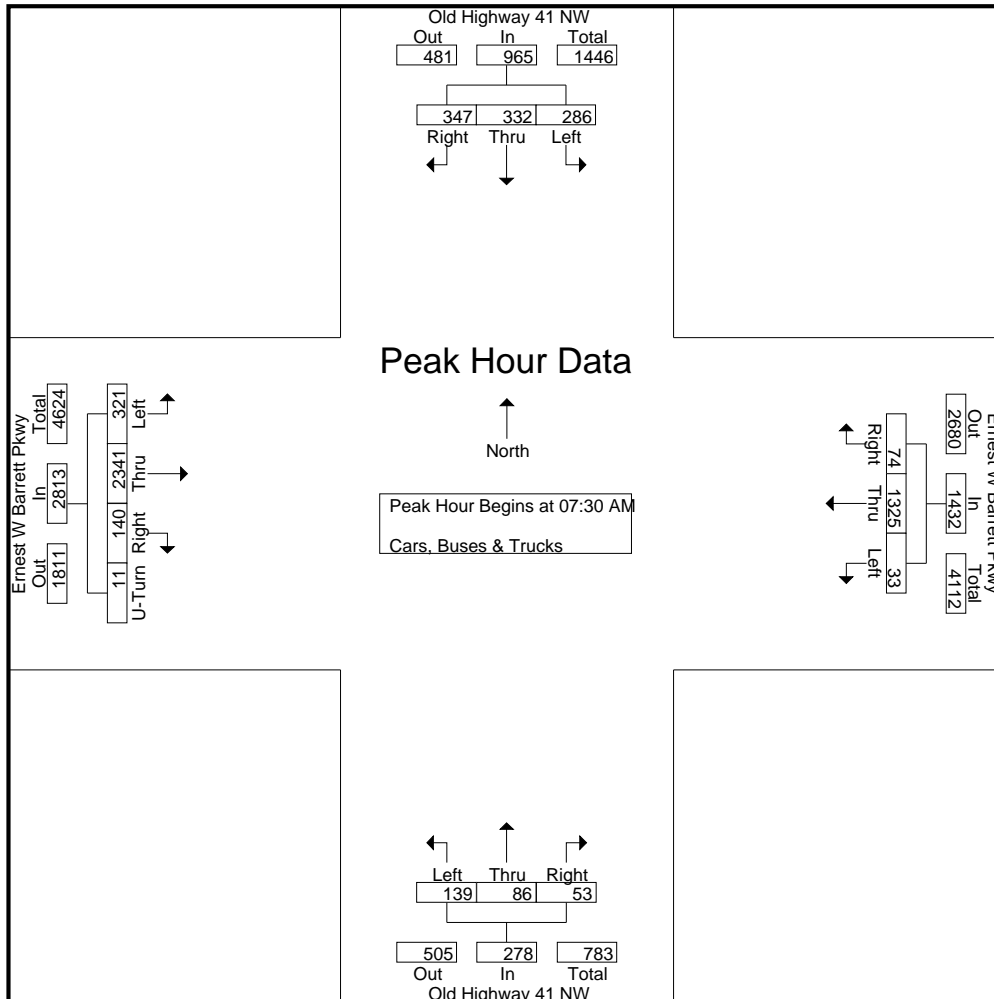
# A & R Engineering, Inc.

2160 Kingston Court Suite 'O'  
Marietta, GA 30067

TMC Data  
Ernest W Barrett Pkwy @ Old Highway 41  
7-9 am | 4-6 pm

File Name : 20260016  
Site Code : 20260016  
Start Date : 01-21-2026  
Page No : 2

Start Time	Old Highway 41 NW Northbound				Old Highway 41 NW Southbound				Ernest W Barrett Pkwy Eastbound					Ernest W Barrett Pkwy Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:30 AM																		
07:30 AM	34	15	11	60	89	92	83	264	76	539	37	1	653	7	250	8	265	1242
07:45 AM	35	25	15	75	75	60	82	217	80	664	40	0	784	2	368	20	390	1466
08:00 AM	28	28	8	64	58	89	86	233	70	562	27	5	664	11	374	23	408	1369
08:15 AM	42	18	19	79	64	91	96	251	95	576	36	5	712	13	333	23	369	1411
Total Volume	139	86	53	278	286	332	347	965	321	2341	140	11	2813	33	1325	74	1432	5488
% App. Total	50	30.9	19.1		29.6	34.4	36		11.4	83.2	5	0.4		2.3	92.5	5.2		
PHF	.827	.768	.697	.880	.803	.902	.904	.914	.845	.881	.875	.550	.897	.635	.886	.804	.877	.936



# A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Ernest W Barrett Pkwy @ Old Highway 41

7-9 am | 4-6 pm

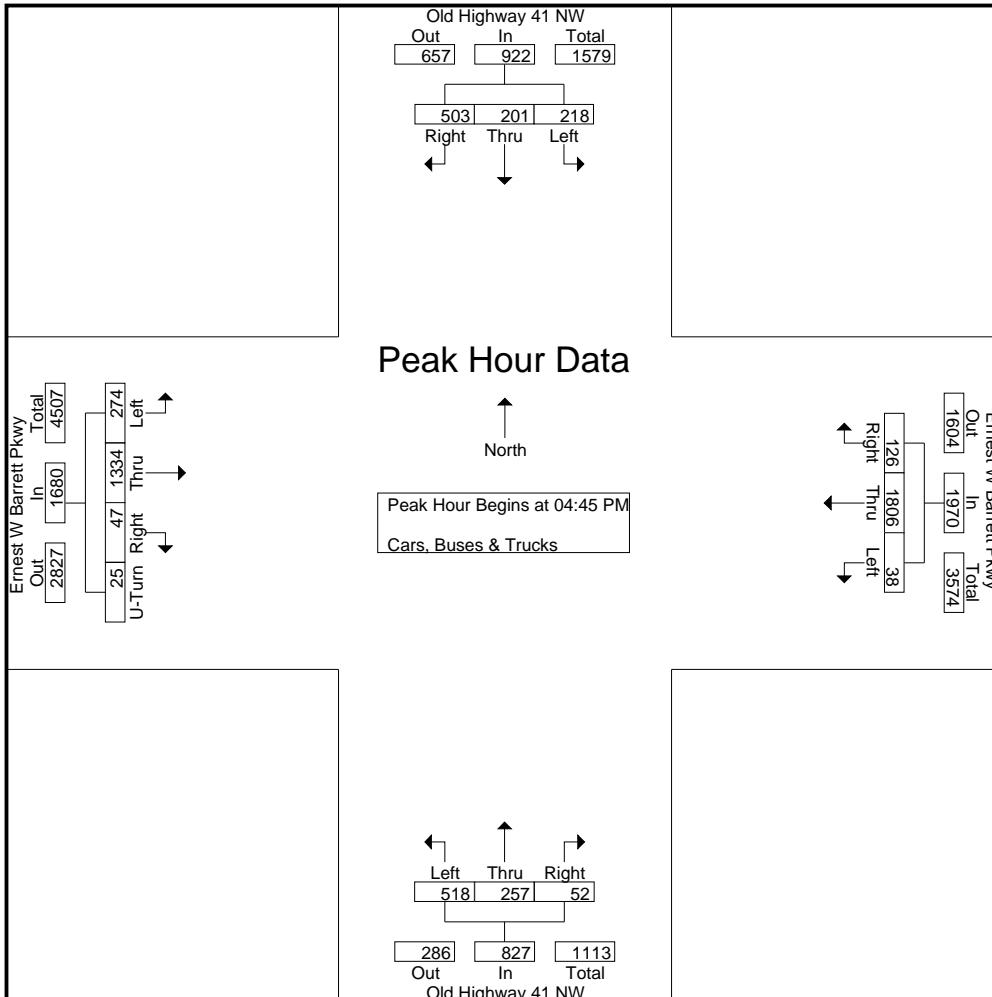
File Name : 20260016

Site Code : 20260016

Start Date : 01-21-2026

Page No : 3

Start Time	Old Highway 41 NW Northbound				Old Highway 41 NW Southbound				Ernest W Barrett Pkwy Eastbound					Ernest W Barrett Pkwy Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 04:45 PM																		
04:45 PM	119	39	12	170	61	39	102	202	83	361	13	11	468	6	398	22	426	1266
05:00 PM	125	67	18	210	48	74	145	267	58	294	7	4	363	10	471	43	524	1364
05:15 PM	183	99	6	288	62	52	126	240	57	329	19	6	411	14	385	28	427	1366
05:30 PM	91	52	16	159	47	36	130	213	76	350	8	4	438	8	552	33	593	1403
Total Volume	518	257	52	827	218	201	503	922	274	1334	47	25	1680	38	1806	126	1970	5399
% App. Total	62.6	31.1	6.3		23.6	21.8	54.6		16.3	79.4	2.8	1.5		1.9	91.7	6.4		
PHF	.708	.649	.722	.718	.879	.679	.867	.863	.825	.924	.618	.568	.897	.679	.818	.733	.831	.962



# A & R Engineering, Inc.

2160 Kingston Court Suite 'O'  
 Marietta, GA 30067

TMC Data  
 Ridenour Blvd @ Ridenour Road  
 7-9 am | 4-6 pm

File Name : 20260018  
 Site Code : 20260018  
 Start Date : 01-21-2026  
 Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	Ridenour Road Northbound				Ridenour Road Southbound				Ridenour Blvd Eastbound				Ridenour Blvd Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	17	0	0	17	0	0	2	2	3	7	16	26	0	2	1	3	48
07:15 AM	21	0	0	21	2	0	1	3	1	3	15	19	0	2	0	2	45
07:30 AM	10	3	0	13	1	1	2	4	3	1	6	10	0	4	1	5	32
07:45 AM	19	1	0	20	0	1	2	3	5	4	5	14	0	2	0	2	39
Total	67	4	0	71	3	2	7	12	12	15	42	69	0	10	2	12	164
08:00 AM	8	1	0	9	0	0	1	1	2	1	7	10	0	2	1	3	23
08:15 AM	12	0	1	13	0	1	2	3	3	6	3	12	0	5	0	5	33
08:30 AM	10	0	1	11	0	0	3	3	1	2	12	15	1	4	1	6	35
08:45 AM	11	0	0	11	1	0	0	1	0	4	9	13	0	5	0	5	30
Total	41	1	2	44	1	1	6	8	6	13	31	50	1	16	2	19	121
*** BREAK ***																	
04:00 PM	20	0	0	20	0	0	6	6	0	1	10	11	0	9	2	11	48
04:15 PM	19	0	0	19	0	0	4	4	3	3	15	21	0	6	2	8	52
04:30 PM	22	1	1	24	0	0	3	3	3	2	17	22	2	13	0	15	64
04:45 PM	26	0	2	28	0	0	4	4	3	3	14	20	1	5	1	7	59
Total	87	1	3	91	0	0	17	17	9	9	56	74	3	33	5	41	223
05:00 PM	21	0	1	22	0	0	2	2	1	2	16	19	1	8	0	9	52
05:15 PM	18	1	0	19	0	0	6	6	1	1	13	15	0	5	0	5	45
05:30 PM	14	0	2	16	0	0	5	5	2	2	11	15	1	9	1	11	47
05:45 PM	15	1	0	16	0	0	3	3	1	2	13	16	0	6	0	6	41
Total	68	2	3	73	0	0	16	16	5	7	53	65	2	28	1	31	185
Grand Total	263	8	8	279	4	3	46	53	32	44	182	258	6	87	10	103	693
Apprch %	94.3	2.9	2.9		7.5	5.7	86.8		12.4	17.1	70.5		5.8	84.5	9.7		
Total %	38	1.2	1.2	40.3	0.6	0.4	6.6	7.6	4.6	6.3	26.3	37.2	0.9	12.6	1.4	14.9	

# A & R Engineering, Inc.

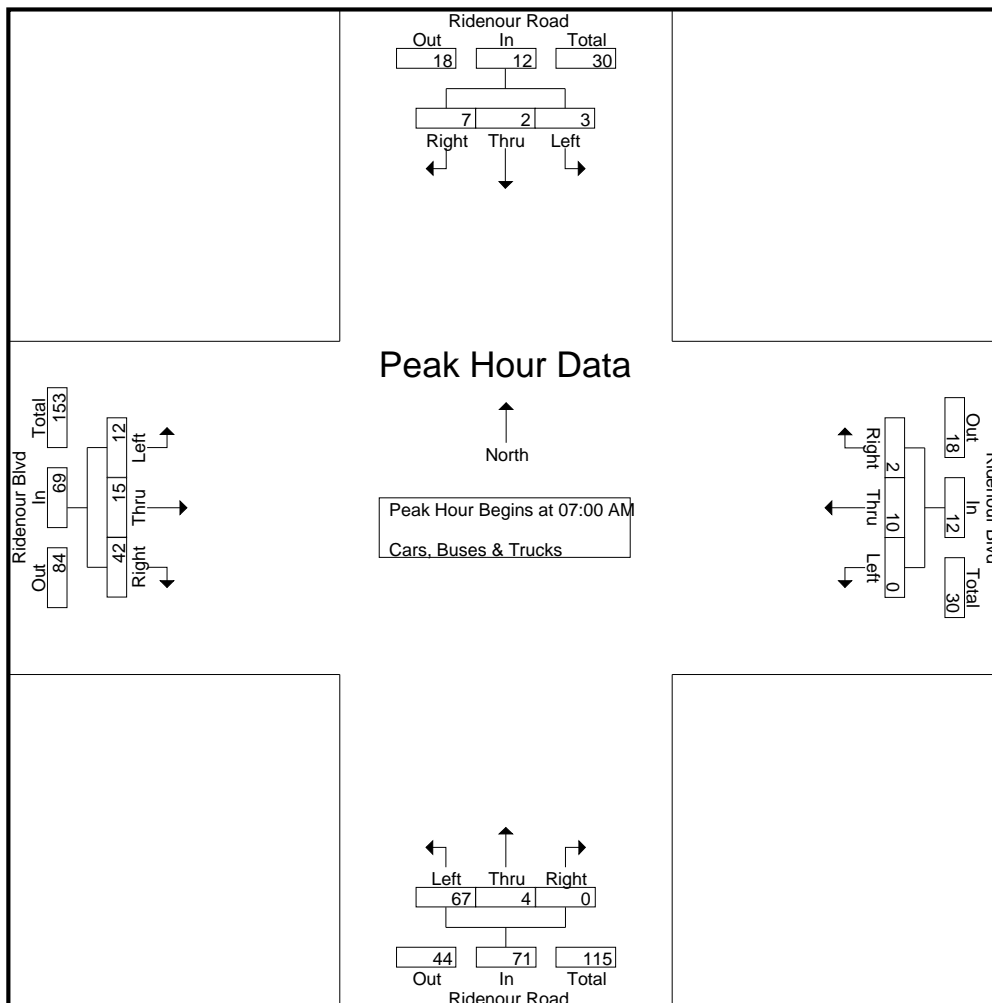
2160 Kingston Court Suite 'O'  
 Marietta, GA 30067

TMC Data  
 Ridenour Blvd @ Ridenour Road  
 7-9 am | 4-6 pm

File Name : 20260018  
 Site Code : 20260018  
 Start Date : 01-21-2026  
 Page No : 2

Start Time	Ridenour Road Northbound				Ridenour Road Southbound				Ridenour Blvd Eastbound				Ridenour Blvd Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	17	0	0	17	0	0	2	2	3	7	16	26	0	2	1	3	48
07:15 AM	21	0	0	21	2	0	1	3	1	3	15	19	0	2	0	2	45
07:30 AM	10	3	0	13	1	1	2	4	3	1	6	10	0	4	1	5	32
07:45 AM	19	1	0	20	0	1	2	3	5	4	5	14	0	2	0	2	39
Total Volume	67	4	0	71	3	2	7	12	12	15	42	69	0	10	2	12	164
% App. Total	94.4	5.6	0		25	16.7	58.3		17.4	21.7	60.9		0	83.3	16.7		
PHF	.798	.333	.000	.845	.375	.500	.875	.750	.600	.536	.656	.663	.000	.625	.500	.600	.854

Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1  
 Peak Hour for Entire Intersection Begins at 07:00 AM



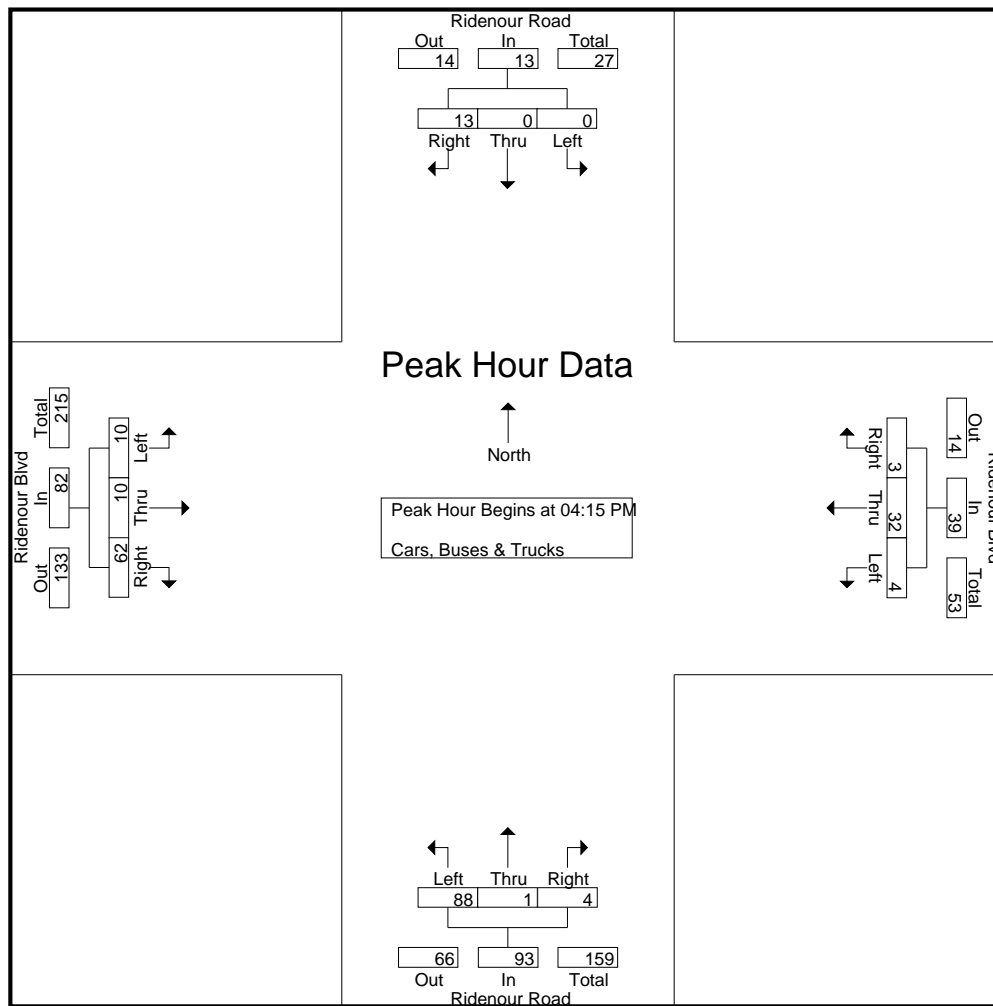
# A & R Engineering, Inc.

2160 Kingston Court Suite 'O'  
 Marietta, GA 30067

TMC Data  
 Ridenour Blvd @ Ridenour Road  
 7-9 am | 4-6 pm

File Name : 20260018  
 Site Code : 20260018  
 Start Date : 01-21-2026  
 Page No : 3

Start Time	Ridenour Road Northbound				Ridenour Road Southbound				Ridenour Blvd Eastbound				Ridenour Blvd Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	19	0	0	19	0	0	4	4	3	3	15	21	0	6	2	8	52
04:30 PM	22	1	1	24	0	0	3	3	3	2	17	22	2	13	0	15	64
04:45 PM	26	0	2	28	0	0	4	4	3	3	14	20	1	5	1	7	59
05:00 PM	21	0	1	22	0	0	2	2	1	2	16	19	1	8	0	9	52
Total Volume	88	1	4	93	0	0	13	13	10	10	62	82	4	32	3	39	227
% App. Total	94.6	1.1	4.3		0	0	100		12.2	12.2	75.6		10.3	82.1	7.7		
PHF	.846	.250	.500	.830	.000	.000	.813	.813	.833	.833	.912	.932	.500	.615	.375	.650	.887



# A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marletta, GA 30067

TMC Data  
 Ridenour Blvd North-South @ Ridenour  
 Blvd East-West  
 7-9 am | 4-6 pm

File Name : 20260019  
 Site Code : 20260019  
 Start Date : 01-21-2026  
 Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	Ridenour Blvd Northbound				Ridenour Blvd Southbound				Ridenour Blvd Eastbound				Ridenour Blvd Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	2	0	5	7	5	0	2	7	11	2	4	17	0	0	21	21	52
07:15 AM	0	0	0	0	8	0	9	17	13	3	0	16	0	0	18	18	51
07:30 AM	0	0	1	1	16	0	3	19	12	1	1	14	1	2	28	31	65
07:45 AM	1	0	0	1	12	0	9	21	20	3	0	23	0	2	23	25	70
Total	3	0	6	9	41	0	23	64	56	9	5	70	1	4	90	95	238
08:00 AM	0	0	1	1	19	2	7	28	8	4	0	12	1	2	26	29	70
08:15 AM	0	1	0	1	14	1	10	25	9	5	5	19	0	0	25	25	70
08:30 AM	1	1	0	2	10	5	8	23	13	3	1	17	0	1	21	22	64
08:45 AM	0	0	0	0	12	0	1	13	19	2	0	21	0	2	15	17	51
Total	1	2	1	4	55	8	26	89	49	14	6	69	1	5	87	93	255
*** BREAK ***																	
04:00 PM	0	0	0	0	22	0	14	36	16	1	0	17	0	2	25	27	80
04:15 PM	0	1	0	1	17	0	17	34	12	0	2	14	0	4	23	27	76
04:30 PM	0	1	1	2	16	2	10	28	11	2	0	13	0	2	29	31	74
04:45 PM	0	1	0	1	14	0	5	19	8	0	0	8	0	4	30	34	62
Total	0	3	1	4	69	2	46	117	47	3	2	52	0	12	107	119	292
05:00 PM	0	3	1	4	23	0	12	35	13	1	1	15	0	9	21	30	84
05:15 PM	0	0	0	0	17	0	9	26	7	2	0	9	2	5	33	40	75
05:30 PM	0	0	0	0	19	0	15	34	11	2	0	13	0	6	22	28	75
05:45 PM	0	1	0	1	15	0	11	26	11	2	0	13	1	1	17	19	59
Total	0	4	1	5	74	0	47	121	42	7	1	50	3	21	93	117	293
Grand Total	4	9	9	22	239	10	142	391	194	33	14	241	5	42	377	424	1078
Apprch %	18.2	40.9	40.9		61.1	2.6	36.3		80.5	13.7	5.8		1.2	9.9	88.9		
Total %	0.4	0.8	0.8		22.2	0.9	13.2		18	3.1	1.3		0.5	3.9	35		39.3

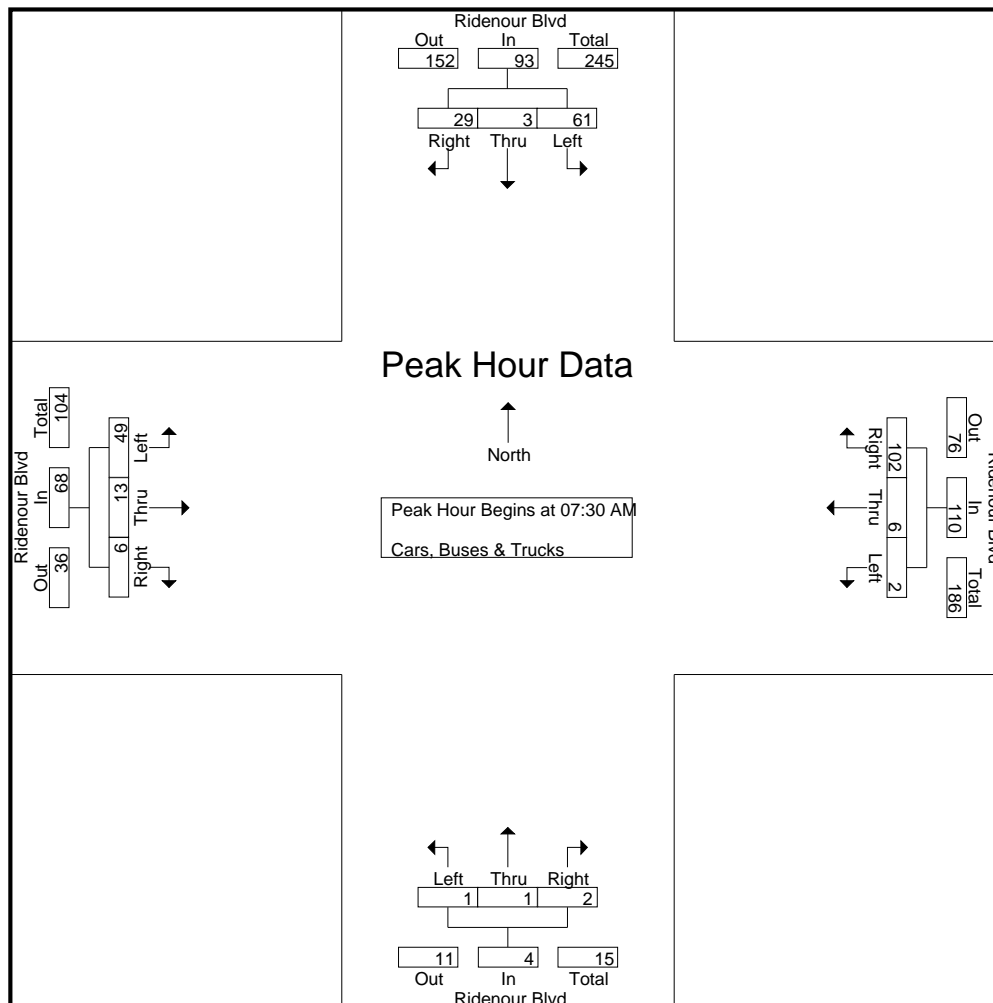
# A & R Engineering, Inc.

2160 Kingston Court Suite 'O'  
 Marietta, GA 30067

TMC Data  
 Ridenour Blvd North-South @ Ridenour  
 Blvd East-West  
 7-9 am | 4-6 pm

File Name : 20260019  
 Site Code : 20260019  
 Start Date : 01-21-2026  
 Page No : 2

Start Time	Ridenour Blvd Northbound				Ridenour Blvd Southbound				Ridenour Blvd Eastbound				Ridenour Blvd Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	0	1	1	16	0	3	19	12	1	1	14	1	2	28	31	65
07:45 AM	1	0	0	1	12	0	9	21	20	3	0	23	0	2	23	25	70
08:00 AM	0	0	1	1	19	2	7	28	8	4	0	12	1	2	26	29	70
08:15 AM	0	1	0	1	14	1	10	25	9	5	5	19	0	0	25	25	70
Total Volume	1	1	2	4	61	3	29	93	49	13	6	68	2	6	102	110	275
% App. Total	.25	.25	.50	1.00	65.6	3.2	31.2		72.1	19.1	8.8		1.8	5.5	92.7		
PHF	.250	.250	.500	1.00	.803	.375	.725	.830	.613	.650	.300	.739	.500	.750	.911	.887	.982



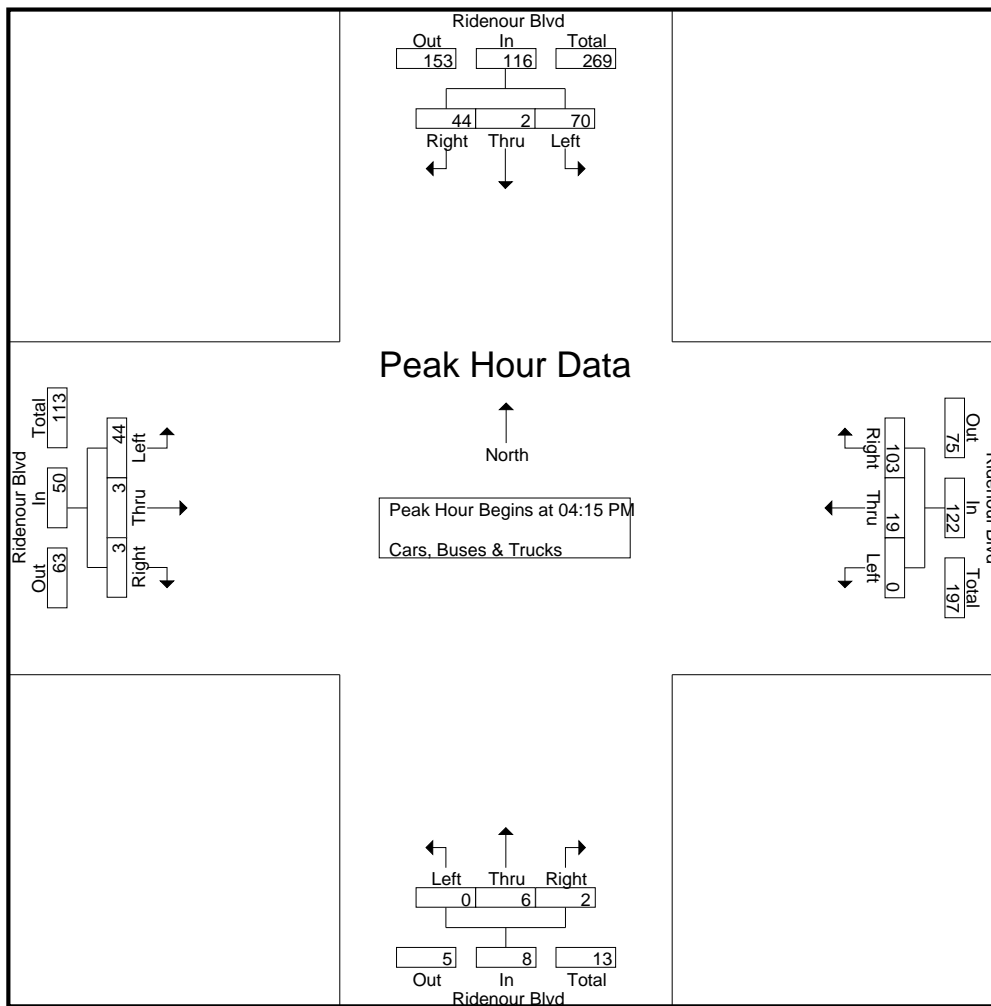
# A & R Engineering, Inc.

2160 Kingston Court Suite 'O'  
 Marietta, GA 30067

TMC Data  
 Ridenour Blvd North-South @ Ridenour  
 Blvd East-West  
 7-9 am | 4-6 pm

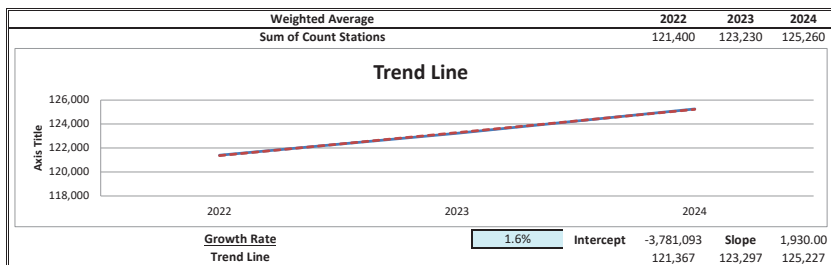
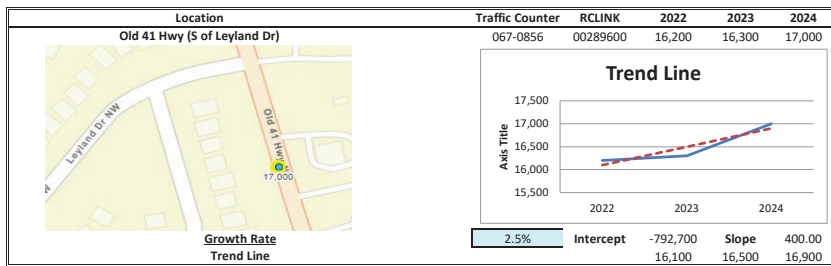
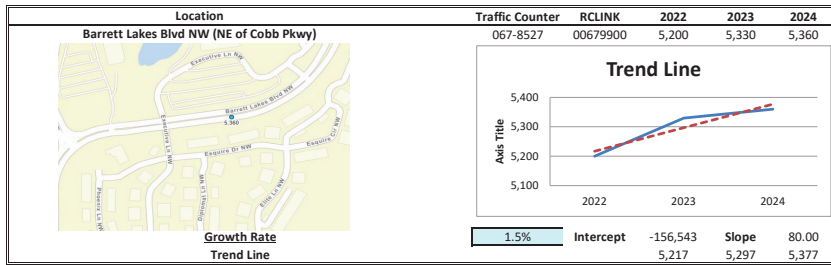
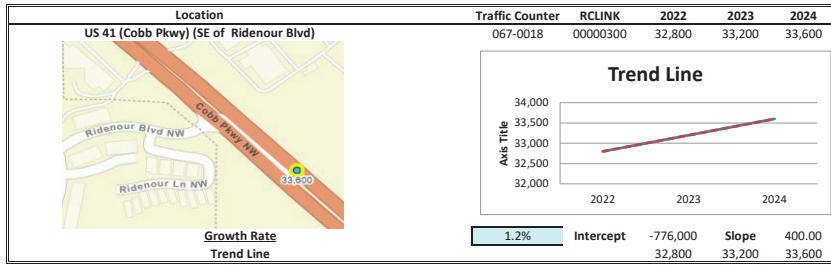
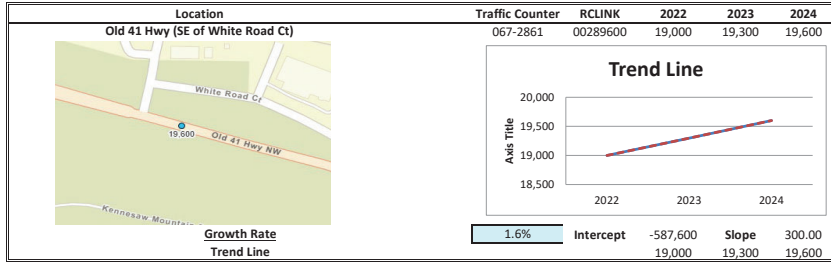
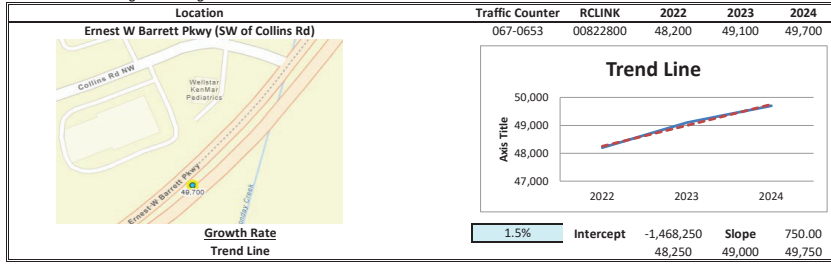
File Name : 20260019  
 Site Code : 20260019  
 Start Date : 01-21-2026  
 Page No : 3

Start Time	Ridenour Blvd Northbound				Ridenour Blvd Southbound				Ridenour Blvd Eastbound				Ridenour Blvd Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	0	1	0	1	17	0	17	34	12	0	2	14	0	4	23	27	76
04:30 PM	0	1	1	2	16	2	10	28	11	2	0	13	0	2	29	31	74
04:45 PM	0	1	0	1	14	0	5	19	8	0	0	8	0	4	30	34	62
05:00 PM	0	3	1	4	23	0	12	35	13	1	1	15	0	9	21	30	84
Total Volume	0	6	2	8	70	2	44	116	44	3	3	50	0	19	103	122	296
% App. Total	0	75	25		60.3	1.7	37.9		88	6	6		0	15.6	84.4		
PHF	.000	.500	.500	.500	.761	.250	.647	.829	.846	.375	.375	.833	.000	.528	.858	.897	.881



## **LINEAR REGRESSION OF DAILY TRAFFIC**

Location	Growth Rate	R Squared	Station ID	Route	2022	2023	2024	
Ernest W Barrett Pkwy (SW of Collins Rd)	1.5%	0.99	067-0653	00822800	48,200	49,100	49,700	
Old 41 Hwy (SE of White Road Ct)	1.6%	1.00	067-2861	00289600	19,000	19,300	19,600	
US 41 (Cobb Pkwy) (SE of Ridenour Blvd)	1.2%	1.00	067-0018	00000300	32,800	33,200	33,600	
Barrett Lakes Blvd NW (NE of Cobb Pkwy)	1.5%	0.88	067-8527	00679900	5,200	5,330	5,360	
Old 41 Hwy (S of Leyland Dr)	2.5%	0.84	067-0856	00289600	16,200	16,300	17,000	
<b>Weighted Average</b>	<b>1.6%</b>	<b>1.00</b>	<b>Sum of Count Stations =</b>			<b>121,400</b>	<b>123,230</b>	<b>125,260</b>



## **EXISTING INTERSECTION ANALYSIS**

Timings  
1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

1a. Existing 2026 AM  
01/29/2026



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↘	↑↑↑	↗	↘	↑↑↑	↗		↗	↗	↘↗	↑	↗
Traffic Volume (vph)	204	2492	113	59	1126	12	64	51	101	50	36	83
Future Volume (vph)	204	2492	113	59	1126	12	64	51	101	50	36	83
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490		90	370		180	0		0	190		155
Storage Lanes	1		1	1		1	0		1	2		1
Taper Length (ft)	100			155			25			50		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950				0.973		0.950		
Satd. Flow (prot)	1770	4940	1583	1770	4940	1583	0	1812	1583	3433	1863	1583
Flt Permitted	0.188			0.044				0.806		0.950		
Satd. Flow (perm)	350	4940	1583	82	4940	1583	0	1501	1583	3433	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			127			127			124			86
Link Speed (mph)		45		45				25			25	
Link Distance (ft)		1947		1025				313			444	
Travel Time (s)		29.5		15.5				8.5			12.1	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24		24				36			24	
Link Offset(ft)		0		0				0			0	
Crosswalk Width(ft)		16		16				16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases	6		6	2		2	4		4			8
Detector Phase	1	6	6	5	2	2	4	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	8.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	15.0	40.5	40.5	15.0	40.5	40.5	45.0	45.0	45.0	15.0	46.0	46.0
Total Split (s)	30.0	80.0	80.0	30.0	80.0	80.0	20.0	20.0	20.0	20.0	40.0	40.0
Total Split (%)	20.0%	53.3%	53.3%	20.0%	53.3%	53.3%	13.3%	13.3%	13.3%	13.3%	26.7%	26.7%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5		7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary

Area Type: Other  
Cycle Length: 150

Timings  
 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

1a. Existing 2026 AM  
 01/29/2026

Actuated Cycle Length: 150  
 Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green  
 Natural Cycle: 150  
 Control Type: Actuated-Coordinated

Splits and Phases: 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy



HCM 7th Signalized Intersection Summary  
 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

1a. Existing 2026 AM  
 01/29/2026



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↙	↑↑↑	↗	↙	↑↑↑	↗		↑	↗	↙↗	↑	↗
Traffic Volume (veh/h)	204	2492	113	59	1126	12	64	51	101	50	36	83
Future Volume (veh/h)	204	2492	113	59	1126	12	64	51	101	50	36	83
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	213	2596	118	61	1173	12	67	53	105	52	38	86
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	404	3355	1067	136	3225	1026	109	57	137	102	305	258
Arrive On Green	0.06	0.67	0.67	0.03	0.65	0.65	0.09	0.09	0.09	0.03	0.16	0.16
Sat Flow, veh/h	1781	4985	1585	1781	4985	1585	821	658	1585	3456	1870	1585
Grp Volume(v), veh/h	213	2596	118	61	1173	12	120	0	105	52	38	86
Grp Sat Flow(s),veh/h/ln	1781	1662	1585	1781	1662	1585	1479	0	1585	1728	1870	1585
Q Serve(g_s), s	6.0	53.3	3.9	1.7	16.3	0.4	12.0	0.0	9.7	2.2	2.6	7.2
Cycle Q Clear(g_c), s	6.0	53.3	3.9	1.7	16.3	0.4	12.1	0.0	9.7	2.2	2.6	7.2
Prop In Lane	1.00		1.00	1.00		1.00	0.56		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	404	3355	1067	136	3225	1026	166	0	137	102	305	258
V/C Ratio(X)	0.53	0.77	0.11	0.45	0.36	0.01	0.72	0.00	0.76	0.51	0.12	0.33
Avail Cap(c_a), veh/h	582	3355	1067	361	3225	1026	166	0	137	299	424	359
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.09	0.09	0.09	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	9.1	16.7	8.7	26.3	12.2	9.4	68.1	0.0	67.0	71.7	53.7	55.6
Incr Delay (d2), s/veh	0.1	0.2	0.0	2.3	0.3	0.0	14.5	0.0	22.2	3.9	0.2	0.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	18.2	1.3	1.5	5.8	0.2	5.3	0.0	4.8	1.1	1.3	3.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.2	16.9	8.7	28.6	12.5	9.4	82.6	0.0	89.2	75.6	53.8	56.3
LnGrp LOS	A	B	A	C	B	A	F		F	E	D	E
Approach Vol, veh/h		2927			1246			225			176	
Approach Delay, s/veh		16.0			13.3			85.7			61.5	
Approach LOS		B			B			F			E	
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	15.0	103.6	11.4	20.0	11.1	107.5		31.4				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	13.0	13.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	8.0	18.3	4.2	14.1	3.7	55.3		9.2				
Green Ext Time (p_c), s	0.5	21.7	0.1	0.0	0.1	17.8		0.4				

Intersection Summary												
HCM 7th Control Delay, s/veh			20.4									
HCM 7th LOS			C									

Notes  
 User approved pedestrian interval to be less than phase max green.  
 \* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Timings  
2: Old 41 Hwy & Ernest W Barrett Pkwy

1a. Existing 2026 AM  
01/29/2026

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	332	2341	140	33	1325	74	139	86	53	286	332	347
Future Volume (vph)	332	2341	140	33	1325	74	139	86	53	286	332	347
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	650		0	340		400	380		700	295		0
Storage Lanes	2		0	1		1	1		1	1		1
Taper Length (ft)	200			150			70			110		
Lane Util. Factor	0.97	0.91	0.91	1.00	0.91	1.00	1.00	0.95	1.00	1.00	1.00	1.00
Frt		0.992				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	4908	0	1770	4940	1583	1770	3539	1583	1770	1863	1583
Flt Permitted	0.950			0.950			0.153			0.621		
Satd. Flow (perm)	3433	4908	0	1770	4940	1583	285	3539	1583	1157	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		8				167			171			226
Link Speed (mph)		45		45			35			35		35
Link Distance (ft)		903		1947			1225			635		
Travel Time (s)		13.7		29.5			23.9			12.4		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36		24			12			12		
Link Offset(ft)		0		0			0			0		
Crosswalk Width(ft)		16		16			16			16		
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases						2	4		4	8		8
Detector Phase	1	6		5	2	2	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	14.0		5.0	14.0	14.0	5.0	6.0	6.0	5.0	6.0	6.0
Minimum Split (s)	48.5	39.5		15.0	39.5	39.5	15.0	48.5	48.5	15.0	48.5	48.5
Total Split (s)	26.0	77.0		15.0	66.0	66.0	24.0	33.0	33.0	25.0	34.0	34.0
Total Split (%)	17.3%	51.3%		10.0%	44.0%	44.0%	16.0%	22.0%	22.0%	16.7%	22.7%	22.7%
Yellow Time (s)	4.5	4.5		3.5	4.5	4.5	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	2.5	3.0		2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.5		5.5	7.5	7.5	6.5	7.0	7.0	6.5	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary  
 Area Type: Other  
 Cycle Length: 150

Timings  
 2: Old 41 Hwy & Ernest W Barrett Pkwy

1a. Existing 2026 AM  
 01/29/2026

Actuated Cycle Length: 150  
 Offset: 90 (60%), Referenced to phase 2:WBT and 6:EBT, Start of Green  
 Natural Cycle: 155  
 Control Type: Actuated-Coordinated

Splits and Phases: 2: Old 41 Hwy & Ernest W Barrett Pkwy



HCM 7th Signalized Intersection Summary  
 2: Old 41 Hwy & Ernest W Barrett Pkwy

1a. Existing 2026 AM  
 01/29/2026

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	332	2341	140	33	1325	74	139	86	53	286	332	347
Future Volume (veh/h)	332	2341	140	33	1325	74	139	86	53	286	332	347
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	353	2490	149	35	1410	79	148	91	56	304	353	369
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	400	2568	152	46	2160	687	198	501	224	415	337	285
Arrive On Green	0.12	0.53	0.53	0.01	0.14	0.14	0.08	0.14	0.14	0.12	0.18	0.18
Sat Flow, veh/h	3456	4813	284	1781	4985	1585	1781	3554	1585	1781	1870	1585
Grp Volume(v), veh/h	353	1709	930	35	1410	79	148	91	56	304	353	369
Grp Sat Flow(s),veh/h/ln	1728	1662	1775	1781	1662	1585	1781	1777	1585	1781	1870	1585
Q Serve(g_s), s	15.1	74.1	77.0	2.9	40.1	6.5	10.5	3.4	4.7	18.5	27.0	27.0
Cycle Q Clear(g_c), s	15.1	74.1	77.0	2.9	40.1	6.5	10.5	3.4	4.7	18.5	27.0	27.0
Prop In Lane	1.00		0.16	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	400	1773	947	46	2160	687	198	501	224	415	337	285
V/C Ratio(X)	0.88	0.96	0.98	0.77	0.65	0.12	0.75	0.18	0.25	0.73	1.05	1.29
Avail Cap(c_a), veh/h	438	1773	947	113	2160	687	256	616	275	415	337	285
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.94	0.94	0.94	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	65.3	33.6	34.3	73.9	53.6	39.2	50.6	56.8	57.4	48.8	61.5	61.5
Incr Delay (d2), s/veh	17.8	14.4	25.3	22.0	1.5	0.3	8.4	0.2	0.6	6.6	62.3	155.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.5	31.5	37.6	1.6	18.2	2.7	5.2	1.5	1.9	2.2	18.6	23.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	83.1	48.1	59.6	95.9	55.1	39.5	59.0	57.0	57.9	55.4	123.8	217.1
LnGrp LOS	F	D	E	F	E	D	E	E	E	E	F	F
Approach Vol, veh/h		2992			1524			295			1026	
Approach Delay, s/veh		55.8			55.2			58.2			137.1	
Approach LOS		E			E			E			F	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	24.3	72.5	25.0	28.2	9.3	87.5	19.2	34.0				
Change Period (Y+Rc), s	7.0	7.5	6.5	7.0	5.5	7.5	6.5	7.0				
Max Green Setting (Gmax), s	19.0	58.5	18.5	26.0	9.5	69.5	17.5	27.0				
Max Q Clear Time (g_c+I1), s	17.1	42.1	20.5	6.7	4.9	79.0	12.5	29.0				
Green Ext Time (p_c), s	0.3	12.7	0.0	0.6	0.0	0.0	0.1	0.0				
<b>Intersection Summary</b>												
HCM 7th Control Delay, s/veh			70.0									
HCM 7th LOS			E									
<b>Notes</b>												
User approved pedestrian interval to be less than phase max green.												

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕		↕	↕
Traffic Vol, veh/h	49	13	6	2	6	102	1	1	2	61	3	29
Future Vol, veh/h	49	13	6	2	6	102	1	1	2	61	3	29
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	53	14	7	2	7	111	1	1	2	66	3	32
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	7.8	7.3	7.6	8.3
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	50%	0%	72%	2%	95%	0%
Vol Thru, %	50%	0%	19%	5%	5%	0%
Vol Right, %	0%	100%	9%	93%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	2	68	110	64	29
LT Vol	1	0	49	2	61	0
Through Vol	1	0	13	6	3	0
RT Vol	0	2	6	102	0	29
Lane Flow Rate	2	2	74	120	70	32
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.003	0.003	0.09	0.124	0.103	0.037
Departure Headway (Hd)	5.288	4.333	4.405	3.73	5.352	4.171
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	679	829	817	966	664	847
Service Time	3	2.045	2.408	1.732	3.134	1.952
HCM Lane V/C Ratio	0.003	0.002	0.091	0.124	0.105	0.038
HCM Control Delay, s/veh	8	7.1	7.8	7.3	8.8	7.1
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0	0.3	0.4	0.3	0.1

Intersection	
Intersection Delay, s/veh	7.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	12	15	42	0	10	2	67	4	0	3	2	7
Future Vol, veh/h	12	15	42	0	10	2	67	4	0	3	2	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	16	46	0	11	2	73	4	0	3	2	8
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.2	7.2	7.8	7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	94%	17%	0%	25%
Vol Thru, %	6%	22%	83%	17%
Vol Right, %	0%	61%	17%	58%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	71	69	12	12
LT Vol	67	12	0	3
Through Vol	4	15	10	2
RT Vol	0	42	2	7
Lane Flow Rate	77	75	13	13
Geometry Grp	1	1	1	1
Degree of Util (X)	0.092	0.079	0.015	0.014
Departure Headway (Hd)	4.288	3.772	4.05	3.848
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	835	943	876	924
Service Time	2.319	1.823	2.11	1.897
HCM Lane V/C Ratio	0.092	0.08	0.015	0.014
HCM Control Delay, s/veh	7.8	7.2	7.2	7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0.3	0	0

Timings  
1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

1b. Existing 2026 PM  
01/29/2026

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	199	1390	74	70	1785	20	57	45	68	62	46	273
Future Volume (vph)	199	1390	74	70	1785	20	57	45	68	62	46	273
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490		90	370		180	0		0	190		155
Storage Lanes	1		1	1		1	0		1	2		1
Taper Length (ft)	100			155			25			50		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950				0.973		0.950		
Satd. Flow (prot)	1770	4940	1583	1770	4940	1583	0	1812	1583	3433	1863	1583
Flt Permitted	0.056			0.153				0.799		0.950		
Satd. Flow (perm)	104	4940	1583	285	4940	1583	0	1488	1583	3433	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			127			127			124			268
Link Speed (mph)		45			45			25				25
Link Distance (ft)		1947			1025			313				444
Travel Time (s)		29.5			15.5			8.5				12.1
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			36				24
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases	6		6	2		2	4		4			8
Detector Phase	1	6	6	5	2	2	4	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	8.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	15.0	40.5	40.5	15.0	40.5	40.5	45.0	45.0	45.0	15.0	46.0	46.0
Total Split (s)	30.0	80.0	80.0	30.0	80.0	80.0	25.0	25.0	25.0	15.0	40.0	40.0
Total Split (%)	20.0%	53.3%	53.3%	20.0%	53.3%	53.3%	16.7%	16.7%	16.7%	10.0%	26.7%	26.7%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5		7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None	None
<b>Intersection Summary</b>												
Area Type:	Other											
Cycle Length:	150											

Timings  
 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

1b. Existing 2026 PM  
 01/29/2026

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green

Natural Cycle: 140

Control Type: Actuated-Coordinated

Splits and Phases: 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy



HCM 7th Signalized Intersection Summary  
 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

1b. Existing 2026 PM  
 01/29/2026

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	199	1390	74	70	1785	20	57	45	68	62	46	273
Future Volume (veh/h)	199	1390	74	70	1785	20	57	45	68	62	46	273
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	212	1479	79	74	1899	21	61	48	72	66	49	290
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	242	3179	1011	265	3033	964	118	78	189	108	369	312
Arrive On Green	0.06	0.64	0.64	0.03	0.61	0.61	0.12	0.12	0.12	0.03	0.20	0.20
Sat Flow, veh/h	1781	4985	1585	1781	4985	1585	676	657	1585	3456	1870	1585
Grp Volume(v), veh/h	212	1479	79	74	1899	21	109	0	72	66	49	290
Grp Sat Flow(s),veh/h/ln	1781	1662	1585	1781	1662	1585	1333	0	1585	1728	1870	1585
Q Serve(g_s), s	6.7	22.9	2.9	2.3	36.1	0.8	10.4	0.0	6.3	2.8	3.2	27.0
Cycle Q Clear(g_c), s	6.7	22.9	2.9	2.3	36.1	0.8	11.6	0.0	6.3	2.8	3.2	27.0
Prop In Lane	1.00		1.00	1.00		1.00	0.56		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	242	3179	1011	265	3033	964	196	0	189	108	369	312
V/C Ratio(X)	0.87	0.47	0.08	0.28	0.63	0.02	0.56	0.00	0.38	0.61	0.13	0.93
Avail Cap(c_a), veh/h	413	3179	1011	488	3033	964	197	0	190	184	424	359
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.75	0.75	0.75	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.9	14.0	10.4	11.6	18.6	11.7	63.1	0.0	60.9	71.8	49.6	59.2
Incr Delay (d2), s/veh	8.1	0.4	0.1	0.6	1.0	0.0	3.4	0.0	1.3	5.5	0.2	27.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.2	8.2	1.0	0.9	13.3	0.3	4.2	0.0	2.6	1.4	1.6	13.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	34.0	14.4	10.5	12.2	19.6	11.7	66.4	0.0	62.2	77.3	49.8	87.0
LnGrp LOS	C	B	B	B	B	B	E		E	E	D	F
Approach Vol, veh/h		1770			1994			181			405	
Approach Delay, s/veh		16.5			19.2			64.7			81.0	
Approach LOS		B			B			E			F	
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	15.7	97.8	11.7	24.9	11.3	102.2		36.6				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	8.0	18.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	8.7	38.1	4.8	13.6	4.3	24.9		29.0				
Green Ext Time (p_c), s	0.5	28.8	0.0	0.3	0.1	29.0		0.6				
<b>Intersection Summary</b>												
HCM 7th Control Delay, s/veh			25.8									
HCM 7th LOS			C									
<b>Notes</b>												
User approved pedestrian interval to be less than phase max green.												
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.												

Timings  
2: Old 41 Hwy & Ernest W Barrett Pkwy

1b. Existing 2026 PM  
01/29/2026

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	299	1334	47	38	1806	126	518	257	52	218	201	503
Future Volume (vph)	299	1334	47	38	1806	126	518	257	52	218	201	503
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	650		0	340		400	380		700	295		0
Storage Lanes	2		0	1		1	1		1	1		1
Taper Length (ft)	200			150			70			110		
Lane Util. Factor	0.97	0.91	0.91	1.00	0.91	1.00	1.00	0.95	1.00	1.00	1.00	1.00
Frt		0.995				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	4920	0	1770	4940	1583	1770	3539	1583	1770	1863	1583
Flt Permitted	0.950			0.950			0.425			0.569		
Satd. Flow (perm)	3433	4920	0	1770	4940	1583	792	3539	1583	1060	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4				127			120			129
Link Speed (mph)		45			45			35				35
Link Distance (ft)		903			1947			1225				635
Travel Time (s)		13.7			29.5			23.9				12.4
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			24			12				12
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases						2	4		4	8		8
Detector Phase	1	6		5	2	2	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	14.0		5.0	14.0	14.0	5.0	6.0	6.0	5.0	6.0	6.0
Minimum Split (s)	48.5	39.5		15.0	39.5	39.5	15.0	48.5	48.5	15.0	48.5	48.5
Total Split (s)	20.0	71.0		15.0	66.0	66.0	26.0	38.0	38.0	26.0	38.0	38.0
Total Split (%)	13.3%	47.3%		10.0%	44.0%	44.0%	17.3%	25.3%	25.3%	17.3%	25.3%	25.3%
Yellow Time (s)	4.5	4.5		3.5	4.5	4.5	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	2.5	3.0		2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.5		5.5	7.5	7.5	6.5	7.0	7.0	6.5	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None	None	None	None	None

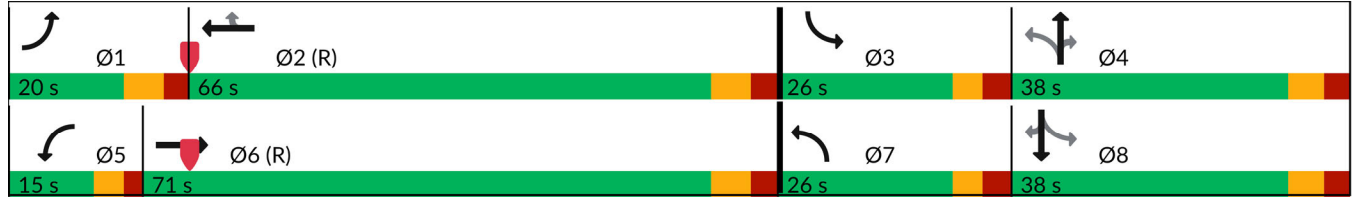
Intersection Summary  
 Area Type: Other  
 Cycle Length: 150

Timings  
 2: Old 41 Hwy & Ernest W Barrett Pkwy

1b. Existing 2026 PM  
 01/29/2026

Actuated Cycle Length: 150  
 Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green  
 Natural Cycle: 155  
 Control Type: Actuated-Coordinated

Splits and Phases: 2: Old 41 Hwy & Ernest W Barrett Pkwy



HCM 7th Signalized Intersection Summary  
 2: Old 41 Hwy & Ernest W Barrett Pkwy

1b. Existing 2026 PM  
 01/29/2026

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	299	1334	47	38	1806	126	518	257	52	218	201	503
Future Volume (veh/h)	299	1334	47	38	1806	126	518	257	52	218	201	503
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	311	1390	49	40	1881	131	540	268	54	227	209	524
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	299	2263	80	51	1944	618	357	792	353	419	387	328
Arrive On Green	0.09	0.46	0.46	0.06	0.78	0.78	0.13	0.22	0.22	0.11	0.21	0.21
Sat Flow, veh/h	3456	4943	174	1781	4985	1585	1781	3554	1585	1781	1870	1585
Grp Volume(v), veh/h	311	934	505	40	1881	131	540	268	54	227	209	524
Grp Sat Flow(s),veh/h/ln	1728	1662	1795	1781	1662	1585	1781	1777	1585	1781	1870	1585
Q Serve(g_s), s	13.0	31.8	31.8	3.3	50.8	3.3	19.5	9.5	4.1	14.9	15.0	31.0
Cycle Q Clear(g_c), s	13.0	31.8	31.8	3.3	50.8	3.3	19.5	9.5	4.1	14.9	15.0	31.0
Prop In Lane	1.00		0.10	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	299	1521	822	51	1944	618	357	792	353	419	387	328
V/C Ratio(X)	1.04	0.61	0.61	0.78	0.97	0.21	1.51	0.34	0.15	0.54	0.54	1.60
Avail Cap(c_a), veh/h	299	1521	822	113	1944	618	357	792	353	448	387	328
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.69	0.69	0.69	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	68.5	30.7	30.7	70.2	15.6	10.4	46.8	49.0	46.9	39.9	53.1	59.5
Incr Delay (d2), s/veh	62.3	1.9	3.4	15.8	10.9	0.5	244.9	0.3	0.2	1.1	1.5	283.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.2	12.8	14.2	1.7	7.7	1.2	28.4	4.3	1.7	6.7	7.2	38.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	130.8	32.5	34.1	86.0	26.6	11.0	291.7	49.2	47.1	41.1	54.7	343.3
LnGrp LOS	F	C	C	F	C	B	F	D	D	D	D	F
Approach Vol, veh/h		1750			2052			862			960	
Approach Delay, s/veh		50.5			26.7			201.0			209.0	
Approach LOS		D			C			F			F	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	20.0	66.0	23.6	40.4	9.8	76.2	26.0	38.0				
Change Period (Y+Rc), s	7.0	7.5	6.5	7.0	5.5	7.5	6.5	7.0				
Max Green Setting (Gmax), s	13.0	58.5	19.5	31.0	9.5	63.5	19.5	31.0				
Max Q Clear Time (g_c+I1), s	15.0	52.8	16.9	11.5	5.3	33.8	21.5	33.0				
Green Ext Time (p_c), s	0.0	5.4	0.2	1.7	0.0	19.3	0.0	0.0				
<b>Intersection Summary</b>												
HCM 7th Control Delay, s/veh			91.9									
HCM 7th LOS			F									
<b>Notes</b>												
User approved pedestrian interval to be less than phase max green.												

Intersection	
Intersection Delay, s/veh	7.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕		↕	↕
Traffic Vol, veh/h	44	3	3	0	19	103	0	6	2	70	2	44
Future Vol, veh/h	44	3	3	0	19	103	0	6	2	70	2	44
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	50	3	3	0	22	117	0	7	2	80	2	50
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	7.9	7.5	7.6	8.3
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	0%	0%	88%	0%	97%	0%
Vol Thru, %	100%	0%	6%	16%	3%	0%
Vol Right, %	0%	100%	6%	84%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	6	2	50	122	72	44
LT Vol	0	0	44	0	70	0
Through Vol	6	0	3	19	2	0
RT Vol	0	2	3	103	0	44
Lane Flow Rate	7	2	57	139	82	50
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.01	0.003	0.072	0.148	0.122	0.058
Departure Headway (Hd)	5.076	4.372	4.558	3.843	5.368	4.178
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	707	821	789	939	660	844
Service Time	2.79	2.086	2.565	1.846	3.161	1.969
HCM Lane V/C Ratio	0.01	0.002	0.072	0.148	0.124	0.059
HCM Control Delay, s/veh	7.8	7.1	7.9	7.5	8.9	7.2
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0	0.2	0.5	0.4	0.2

Intersection	
Intersection Delay, s/veh	7.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	10	10	62	4	32	3	88	1	4	0	0	13
Future Vol, veh/h	10	10	62	4	32	3	88	1	4	0	0	13
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	11	70	4	36	3	99	1	4	0	0	15
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.2	7.5	8	6.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	95%	12%	10%	0%
Vol Thru, %	1%	12%	82%	0%
Vol Right, %	4%	76%	8%	100%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	93	82	39	13
LT Vol	88	10	4	0
Through Vol	1	10	32	0
RT Vol	4	62	3	13
Lane Flow Rate	104	92	44	15
Geometry Grp	1	1	1	1
Degree of Util (X)	0.126	0.096	0.051	0.015
Departure Headway (Hd)	4.344	3.745	4.187	3.65
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	820	943	844	965
Service Time	2.396	1.824	2.269	1.73
HCM Lane V/C Ratio	0.127	0.098	0.052	0.016
HCM Control Delay, s/veh	8	7.2	7.5	6.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.4	0.3	0.2	0

**FUTURE “NO-BUILD” INTERSECTION  
ANALYSIS**

Timings

2a. No Build 2028 AM

1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

01/29/2026



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↘	↑↑↑	↗	↘	↑↑↑	↗		↘	↗	↘↗	↗	↗
Traffic Volume (vph)	212	2592	118	61	1171	12	67	53	105	52	37	86
Future Volume (vph)	212	2592	118	61	1171	12	67	53	105	52	37	86
Ideal Flow (vphp)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490		90	370		180	0		0	190		155
Storage Lanes	1		1	1		1	0		1	2		1
Taper Length (ft)	100			155			25			50		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950				0.973		0.950		
Satd. Flow (prot)	1770	4940	1583	1770	4940	1583	0	1812	1583	3433	1863	1583
Flt Permitted	0.175			0.044				0.805		0.950		
Satd. Flow (perm)	326	4940	1583	82	4940	1583	0	1500	1583	3433	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			127			127			124			90
Link Speed (mph)		45		45				25			25	
Link Distance (ft)		1947		1025				313			444	
Travel Time (s)		29.5		15.5				8.5			12.1	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24		24				36			24	
Link Offset(ft)		0		0				0			0	
Crosswalk Width(ft)		16		16				16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases	6		6	2		2	4		4			8
Detector Phase	1	6	6	5	2	2	4	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	8.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	15.0	40.5	40.5	15.0	40.5	40.5	45.0	45.0	45.0	15.0	46.0	46.0
Total Split (s)	30.0	80.0	80.0	30.0	80.0	80.0	20.0	20.0	20.0	20.0	40.0	40.0
Total Split (%)	20.0%	53.3%	53.3%	20.0%	53.3%	53.3%	13.3%	13.3%	13.3%	13.3%	26.7%	26.7%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5		7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary

Area Type: Other

Cycle Length: 150

Timings  
 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

2a. No Build 2028 AM  
 01/29/2026

Actuated Cycle Length: 150  
 Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green  
 Natural Cycle: 150  
 Control Type: Actuated-Coordinated

Splits and Phases: 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy



HCM 7th Signalized Intersection Summary  
 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

2a. No Build 2028 AM  
 01/29/2026



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↙	↑↑↑	↗	↙	↑↑↑	↗		↑	↗	↙↗	↑	↗
Traffic Volume (veh/h)	212	2592	118	61	1171	12	67	53	105	52	37	86
Future Volume (veh/h)	212	2592	118	61	1171	12	67	53	105	52	37	86
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	221	2700	123	64	1220	12	70	55	109	54	39	90
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	392	3352	1066	130	3214	1022	109	56	137	103	305	259
Arrive On Green	0.06	0.67	0.67	0.03	0.64	0.64	0.09	0.09	0.09	0.03	0.16	0.16
Sat Flow, veh/h	1781	4985	1585	1781	4985	1585	824	648	1585	3456	1870	1585
Grp Volume(v), veh/h	221	2700	123	64	1220	12	125	0	109	54	39	90
Grp Sat Flow(s),veh/h/ln	1781	1662	1585	1781	1662	1585	1472	0	1585	1728	1870	1585
Q Serve(g_s), s	6.3	58.1	4.1	1.8	17.3	0.4	12.7	0.0	10.1	2.3	2.7	7.6
Cycle Q Clear(g_c), s	6.3	58.1	4.1	1.8	17.3	0.4	12.7	0.0	10.1	2.3	2.7	7.6
Prop In Lane	1.00		1.00	1.00		1.00	0.56		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	392	3352	1066	130	3214	1022	165	0	137	103	305	259
V/C Ratio(X)	0.56	0.81	0.12	0.49	0.38	0.01	0.76	0.00	0.79	0.52	0.13	0.35
Avail Cap(c_a), veh/h	567	3352	1066	354	3214	1022	165	0	137	299	424	359
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.09	0.09	0.09	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	9.5	17.6	8.7	30.3	12.5	9.5	68.4	0.0	67.2	71.7	53.6	55.7
Incr Delay (d2), s/veh	0.1	0.2	0.0	2.8	0.3	0.0	18.1	0.0	26.5	4.1	0.2	0.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	19.9	1.4	1.6	6.2	0.2	5.7	0.0	5.2	1.1	1.3	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.6	17.8	8.7	33.1	12.9	9.6	86.5	0.0	93.7	75.8	53.8	56.5
LnGrp LOS	A	B	A	C	B	A	F		F	E	D	E
Approach Vol, veh/h		3044			1296			234			183	
Approach Delay, s/veh		16.8			13.8			89.8			61.6	
Approach LOS		B			B			F			E	
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	15.3	103.2	11.5	20.0	11.2	107.4		31.5				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	13.0	13.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	8.3	19.3	4.3	14.7	3.8	60.1		9.6				
Green Ext Time (p_c), s	0.5	22.8	0.1	0.0	0.1	13.3		0.5				

Intersection Summary												
HCM 7th Control Delay, s/veh				21.3								
HCM 7th LOS				C								

Notes  
 User approved pedestrian interval to be less than phase max green.  
 \* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Timings  
2: Old 41 Hwy & Ernest W Barrett Pkwy

2a. No Build 2028 AM  
01/29/2026

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	345	2435	146	34	1378	77	145	89	55	297	345	361
Future Volume (vph)	345	2435	146	34	1378	77	145	89	55	297	345	361
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	650		0	340		400	380		700	295		0
Storage Lanes	2		0	1		1	1		1	1		1
Taper Length (ft)	200			150			70			110		
Lane Util. Factor	0.97	0.91	0.91	1.00	0.91	1.00	1.00	0.95	1.00	1.00	1.00	1.00
Frt		0.992				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	4908	0	1770	4940	1583	1770	3539	1583	1770	1863	1583
Flt Permitted	0.950			0.950			0.154			0.619		
Satd. Flow (perm)	3433	4908	0	1770	4940	1583	287	3539	1583	1153	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		8				167			171			222
Link Speed (mph)		45		45				35			35	
Link Distance (ft)		903		1947				1225			635	
Travel Time (s)		13.7		29.5				23.9			12.4	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			24			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases						2	4		4	8		8
Detector Phase	1	6		5	2	2	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	14.0		5.0	14.0	14.0	5.0	6.0	6.0	5.0	6.0	6.0
Minimum Split (s)	48.5	39.5		15.0	39.5	39.5	15.0	48.5	48.5	15.0	48.5	48.5
Total Split (s)	26.0	77.0		15.0	66.0	66.0	24.0	33.0	33.0	25.0	34.0	34.0
Total Split (%)	17.3%	51.3%		10.0%	44.0%	44.0%	16.0%	22.0%	22.0%	16.7%	22.7%	22.7%
Yellow Time (s)	4.5	4.5		3.5	4.5	4.5	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	2.5	3.0		2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.5		5.5	7.5	7.5	6.5	7.0	7.0	6.5	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None	None	None	None	None

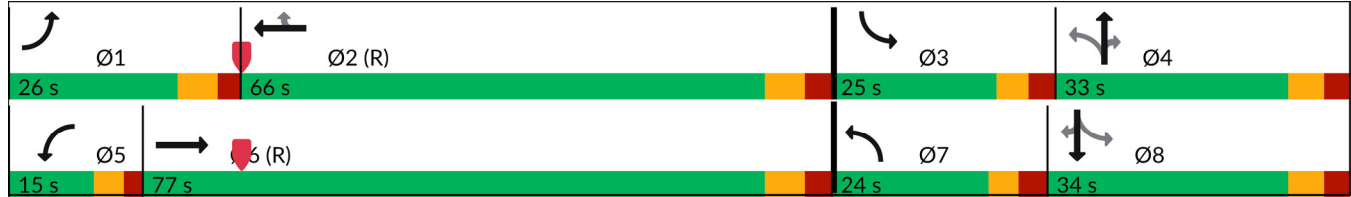
Intersection Summary  
 Area Type: Other  
 Cycle Length: 150

Timings  
 2: Old 41 Hwy & Ernest W Barrett Pkwy

2a. No Build 2028 AM  
 01/29/2026

Actuated Cycle Length: 150  
 Offset: 90 (60%), Referenced to phase 2:WBT and 6:EBT, Start of Green  
 Natural Cycle: 155  
 Control Type: Actuated-Coordinated

Splits and Phases: 2: Old 41 Hwy & Ernest W Barrett Pkwy



HCM 7th Signalized Intersection Summary  
 2: Old 41 Hwy & Ernest W Barrett Pkwy

2a. No Build 2028 AM  
 01/29/2026

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	345	2435	146	34	1378	77	145	89	55	297	345	361
Future Volume (veh/h)	345	2435	146	34	1378	77	145	89	55	297	345	361
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	367	2590	155	36	1466	82	154	95	59	316	367	384
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	412	2553	150	46	2129	677	203	510	228	416	337	285
Arrive On Green	0.12	0.53	0.53	0.01	0.14	0.14	0.09	0.14	0.14	0.12	0.18	0.18
Sat Flow, veh/h	3456	4814	284	1781	4985	1585	1781	3554	1585	1781	1870	1585
Grp Volume(v), veh/h	367	1776	969	36	1466	82	154	95	59	316	367	384
Grp Sat Flow(s),veh/h/ln	1728	1662	1775	1781	1662	1585	1781	1777	1585	1781	1870	1585
Q Serve(g_s), s	15.7	79.5	79.5	3.0	42.0	6.8	10.9	3.5	5.0	18.5	27.0	27.0
Cycle Q Clear(g_c), s	15.7	79.5	79.5	3.0	42.0	6.8	10.9	3.5	5.0	18.5	27.0	27.0
Prop In Lane	1.00		0.16	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	412	1762	941	46	2129	677	203	510	228	416	337	285
V/C Ratio(X)	0.89	1.01	1.03	0.77	0.69	0.12	0.76	0.19	0.26	0.76	1.09	1.35
Avail Cap(c_a), veh/h	438	1762	941	113	2129	677	256	616	275	416	337	285
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	65.1	35.2	35.2	73.9	54.9	39.8	50.1	56.5	57.1	49.4	61.5	61.5
Incr Delay (d2), s/veh	19.1	23.3	37.3	21.9	1.7	0.3	9.6	0.2	0.6	8.0	75.4	177.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.9	35.8	41.9	1.7	19.1	2.8	5.4	1.6	2.0	2.9	19.8	24.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	84.2	58.6	72.5	95.9	56.7	40.2	59.8	56.7	57.7	57.4	136.9	238.7
LnGrp LOS	F	F	F	F	E	D	E	E	E	E	F	F
Approach Vol, veh/h		3112			1584			308			1067	
Approach Delay, s/veh		65.9			56.7			58.4			150.0	
Approach LOS		E			E			E			F	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	24.9	71.6	25.0	28.5	9.4	87.0	19.5	34.0				
Change Period (Y+Rc), s	7.0	7.5	6.5	7.0	5.5	7.5	6.5	7.0				
Max Green Setting (Gmax), s	19.0	58.5	18.5	26.0	9.5	69.5	17.5	27.0				
Max Q Clear Time (g_c+I1), s	17.7	44.0	20.5	7.0	5.0	81.5	12.9	29.0				
Green Ext Time (p_c), s	0.2	11.7	0.0	0.6	0.0	0.0	0.1	0.0				

Intersection Summary												
HCM 7th Control Delay, s/veh											77.9	
HCM 7th LOS											E	

Notes  
 User approved pedestrian interval to be less than phase max green.

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕		↕	↕
Traffic Vol, veh/h	51	14	6	2	6	106	1	1	2	63	3	30
Future Vol, veh/h	51	14	6	2	6	106	1	1	2	63	3	30
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	55	15	7	2	7	115	1	1	2	68	3	33
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	7.9	7.3	7.6	8.3
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	50%	0%	72%	2%	95%	0%
Vol Thru, %	50%	0%	20%	5%	5%	0%
Vol Right, %	0%	100%	8%	93%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	2	71	114	66	30
LT Vol	1	0	51	2	63	0
Through Vol	1	0	14	6	3	0
RT Vol	0	2	6	106	0	30
Lane Flow Rate	2	2	77	124	72	33
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.003	0.003	0.095	0.129	0.107	0.038
Departure Headway (Hd)	5.309	4.354	4.42	3.742	5.366	4.184
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	676	824	815	963	661	843
Service Time	3.024	2.068	2.424	1.744	3.154	1.971
HCM Lane V/C Ratio	0.003	0.002	0.094	0.129	0.109	0.039
HCM Control Delay, s/veh	8	7.1	7.9	7.3	8.8	7.1
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0	0.3	0.4	0.4	0.1

Intersection	
Intersection Delay, s/veh	7.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	12	16	44	0	10	2	70	4	0	3	2	7
Future Vol, veh/h	12	16	44	0	10	2	70	4	0	3	2	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	17	48	0	11	2	76	4	0	3	2	8
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.2	7.2	7.8	7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	95%	17%	0%	25%
Vol Thru, %	5%	22%	83%	17%
Vol Right, %	0%	61%	17%	58%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	74	72	12	12
LT Vol	70	12	0	3
Through Vol	4	16	10	2
RT Vol	0	44	2	7
Lane Flow Rate	80	78	13	13
Geometry Grp	1	1	1	1
Degree of Util (X)	0.096	0.082	0.015	0.014
Departure Headway (Hd)	4.294	3.773	4.057	3.855
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	833	941	874	922
Service Time	2.325	1.828	2.121	1.907
HCM Lane V/C Ratio	0.096	0.083	0.015	0.014
HCM Control Delay, s/veh	7.8	7.2	7.2	7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0.3	0	0

Timings  
1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

2b. No Build 2028 PM  
01/29/2026

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	207	1446	77	73	1856	21	59	47	71	64	48	284
Future Volume (vph)	207	1446	77	73	1856	21	59	47	71	64	48	284
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490		90	370		180	0		0	190		155
Storage Lanes	1		1	1		1	0		1	2		1
Taper Length (ft)	100			155			25			50		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950				0.973		0.950		
Satd. Flow (prot)	1770	4940	1583	1770	4940	1583	0	1812	1583	3433	1863	1583
Flt Permitted	0.048			0.141				0.799		0.950		
Satd. Flow (perm)	89	4940	1583	263	4940	1583	0	1488	1583	3433	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			127			127			124			267
Link Speed (mph)		45			45			25				25
Link Distance (ft)		1947			1025			313				444
Travel Time (s)		29.5			15.5			8.5				12.1
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			36				24
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases	6		6	2		2	4		4			8
Detector Phase	1	6	6	5	2	2	4	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	8.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	15.0	40.5	40.5	15.0	40.5	40.5	45.0	45.0	45.0	15.0	46.0	46.0
Total Split (s)	30.0	80.0	80.0	30.0	80.0	80.0	25.0	25.0	25.0	15.0	40.0	40.0
Total Split (%)	20.0%	53.3%	53.3%	20.0%	53.3%	53.3%	16.7%	16.7%	16.7%	10.0%	26.7%	26.7%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5		7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None	None
<b>Intersection Summary</b>												
Area Type:	Other											
Cycle Length:	150											

Timings  
 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

2b. No Build 2028 PM  
 01/29/2026





























Actuated Cycle Length: 150  
 Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green  
 Natural Cycle: 140  
 Control Type: Actuated-Coordinated

Splits and Phases: 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

































HCM 7th Signalized Intersection Summary  
 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

2b. No Build 2028 PM  
 01/29/2026

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		  			  					 		
Traffic Volume (veh/h)	207	1446	77	73	1856	21	59	47	71	64	48	284
Future Volume (veh/h)	207	1446	77	73	1856	21	59	47	71	64	48	284
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	220	1538	82	78	1974	22	63	50	76	68	51	302
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	246	3143	999	250	2944	936	122	82	200	108	382	324
Arrive On Green	0.07	0.63	0.63	0.03	0.59	0.59	0.13	0.13	0.13	0.03	0.20	0.20
Sat Flow, veh/h	1781	4985	1585	1781	4985	1585	669	654	1585	3456	1870	1585
Grp Volume(v), veh/h	220	1538	82	78	1974	22	113	0	76	68	51	302
Grp Sat Flow(s),veh/h/ln	1781	1662	1585	1781	1662	1585	1323	0	1585	1728	1870	1585
Q Serve(g_s), s	8.3	24.7	3.0	2.6	40.3	0.9	10.8	0.0	6.6	2.9	3.3	28.1
Cycle Q Clear(g_c), s	8.3	24.7	3.0	2.6	40.3	0.9	12.0	0.0	6.6	2.9	3.3	28.1
Prop In Lane	1.00		1.00	1.00		1.00	0.56		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	246	3143	999	250	2944	936	204	0	200	108	382	324
V/C Ratio(X)	0.90	0.49	0.08	0.31	0.67	0.02	0.55	0.00	0.38	0.63	0.13	0.93
Avail Cap(c_a), veh/h	397	3143	999	472	2944	936	204	0	200	184	424	359
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.72	0.72	0.72	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.3	14.8	10.8	12.7	20.8	12.7	62.3	0.0	60.2	71.8	48.8	58.7
Incr Delay (d2), s/veh	11.0	0.4	0.1	0.7	1.2	0.0	3.2	0.0	1.2	5.8	0.2	29.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.5	8.9	1.1	1.0	15.1	0.3	4.3	0.0	2.8	1.4	1.6	14.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	43.3	15.2	10.9	13.4	22.0	12.8	65.5	0.0	61.4	77.6	49.0	88.2
LnGrp LOS	D	B	B	B	C	B	E		E	E	D	F
Approach Vol, veh/h		1840			2074			189			421	
Approach Delay, s/veh		18.4			21.6			63.8			81.7	
Approach LOS		B			C			E			F	
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	17.3	95.1	11.7	25.9	11.3	101.1		37.6				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	8.0	18.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	10.3	42.3	4.9	14.0	4.6	26.7		30.1				
Green Ext Time (p_c), s	0.5	26.6	0.0	0.3	0.1	29.7		0.5				
<b>Intersection Summary</b>												
HCM 7th Control Delay, s/veh					27.7							
HCM 7th LOS					C							
<b>Notes</b>												
User approved pedestrian interval to be less than phase max green.												
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.												

Timings  
2: Old 41 Hwy & Ernest W Barrett Pkwy

2b. No Build 2028 PM  
01/29/2026

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	  			  			 			 	
Traffic Volume (vph)	311	1387	49	40	1878	131	539	267	54	227	209	523
Future Volume (vph)	311	1387	49	40	1878	131	539	267	54	227	209	523
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	650		0	340		400	380		700	295		0
Storage Lanes	2		0	1		1	1		1	1		1
Taper Length (ft)	200			150			70			110		
Lane Util. Factor	0.97	0.91	0.91	1.00	0.91	1.00	1.00	0.95	1.00	1.00	1.00	1.00
Frt		0.995				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	4920	0	1770	4940	1583	1770	3539	1583	1770	1863	1583
Flt Permitted	0.950			0.950			0.411			0.549		
Satd. Flow (perm)	3433	4920	0	1770	4940	1583	766	3539	1583	1023	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4				127			120			127
Link Speed (mph)		45			45			35				35
Link Distance (ft)		903			1947			1225				635
Travel Time (s)		13.7			29.5			23.9				12.4
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			24			12				12
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases						2	4		4	8		8
Detector Phase	1	6		5	2	2	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	14.0		5.0	14.0	14.0	5.0	6.0	6.0	5.0	6.0	6.0
Minimum Split (s)	48.5	39.5		15.0	39.5	39.5	15.0	48.5	48.5	15.0	48.5	48.5
Total Split (s)	20.0	71.0		15.0	66.0	66.0	26.0	38.0	38.0	26.0	38.0	38.0
Total Split (%)	13.3%	47.3%		10.0%	44.0%	44.0%	17.3%	25.3%	25.3%	17.3%	25.3%	25.3%
Yellow Time (s)	4.5	4.5		3.5	4.5	4.5	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	2.5	3.0		2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.5		5.5	7.5	7.5	6.5	7.0	7.0	6.5	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None	None	None	None	None

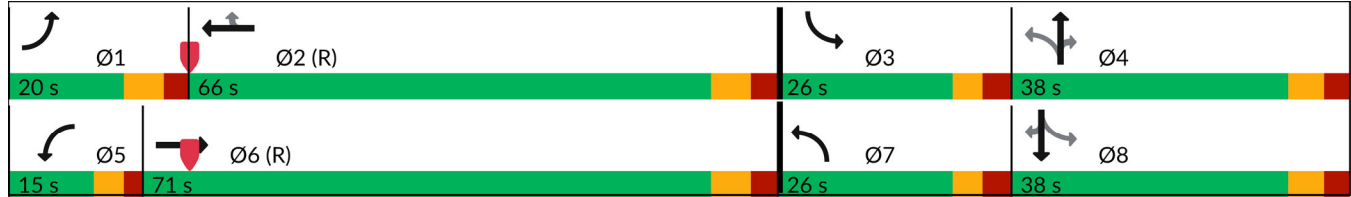
Intersection Summary  
 Area Type: Other  
 Cycle Length: 150

Timings  
 2: Old 41 Hwy & Ernest W Barrett Pkwy

2b. No Build 2028 PM  
 01/29/2026

Actuated Cycle Length: 150  
 Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green  
 Natural Cycle: 155  
 Control Type: Actuated-Coordinated

Splits and Phases: 2: Old 41 Hwy & Ernest W Barrett Pkwy



HCM 7th Signalized Intersection Summary  
 2: Old 41 Hwy & Ernest W Barrett Pkwy

2b. No Build 2028 PM  
 01/29/2026

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	311	1387	49	40	1878	131	539	267	54	227	209	523
Future Volume (veh/h)	311	1387	49	40	1878	131	539	267	54	227	209	523
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	324	1445	51	42	1956	136	561	278	56	236	218	545
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	299	2256	80	54	1944	618	351	779	347	417	387	328
Arrive On Green	0.09	0.46	0.46	0.06	0.78	0.78	0.13	0.22	0.22	0.12	0.21	0.21
Sat Flow, veh/h	3456	4943	174	1781	4985	1585	1781	3554	1585	1781	1870	1585
Grp Volume(v), veh/h	324	971	525	42	1956	136	561	278	56	236	218	545
Grp Sat Flow(s),veh/h/ln	1728	1662	1794	1781	1662	1585	1781	1777	1585	1781	1870	1585
Q Serve(g_s), s	13.0	33.7	33.7	3.5	58.5	3.4	19.5	9.9	4.3	15.5	15.7	31.0
Cycle Q Clear(g_c), s	13.0	33.7	33.7	3.5	58.5	3.4	19.5	9.9	4.3	15.5	15.7	31.0
Prop In Lane	1.00		0.10	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	299	1517	819	54	1944	618	351	779	347	417	387	328
V/C Ratio(X)	1.08	0.64	0.64	0.78	1.01	0.22	1.60	0.36	0.16	0.57	0.56	1.66
Avail Cap(c_a), veh/h	299	1517	819	113	1944	618	351	779	347	440	387	328
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.65	0.65	0.65	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	68.5	31.3	31.3	70.0	16.5	10.4	46.6	49.6	47.4	39.8	53.4	59.5
Incr Delay (d2), s/veh	75.5	2.1	3.8	14.3	18.0	0.5	281.6	0.3	0.2	1.5	1.9	311.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.8	13.6	15.0	1.7	9.3	1.2	31.4	4.5	1.7	7.0	7.6	40.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	144.0	33.4	35.1	84.3	34.5	11.0	328.2	49.9	47.6	41.3	55.3	371.4
LnGrp LOS	F	C	D	F	F	B	F	D	D	D	E	F
Approach Vol, veh/h		1820			2134			895			999	
Approach Delay, s/veh		53.6			33.9			224.2			224.4	
Approach LOS		D			C			F			F	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	20.0	66.0	24.1	39.9	10.0	76.0	26.0	38.0				
Change Period (Y+Rc), s	7.0	7.5	6.5	7.0	5.5	7.5	6.5	7.0				
Max Green Setting (Gmax), s	13.0	58.5	19.5	31.0	9.5	63.5	19.5	31.0				
Max Q Clear Time (g_c+I1), s	15.0	60.5	17.5	11.9	5.5	35.7	21.5	33.0				
Green Ext Time (p_c), s	0.0	0.0	0.1	1.8	0.0	19.2	0.0	0.0				
<b>Intersection Summary</b>												
HCM 7th Control Delay, s/veh			101.7									
HCM 7th LOS			F									
<b>Notes</b>												
User approved pedestrian interval to be less than phase max green.												

Intersection	
Intersection Delay, s/veh	8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕		↕	↕
Traffic Vol, veh/h	46	3	3	0	20	107	0	6	2	73	2	46
Future Vol, veh/h	46	3	3	0	20	107	0	6	2	73	2	46
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	52	3	3	0	23	122	0	7	2	83	2	52
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	8	7.6	7.7	8.4
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	0%	0%	88%	0%	97%	0%
Vol Thru, %	100%	0%	6%	16%	3%	0%
Vol Right, %	0%	100%	6%	84%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	6	2	52	127	75	46
LT Vol	0	0	46	0	73	0
Through Vol	6	0	3	20	2	0
RT Vol	0	2	3	107	0	46
Lane Flow Rate	7	2	59	144	85	52
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.01	0.003	0.075	0.155	0.127	0.061
Departure Headway (Hd)	5.1	4.396	4.581	3.861	5.383	4.191
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	704	816	785	934	658	840
Service Time	2.816	2.112	2.588	1.864	3.181	1.989
HCM Lane V/C Ratio	0.01	0.002	0.075	0.154	0.129	0.062
HCM Control Delay, s/veh	7.9	7.1	8	7.6	9	7.3
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0	0.2	0.5	0.4	0.2

Intersection	
Intersection Delay, s/veh	7.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	10	10	64	4	33	3	92	1	4	0	0	14
Future Vol, veh/h	10	10	64	4	33	3	92	1	4	0	0	14
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	11	72	4	37	3	103	1	4	0	0	16
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.3	7.5	8.1	6.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	95%	12%	10%	0%
Vol Thru, %	1%	12%	83%	0%
Vol Right, %	4%	76%	8%	100%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	97	84	40	14
LT Vol	92	10	4	0
Through Vol	1	10	33	0
RT Vol	4	64	3	14
Lane Flow Rate	109	94	45	16
Geometry Grp	1	1	1	1
Degree of Util (X)	0.132	0.098	0.052	0.016
Departure Headway (Hd)	4.353	3.752	4.2	3.659
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	820	940	840	963
Service Time	2.404	1.835	2.286	1.741
HCM Lane V/C Ratio	0.133	0.1	0.054	0.017
HCM Control Delay, s/veh	8.1	7.3	7.5	6.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	0.3	0.2	0

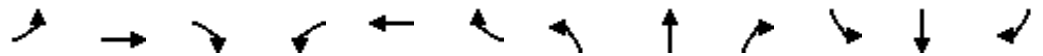
## **FUTURE "BUILD" INTERSECTION ANALYSIS**

Timings

3a. Build 2028 AM

1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

05/20/2026



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↘	↑↑↑	↘	↘	↑↑↑	↘		↘	↘	↘↘	↘	↘
Traffic Volume (vph)	212	2592	125	71	1171	12	84	55	129	52	38	86
Future Volume (vph)	212	2592	125	71	1171	12	84	55	129	52	38	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490		90	370		180	0		0	190		155
Storage Lanes	1		1	1		1	0		1	2		1
Taper Length (ft)	100		100	155		100	25		25	50		50
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950				0.971		0.950		
Satd. Flow (prot)	1770	4940	1583	1770	4940	1583	0	1809	1583	3433	1863	1583
Flt Permitted	0.178			0.044				0.791		0.950		
Satd. Flow (perm)	332	4940	1583	82	4940	1583	0	1473	1583	3433	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			127			127			134			90
Link Speed (mph)		45		45				25			25	
Link Distance (ft)		1947		1025				313			444	
Travel Time (s)		29.5		15.5				8.5			12.1	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24		24				36			24	
Link Offset(ft)		0		0				0			0	
Crosswalk Width(ft)		16		16				16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases	6		6	2		2	4		4			8
Detector Phase	1	6	6	5	2	2	4	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	8.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	15.0	40.5	40.5	15.0	40.5	40.5	45.0	45.0	45.0	15.0	46.0	46.0
Total Split (s)	30.0	80.0	80.0	30.0	80.0	80.0	20.0	20.0	20.0	20.0	40.0	40.0
Total Split (%)	20.0%	53.3%	53.3%	20.0%	53.3%	53.3%	13.3%	13.3%	13.3%	13.3%	26.7%	26.7%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5		7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary

Area Type: Other

Cycle Length: 150

Timings

3a. Build 2028 AM

1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

05/20/2026

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green

Natural Cycle: 150




























Control Type: Actuated-Coordinated

Splits and Phases: 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

#1 ↶ Ø1 30 s	#1 ↶ Ø2 (R) 80 s	#1 ↷ Ø3 20 s	#1 ↷ Ø4 20 s
#1 ↷ Ø5 30 s	#1 ↶ Ø6 (R) 80 s	#1 ↷ Ø8 40 s	































HCM 7th Signalized Intersection Summary  
 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

3a. Build 2028 AM  
 05/20/2026

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		  			  						 	
Traffic Volume (veh/h)	212	2592	125	71	1171	12	84	55	129	52	38	86
Future Volume (veh/h)	212	2592	125	71	1171	12	84	55	129	52	38	86
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	221	2700	130	74	1220	12	88	57	134	54	40	90
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	392	3348	1065	131	3214	1022	115	49	137	103	305	259
Arrive On Green	0.06	0.67	0.67	0.03	0.64	0.64	0.09	0.09	0.09	0.03	0.16	0.16
Sat Flow, veh/h	1781	4985	1585	1781	4985	1585	877	568	1585	3456	1870	1585
Grp Volume(v), veh/h	221	2700	130	74	1220	12	145	0	134	54	40	90
Grp Sat Flow(s),veh/h/ln	1781	1662	1585	1781	1662	1585	1446	0	1585	1728	1870	1585
Q Serve(g_s), s	6.3	58.2	4.4	2.1	17.3	0.4	13.0	0.0	12.7	2.3	2.7	7.6
Cycle Q Clear(g_c), s	6.3	58.2	4.4	2.1	17.3	0.4	13.0	0.0	12.7	2.3	2.7	7.6
Prop In Lane	1.00		1.00	1.00		1.00	0.61		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	392	3348	1065	131	3214	1022	164	0	137	103	305	259
V/C Ratio(X)	0.56	0.81	0.12	0.56	0.38	0.01	0.88	0.00	0.98	0.52	0.13	0.35
Avail Cap(c_a), veh/h	567	3348	1065	354	3214	1022	164	0	137	299	424	359
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.09	0.09	0.09	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	9.5	17.6	8.8	31.7	12.5	9.5	69.4	0.0	68.3	71.7	53.7	55.7
Incr Delay (d2), s/veh	0.1	0.2	0.0	3.7	0.3	0.0	39.4	0.0	69.0	4.1	0.2	0.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	19.9	1.4	1.9	6.2	0.2	7.4	0.0	7.8	1.1	1.3	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.6	17.8	8.8	35.4	12.9	9.6	108.7	0.0	137.4	75.8	53.9	56.5
LnGrp LOS	A	B	A	D	B	A	F		F	E	D	E
Approach Vol, veh/h		3051			1306			279			184	
Approach Delay, s/veh		16.9			14.1			122.5			61.6	
Approach LOS		B			B			F			E	
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	15.3	103.2	11.5	20.0	11.3	107.3		31.5				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	13.0	13.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	8.3	19.3	4.3	15.0	4.1	60.2		9.6				
Green Ext Time (p_c), s	0.5	22.8	0.1	0.0	0.1	13.1		0.5				
<b>Intersection Summary</b>												
HCM 7th Control Delay, s/veh			23.9									
HCM 7th LOS			C									
<b>Notes</b>												
User approved pedestrian interval to be less than phase max green.												
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.												

Timings  
2: Old 41 Hwy & Ernest W Barrett Pkwy

3a. Build 2028 AM  
05/20/2026

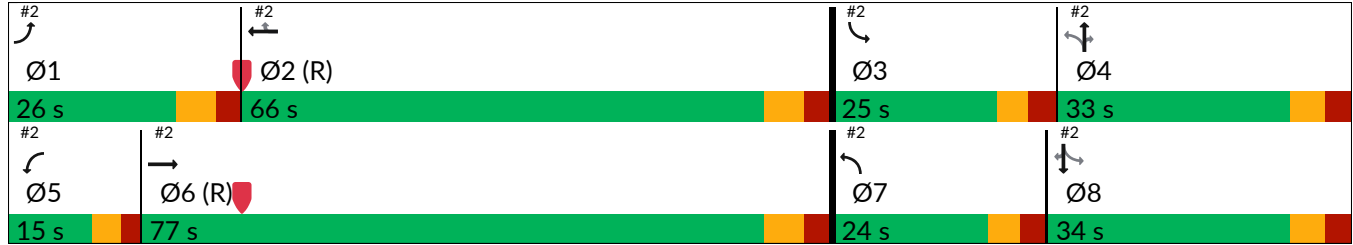
												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	  			  			 			 	
Traffic Volume (vph)	345	2439	146	36	1388	82	145	89	56	299	345	361
Future Volume (vph)	345	2439	146	36	1388	82	145	89	56	299	345	361
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	650		0	340		400	380		700	295		0
Storage Lanes	2		0	1		1	1		1	1		1
Taper Length (ft)	200		25	150		120	70		60	110		25
Lane Util. Factor	0.97	0.91	0.91	1.00	0.91	1.00	1.00	0.95	1.00	1.00	1.00	1.00
Frt		0.992				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	4908	0	1770	4940	1583	1770	3539	1583	1770	1863	1583
Flt Permitted	0.950			0.950			0.154			0.619		
Satd. Flow (perm)	3433	4908	0	1770	4940	1583	287	3539	1583	1153	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		8				167			171			222
Link Speed (mph)		45			45			35				35
Link Distance (ft)		903			1947			1225				635
Travel Time (s)		13.7			29.5			23.9				12.4
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			24			12				12
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases						2	4		4	8		8
Detector Phase	1	6		5	2	2	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	14.0		5.0	14.0	14.0	5.0	6.0	6.0	5.0	6.0	6.0
Minimum Split (s)	48.5	39.5		15.0	39.5	39.5	15.0	48.5	48.5	15.0	48.5	48.5
Total Split (s)	26.0	77.0		15.0	66.0	66.0	24.0	33.0	33.0	25.0	34.0	34.0
Total Split (%)	17.3%	51.3%		10.0%	44.0%	44.0%	16.0%	22.0%	22.0%	16.7%	22.7%	22.7%
Yellow Time (s)	4.5	4.5		3.5	4.5	4.5	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	2.5	3.0		2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.5		5.5	7.5	7.5	6.5	7.0	7.0	6.5	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None	None	None	None	None
<b>Intersection Summary</b>												
Area Type:	Other											
Cycle Length:	150											

Timings  
 2: Old 41 Hwy & Ernest W Barrett Pkwy

3a. Build 2028 AM  
 05/20/2026































Actuated Cycle Length: 150  
 Offset: 90 (60%), Referenced to phase 2:WBT and 6:EBT, Start of Green  
 Natural Cycle: 155  
 Control Type: Actuated-Coordinated

Splits and Phases: 2: Old 41 Hwy & Ernest W Barrett Pkwy



HCM 7th Signalized Intersection Summary  
 2: Old 41 Hwy & Ernest W Barrett Pkwy

3a. Build 2028 AM  
 05/20/2026

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	 	  			  			 			 	
Traffic Volume (veh/h)	345	2439	146	36	1388	82	145	89	56	299	345	361
Future Volume (veh/h)	345	2439	146	36	1388	82	145	89	56	299	345	361
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	367	2595	155	38	1477	87	154	95	60	318	367	384
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	412	2546	150	49	2129	677	203	510	228	416	337	285
Arrive On Green	0.12	0.53	0.53	0.01	0.14	0.14	0.09	0.14	0.14	0.12	0.18	0.18
Sat Flow, veh/h	3456	4815	283	1781	4985	1585	1781	3554	1585	1781	1870	1585
Grp Volume(v), veh/h	367	1779	971	38	1477	87	154	95	60	318	367	384
Grp Sat Flow(s),veh/h/ln	1728	1662	1775	1781	1662	1585	1781	1777	1585	1781	1870	1585
Q Serve(g_s), s	15.7	79.3	79.3	3.2	42.3	7.2	10.9	3.5	5.1	18.5	27.0	27.0
Cycle Q Clear(g_c), s	15.7	79.3	79.3	3.2	42.3	7.2	10.9	3.5	5.1	18.5	27.0	27.0
Prop In Lane	1.00		0.16	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	412	1757	938	49	2129	677	203	510	228	416	337	285
V/C Ratio(X)	0.89	1.01	1.03	0.77	0.69	0.13	0.76	0.19	0.26	0.77	1.09	1.35
Avail Cap(c_a), veh/h	438	1757	938	113	2129	677	256	616	275	416	337	285
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	65.1	35.3	35.3	73.8	55.1	40.0	50.1	56.5	57.2	49.5	61.5	61.5
Incr Delay (d2), s/veh	19.1	24.5	38.8	20.8	1.8	0.4	9.6	0.2	0.6	8.3	75.4	177.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.9	35.9	42.1	1.7	19.2	3.0	5.4	1.6	2.1	3.0	19.8	24.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	84.2	59.9	74.1	94.7	56.8	40.4	59.8	56.7	57.8	57.8	136.9	238.7
LnGrp LOS	F	F	F	F	E	D	E	E	E	E	F	F
Approach Vol, veh/h	3117			1602			309			1069		
Approach Delay, s/veh	67.2			56.9			58.4			149.9		
Approach LOS	E			E			E			F		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	24.9	71.6	25.0	28.5	9.6	86.8	19.5	34.0				
Change Period (Y+Rc), s	7.0	7.5	6.5	7.0	5.5	7.5	6.5	7.0				
Max Green Setting (Gmax), s	19.0	58.5	18.5	26.0	9.5	69.5	17.5	27.0				
Max Q Clear Time (g_c+I1), s	17.7	44.3	20.5	7.1	5.2	81.3	12.9	29.0				
Green Ext Time (p_c), s	0.2	11.5	0.0	0.6	0.0	0.0	0.1	0.0				
<b>Intersection Summary</b>												
HCM 7th Control Delay, s/veh	78.5											
HCM 7th LOS	E											
<b>Notes</b>												
User approved pedestrian interval to be less than phase max green.												

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕		↕	↕
Traffic Vol, veh/h	94	19	6	2	8	106	1	1	2	63	3	48
Future Vol, veh/h	94	19	6	2	8	106	1	1	2	63	3	48
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	102	21	7	2	9	115	1	1	2	68	3	52
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	8.4	7.5	7.7	8.3
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	50%	0%	79%	2%	95%	0%
Vol Thru, %	50%	0%	16%	7%	5%	0%
Vol Right, %	0%	100%	5%	91%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	2	119	116	66	48
LT Vol	1	0	94	2	63	0
Through Vol	1	0	19	8	3	0
RT Vol	0	2	6	106	0	48
Lane Flow Rate	2	2	129	126	72	52
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.003	0.003	0.162	0.135	0.111	0.064
Departure Headway (Hd)	5.47	4.513	4.505	3.855	5.574	4.39
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	655	794	799	933	645	817
Service Time	3.193	2.236	2.517	1.867	3.293	2.109
HCM Lane V/C Ratio	0.003	0.003	0.161	0.135	0.112	0.064
HCM Control Delay, s/veh	8.2	7.2	8.4	7.5	9	7.4
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0	0.6	0.5	0.4	0.2

Intersection	
Intersection Delay, s/veh	7.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	12	19	45	0	11	2	71	4	0	3	2	7
Future Vol, veh/h	12	19	45	0	11	2	71	4	0	3	2	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	21	49	0	12	2	77	4	0	3	2	8
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.2	7.2	7.8	7
HCM LOS	A	A	A	A

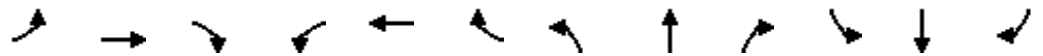
Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	95%	16%	0%	25%
Vol Thru, %	5%	25%	85%	17%
Vol Right, %	0%	59%	15%	58%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	75	76	13	12
LT Vol	71	12	0	3
Through Vol	4	19	11	2
RT Vol	0	45	2	7
Lane Flow Rate	82	83	14	13
Geometry Grp	1	1	1	1
Degree of Util (X)	0.097	0.087	0.016	0.014
Departure Headway (Hd)	4.302	3.785	4.069	3.864
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	832	938	871	919
Service Time	2.337	1.84	2.135	1.919
HCM Lane V/C Ratio	0.099	0.088	0.016	0.014
HCM Control Delay, s/veh	7.8	7.2	7.2	7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0.3	0	0

Timings

3b. Build 2028 PM

1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

05/20/2026



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↘	↑↑↑	↘	↘	↑↑↑	↘		↘	↘	↘↘	↘	↘
Traffic Volume (vph)	207	1446	93	97	1856	21	68	48	85	64	50	284
Future Volume (vph)	207	1446	93	97	1856	21	68	48	85	64	50	284
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490		90	370		180	0		0	190		155
Storage Lanes	1		1	1		1	0		1	2		1
Taper Length (ft)	100		100	155		100	25		25	50		50
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950				0.972		0.950		
Satd. Flow (prot)	1770	4940	1583	1770	4940	1583	0	1811	1583	3433	1863	1583
Flt Permitted	0.047			0.138				0.790		0.950		
Satd. Flow (perm)	88	4940	1583	257	4940	1583	0	1472	1583	3433	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			127			127			124			267
Link Speed (mph)		45		45				25			25	
Link Distance (ft)		1947		1025				313			444	
Travel Time (s)		29.5		15.5				8.5			12.1	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24		24				36			24	
Link Offset(ft)		0		0				0			0	
Crosswalk Width(ft)		16		16				16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases	6		6	2		2	4		4			8
Detector Phase	1	6	6	5	2	2	4	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	8.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	15.0	40.5	40.5	15.0	40.5	40.5	45.0	45.0	45.0	15.0	46.0	46.0
Total Split (s)	30.0	80.0	80.0	30.0	80.0	80.0	25.0	25.0	25.0	15.0	40.0	40.0
Total Split (%)	20.0%	53.3%	53.3%	20.0%	53.3%	53.3%	16.7%	16.7%	16.7%	10.0%	26.7%	26.7%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5		7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary

Area Type: Other

Cycle Length: 150

Timings

3b. Build 2028 PM

1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

05/20/2026

Actuated Cycle Length: 150

Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green

Natural Cycle: 140






























Control Type: Actuated-Coordinated

Splits and Phases: 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

#1 ↶ Ø1 30 s	#1 ↶ Ø2 (R) 80 s	#1 ↶ Ø3 15 s	#1 ↶ Ø4 25 s
#1 ↶ Ø5 30 s	#1 ↶ Ø6 (R) 80 s	#1 ↶ Ø8 40 s	

HCM 7th Signalized Intersection Summary  
 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy

3b. Build 2028 PM  
 05/20/2026

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		  			  					  		
Traffic Volume (veh/h)	207	1446	93	97	1856	21	68	48	85	64	50	284
Future Volume (veh/h)	207	1446	93	97	1856	21	68	48	85	64	50	284
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	220	1538	99	103	1974	22	72	51	90	68	53	302
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	246	3118	991	254	2944	936	128	72	200	108	382	324
Arrive On Green	0.07	0.63	0.63	0.04	0.59	0.59	0.13	0.13	0.13	0.03	0.20	0.20
Sat Flow, veh/h	1781	4985	1585	1781	4985	1585	711	575	1585	3456	1870	1585
Grp Volume(v), veh/h	220	1538	99	103	1974	22	123	0	90	68	53	302
Grp Sat Flow(s),veh/h/ln	1781	1662	1585	1781	1662	1585	1286	0	1585	1728	1870	1585
Q Serve(g_s), s	8.3	25.1	3.7	3.4	40.3	0.9	13.0	0.0	7.9	2.9	3.5	28.1
Cycle Q Clear(g_c), s	8.3	25.1	3.7	3.4	40.3	0.9	13.8	0.0	7.9	2.9	3.5	28.1
Prop In Lane	1.00		1.00	1.00		1.00	0.59		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	246	3118	991	254	2944	936	200	0	200	108	382	324
V/C Ratio(X)	0.90	0.49	0.10	0.40	0.67	0.02	0.61	0.00	0.45	0.63	0.14	0.93
Avail Cap(c_a), veh/h	397	3118	991	468	2944	936	200	0	200	184	424	359
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.71	0.71	0.71	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.9	15.2	11.2	13.0	20.8	12.7	63.1	0.0	60.7	71.8	48.9	58.7
Incr Delay (d2), s/veh	10.9	0.4	0.1	1.0	1.2	0.0	5.5	0.0	1.6	5.8	0.2	29.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.4	9.0	1.3	1.4	15.1	0.3	4.9	0.0	3.3	1.4	1.7	14.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	42.8	15.6	11.4	14.0	22.0	12.8	68.6	0.0	62.3	77.6	49.1	88.1
LnGrp LOS	D	B	B	B	C	B	E		E	E	D	F
Approach Vol, veh/h		1857			2099			213			423	
Approach Delay, s/veh		18.6			21.6			66.0			81.5	
Approach LOS		B			C			E			F	
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	17.3	95.1	11.7	25.9	12.1	100.3		37.6				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	8.0	18.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	10.3	42.3	4.9	15.8	5.4	27.1		30.1				
Green Ext Time (p_c), s	0.5	26.6	0.0	0.2	0.2	29.7		0.5				
<b>Intersection Summary</b>												
HCM 7th Control Delay, s/veh				27.9								
HCM 7th LOS				C								
<b>Notes</b>												
User approved pedestrian interval to be less than phase max green.												
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.												

Timings  
2: Old 41 Hwy & Ernest W Barrett Pkwy

3b. Build 2028 PM  
05/20/2026

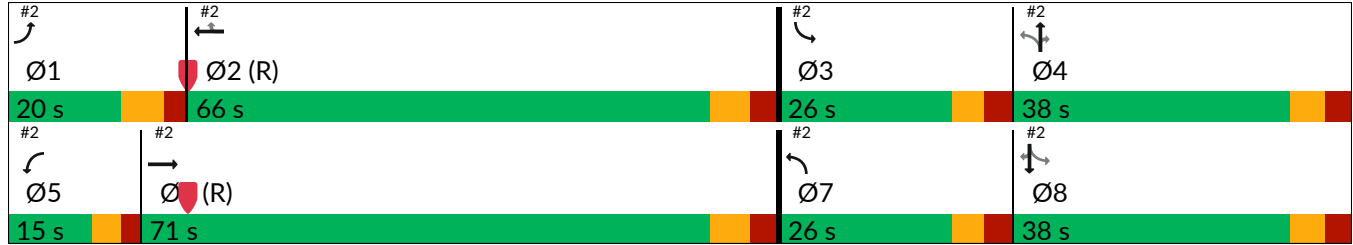
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	311	1396	49	41	1883	134	539	267	56	232	209	523
Future Volume (vph)	311	1396	49	41	1883	134	539	267	56	232	209	523
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	650		0	340		400	380		700	295		0
Storage Lanes	2		0	1		1	1		1	1		1
Taper Length (ft)	200		25	150		120	70		60	110		25
Lane Util. Factor	0.97	0.91	0.91	1.00	0.91	1.00	1.00	0.95	1.00	1.00	1.00	1.00
Frt		0.995				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	4920	0	1770	4940	1583	1770	3539	1583	1770	1863	1583
Flt Permitted	0.950			0.950			0.412			0.547		
Satd. Flow (perm)	3433	4920	0	1770	4940	1583	767	3539	1583	1019	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4				130			120			127
Link Speed (mph)		45			45			35				35
Link Distance (ft)		903			1947			1225				635
Travel Time (s)		13.7			29.5			23.9				12.4
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			24			12				12
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases						2	4		4	8		8
Detector Phase	1	6		5	2	2	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	14.0		5.0	14.0	14.0	5.0	6.0	6.0	5.0	6.0	6.0
Minimum Split (s)	48.5	39.5		15.0	39.5	39.5	15.0	48.5	48.5	15.0	48.5	48.5
Total Split (s)	20.0	71.0		15.0	66.0	66.0	26.0	38.0	38.0	26.0	38.0	38.0
Total Split (%)	13.3%	47.3%		10.0%	44.0%	44.0%	17.3%	25.3%	25.3%	17.3%	25.3%	25.3%
Yellow Time (s)	4.5	4.5		3.5	4.5	4.5	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	2.5	3.0		2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.5		5.5	7.5	7.5	6.5	7.0	7.0	6.5	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None	None	None	None	None
<b>Intersection Summary</b>												
Area Type:	Other											
Cycle Length:	150											

Timings  
 2: Old 41 Hwy & Ernest W Barrett Pkwy

3b. Build 2028 PM  
 05/20/2026

Actuated Cycle Length: 150  
 Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green  
 Natural Cycle: 155  
 Control Type: Actuated-Coordinated

Splits and Phases: 2: Old 41 Hwy & Ernest W Barrett Pkwy



HCM 7th Signalized Intersection Summary  
 2: Old 41 Hwy & Ernest W Barrett Pkwy

3b. Build 2028 PM  
 05/20/2026

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	311	1396	49	41	1883	134	539	267	56	232	209	523
Future Volume (veh/h)	311	1396	49	41	1883	134	539	267	56	232	209	523
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	324	1454	51	43	1961	140	561	278	58	242	218	545
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	299	2253	79	55	1944	618	351	770	343	419	387	328
Arrive On Green	0.09	0.46	0.46	0.06	0.78	0.78	0.13	0.22	0.22	0.12	0.21	0.21
Sat Flow, veh/h	3456	4944	173	1781	4985	1585	1781	3554	1585	1781	1870	1585
Grp Volume(v), veh/h	324	977	528	43	1961	140	561	278	58	242	218	545
Grp Sat Flow(s),veh/h/ln	1728	1662	1795	1781	1662	1585	1781	1777	1585	1781	1870	1585
Q Serve(g_s), s	13.0	34.0	34.0	3.6	58.5	3.5	19.5	10.0	4.5	15.9	15.7	31.0
Cycle Q Clear(g_c), s	13.0	34.0	34.0	3.6	58.5	3.5	19.5	10.0	4.5	15.9	15.7	31.0
Prop In Lane	1.00		0.10	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	299	1514	818	55	1944	618	351	770	343	419	387	328
V/C Ratio(X)	1.08	0.65	0.65	0.78	1.01	0.23	1.60	0.36	0.17	0.58	0.56	1.66
Avail Cap(c_a), veh/h	299	1514	818	113	1944	618	351	770	343	436	387	328
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.65	0.65	0.65	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	68.5	31.5	31.5	69.8	16.5	10.5	46.6	49.9	47.8	39.7	53.4	59.5
Incr Delay (d2), s/veh	75.5	2.1	3.9	14.1	18.6	0.6	281.6	0.3	0.2	1.8	1.9	311.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.8	13.7	15.2	1.8	9.4	1.3	31.4	4.5	1.8	7.2	7.6	40.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	144.0	33.6	35.4	83.9	35.1	11.0	328.2	50.2	48.0	41.4	55.3	371.4
LnGrp LOS	F	C	D	F	F	B	F	D	D	D	E	F
Approach Vol, veh/h		1829			2144			897			1005	
Approach Delay, s/veh		53.7			34.5			223.9			223.4	
Approach LOS		D			C			F			F	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	20.0	66.0	24.5	39.5	10.2	75.8	26.0	38.0				
Change Period (Y+Rc), s	7.0	7.5	6.5	7.0	5.5	7.5	6.5	7.0				
Max Green Setting (Gmax), s	13.0	58.5	19.5	31.0	9.5	63.5	19.5	31.0				
Max Q Clear Time (g_c+I1), s	15.0	60.5	17.9	12.0	5.6	36.0	21.5	33.0				
Green Ext Time (p_c), s	0.0	0.0	0.1	1.8	0.0	19.1	0.0	0.0				
<b>Intersection Summary</b>												
HCM 7th Control Delay, s/veh			101.7									
HCM 7th LOS			F									
<b>Notes</b>												
User approved pedestrian interval to be less than phase max green.												

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↙	↗		↙	↗
Traffic Vol, veh/h	70	6	3	0	25	107	0	6	2	73	2	88
Future Vol, veh/h	70	6	3	0	25	107	0	6	2	73	2	88
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	80	7	3	0	28	122	0	7	2	83	2	100
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	8.3	7.8	7.8	8.3
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	0%	0%	89%	0%	97%	0%
Vol Thru, %	100%	0%	8%	19%	3%	0%
Vol Right, %	0%	100%	4%	81%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	6	2	79	132	75	88
LT Vol	0	0	70	0	73	0
Through Vol	6	0	6	25	2	0
RT Vol	0	2	3	107	0	88
Lane Flow Rate	7	2	90	150	85	100
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.01	0.003	0.117	0.167	0.132	0.121
Departure Headway (Hd)	5.248	4.543	4.707	4.019	5.562	4.369
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	683	788	763	896	646	822
Service Time	2.975	2.27	2.724	2.033	3.284	2.09
HCM Lane V/C Ratio	0.01	0.003	0.118	0.167	0.132	0.122
HCM Control Delay, s/veh	8	7.3	8.3	7.8	9.1	7.7
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0	0.4	0.6	0.5	0.4

Intersection	
Intersection Delay, s/veh	7.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	10	12	65	4	36	3	93	1	4	0	0	14
Future Vol, veh/h	10	12	65	4	36	3	93	1	4	0	0	14
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	13	73	4	40	3	104	1	4	0	0	16
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.3	7.5	8.1	6.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	95%	11%	9%	0%
Vol Thru, %	1%	14%	84%	0%
Vol Right, %	4%	75%	7%	100%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	98	87	43	14
LT Vol	93	10	4	0
Through Vol	1	12	36	0
RT Vol	4	65	3	14
Lane Flow Rate	110	98	48	16
Geometry Grp	1	1	1	1
Degree of Util (X)	0.133	0.102	0.056	0.016
Departure Headway (Hd)	4.364	3.764	4.206	3.672
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	816	937	839	958
Service Time	2.42	1.848	2.293	1.758
HCM Lane V/C Ratio	0.135	0.105	0.057	0.017
HCM Control Delay, s/veh	8.1	7.3	7.5	6.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	0.3	0.2	0

# TRAFFIC VOLUME WORKSHEETS

**26-002 Proposed Residential Development at Ernest Barrett Pkwy & Ridenour Road, Kennesaw, Cobb County, GA**  
**Traffic Volumes**

A&R Engineering  
 May 2026

**1. Ernest W Barrett@Crater Lake**

**A.M. Peak Hour**

Condition	Ridenour Boulevard Northbound					Crater Lake Drive Southbound					Ernest West Barrett Pakway Eastbound					Ernest West Barrett Pakway Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	64	51	101	216	0	50	36	83	169	4	200	2492	113	2809	6	53	1126	12	1197
Growth Factor (%):	2	2	2	2		2	2	2	2		2	2	2	2		2	2	2	2	
No-Build 2028 Volumes:	0	67	53	105	225	0	52	37	86	175	4	208	2592	118	2922	6	55	1171	12	1244
Total New Trips:	0	17	2	24	43	0	0	1	0	1	0	0	0	7	7	0	10	0	0	10
Future 2028 Traffic Volumes:	0	84	55	129	268	0	52	38	86	176	4	208	2592	125	2929	6	65	1171	12	1254

**P.M. Peak Hour**

Condition	Ridenour Boulevard Northbound					Crater Lake Drive Southbound					Ernest West Barrett Pakway Eastbound					Ernest West Barrett Pakway Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	57	45	68	170	0	62	46	273	381	1	198	1390	74	1663	18	52	1785	20	1875
Growth Factor (%):	2	2	2	2		2	2	2	2		2	2	2	2		2	2	2	2	
No-Build 2028 Volumes:	0	59	47	71	177	0	64	48	284	396	1	206	1446	77	1730	19	54	1856	21	1950
Total New Trips:	0	9	1	14	24	0	0	2	0	2	0	0	0	16	16	0	24	0	0	24
Future 2028 Traffic Volumes:	0	68	48	85	201	0	64	50	284	398	1	206	1446	93	1746	19	78	1856	21	1974

Number of Years = 2 (2026 to 2028)  
 Growth Factor (%) = 2

**26-002 Proposed Residential Development at Ernest Barrett Pkwy & Ridenour Road, Kennesaw, Cobb County, GA**  
**Traffic Volumes**

A&R Engineering  
 May 2026

**2.Ernest W Barrett@Old 41 Hwy**

**A.M. Peak Hour**

Condition	Old 41 Highway Northbound					Old 41 Highway Southbound					Ernest West Barrett Pakway Eastbound					Ernest West Barrett Pakway Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	139	86	53	278	0	286	332	347	965	11	321	2341	140	2813	0	33	1325	74	1432
Growth Factor (%):	2	2	2	2		2	2	2	2		2	2	2	2		2	2	2	2	
No-Build 2028 Volumes:	0	145	89	55	289	0	297	345	361	1003	11	334	2435	146	2926	0	34	1378	77	1489
Total New Trips:	0	0	0	1	1	0	2	0	0	2	0	0	4	0	4	0	2	10	5	17
Future 2028 Traffic Volumes:	0	145	89	56	290	0	299	345	361	1005	11	334	2439	146	2930	0	36	1388	82	1506

**P.M. Peak Hour**

Condition	Old 41 Highway Northbound					Old 41 Highway Southbound					Ernest West Barrett Pakway Eastbound					Ernest West Barrett Pakway Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	518	257	52	827	0	218	201	503	922	25	274	1334	47	1680	0	38	1806	126	1970
Growth Factor (%):	2	2	2	2		2	2	2	2		2	2	2	2		2	2	2	2	
No-Build 2028 Volumes:	0	539	267	54	860	0	227	209	523	959	26	285	1387	49	1747	0	40	1878	131	2049
Total New Trips:	0	0	0	2	2	0	5	0	0	5	0	0	9	0	9	0	1	5	3	9
Future 2028 Traffic Volumes:	0	539	267	56	862	0	232	209	523	964	26	285	1396	49	1756	0	41	1883	134	2058

Number of Years = 2 (2026 to 2028)  
 Growth Factor (%) = 2

**26-002 Proposed Residential Development at Ernest Barrett Pkwy & Ridenour Road, Kennesaw, Cobb County, GA**  
**Traffic Volumes**

A&R Engineering  
 May 2026

**3.Ridenour Blvd @ Ridenour Blvd**

**A.M. Peak Hour**

Condition	Ridenour Boulevard Northbound					Ridenour Boulevard Southbound					Ridenour Boulevard Eastbound					Ridenour Boulevard Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	1	1	2	4	0	61	3	29	93	0	49	13	6	68	0	2	6	102	110
Growth Factor (%):	2	2	2	2		2	2	2	2		2	2	2	2		2	2	2	2	
No-Build 2028 Volumes:	0	1	1	2	4	0	63	3	30	96	0	51	14	6	71	0	2	6	106	114
Total New Trips:	0	0	0	0	0	0	0	0	18	18	0	43	5	0	48	0	0	2	0	2
Future 2028 Traffic Volumes:	0	1	1	2	4	0	63	3	48	114	0	94	19	6	119	0	2	8	106	116

**P.M. Peak Hour**

Condition	Ridenour Boulevard Northbound					Ridenour Boulevard Southbound					Ridenour Boulevard Eastbound					Ridenour Boulevard Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	6	2	8	0	70	2	44	116	0	44	3	3	50	0	0	19	103	122
Growth Factor (%):	2	2	2	2		2	2	2	2		2	2	2	2		2	2	2	2	
No-Build 2028 Volumes:	0	0	6	2	8	0	73	2	46	121	0	46	3	3	52	0	0	20	107	127
Total New Trips:	0	0	0	0	0	0	0	0	42	42	0	24	3	0	27	0	0	5	0	5
Future 2028 Traffic Volumes:	0	0	6	2	8	0	73	2	88	163	0	70	6	3	79	0	0	25	107	132

Number of Years = 2 (2026 to 2028)  
 Growth Factor (%) = 2

**26-002 Proposed Residential Development at Ernest Barrett Pkwy & Ridenour Road, Kennesaw, Cobb County, GA**  
 Traffic Volumes

A&R Engineering  
 May 2026

**4. Ridenour Blvd @ Ridenour Rd**

**A.M. Peak Hour**

Condition	Ridenour Road Northbound					Ridenour Road Southbound					Ridenour Boulevard Eastbound					Ridenour Boulevard Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	67	4	0	71	0	3	2	7	12	0	12	15	42	69	0	0	10	2	12
Growth Factor (%):	2	2	2	2		2	2	2	2		2	2	2	2		2	2	2	2	
No-Build 2028 Volumes:	0	70	4	0	74	0	3	2	7	12	0	12	16	44	72	0	0	10	2	12
Total New Trips:	0	1	0	0	1	0	0	0	0	0	0	0	3	1	4	0	0	1	0	1
Future 2028 Traffic Volumes:	0	71	4	0	75	0	3	2	7	12	0	12	19	45	76	0	0	11	2	13

**P.M. Peak Hour**

Condition	Ridenour Road Northbound					Ridenour Road Southbound					Ridenour Boulevard Eastbound					Ridenour Boulevard Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	88	1	4	93	0	0	0	13	13	0	10	10	62	82	0	4	32	3	39
Growth Factor (%):	2	2	2	2		2	2	2	2		2	2	2	2		2	2	2	2	
No-Build 2028 Volumes:	0	92	1	4	97	0	0	0	14	14	0	10	10	64	84	0	4	33	3	40
Total New Trips:	0	1	0	0	1	0	0	0	0	0	0	0	2	1	3	0	0	3	0	3
Future 2028 Traffic Volumes:	0	93	1	4	98	0	0	0	14	14	0	10	12	65	87	0	4	36	3	43

Number of Years = 2 (2026 to 2028)  
 Growth Factor (%) = 2

**MINUTES OF PLANNING COMMISSION MEETING  
CITY OF KENNESAW  
Council Chambers  
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)  
June 3, 2026  
6:30 PM**

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**1. Call to Order / Roll Call**

Chairman Bodenhamer called the meeting to order at 6:34 p.m.

Roll Call: Trey Bodenhamer, Todd Vande Zande, Rebecca Patterson, Douglas Butler

Absent: Carolyn Greenall, Robert Trim

Staff Present: Chanelle Campbell (Planning & Zoning Administrator), Priscilla Coley (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)

Speakers Present: Caitlin Colley (Applicant's Representative), Corbin Adams (Walton Communities LLC Representative), Laura Blakeslee, Ralph Fowler, Lori Fowler, Mariah Brazell

**2. Announcements**

- A. All interested parties may attend the meeting at the City Hall Council Chambers. For those unable to attend in person, the meeting may be accessed using the following link: <https://www.kennesaw-ga.gov/publicmeetings/>. Please note that the Planning Commission serves as an advisory board that makes recommendations to the Mayor and Council unless otherwise noted.
- B. Pending zoning applications may be viewed on an interactive map via the Planning & Zoning webpage or using the following link: <https://arcg.is/1q1ubX0>.
- C. New business items on this agenda will be heard by the Mayor and Council on June 15, 2026.

**3. Approval of the Meeting Minutes**

- A. Approval of Meeting Minutes: April 1, 2026

Chairman Bodenhamer called for a motion.

Motion to approve by Vice Chair Vande Zande

Seconded by Commissioner Butler

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

**4. New Business**

- A. **LU2026-03** - Consideration of approval of a land use request submitted by Radoslav Zamborsky for the property located at 2687 Summerbrooke Drive (20016402420). Said request is to obtain a home occupation business license to create and sell custom engraved items. Property is zoned Planned Unit Development-Residential (PUD-R), consists of 0.28+/- acres and lies in land lot 164, tax parcel 242.

Chairman Bodenhamer called for a motion.

Motion by Commissioner Butler to approve 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 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.

Seconded by Commissioner Patterson

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

- B. **RZ2026-04** - Consideration to rezone the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel # 20021200130 & 20021201560) from General Commercial (GC) and RM-12, Multiple-Family District to Planned Village Community (PVC) as submitted by Walton Communities, LLC. Said request is to rezone the property for the development of a multi-family residential community and office space. Property consists of 11.44+/- acres and lies in land lot 140, tax parcels 13 & 156.

Chairman Bodenhamer called for a motion.

Motion by Commissioner Butler to approve with the following conditions:

1. The rezoning of the Subject Property to Planned Unit 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.
- Seconded by Vice Chair Vande Zande  
 Chairman Bodenhamer proceeded with a roll call for approval.  
 Vote taken, motion unanimously approved 3-0. Motion carried.

- C. **ZV2026-02** - Consideration of a variance application submitted by Walson Communities LLC for the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel #20021200130 & 20021201560). Said variance 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. Property consists of 11.44 +/- acres and lies in land lot 140, tax parcels 13 & 156.

Chairman Bodenhamer called for a motion.  
 Motion to approve by Vice Chair Vande Zande  
 Seconded by Commissioner Patterson  
 Chairman Bodenhamer proceeded with a roll call for approval.  
 Vote taken, motion unanimously approved 3-0. Motion carried.

## 5. Staff Comment

## 6. Adjourn

Chairman Bodenhamer called for a motion to adjourn.

Motion by Commissioner Butler to adjourn  
Seconded by Vice Chair Vande Zande  
Chairman Bodenhamer adjourned the meeting at 7:43 p.m.



## Item Report

**TO:** The Honorable Mayor and City Council

**FROM:** Chanelle Campbell, Planning and Zoning Director

**DATE:** June 15, 2026

**TITLE:** **Zoning Variance: 1600 Old 41 Hwy & 0 Old 41 Hwy**  
 Consideration for approval of a variance application for the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel #20021200130 & 20021201560) as submitted by Walton Communities, LLC. Case #ZV2026-02

---

### Summary:

Said request is to vary from the parking requirement as outlined in section 6.06.09 that requires 1.75 parking spaces per unit to 1.5 parking spaces per unit. Parcel contains 11.44 +/- acres, lies in Land Lot 212, Tax Parcel 13 & 156. This public hearing was advertised in the Marietta Daily Journal on May 15, 2026, and a public notice has been posted onsite. During the June 3, 2026, meeting, the Planning Commission unanimously recommended approval of the Variance.

### Recommendation:

Planning and Zoning recommends approval of the Variance.

### Fiscal Impact:

### Attachments:

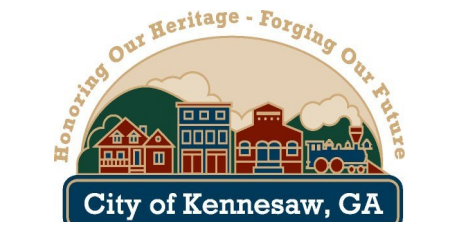
1. RZ2026-04 & ZV2026-02 - 1600 Old 41 Hwy\_Staff Analysis
2. ZV2026-02 - 1600 Old 41 Hwy & 0 Old 41 Hwy\_ Application Packet
3. 06-03-26 Planning Commission Action Minutes

**PLANNING AND ZONING DIRECTOR**  
CHANELLE CAMPBELL

**ASSISTANT ZONING  
ADMINISTRATOR/PLANNER**  
PRISCILLA COLEY

**CONTACT US**

**OFFICE:** (770) 590-8268  
**WEBSITE:** [www.kennesaw-ga.gov](http://www.kennesaw-ga.gov)  
**EMAIL:** [zoningdept@kennesaw-ga.gov](mailto:zoningdept@kennesaw-ga.gov)



**COMMUNITY DEVELOPMENT**  
Planning and Zoning

2529 J.O. Stephenson Avenue  
Kennesaw, GA 30144

**MAYOR AND COUNCIL**  
JUNE 15, 2026

**PLANNING COMMISSION**  
JUNE 3, 2026

**LEGAL ADVERTISEMENTS**  
MAY 15, 2026

**PUBLIC NOTICE SIGN**  
MAY 15, 2026

**APPLICATION SUBMITTED**  
APRIL 17, 2026

# STAFF ANALYSIS REPORT

## ZONING CASE #: RZ2026-04/ZV2026-02

**Property Addresses**

1600 Old 41 Hwy & 0 Old 41 Hwy

**Applicant**

Walton Communities, LLC

**Representative**

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

**Property Owner**

Granite Falls Station, LLC

**Current Zoning**

General Commercial (GC) and RM-12, Multifamily

**Future Land Use Category**

Community Activity Center (CAC)

**Project Request:** Rezone property from General Commercial (GC) and RM-12, Multifamily to Planned Village Community (PVC) for the construction of a mixed-use development.



Aerial view of subject property

### PROPERTY DETAILS

**Within 1/2 mi from Unincorporated Cobb Co:** Yes  
**Historic District:** No  
**Cemetery:** No    **Floodplain:** Yes    **Stream:** Yes  
**Parcel ID #:** 20021200130 & 20021201560  
**Land Lot #:** 212    **Tax Parcel #:** 13 & 156  
**Land Area:** 11.44 +/-

### RECOMMENDATION

**Staff Recommendation:**  
**Approval with conditions** of the rezoning and **approval** of the variance request.  
Please see page 12 for basis for recommendation.

### ADJACENT PROPERTY DETAILS

**Surrounding Zoning Dist. and Future Land Use**

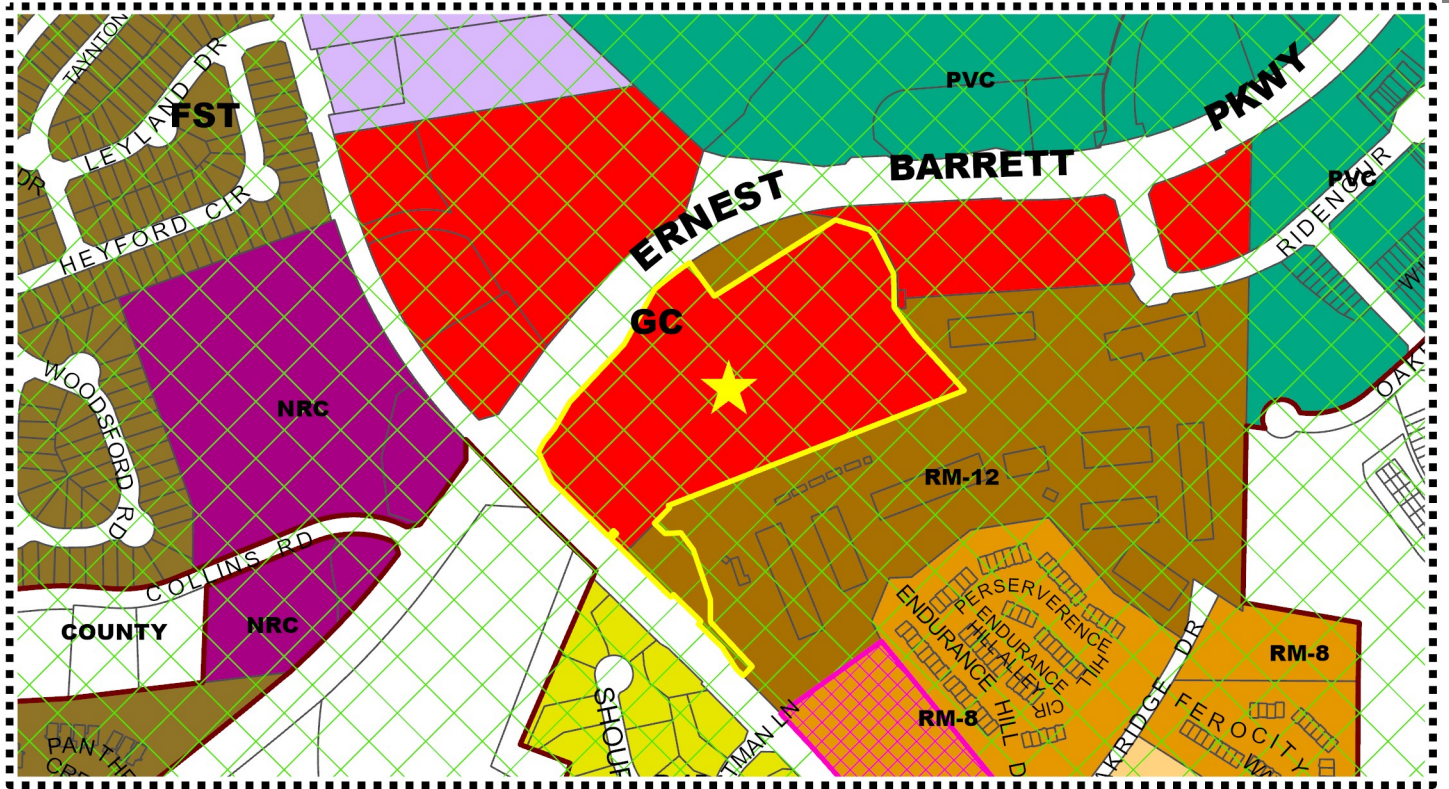
**North:** Ernest Barrett Pkwy  
**Zoning:** General Commercial (GC)  
**Future Land Use:** Community Activity Center (CAC)  
**South:** No Street  
**Zoning:** RM-12, Multifamily District  
**Future Land Use:** Residential High (RH)  
**East:** Ridenour Blvd  
**Zoning:** RM-12, Multifamily District  
**Future Land Use:** Residential High (RH)  
**West:** Old 41 Hwy  
**Zoning:** County R-20, Single Family Residential  
**Future Land Use:** County Low Density Residential

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ ZV2026-02

### ZONING MAP



### LEGEND

Zoning Districts			Form Based Code			Zoning Overlays			
	CBD		HI		R-12		Open Space		Airport Hazard District
	CRC		LI		R-15		T-3		Conservation Subdivision
	FST		MHP		R-20		T-4L		Historic Districts
	GC		NRC		R-30		T-4O		Historic Preservation Village
	HGB		NS		R-40		T-5		Senior Living
	OI		PUD-R		RA-4				
	PBSH		PVC		RA-5				
	PSC		R-10		RA-6				
	R-12		R-15		RM-8				
	R-15		R-20		RM-12				
	R-20		R-30		RM-16				
	R-30		R-40		UVC				
	R-40								

The subject parcels are currently zoned General Commercial (GC) and RM-12, Multifamily district. To the south, the parcels are bordered by multifamily zoning district designated as RM-12, Multifamily. To the east, the properties adjoins parcels zoned General Commercial (GC) and RM-12, Multifamily. Parcels to the north are also zoned General Commercial (GC) and RM-12, Multifamily, while to the west there are a mixture of parcels zoned R-15, Single Family residential and parcels that lie outside the Kennesaw city limits.

This combination of adjacent zoning districts creates a natural transition area between established multifamily residential development and surrounding commercial uses, supporting a land-use pattern that blends residential density with service-oriented and commercial activity.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### AERIAL MAP

#### LOCATION:

The 11.44 +/- acre tract is located at the intersection of Old 41 Highway and Barrett Parkway and is surrounded by a diverse mix of commercial, retail, office, and residential uses. To the south is the Walton Ridenour multifamily residential community constructed between 2004 and 2005. To the east is a shopping center that includes a range of retail and office tenants, such as PT Solutions Physical Therapy, Big Peach Running Co., and several restaurant options. To the north, the property is bordered by additional commercial and retail uses, including a car wash, gas station, and a Zaxby's restaurant. This surrounding development pattern reflects a well established activity center with a blend of residential density and commercial services.



### BACKGROUND

The subject property is adjacent to the existing Walton Community, which consists of approximately 250 units of affordable housing. In 2020, the Housing Authority of Cobb County assumed ownership, renovation, and ongoing operation of these communities to ensure the long-term preservation of affordable rental housing within the city limits.

The site has remained vacant largely due to physical and logistical development constraints, including significant topographic challenges and limited access opportunities. These conditions have made the property difficult to develop under previous zoning and market conditions, contributing to its prolonged undeveloped status.

The request to rezone the property to RM-16, Multifamily Residential for the development of multifamily units was originally presented to Mayor and Council in February. However, the application was later withdrawn without prejudice on April 27, 2026, allowing the applicant the opportunity to resubmit at a future date without penalty.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### EXISTING SITE CONDITIONS



# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### DESCRIPTION OF ZONING REQUEST: REZONING AND VARIANCE

This is a rezoning and concurrent variance request submitted for 1600 Old 41 Hwy and 0 Old 41 Hwy.

**REZONING:**

The applicant seeks to change the zoning designation from General Commercial (GC) and RM-12, Multifamily to Planned Village Community (PVC) for the construction of a mixed use development consisting of multifamily and office/commercial.

**VARIANCE:**

Request to reduce the requirements for multi-family dwelling units as required in section 6.06.09 of the UDC from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit.

#### PROJECT INTENT

The applicant is requesting to rezone the property to Planned Village Community (PVC) to construct a mixed-used development .

**Number of units proposed:** 182

Unit Mix Building Types I - III		
A - One Bedroom	47	25.82 %
B - Two Bedroom	111	60.99%
C - Three Bedroom	24	13.19%

**Proposed parking:** 273 surface spaces (1.5 spaces per unit)

**Proposed Amenities:** Amenities will Clubhouse and outdoor amenity space.

**Proposed Commercial/Office Component:** 5,000 sq. ft.

#### UNIFIED DEVELOPMENT CODE

**Section 4.01.02 - Lot size, setback and building height requirements for developments within the Planned Village Community (PVC) zoning district.**

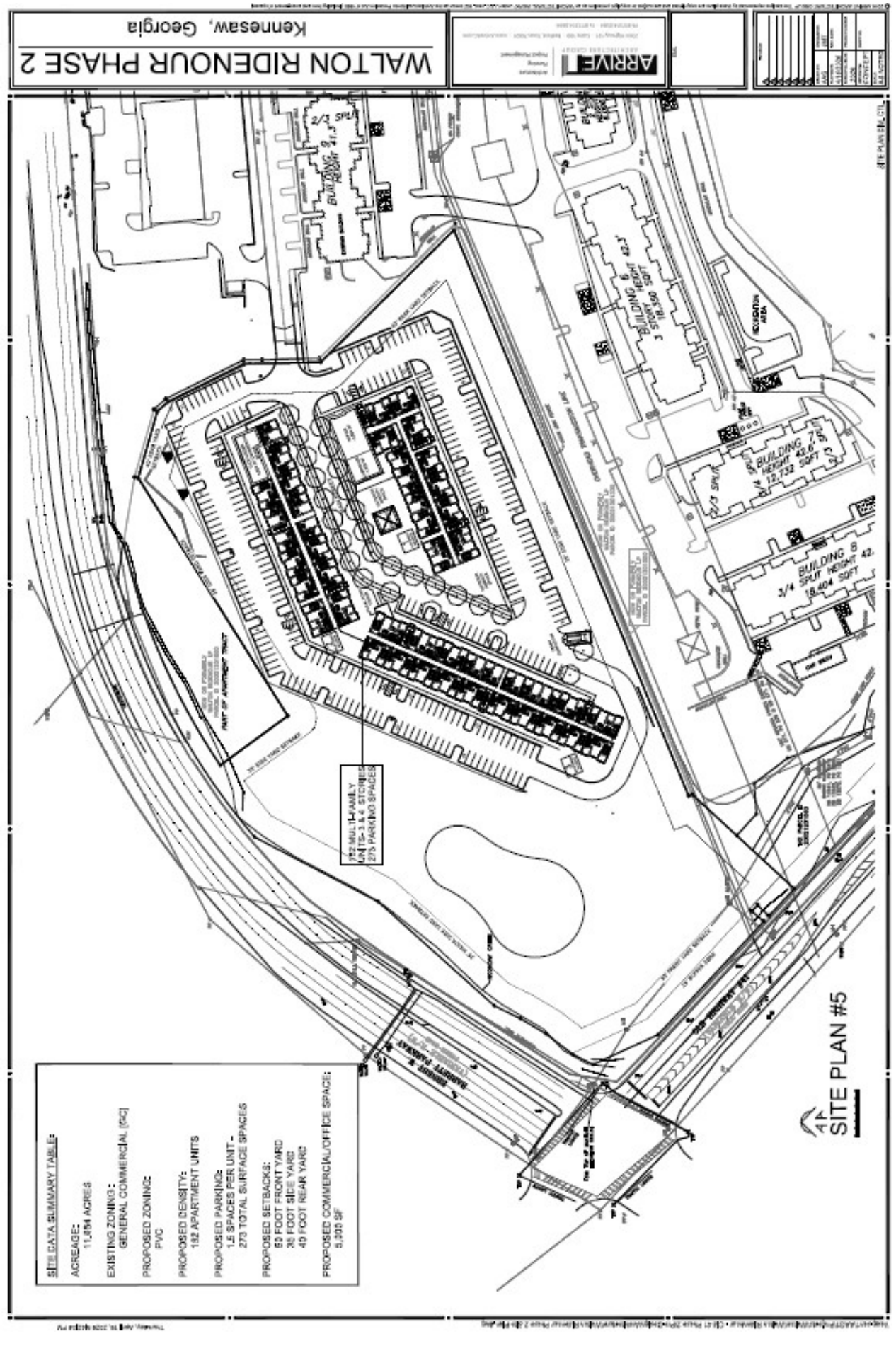
The Planned Village Community (PVC) district is established to provide locations and encourage flexible site plans and building arrangements under a unified plan of development rather than a lot by lot regulation for retail commercial and service uses which are designed and oriented to be self-sufficient neighborhoods making up a community.

Minimum acreage	5 acres
Minimum floor area:	Per approved site plan
Minimum lot width at front setback line:	75 ft.
Maximum cover:	75%
Maximum building height:	75 feet (6 stories maximum)
Minimum building setbacks:	(a) Front yard as measured from arterial: 50 feet. (b) Front yard as measured from collector: 50 feet. (c) Front yard as measured from local: 40 feet. (d) Side yard (aka minor side yard): 35 feet (if not interior portion of development); 15 feet (if interior portion of development). (e) Rear yard: 30 feet. (f) Major side: 25 or 35 ft.



# PROPOSED SITE PLAN

ZONING CASE #: RZ2026-04/ZV2026-02



**SITE DATA SUMMARY TABLE:**

ACREAGE:	11.854 ACRES
EXISTING ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	PVC
PROPOSED DENSITY:	132 APARTMENT UNITS
PROPOSED PARKING:	12 SPACES PER UNIT - 273 TOTAL SURFACE SPACES
PROPOSED SETBACKS:	50 FOOT FRONT YARD 25 FOOT SIDE YARD 40 FOOT REAR YARD
PROPOSED COMMERCIAL/OFFICE SPACE:	5,200 SF

41 SITE PLAN #5

WALTON RIDENOUR PHASE 2  
Kennesaw, Georgia

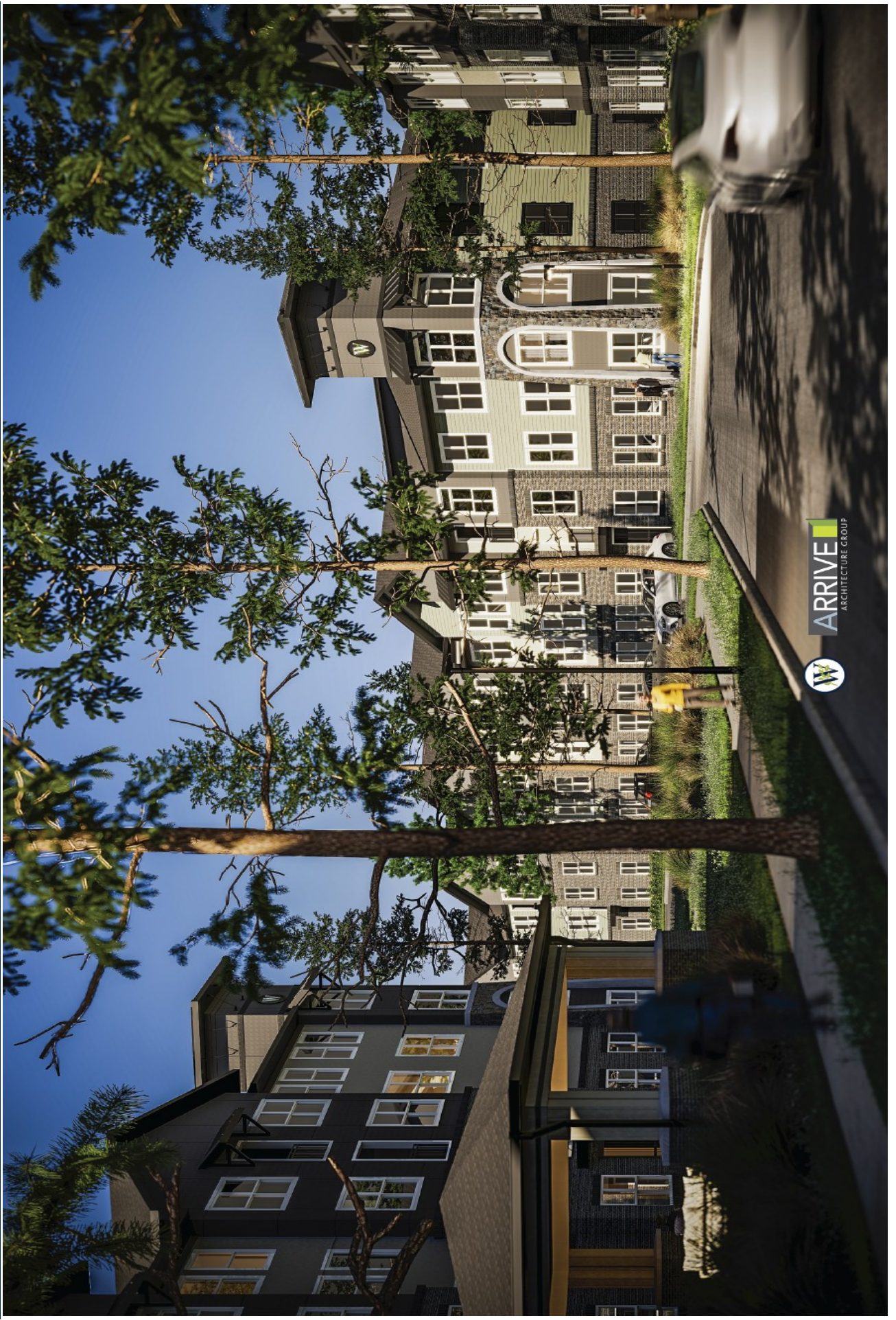


DATE	DESCRIPTION	BY



# PROPOSED RENDERING

ZONING CASE #: RZ2026-04/ZV2026-02

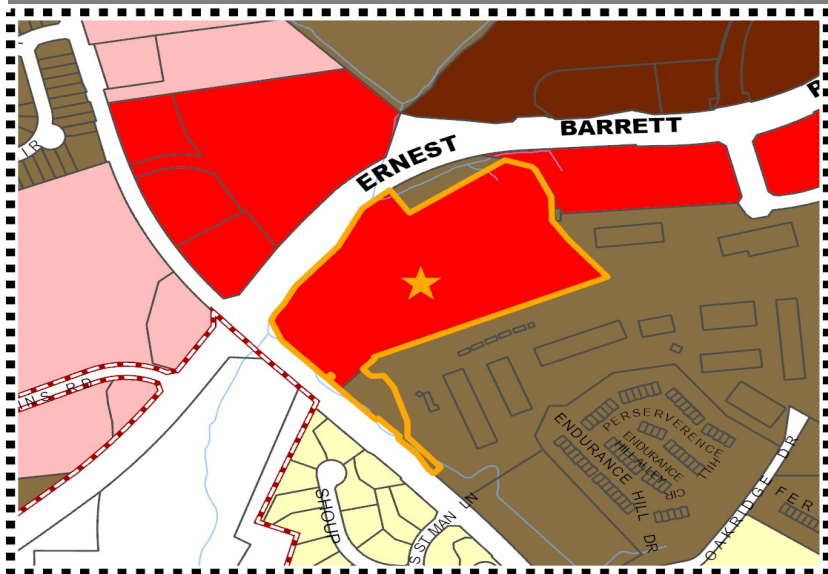


# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02












### FUTURE LAND USE CATEGORY



### CAC - COMMUNITY ACTIVITY CENTER

These areas provide services to the community but are not as intense as the Regional Activity Center.

### LEGEND

Future Land Use	
 CAC - Community Activity Center	 PRC - Park/Recreation/Conservation
 DAC - Downtown Activity Center	 PUD - Planned Unit Development
 I - Industrial	 RAC - Regional Activity Center
 NAC - Neighborhood Activity Center	 RH - Residential High
 PI - Public Service/Institutional	 RL - Residential Low/Medium
	 TCU - Transportation Communication Utilities

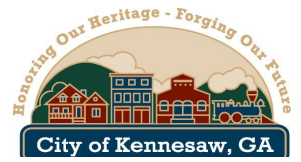
### FUTURE LAND USE ANALYSIS

The Comprehensive Plan designated the subject properties as a Community Activity Center (CAC) and Residential High (RH). The inclusion of a mixed used development within the CAC is consistent with the Comprehensive Plan's intent to create vibrant, mixed-use environments that support a blend of commercial, civic, and residential uses.

Mixed-use development also promotes efficient land use by reinvesting in underutilized parcels and encouraging redevelopment that aligns with the long-term vision for a walkable, connected district. The residential component strengthens the activity center by increasing the local population base, which in turn supports nearby retail, dining, and service establishments. This added residential presence helps sustain businesses throughout the day and evening, contributing to a more active and economically resilient center. While the commercial component provides essential goods, services, and employment opportunities, it also benefits from the built-in customer base created by the surrounding housing. This synergy reduces reliance on vehicle trips, supports multimodal transportation goals, and enhances the overall sense of place within the CAC.

Together, the residential and commercial elements create a cohesive mixed-use environment that aligns with the CAC's intent to function as a lively, accessible, and well-connected community destination.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### TRANSPORTATION DATA:

#### AERIAL OF ROAD #1

#### ROAD #1

**Roadway Name**

Ernest Barrett Pkwy

**Roadway Classification**

Arterials

**Speed Limit**

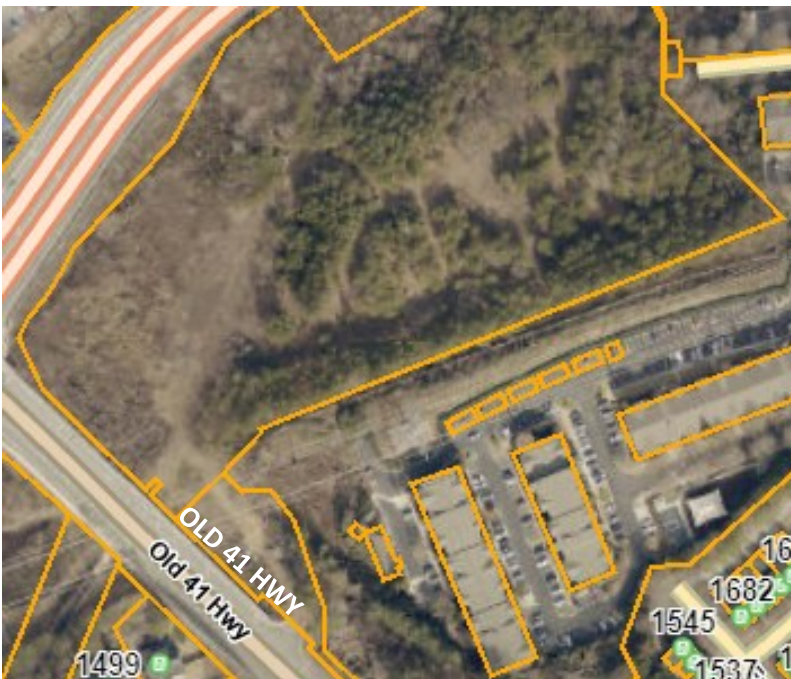
45 MPH

**Minimum Width of Right-of-Way requirement**

100-feet

#### AERIAL OF ROAD #2

#### ROAD #2

**Roadway Name**

Old 41 Hwy

**Roadway Classification**

Major

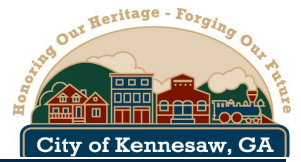
**Speed Limit**

40 MPH

**Minimum Width of Right-of-Way requirement**

100-feet

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### ENVIRONMENTAL

#### Floodplain:

- Yes
- No
- Not Verified

#### Wetlands:

- Yes
- No
- Not Verified

#### Drainage Basin:

- None
- FEMA 100-year floodplain area
- Flood Damage Prevention Ordinance<sup>1</sup>
- Project subject to Cobb County Damage Prevention Requirements
- Dam Breach Zone (Upstream)<sup>2</sup>
- Owner/Developer is responsible for obtaining any required wetland permits from the United States Army Corps of Engineers

#### Streams and Creeks:

- Metropolitan River Protection Area<sup>3</sup>
- Chattahoochee River Corridor Tributary Area<sup>4</sup>
- Georgia Erosion-Sediment Control Law and County Ordinance<sup>5</sup>
- Georgia DNR Variance for work being done in 25-foot stream bank buffers (may be required)
- City Stream Buffer Required
- No Stream Buffer Required

1. Designated flood hazard
2. Need to keep residential buildings out of hazard.
3. Within 2000-feet of the Chattahoochee River. ARC review 35-foot undisturbed buffer each side of waterway.
4. Cobb County review ( \_\_\_-feet undisturbed buffer on each side)
5. State of Georgia and Cobb County review.

### FEMA FLOOD ZONE MAP



### LEGEND

#### Special Flood Hazard Areas

##### 2018 Flood Zones

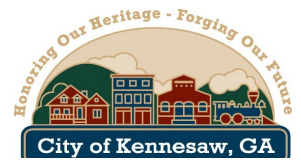
- |                          |                      |
|--------------------------|----------------------|
| A                        | Subject Property     |
| AE                       | Land Lots            |
| AE, Floodway             | Kennesaw City Limits |
| X, 0.2 Pct Annual Chance |                      |

### ADDITIONAL COMMENTS REGARDING PROJECT:

Portions of the subject property are located within FEMA designated Flood Zone AE and the regulatory Floodway. These floodplain conditions reduce the amount of developable acreage on the site and will require the applicant to design the project to avoid the Floodway and comply with all applicable federal, state, and local floodplain regulations. Any future development plans must clearly delineate AE and Floodway boundaries and demonstrate compliance with the City's flood damage prevention ordinance.

Applicant will be responsible to meet all City of Kennesaw Development & Zoning Ordinance Standards, State, County and applicable Federal regulations as part of the plan review approval process. All conceptual representations submitted with the application and acted on by Mayor and Council does not relieve applicant and property owners from meeting all development standards.

# STAFF ANALYSIS REPORT



ZONING CASE #: RZ2026-04/ZV2026-02

## FLOOD ZONE ANALYSIS

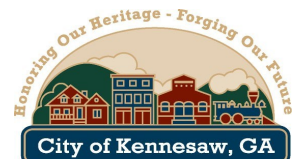


Due to the presence of significant floodway on the parcel; the site was review based on the requirements outlined in the Unified Development Code; per section 1.09.02 which define Density is defined as:

1. The overall intensity of land use for the total project.
2. Residential density is the number of housing units permitted per acre in the zoning district involved in accordance with the terms of the zoning ordinance or as authorized under conditional zoning by the Mayor and City Council. The maximum residential density per developable acre authorized for R-40, R-30, R-20, R-15, R-12, R-10, PUD-R, RA-4, RA-5, RA-6 RM-8, RM-12, RM-16, FST and MHP zoning districts are set forth in Chapter Four of the Unified Development Code. These maximums could be lowered by conditional zoning by the Mayor and City Council. A developable acre shall not include any part or parts of rivers, streams, floodplains and natural lakes which are not the result of manmade dams. The maximum allowable dwelling units per acre shall in no event exceed any of the following:
  - a. The maximum set forth in article VIII of this appendix for such zoning district;
  - b. The maximum dwelling units per acre which can be constructed without violating any other restrictions, limitations, and/or requirements of such zoning district or the maximum authorized under conditional zoning by the Mayor and City Council.

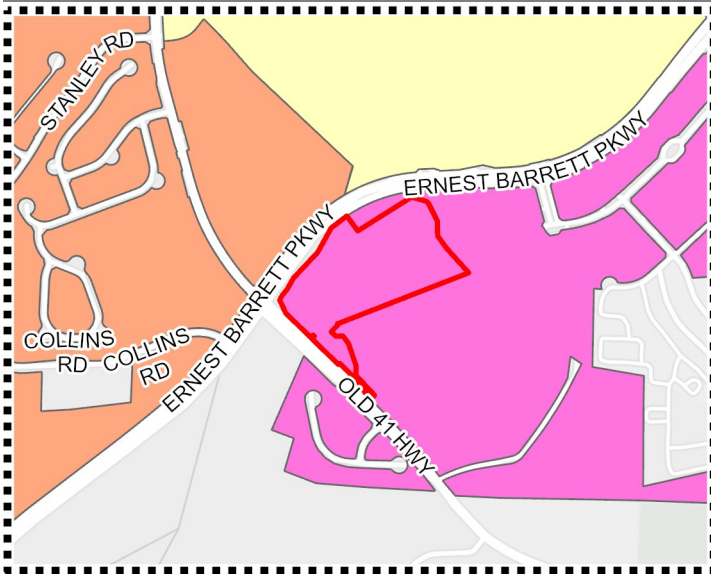
The site is heavily constrained by the presence of the regulated floodway, which occupies a substantial portion of the parcel and sharply reduces the amount of land that can be safely developed.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### AREA DESIGNATION



### RIDENOUR

Ridenour is a unique multi-use project that combines four story, multi-family housing, single family housing and retail development. Located along Barrett Parkway between Cobb Parkway and Old Highway 41, this area is characterized most notably by the high-density development, the high elevation of the structures fronting Barrett Parkway and their colorful facades. With limited office and retail uses located within the development on the ground floors, this area suggests a live, work, play concept. Like the Barrett Parkway/Old 41 Highway, the proximity to I-75, Cobb Parkway and Barrett Parkway makes this an attractive location to residents who commute to Marietta, south Cobb County and Metro Atlanta region for employment. Employment centers are also located across Cobb Parkway in the retail and office districts on or adjacent to Barrett Parkway. Residents may also be students at Kennesaw State University who enjoy the short drive to campus and the recreational opportunities provided at Kennesaw Mountain National Battlefield Park.

### LEGEND

#### Kennesaw Areas

Cobb Parkway Commercial Corridor	Jiles and Baker
Ridenour	Swift-Cantrell
West Pine Mountain	Campus Living
East Pine Mountain Revitalization	Cherokee Street Commercial Corridor
Kennesaw Due West	North Cherokee
Cobb International Industrial Corridor	Moon Station Industrial Corridor
Kennesaw Marketplace	Historic Central Business District
Barrett and Old 41	In-Town Living
	McCollum Industrial Corridor

### AREA DESIGNATION ANALYSIS

The site is located within the Ridenour Area. According to the Area Policy Matrix in the Comprehensive Plan, development within this area should prioritize a mix of housing options along with professional office and retail uses. The policy framework emphasizes the preservation of open space and tree canopy, while encouraging an interconnected street network that links new development to surrounding properties. This approach supports inter-parcel access, shared driveways, and coordinated access points to help manage traffic flow and reduce the number of individual curb cuts along major corridors.

The Ridenour Area also promotes a pedestrian-oriented environment by improving sidewalk connectivity and establishing multi-use trail and bicycle routes that link nearby neighborhoods, retail centers, parks, and other key destinations. Higher density residential uses are encouraged in locations with direct access to major roadways and transit facilities, supporting a more compact and accessible development pattern.

The proposed project aligns with these policies by introducing a complementary blend of uses designed to create a dynamic, walkable, and livable environment. The development supports the economic and mobility goals outlined in the Comprehensive Plan and contributes to the long-term vision for the Ridenour Area.

# STAFF ANALYSIS REPORT

## ZONING CASE #: RZ2026-04/ZV2026-02

### TRAFFIC ANALYSIS

The applicant completed a traffic study for the proposed mixed-use development with primary access via the existing Ridenour Boulevard which serves as an interparcel access roadway. The study was conducted to evaluate how the project would affect traffic conditions in the surrounding roadway network. The study's purpose was to quantify the additional vehicle trip generated by the development, assess how those trips would influence intersection operations during peak travel periods, and determine whether any improvements or mitigation measures would be necessary to maintain acceptable traffic flow. The areas of the study included:

1. Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive
2. Ernest West Barrett Parkway at Old 41 Hwy
3. Ridenour Boulevard at Ridenour Boulevard
4. Ridenour Boulevard at Ridenour Road

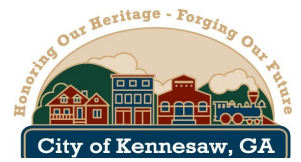


### Conclusion:

The study looked at how the roads would operate in the future with and without the proposed development. The difference between the two scenarios reflects the extra traffic the project would add. The results show that the signalized intersection at Ernest West Barrett Parkway and Ridenour Boulevard/Crater Lake Drive will still function at an overall Level of Service (LOS) "C" during both the morning and afternoon rush hours. The intersection at Ernest West Barrett Parkway and Old 41 Highway will continue to operate at LOS "E" in the morning and LOS "F" in the afternoon, which is similar to how it operates today. All stop-sign controlled intersections in the study area will continue to operate at LOS "A" during both peak periods, just as they do now.

Overall, the added traffic from the development is expected to have only a minimal impact on the surrounding road network.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

PLANNING AND ZONING	DEPARTMENT COMMENTS
<p><b>Site Visit:</b>  <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p><b>Staff Member:</b>                      Name: Chanelle Campbell                      Date of Visit: 01/29/26 &amp;                      03/02/26</p> <p><b>Land Use Recommendation:</b>  <b>Mixed-use development is a compatible use</b></p> <p><b>Historic Preservation:</b>                      Not located in the historic district</p> <p><b>Cemetery Preservation:</b>                      No cemeteries on site</p>	<p><b>Engineering:</b> No Comments</p> <p><b>Public Works:</b> The proposed site requires a Traffic Impact Study (TIS) to evaluate anticipated trip generation, turning movements, and overall impacts to the surrounding roadway network.</p> <p><b>Building Services:</b> No Comments</p> <p><b>Cobb County Fire:</b> None provided</p> <p><b>Cobb County Water:</b> None provided</p>

## ZONING CASE #: RZ2026-04/ZV2026-02

### STAFF ANALYSIS - REZONING

The applicant, Walton Communities, LLC, represented by J. Kevin Moore of Moore, Ingram, Johnson & Steele, LLP, is requesting to rezone approximately 11.44 +/- acres to Planned Village Community (PVC) for the development of a mixed-use development consisting of one hundred eighty-two (182) multifamily units and office/commercial targeted to coworking and shared office space for lease. The total acreage consists of two parcels: 10.753 ± acres currently zoned General Commercial (GC) and 0.691 +/- acres zoned RM-12, Multifamily Residential.

Development of the property is significantly constrained by its topography and the extent of regulated floodplain areas, which limit both the buildable area and the range of feasible site design options. The parcel is located at the intersection of Old 41 Highway and Barrett Parkway and is positioned between established multifamily communities and commercial uses to the east and south. The site has a floodplain that covers approximately 4.305 +/- acres of the proposed rezoning site. This would leave approximately 7.325 +/- acres of developable land which means that approximately half of the western portion of the site is encumbered by floodplain, creating a natural barrier and further restricting development potential on that side of the property.

Building placement, access, utilities, and stormwater management must all be configured around the protected floodway corridor. These combined physical conditions which includes steep grades and limited access points have historically made the site challenging to develop and continue to shape the scale, layout, and density of any proposed project.

Staff has evaluated the rezoning request in accordance with the standards for decision outlined in Section 10.01.02, Rezoning Procedures, and the requirements of Section 2.01.04.H Planned Village Commercial (PVC) and section 4.01.02 Development Standards for Development of the Unified Development Code (UDC), with the following observations:

According to the Unified Development Code, the PVC district is intended to provide locations that support flexible site planning and coordinated building arrangements under a unified development plan, rather than regulating each lot individually. The district is designed to accommodate retail, commercial, and service-oriented uses that function as self-sufficient neighborhoods within the broader community.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### STAFF ANALYSIS - REZONING

The subject property is bordered to the east and south by the existing Walton Ridenour multifamily community, which currently maintains a 98% occupancy rate, demonstrating sustained demand for quality rental housing in this area. To the north and west, the site is surrounded by commercial uses that contribute services and business activity, supporting the viability of a mixed-use development.

The proposed site plan features a series of residential buildings supported by community-oriented amenities, including a clubhouse, outdoor gathering spaces, and a centrally located gazebo. The plan also incorporates approximately 5,000 square feet of commercial space to serve residents and visitors.

In addition, the layout provides interparcel access from Ridenour Boulevard, ensuring smooth internal circulation and enhancing connectivity with the surrounding Walton Ridenour community.

According to the Traffic Impact Study dated May 20, 2026, the addition of the proposed development is not expected to significantly affect existing traffic volumes or degrade current levels of service along the adjacent roadway network. These elements collectively support a cohesive, well-integrated residential community that aligns with the established development pattern and infrastructure capacity of the area.

The applicant's architectural submission reflects a building design that will be complementary to the existing Walton Ridenour community. Exterior materials will include a combination of high-quality finishes, including—but not limited to—brick and hardi-plank siding, ensuring visual compatibility with the surrounding development. Residents of the proposed community will also have access to the broader amenity network within Walton Ridenour, reinforcing internal connectivity and shared community resources. Access to the new development will be provided internally through the existing Walton Ridenour community, eliminating the need for additional curb cuts and maintaining a unified circulation pattern.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### STAFF ANALYSIS - VARIANCE

The applicant has submitted a concurrent variance application to deviate from [section 6.06.00](#) of the Unified Development Code. The applicant is requesting to:

1. Reduce the minimum parking requirement from 1.75 spaces per unit to 1.5 spaces per unit

Per the parking standards per use as outlined in [section 6.06.00](#) Off Street Parking Facilities requires:

Type of Use	Required Parking Spaces
Multi-Family Dwelling Units	1.75 spaces per dwelling unit
Professional Office	1 space per 285 sq. ft. (net) of floor space

#### *Multi-Family Dwelling Units*

- 182 units X 1.75 = 319 parking spaces

#### *Professional Office*

- 5,000 sq. ft. / 285 sq. ft. = 18 parking spaces

The proposed development requires three hundred and thirty-seven (337) parking spaces to be in compliance with Section 6.06.00 of the Unified Development Code. The proposed development provides a total of two hundred and seventy three (273) parking spaces, a shortage of sixty four (64) parking spaces. The site is designed to operate under a shared-parking model, allowing both the multifamily residential component and the office component to utilize the same parking supply based on their complementary peak demand patterns. The unit breakdown includes mostly one and two-bedroom units which typically generate lower parking demand than larger family-oriented units.

- Multifamily residential typically experiences its highest parking demand during evenings and overnight hours, when residents are home.
- Office uses peak during daytime business hours, when residents are away at work and a significant portion of residential spaces are unoccupied.

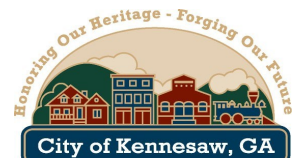
Because these peak periods do not overlap, the same parking supply can efficiently serve both uses without requiring each to provide its full standalone requirement. This approach reduces unnecessary impervious surface, supports more efficient land use, and aligns with best practices for mixed-use development.

The site's internal layout further supports shared parking by providing direct interconnections between the residential buildings and the office area, ensuring that parking areas are accessible, walkable, and logically distributed across the development.

The applicant has submitted a variance application to reduce minimum requirement from 1.75 spaces per unit to 1.5 spaces per unit. The request has been reviewed based on the standards outlined in [Section 9.02.00](#) of the Unified Development Code which states that variances may be granted using the following criteria:

- A. There is extraordinary and exceptional conditions pertaining to the property because of its size, shape or topography;
- B. The application of the UDC standards to property creates practical difficulty or unnecessary hardship.

# STAFF ANALYSIS REPORT



ZONING CASE #: RZ2026-04/ZV2026-02

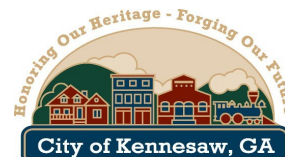
STAFF ANALYSIS - **VARIANCE**

- C. The practical difficulty and/or unnecessary hardship are conditions which are peculiar to the property involved; and
- D. Relief, if granted, would not cause substantial detriment to the public good or impede the purposes and intent of the UDC

The proposed site is heavily encumbered by floodplain areas and an on-site streams, which substantially limit the amount of usable land and restrict where development can occur. In addition to these environmental constraints, the challenging topography further reduces the buildable area, creating steep transitions and uneven grades that complicate site design, access, and construction feasibility.

Taken together, these extraordinary physical conditions create limitations that are unique to this parcel and not commonly found on surrounding properties. Because these constraints directly impair the reasonable use of the land under standard zoning requirements, the circumstances meet the threshold for considering a variance, as the hardship arises from the inherent characteristics of the property rather than from actions of the applicant.

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### ZONING ADMINISTRATOR'S RECOMMENDATION: APPROVAL WITH CONDITIONS

Based on the findings outlined in the analysis section of the staff report, City Staff recommends **approval with conditions** of the rezoning request from General Commercial (GC) and RM-12, Multifamily to Planned Village Community (PVC).

Further more City Staff recommends **approval** of the following variance request:

1. Reduce the required parking from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit.

### PROPOSED ZONING CONDITIONS:

1. The rezoning of the Subject Property to Planned Unit 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

# STAFF ANALYSIS REPORT



## ZONING CASE #: RZ2026-04/ZV2026-02

### PROPOSED ZONING CONDITIONS:

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.

### PLANNING COMMISSION RECOMMENDATION:

During the June 3, 2026, meeting, the Planning Commission unanimously recommended approval with conditions as outlined by staff, along with an additional condition stating that the existing curb cut on Old 41 Highway may not be used for vehicular access.

### MAYOR AND COUNCIL RECOMMENDATION:

To be determined on June 15, 2026.



Date Received 4/17/2026

Staff's Initials RG

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

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

**A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.**  
(Applicant or agent must be present at all public hearings)

Date of Consultation 11/05/2025

Staff's Initials \_\_\_\_\_

**PURPOSE OF VARIANCE REQUEST**

Variance to reduce the required parking to a ratio of 1.5 parking spaces per residential unit.

**LAND USE PROPERTY ADDRESS** Old 41 Highway (unassigned)

Land Lot 212 Tax Parcel 20021200130 Lot Size 11.684+/- Current Zoning GC, RM-12  
20021201560

**APPLICANT** Walton Communities, LLC

**APPLICANT EMAIL** \_\_\_\_\_

Applicant address 2281 Akers Mill Road, S.E., Building 4100, Atlanta, GA 30339

(Home#) Not Applicable (Work#) \_\_\_\_\_ (Cell#) Not Applicable

Applicant Signature BY: [Signature]  
Matthew L. Feague, Director of New Development  
Walton Communities, LLC

Signed, sealed and delivered in presence of: Carolyn E. Cook April 16, 2026  
Notary Date

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

(Fax #) \_\_\_\_\_ (Work#) \_\_\_\_\_ (Cell#) \_\_\_\_\_  
MOORE INGRAM JOHNSON & STEELE, LLP

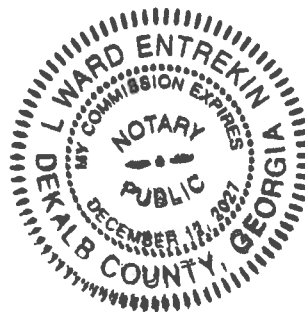
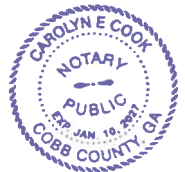
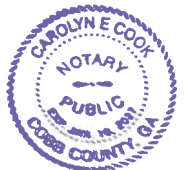
Representative Signature BY: [Signature]  
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: Carolyn E. Cook April 16, 2026  
Notary Date

**TITLEHOLDER:** Granite Falls Station, LLC Telephone: \_\_\_\_\_  
Granite Falls Station, LLC

Signature: BY: [Signature] Address: 4963 Tyne Ridge Court, Nashville, TN 37220  
Thomas J. Brown, Sole Member

Signed, sealed and delivered in presence of: [Signature] April 16, 2026  
Notary Date





**CAMPAIGN DISCLOSURE REPORT<sup>1</sup> BY APPLICANT<sup>2</sup>**

**A separate form must be completed by each applicant).**

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? No.

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:  
Not Applicable.

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:  
Not Applicable.

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: Not Applicable.

I certify that the foregoing information is true and correct, this 16th day of April 2026  
Walton Communities, LLC

BY: [Signature]  
**Applicants Signature**  
Matthew L. Teague, Director of New Development

<sup>1</sup> If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.  
<sup>2</sup> Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.



**CAMPAIGN DISCLOSURE REPORT<sup>1</sup> BY APPLICANT<sup>2</sup>**

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The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:  
Not Applicable.

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:  
Not Applicable.

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: Not Applicable.

I certify that the foregoing information is true and correct, this 16th day of April, 2026

**Moore Ingram Johnson & Steele, LLP**

BY: \_\_\_\_\_

**Applicants Signature**

**J. Kevin Moore; GA Bar No. 519728**

**Attorneys for Applicant and Titleholder**

<sup>1</sup> If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

<sup>2</sup> Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

## CITY OF KENNESAW

### Section 1909, Part 4 Standards for Decisions - Variances

Zoning Variances may be granted in such individual cases of practical difficulty or unnecessary hardships as follows:

- (1) There is extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.

**The Subject Property is encumbered with floodplain and streams; as well as, challenging topography resulting in extraordinary conditions for any development.**

- (2) The application of this chapter to this particular piece of Property would create practical difficulty or unnecessary hardship.

**Due to the challenges above, satisfying the parking ratio creates practical difficulties for successful development.**

- (3) Such conditions are peculiar to the particular piece of Property involved.

**The conditions are unique to the Subject Property.**

- (4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Chapter.

**Applicant has developed both adjacent properties for multi-family uses, and the reduction in the parking ratio will not cause any detriment to the public welfare or the intent of this Chapter.**



## CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on May 12, 2026 in accordance with the application requirements.

MOORE INGRAM JOHNSON & STEELE, LLP

May 27, 2026

Date

BY: 

~~Applicant~~ Authorized Agent

J. Kevin Moore; GA Bar No. 519728

Attorneys for Applicant and Property Owner

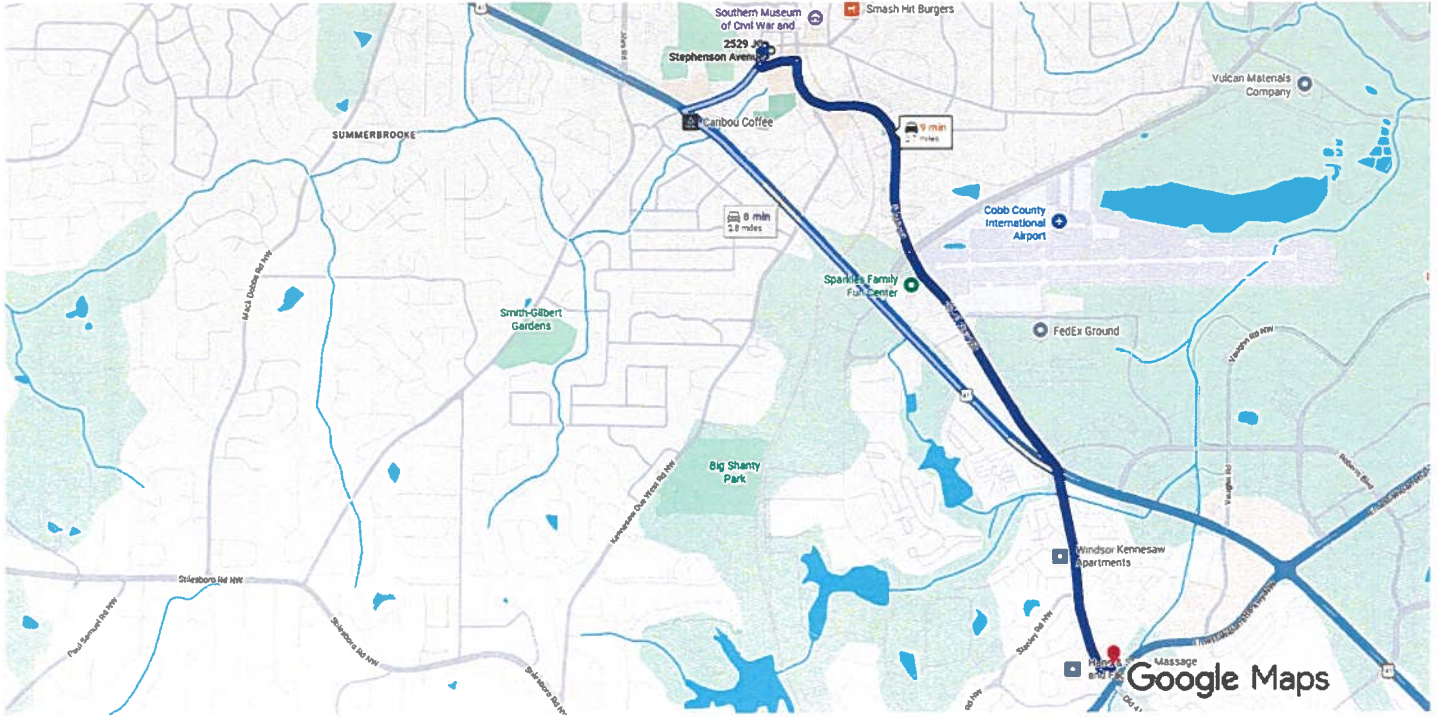
Sworn and subscribed before me this 27th day of May 2026



Notary Public

My Commission Expires January 10, 2027





Imagery ©2026, Map data ©2026 Google 1000 ft

2529 J.O. Stephenson Ave  
Kennesaw, GA 30144

Take Watts Dr to S Main St

- 1 min (0.2 mi)
- ↑ 1. Exit the parking lot toward J.O. Stephenson Ave  
177 ft
- ↶ 2. Turn left onto J.O. Stephenson Ave  
59 ft
- ↶ 3. Turn left at the 1st cross street onto Dallas St  
302 ft
- ↶ 4. At Cir Of Willis, turn left onto Watts Dr  
0.1 mi

Drive along Old 41 Hwy NW

- 7 min (2.4 mi)
- ↷ 5. Turn right onto S Main St  
0.9 mi
- ↑ 6. Continue onto Old 41 Hwy NW  
1.5 mi

Drive to your destination

41 sec (223 ft)

↶ 7. Turn left

141 ft

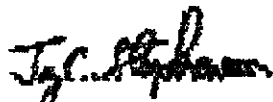
↷ 8. Turn right

**i** Destination will be on the left

82 ft

1630 Old 41 Hwy NW  
Kennesaw, GA 30152

20 of 2nd



JAY C. STEPHENSON  
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Return Recorded Document to:  
Busch, Slipakoff & Schuh, LLP  
Attn: Timothy C. Raffa, Esq.  
3330 Cumberland Boulevard, Suite 300  
Atlanta, Georgia 30339  
Telephone: (770) 790-3550

**SPECIAL WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF COBB

**THIS INDENTURE**, made the 15 day of August, 2012, by CORNERSTONE PROPERTIES II, LLC, a Georgia limited liability company ("Grantor"), and GRANITE FALLS STATION, LLC, a Georgia limited liability company ("Grantee"):

**WITNESSETH**

For and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Grantor has bargained, sold and do by these presents bargain, sell, convey and confirm to Grantee, its successors and assigns, all of Grantor right, title, interest, claim or demand in and to the property described on Exhibit "A" incorporated herein and made a part hereof together with all interests in land, estates, easements, rights, improvements, personal property, fixtures, equipment, furniture, furnishings, appliances, and appurtenances thereto or in anywise appertaining or belonging to the Property described on Exhibit "A" incorporated herein and made a part hereof (the "Property"), subject only to those matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, their heirs and assigns, forever, in FEE SIMPLE.

**AND THE SAID** Grantor, heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, their heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said Grantor.

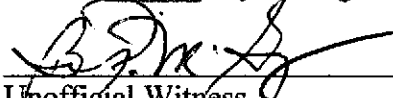
IN WITNESS WHEREOF, the said Grantor has hereunto set his hands and seals, the day and year above written.

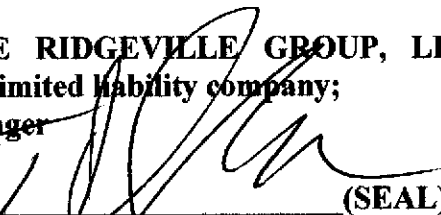
Signed, sealed and delivered in the presence of:

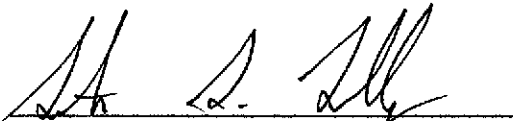
**GRANTOR: CORNERSTONE PROPERTIES II, LLC, a Georgia limited liability company**

Certified, sworn to and subscribed before me this 15<sup>th</sup> day of August, 2012:

By: **THE RIDGEVILLE GROUP, LLC, a Georgia limited liability company;**  
Its: **Manager**

  
Unofficial Witness

By:  (SEAL)  
Name: **TERENCE SHEAHAN**  
Its: **Member**

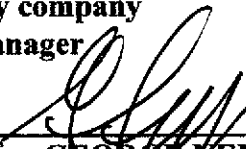
  
Notary Public

and

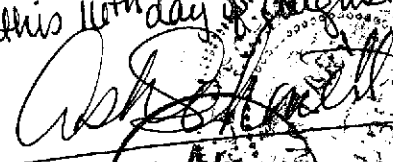
My Commission Expires: August 21, 2012

By: **NEMCHIK, LLC, a Georgia limited liability company**  
Its: **Manager**

(NOTARIAL SEAL)

By:  (SEAL)  
Name: **GEORGE NEMCHIK**  
Its: **Manager**

SETH D TALLEY  
Notary Public  
Cherokee County  
State of Georgia  
My Commission Expires Aug 21, 2012

Certified, sworn to & subscribed before me this 14<sup>th</sup> day of August, 2012.  
  
Notary Public  
Ashley Schmitt  
Notary Public, Cobb County, GA  
My Commission Expires July 16, 2012

## EXHIBIT "A"

## 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 an iron pin set (#4 r/b) at the intersection of the Northern most mitre of Old Highway #41 (60 foot right-of-way) with the Southeasterly right-of-way of Barrett Parkway Extension (variable right-of-way) and running thence Northeasterly along the Southeasterly right-of-way of Barrett Parkway Ext. the following courses and distances: North 27 degrees 48 minutes 20 seconds East 29.54 feet to an iron pin set (#4 r/b); North 38 degrees 48 minutes 30 seconds East 45.64 feet to an iron pin set (#4 r/b); North 32 degrees 10 minutes 07 seconds East 39.05 feet to an iron pin set (#4 r/b); North 27 degrees 27 minutes 48 seconds East 38.61 feet to an iron pin set (#4 r/b); North 43 degrees 15 minutes 19 seconds East along the center line of Noon Day Creek 206.85 feet to an iron pin set (#4 r/b); North 28 degrees 59 minutes 45 seconds East 185.24 feet to an iron pin set #4 r/b); Northeasterly along said right-of-way an arc distance of 390.15 feet to an iron pin found (#4 r/b); (said arc being subtended by a chord bearing North 63 degrees 21 minutes 21 seconds East 387.10 feet and having a radius of 900.42 feet); thence leaving said right-of-way and running thence South 79 degrees 04 minutes 48 seconds East 137.29 feet to an iron pin set #4 r/b); running thence South 72 degrees 35 minutes 33 seconds East 93.43 to an iron pin set (#4 r/b); running thence South 40 degrees 19 minutes 23 seconds East 21.19 feet to an iron pin set (#4 r/b); running thence South 25 degrees 1.0 minutes 57 seconds East 115.75 feet to an iron pin set (#4 r/b); running thence 01 degrees 31 minutes 11 seconds West 24.13 feet to an iron pin set (#4 r/b); running thence South 00 degrees 07 minutes 55 seconds West 54.78 feet to a point; running thence South 00 degrees 07 minutes 55 seconds West 21.22 feet to an iron pin found (#4 r/b); running thence South 43 degrees 19 minutes 43 seconds East 254.47 feet to an iron pin found; running thence South 68 degrees 51 minutes 57 seconds West 819.58 feet to an iron pin set; (#4 r/b); running thence South 44 degrees 04 minutes 54 seconds West 199.67 feet to an iron pin found (#4 r/b) on the Northeasterly right-of-way of Old Highway 441; running thence North 45 degrees 26 minutes 32 seconds West along the Northeasterly right-of-way of Old Highway #41 229.27 feet to an iron pin set (#4 r/b); running thence North 23 degrees 08 minutes 06 seconds West along the Northeasterly right-of-way of Old Highway #41 133.64 feet to an iron pin set at the point of beginning, being a Tract of 11.99 acres as shown on boundary and limited topographic survey for Cornerstone Properties II LLC by Southeast Engineering dated January 15, 2007.

## LESS AND EXCEPT:

That certain 0.89 Acres, more or less, being in Land Lot 212, 20th District, 2nd Section, Cobb County, Georgia, and more fully described and referred to in that Limited Warranty Deed from Cornerstone Properties II, LLC, to Walton Ridenour, L.P., dated 05/21/2010, recorded 06/16/2010, in Deed Book 14778, Page 2249, Cobb County records.

and

## TRACT 2:

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, Cobb county, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a point being the mitered intersection, of the southerly right of way of Barrett Parkway (variable r/w-80.8 feet from centerline at this point) and the westerly right of way of Ridenour Boulevard (variable r/w -45 feet from centerline at this point); thence along said right of way of Ridenour Boulevard and running the following courses: south 14 degrees 54 minutes 00 seconds east a distance of 199.50 feet to a point; thence south 31 degrees 00 minutes 00 seconds west a distance of 24.94 feet to a point; thence south 30 degrees 32 minutes 28 seconds east a distance of 54.39; thence south 51 degrees 00 minutes 00 seconds east a distance of 25.91 feet to a point; thence north 78 degrees 53 minutes 57 seconds east a distance of 50.87 feet; thence north 35 degrees 00 minutes 00 seconds east a distance of 28.65 feet to a point; thence north 78 degrees 48 minutes 00 seconds east a distance of 83.61 feet to a point; thence along a curve to the left an arc distance of 120.83 feet (said curve having a radius of 500.70 feet; a chord distance of 120.54 feet and a chord bearing of north 72 degrees 31 minutes 50 seconds east) to a point; thence south 00 degrees 09 minutes 46 seconds west a distance of 858.91 feet to an iron pin found (1/2" rebar); thence south 00 degrees 06 minutes 27 seconds east a distance of 26.10 feet to a point; thence north 56 degrees 29 minutes 11 seconds west a distance of 160.48 feet to a point; thence along a curve to the right an arc length of 128.45 feet (said curve having a radius of 122.55 feet; a chord distance of 122.65 feet and a chord bearing of south 03 degrees 20 minutes 13 seconds west) to a point; thence south 32 degrees 53 minutes 26 seconds west a distance of 33.27 feet to a point; thence north 59 degrees 02 minutes 21 seconds west a distance of 219.32 feet to a point; thence north 42 degrees 02 minutes 34 seconds west a distance of 258.84 feet to a point; thence south 75 degrees 47 minutes 17 seconds west a distance of 206.53 feet to a point; thence south 47 degrees 57 minutes 26 seconds west a distance of 196.44 feet to a point; thence south 84 degrees 55 minutes 05 seconds west a distance of 57.38 feet to a point; thence south 19 degrees 40 minutes 19 seconds west a distance of 122.03 feet to a point; thence south 27 degrees 27 minutes 56 seconds east a distance of 50.27 feet to a point; thence south 53 degrees 17 minutes 47 seconds west a distance of 322.97 feet to an iron pin found (5/8" rebar) on the northerly right of way of Old Highway No. 41 (60' r/w); thence along said right of way north 46 degrees 21 minutes 06 seconds west a distance of 136.19 feet to the TRUE POINT OF BEGINNING, from point thus established and continuing along said right of way the following courses north 46 degrees 21 minutes 06 seconds west a distance of 16.84 feet to a point; thence north 46 degrees 53 minutes 55 seconds west a distance of 142.53 feet to a point; thence north 47 degrees 24 minutes 46 seconds west a distance of 281.49 feet to a point; thence leaving said right of way north 42 degrees 40 minutes 12 seconds east a distance of 119.13 feet to a point; thence south 47 degrees 19 minutes 48 seconds east a distance of 38.66 feet to a point; thence north 86 degrees 07 minutes 17 seconds east a distance of 40.80 feet to a point; thence south 37 degrees 07 minutes 10 seconds east a distance of 55.34 feet to a point; thence south 19 degrees 40 minutes 45 seconds east, a distance of 137.03 feet to a point; thence south 01 degrees 00 minutes 59 seconds east, a distance of 57.65 feet to a point; thence south 46 degrees 53 minutes 55 seconds east a distance of 159.05 feet to a point; thence south 43 degrees 38 minutes 54 seconds west a distance of 33.43 feet to the point of beginning. Said property contains 0.84 acres more or less.

## EXHIBIT "B"

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.
2. Riparian rights incident to the property or premises.
3. Zoning laws, ordinances and regulations concerning the use, occupancy, possession and retention of captioned property.
4. That certain Commercial Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases from Cornerstone Properties II, LLC, to Cobb Commercial Bank, dated 10/04/2007, recorded 10/05/2007, in Deed Book 14543, Page 3813, Cobb County records, in the original amount of \$4,240,820.00; as Assigned to Crescent Bank at Deed Book 14748, Page 3683; as Assigned to Renasant Bank at Deed Book 14805, Page 1544 and 14807, Page 5674, aforesaid record.
5. That certain Assignment of Rents from Cornerstone Properties II, LLC, to Cobb Commercial Bank, dated 10/04/2007, recorded 10/05/2007, in Deed Book 14543, Page 3822, Cobb County records, in the original amount of \$4,240,820.00; as Assigned to Crescent Bank at Deed Book 14748, Page 3683; as Assigned to Renasant Bank at Deed Book 14805, Page 1544 and 14807, Page 5674, aforesaid record.
6. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at Deed Book 14543, Page 3828, aforesaid records.
7. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at 033-2007-0947, Continued at 033-2012-003900, aforesaid records.
10. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at 033-2007-0948, Continued at 033-2012-003901, aforesaid records.
11. That certain Deed to Secure Debt from Cornerstone Properties II, LLC, to Crescent Bank & Trust Company, dated 12/01/2009, recorded 12/23/2009, in Deed Book 14744, Page 6086, in the original amount of \$27,300.00, aforesaid records.
12. All matters shown on that plat of survey for Cornerstone Properties, II, LLC, by Engineering, Inc., dated August 9, 2010, recorded in Plat Book 271, Page 827, Cobb County records.
13. Easement for Right of Way from James H. Monti to Georgia Power Company dated May 30, 1968, recorded July 30, 1968, in Deed Book 1050, Page 299, Cobb County.
14. Easement from Cecilia H. Monti to Atlanta Gas Light Company dated July 30, 1986, recorded August 5, 1986, in Deed book 4059, Page 459, Cobb County records.
15. Easements contained in Right of Way Deed from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, Georgia, dated March 10, 1994, recorded March 31, 1994, in Deed Book 8149, Page 526, Cobb County records.
16. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to L. Barry Teague and Teague Investments, L.P., a Georgia limited partnership, dated January 22, 1998, recorded January 23, 1998, in Deed Book 10963, Page 190, Cobb County records.

17. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, dated December 20, 2002, recorded January 8, 2003, in Deed Book 13662, Page 3208, Cobb County records.
18. Grant of Easement for Sewer and Restrictive Covenant Agreement between L. Barry Teague and Teague Investments, L.P., to Sundial Corporation, dated 4/13/2004 recorded in Deed Book 13982, Page 2918, aforesaid record.[As to Tract II]
19. Grant of Sewer Easement to Cobb County by L. Barry Teague dated 12/4/2002, recorded in Deed Book 13662, Page 3206, aforesaid records.
20. Joinder and Grant of Easement of Sewer between L. Barry Teague and Teague Investments, L.P. and Cobb County dated 12/02/2002, recorded in Deed Book 13961, page 5815, aforesaid records.
21. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, dated September 13, 2005, recorded February 17, 2006, in Deed Book 14290, Page 4752, Cobb County records.
22. Encroachment Agreement for Easement between Cornerstone Properties II, LLC, and Georgia Power Company, recorded in Deed Book 14528, Page 1873, Cobb County records.
23. Right of Way Deed from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3201, Aforesaid records.
24. Temporary Construction Easement from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3209, aforesaid records.
25. Permanent Drainage Easement from Cornerstone Properties II, LLC, to Cobb County recorded in Deed Book 14824, Page 3216, aforesaid records.
26. Right of Way Deed from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3223, aforesaid records.
27. Permanent Drainage Easement from Cornerstone Properties II, LLC, to Cobb County recorded in Deed Book 14824, Page 3226, aforesaid records.
28. Temporary Construction Easement for Slopes from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3229, aforesaid records.
29. Temporary Driveway Easement from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3232, aforesaid records.
30. Grant of Easements from Cornerstone Properties II, LLC, to Shoppes at Ridenhour, LLC, dated 05/31/2010, recorded 06/16/2010 in Deed Book 14778, Page 2204, aforesaid records.



City of Kennesaw  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780  
 (770) 429-4542

# 2025 Property Tax Bill

Parcel ID	Tax District		Bill #		
20021200130	3/3-BOND - KENNESAW CITY		289076		
Property Owner/Location/Description			Fair Market Value	Taxable Value	
GRANITE FALLS STATION LLC OLD 41 HWY			1,730,930	692,372	
Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate	= Net Tax
CITY OF KENNESAW	692,372	0	692,372	7.7500000000	\$5,365.88
BOND	692,372	0	692,372	1.4000000000	\$969.32

Exemptions:	
Current Year Tax	\$6,335.20
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$6,335.20
Other Amounts Due	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
Due Date	12/01/2025

Printed December 2, 2025 | Settled Value Bill: You are receiving this bill due to the finalization of your appeal.

For properties under appeal with Cobb County, an initial temporary bill was issued based on 85% of the estimated tax value due 12/1/2025. Now that your appeal has been finalized, this bill reflects the full amount due for 2025.

If your taxes are paid through escrow, please forward the attached bill to your mortgage company for prompt processing.

Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or [taxoffice@kennesaw-ga.gov](mailto:taxoffice@kennesaw-ga.gov).



**City of Kennesaw**  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780

Please make check or Money Order Payable to :  
 City of Kennesaw Property Tax Division and  
 include the Parcel ID on your check.

For your convenience, you may pay by check,  
 money order, Discover, Mastercard, AMEX,  
 VISA.  
 3% fee and \$3.50 per transaction fee added to  
 debit/credit card payments. \$1.25 fee per  
 ECheck transaction paid online.

Parcel ID: 20021200130  
 Amount Due: \$0.00  
 Bill#: 289076  
 Due Date: 12/01/2025

<b>AMOUNT PAID</b>

GRANITE FALLS STATION LLC  
 4963 TYNE RIDGE CT  
 NASHVILLE, TN 37220

**City of Kennesaw**  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780



City of Kennesaw  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780  
 (770) 429-4542

**2025**  
**Property Tax Bill**

Parcel ID	Tax District		Bill #		
20021201560	3/3-BOND - KENNESAW CITY		301570		
Property Owner/Location/Description			Fair Market Value	Taxable Value	
GRANITE FALLS STATION LLC OLD 41 HWY			12,370	4,948	
Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate	= Net Tax
CITY OF KENNESAW	4,948	0	4,948	7.7500000000	\$38.35
BOND	4,948	0	4,948	1.4000000000	\$6.93

Exemptions:  Printed December 2025   Settled Value Bill: You are receiving this bill due to the finalization of your appeal.  For properties under appeal with Cobb County, an initial temporary bill was issued based on 85% of the estimated tax value due 12/1/2025. Now that your appeal has been finalized, this bill reflects the full amount due for 2025.  If your taxes are paid through escrow, please forward the attached bill to your mortgage company for prompt processing.  Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov.	Current Year Tax	\$45.28
	Interest	\$0.00
	Penalty	\$0.00
	Other Fees	\$0.00
	Payments Received	\$45.28
	Other Amounts Due	\$0.00
	<b>Total Due</b>	<b>\$0.00</b>
	Due Date	12/01/2025



**City of Kennesaw**  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780

Please make check or Money Order Payable to :  
 City of Kennesaw Property Tax Division and  
 include the Parcel ID on your check.

For your convenience, you may pay by check,  
 money order, Discover, Mastercard, AMEX,  
 VISA.  
 3% fee and \$3.50 per transaction fee added to  
 debit/credit card payments. \$1.25 fee per  
 ECheck transaction paid online.

Parcel ID: 20021201560  
 Amount Due: \$0.00  
 Bill#: 301570  
 Due Date: 12/01/2025

AMOUNT PAID

GRANITE FALLS STATION LLC  
 4963 TYNE RIDGE CT  
 NASHVILLE, TN 37220

**City of Kennesaw**  
 PROPERTY TAX DIVISION  
 2529 J. O. STEPHENSON AVE  
 KENNESAW, GA 30144-2780



Printed: 12/3/2025

### Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
THOMAS BROWN

**GRANITE FALLS STATION LLC**

**Payment Date: 10/12/2025**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2025	20021200130	10/15/2025	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$20,861.17	<b>\$0.00</b>



Scan this code with your mobile phone to view this bill!



Printed: 12/18/2025

### Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
THOMAS BROWN

**GRANITE FALLS STATION LLC**

**Payment Date: 10/12/2025**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2025	20021201560	10/15/2025	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$149.09	<b>\$0.00</b>



Scan this code with your mobile phone to view this bill!





**RESOLUTION OF GRANITE FALLS STATION, LLC**

THE UNDERSIGNED, being the Sole Member of **GRANITE FALLS STATION, LLC**, a limited liability company organized and existing under the laws of the State of Georgia (hereinafter referred to as "Granite Falls Station"), does state as follows:

WHEREAS, Granite Falls Station is the owner of certain real property located at the intersection of the northeasterly side of Old 41 Highway and the southeasterly side of Barrett Parkway, being more particularly identified as Cobb County Tax Parcel Nos. 20021200130 and 20021201560, Land Lot 212, 20<sup>th</sup> District, 2<sup>nd</sup> Section, City of Kennesaw, Cobb County, Georgia (hereinafter collectively the "Property" or the "Subject Property"); and

WHEREAS, Granite Falls Station consents to the filing of a Variance Application for the Property in the City of Kennesaw, Cobb County, Georgia, by Walton Communities, LLC, as Applicant, and, in connection therewith, Granite Falls Station, as owner, must execute a portion of the Variance Application and any other ancillary documentation (hereinafter collectively referred to as "Application") to consummate the contemplated filing of the Application, and written documentation is required to authorize the Application and to specifically authorize the execution on behalf of Granite Falls Station of all documents necessary to consummate the filing of the Application; and

WHEREAS, the undersigned has reviewed and approved the form of the Application and related documents; and

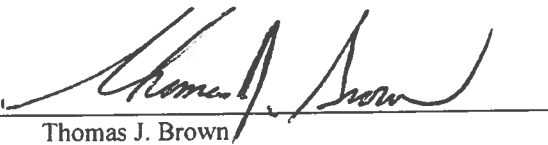
WHEREAS, the undersigned is the Sole Member of Granite Falls Station.

NOW, THEREFORE, BE IT RESOLVED that Thomaas J. Brown, as the Sole Member, is authorized to execute the aforesaid Variance Application and any and all other documents necessary or appropriate to file and complete the variance process for the Subject Property with the City of Kennesaw, Cobb County, Georgia, on such terms, conditions, and provisions as is deemed necessary and appropriate; such execution of any documents being conclusive evidence that the undersigned deems the terms, conditions, and provisions thereof to be proper and in the best interest of Granite Falls Station.

RESOLVED, FURTHER, that any and all acts of Thomas J. Brown are pursuant to the authority granted by Granite Falls Station and are accepted as actions of Granite Falls Station.

IN WITNESS WHEREOF, the undersigned Solc Member of GRANITE FALLS STATION, LLC has hereunto set his hand and seal as of the day and year written below.

GRANITE FALLS STATION, LLC

BY:   
Thomas J. Brown  
Sole Member

**ATTACHMENT TO REZONING APPLICATION**

**Application No.:** \_\_\_\_\_  
**Hearing Dates:** **June 3, 2026**  
**June 15, 2026**

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

**CONSTITUTIONAL CHALLENGE  
ATTACHMENT TO REZONING APPLICATION**

COME NOW, Applicant, WALTON COMMUNITIES, LLC (hereinafter referred to as “Applicant”), and Titleholder, GRANITE FALLS STATION, LLC (hereinafter referred to as “Titleholder”), and assert the following:

1.

By Rezoning Application dated and submitted on April 16, 2026, Applicant and Titleholder applied for rezoning of certain real property, being approximately 11.684 acres, more or less, lying and being located within the City of Kennesaw, Cobb County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the “Property” or the “Subject Property”).

2.

The Rezoning Application of the Property seeks rezoning from the existing zoning categories of General Commercial (“GC”) and RM-12 to the proposed zoning category of Planned Village Community (“PVC”), as established by the governing authority of the City of Kennesaw, Georgia, under and pursuant to The Unified Development Code City of Kennesaw, Georgia (hereinafter the “Unified Development Code of the City of Kennesaw” or, alternatively, “Ordinance”).

3.

With respect to the Property within the GC zoning classification, Applicant and Titleholder do contend the Unified Development Code of the City of Kennesaw is unconstitutional as applied to the Subject Property in that said Ordinance does not permit the Applicant and Titleholder to utilize the Property to the highest and best use set forth within the Rezoning Application without the necessity of rezoning. However, Applicant and Titleholder do not contend the current zoning category of GC is unconstitutional, per se, only as applied. Thus, the Unified Development Code of the City of Kennesaw deprives Applicant and Titleholder of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. Also violated are the Applicant's and Titleholder's rights to unfettered use of their Property, as stated above, in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are, therefore, confiscatory and void. Further, said Ordinance is unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholder.

4.

With respect to the remainder of the Property within the RM-12 zoning classification, the Unified Development Code of the City of Kennesaw is unconstitutional as applied to the Property in that said Ordinance deprives the Applicant and Titleholder of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the

Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The RM-12 zoning category, as it presently exists, together with any intervening zoning categories between the existing RM-12 category and the requested PVC category, violates the Applicant's and Titleholder's rights to unfettered use of their property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinance is unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholder.

5.

To the extent the Unified Development Code of the City of Kennesaw allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates the Applicant's and Titleholder's constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by the Unified Development Code of the City of Kennesaw, is an unconstitutional use of the zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

6.

The Unified Development Code of the City of Kennesaw is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with

the Rezoning Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 16<sup>th</sup> day of April, 2026.

**MOORE INGRAM JOHNSON & STEELE, LLP**

BY:   
\_\_\_\_\_  
J. Kevin Moore  
Georgia Bar No. 519728

Attorneys for Applicant and Titleholder

# MOORE INGRAM JOHNSON & STEELE, LLP

Attorneys at Law  
326 Roswell Street, Suite 100  
Marietta, Georgia 30060  
[REDACTED]

May 9, 2026

**RE: PLEASE TAKE NOTICE – NOTIFICATION OF NEARBY ZONING APPLICATION**

Property: 1600 Old 41 Highway, Kennesaw, Georgia 30144  
Parcel ID Nos.: 20021200130; 20021201560

To Whom It May Concern:

This correspondence is to formally notify you that the City of Kennesaw Planning and Zoning Department has received a Rezoning Application for two parcels of land within two hundred (200) feet of your property. As a nearby property owner, you have the right to be informed of potential zoning changes.

The Application details are as follows:

Applicant: Walton Communities, LLC  
Applicant's Representative: J. Kevin Moore, Esq., Moore Ingram Johnson & Steele, LLP  
[REDACTED]  
Property Address: 1600 Old 41 Highway, Kennesaw, Georgia 30144  
Parcel Identification Numbers: 20021200130; 20021201560  
Description of Proposal: Variance request 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

The Application will be reviewed and voted on at public hearings by the Planning Commission and the Mayor and City Council. The meeting details are as follows:

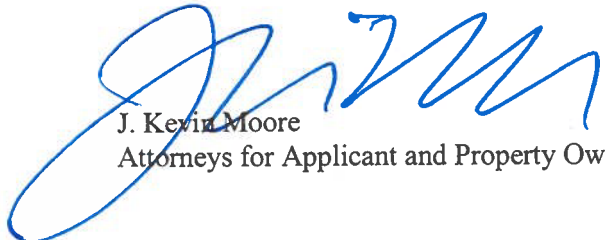
**Planning Commission Meeting**  
**Date: June 3, 2026**  
**Time: 6:30 p.m.**

**Mayor and City Council Hearing**  
**Date: June 15, 2026**  
**Time: 6:30 p.m.**

Both meetings occur in the City Hall Council Chambers located at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia 30144. You may appear in person or be represented by an attorney to present any objections you may have. The Application is enclosed for your review. This notice is being sent to you by order of the Planning Commission and Mayor and City Council.

Very truly yours,

**MOORE INGRAM JOHNSON & STEELE, LLP**



J. Kevin Moore  
Attorneys for Applicant and Property Owner

Enclosures



Date Received 4/17/2026

Staff's Initials RG

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

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

**A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.**  
(Applicant or agent must be present at all public hearings)

Date of Consultation 11/05/2025 Staff's Initials \_\_\_\_\_

**PURPOSE OF VARIANCE REQUEST**  
Variance to reduce the required parking to a ratio of 1.5 parking spaces per residential unit.

**LAND USE PROPERTY ADDRESS** Old 41 Highway (unassigned)

Land Lot 212 Tax Parcel 20021200130 Lot Size 11.684+/- Current Zoning GC, RM-12  
20021201560

**APPLICANT** Walton Communities, LLC

**APPLICANT EMAIL** \_\_\_\_\_

Applicant address 2281 Akers Mill Road, S.E., Building 4100, Atlanta, GA 30339

(Home#) Not Applicable (Work#) \_\_\_\_\_ (Cell#) Not Applicable  
Walton Communities, LLC

Applicant Signature BY: [Signature]  
Matthew L. Teague, Director of New Development  
Signed, sealed and delivered in presence of: Carolyn E. Cook April 16, 2026  
Notary Date

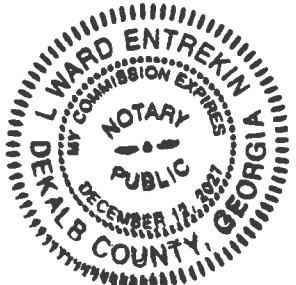
**REPRESENTATIVE** Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Fax #) \_\_\_\_\_ (Work#) \_\_\_\_\_ (Cell#) \_\_\_\_\_  
MOORE INGRAM JOHNSON & STEELE, LLP

Representative Signature BY: [Signature]  
J. Kevin Moore, GA Bar No. 519728; Attorneys for Applicant and Titleholder  
Signed, sealed and delivered in presence of: Carolyn E. Cook April 16, 2026  
Notary Date

**TITLEHOLDER:** Granite Falls Station, LLC Telephone: \_\_\_\_\_  
Granite Falls Station, LLC

Signature: BY: [Signature] Address: 4863 Tyne Ridge Court, Nashville, TN 37220  
Thomas J. Brown, Sole Member  
Signed, sealed and delivered in presence of: [Signature] April 16, 2026  
Notary Date





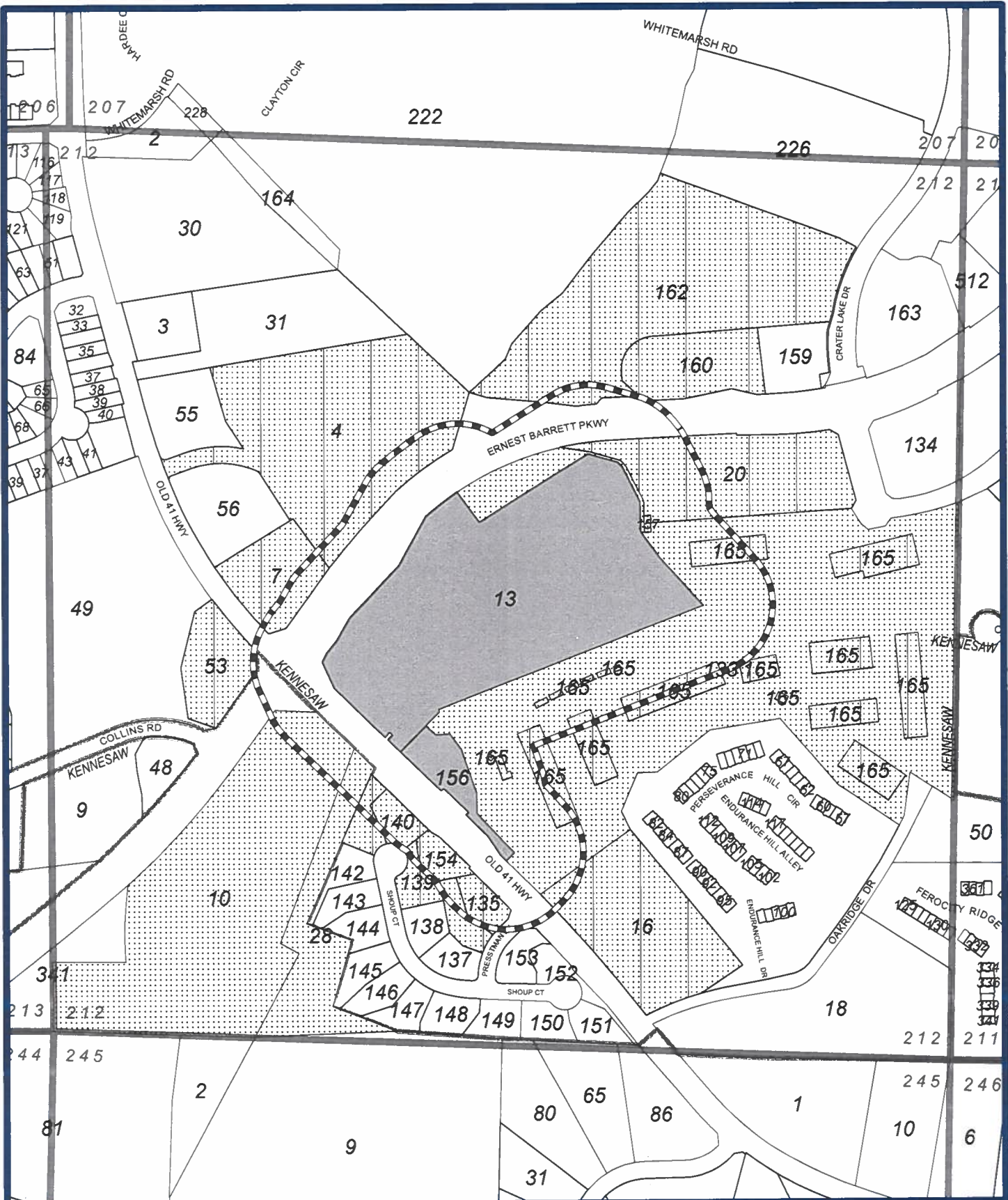
CASE NUMBER	LAND USE OR ZONING FROM	TO
AV	LU	
AX	<b>RZ 2026-004</b>	<b>GC &amp; RM-12 PVC</b>
DX	AV – Administrative Variance AX – Annexation DX – De-annexation	
HBR	HBR – Historic Board Review	
SLUP	LU – Land Use RZ – Re-zoning SLUP – Special Land Use ZV – Variance	
<b>ZV2026-002</b>		

ZONING  
 KENNESAW CITY LIMITS  
 COBB COUNTY  
 LAND LOT

**1600 Old 41 Hwy**  
**Land Lot 212, Tax Parcels 13 & 156**  
 Subject Property

CITY OF KENNESAW  
 PLANNING & ZONING DEPT.  
 770-590-8288

Scale: 1" = 246'  
 Print Date: 4/23/2026  
 ZV2026\_002



-  Subject Parcel
-  200' Radius
-  Properties Notified

**1600 Old 41 Hwy**  
**Land Lot 212,**  
**Tax Parcels 13 & 156**  
*Associated with RZ2026-004*

**ZV2026-002**  
**200' PROPERTY NOTIFICATION**



**CITY OF KENNESAW**  
 PLANNING & ZONING DEPT.  
 770-590-8268

*Frank G. ...*  
*City Clerk*

Date: 4/23/2026  
 ZV2026-002



1" = 366'

TIMES JOURNAL, INC.  
P.O. BOX 1633  
ROME GA 30162-1633  
(770)795-3050

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 05/12/26 14:28 by khick-tj

Acct #: 110016

Ad #: 555360

Status: New WHOLD

CITY OF KENNESAW  
2529 J.O. STEPHENSON AVE  
KENNESAW GA 30144

Start: 05/15/2026 Stop: 05/15/2026  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 3.03 Words: 200  
Total LEG 3.03

Class: 8003 PUBLIC HEARING  
Rate: LEGL Cost: 30.00  
Ad Descrpt: PH-2904 1600 OLD 41

Contact: LEA ALVAREZ  
Phone: (770)424-8274  
Fax#:  
Email: LALVAREZ@KENNESAW-GA.GOV  
Agency:

Descr Cont: MDJ-2904 GPN-16 CITY OF K  
Given by: REBECCA GOLDSTEIN  
P.O. #: ZV2026-02  
Created: khick 05/12/26 14:24  
Last Changed: khick 05/12/26 14:28

PUB ZONE EDT TP RUN DATES  
MDJ A 95 S 05/15

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-2904  
GPN-16  
CITY OF KENNESAW  
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for a variance request submitted by Walton Communities, LLC. Said request is to vary from the minimum parking spaces per dwelling unit required for multi-family dwelling units, as outlined in the Unified Development Code under Appendix A, Section 6.06.05, from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit. The property is located at 1600 Old 41 Hwy & 0 Old 41 Hwy (20021200130 & 20021201560) and lies in Land Lot 212, Tax Parcels 13 and 156, 20th District, 2nd Section, Cobb County, Georgia.

Said meetings shall be held before the Planning Commission on June 3, 2026, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on June 15, 2026, at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, GA. Any interested persons may attend and be heard relative thereto.

Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.kennesaw-ga.gov/publicmeetings/>

5:15-2026

**CITY OF KENNESAW  
LAND USE NOTICE**

APPLICATION # **ZV2026-02**

**PURPOSE** Variance to reduce the parking requirement for multi-family residential dwelling units.

DATE OF PUBLIC MEETING: **6/3/2026** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **6/15/2026** TIME: **6:30PM**

**PLACE: CITY HALL KENNESAW, GA**

Due to the priority for public health and safety, the City of Kennesaw will implement a public meeting protocol / system for community participation in compliance to social distancing protocol. For specific public meeting guidelines and access to all application information please visit our website

**HTTP://WWW.KENNESAW-GA.GOV**

**FOR FURTHER INFORMATION PLEASE CALL :  
PLANNING AND ZONING DEPARTMENT 770-590-8268**

**CITY OF KENNESAW  
LAND USE NOTICE**

APPLICATION # **RZ2026-04**

**PURPOSE** Rezone from General Commercial (GC) and RM-12, Multiple Family District to Planned Village Community (PVC) to develop a multi-family residential community and office space

DATE OF PUBLIC MEETING: **6/3/2026** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **6/15/2026** TIME: **6:30PM**

**PLACE: CITY HALL KENNESAW, GA**

Due to the priority for public health and safety, the City of Kennesaw will implement a public meeting protocol / system for community participation in compliance to social distancing protocol. For specific public meeting guidelines and access to all application information please visit our website

**HTTP://WWW.KENNESAW-GA.GOV**

**FOR FURTHER INFORMATION PLEASE CALL :  
PLANNING AND ZONING DEPARTMENT 770-590-8268**

05.15.2026 08:46

**CITY OF KENNESAW  
LAND USE NOTICE**

APPLICATION # **RZ2026-04**  
Rezoned from General Commercial (GC) and RM-12, Multiple Family District to Planned Village Community (PVC) to develop a multi-family residential community and office space

PURPOSE

DATE OF PUBLIC MEETING: 6/3/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 6/15/2026 TIME: 6:30PM

**PLACE: CITY HALL KENNESAW, GA**  
Due to the priority for public health and safety, the City of Kennesaw will implement a public meeting protocol / system for community participation in compliance to social distancing protocol. For specific public meeting guidelines and access to all application information please visit our website

**HTTP://WWW.KENNESAW-GA.GOV**  
**FOR FURTHER INFORMATION PLEASE CALL :**  
**PLANNING AND ZONING DEPARTMENT 770-590-8268**

**CITY OF KENNESAW  
LAND USE NOTICE**

APPLICATION # **ZV2026-02**  
Variance to reduce the parking requirement for multi-family residential dwelling units.

PURPOSE

DATE OF PUBLIC MEETING: 6/3/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 6/15/2026 TIME: 6:30PM

**PLACE: CITY HALL KENNESAW, GA**  
Due to the priority for public health and safety, the City of Kennesaw will implement a public meeting protocol / system for community participation in compliance to social distancing protocol. For specific public meeting guidelines and access to all application information please visit our website

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05.15.2026 08:51

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728 SHADES CREEK PARKWAY  
BIRMINGHAM, AL 35223

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SMYRNA, GA 30080

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2281 AKERS MILL ROAD  
ATLANTA, GA 30339

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1500 SHOUP COURT  
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DESHI, LLC  
124 BARKLEY LANE  
ATLANTA, GA 30328

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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 RANDALL MILDENHALL  
 KRISTA MILDENHALL  
 1444 PRESSTMAN LANE, N.W.  
 KENNESAW GA 30152

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 2281 AKERS MILL ROAD, BLDG. 4100  
 ATLANTA, GA 30339

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 1680 OLD 41 HIGHWAY, LLC  
 POST OFFICE Box 724506  
 ATLANTA, GA 31139

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 OWNER, LLC  
 465 MEETING STREET, SUITE 500  
 CHARLESTON, SC 29403

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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 MAUREEN O. ADEBANJO  
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 CARLY R. DAUGHRITY  
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 JEFFERSON CITY, MO 65109

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Adult Signature Restricted Delivery \$

Postage \$

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 4963 TYNE RIDGE COURT  
 NASHVILLE, TN 37220

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 IVT KENNESAW MARKETPLACE, LLC  
 3025 HIGHLAND PARKWAY, SUITE 350  
 DOWNERS GROVE, IL 60515

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

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Postage \$

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 WALTON AT KENNESAW MOUNTAIN, LLC  
 2281 AKERS MILL ROAD, BLDG 4100  
 ATLANTA, GA 30339

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 1500 SHOUP COURT  
 KENNESAW, GA 30152



9590 9402 8958 4064 4655 00

2. Article Number (Transfer from service label)  
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 CARLY R. DAUGHRITY  
 1498 SHOUP COURT, N.W.  
 KENNESAW, GA 30152



9590 9402 8958 4064 4654 70

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Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Insured Mail  Registered Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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- A. Signature  Agent  Addressee
- B. Received by (Printed Name)  Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
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9590 9402 8958 4064 4655 17

2. Article Number (Transfer from service label)  
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 WALTON RIDENOUR 2, LP  
 2281 AKERS MILL ROAD  
 ATLANTA, GA 30339



9590 9402 8958 4064 4655 55

2. Article Number (Transfer from service label)  
 7022 0410 0001 4901 0285

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- A. Signature  Agent  Addressee
- B. Received by (Printed Name)  Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®  
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 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
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 Insured Mail  Registered Mail Restricted Delivery (over \$500)

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- A. Signature  Agent  Addressee
- B. Received by (Printed Name)  Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
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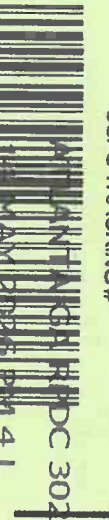
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Kennesaw, GA 30144

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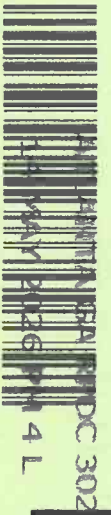
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2529 J.O. Stephenson Avenue  
Kennesaw, GA 30144

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Kennesaw, GA 30144

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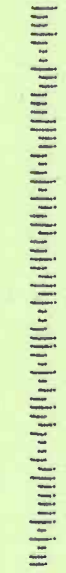
9590 9402 8958 4064 4655 55

United States Postal Service

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2529 J.O. Stephenson Avenue  
Kennesaw, GA 30144

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 Tax Parcel - 20021201330  
 HOUSING AUTHORITY OF COBB COUNTY  
 2950 ATLANTA ROAD  
 SMYRNA, GA 30080

2. Article Number (Transfer from service label)  
 9590 9402 8958 4064 4655 62

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Collect on Delivery  
 Signature Confirmation™  
 Restricted Delivery

4. Article Number (Transfer from service label)  
 7022 0410 0001 4901 0278

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
*S. J. Westbrook*  
 Agent  
 Addressee

B. Received by (Printed Name)  
*S. J. Westbrook*  
 C. Date of Delivery  
*5/14/26*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Collect on Delivery  
 Signature Confirmation™  
 Restricted Delivery

4. Article Number (Transfer from service label)  
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Tax Parcel - 20021201600  
 IVT KENNESAW MARKETPLACE, LLC  
 3025 HIGHLAND PARKWAY, SUITE 350  
 DOWNERS GROVE, IL 60515

2. Article Number (Transfer from service label)  
 9590 9402 8958 4064 4654 18

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Registered Mail™  
 Certified Mail®  
 Collect on Delivery  
 Signature Confirmation™  
 Restricted Delivery

4. Article Number (Transfer from service label)  
 7022 0410 0001 4901 0421

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COMPLETE THIS SECTION ON DELIVERY

A. Signature  
*Kaylynne Thomas*  
 Agent  
 Addressee

B. Received by (Printed Name)  
*Kaylyn Thomas*  
 C. Date of Delivery  
*5-19-26*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

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4. Article Number (Transfer from service label)  
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PS Form 3811, July 2020 PSN 7530-02-000-9053

USPS TRACKING #



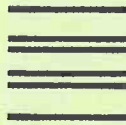
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**United States  
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Attention: Planning & Zoning  
City of Kennesaw  
2529 J.O. Stephenson Avenue  
Kennesaw, GA 30144

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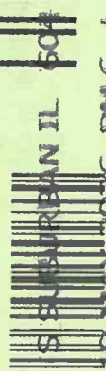
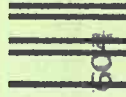
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**United States  
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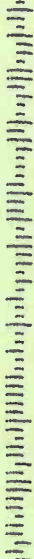
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Attention: Planning & Zoning  
City of Kennesaw  
2529 J.O. Stephenson Avenue  
Kennesaw, GA 30144

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-40



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1. Article Addressed to:  
 Tax Parcel – 20021201570  
 SHOPPES AT RIDENOUR, LLC  
 2281 AKERS MILL ROAD, BLDG. 4100  
 ATLANTA, GA 30339



9590 9402 8958 4064 4654 94

2. Article Number (Transfer from service label)  
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PS Form 3811, July 2020 PSN 7530-02-000-9053

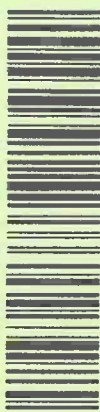
**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
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 Agent  
 Addressee
- B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_
- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

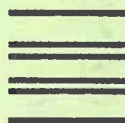
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| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt

USPS TRACKING #



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Postage & Fees Paid  
USPS  
Permit No. G-10

**United States  
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

Attention: Planning & Zoning  
City of Kennesaw  
2529 J.O. Stephenson Avenue  
Kennesaw, GA 30144

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Tax Parcel – 20021200160  
 WALTON AT KENNESAW MOUNTAIN, LLC  
 2281 AKERS MILL ROAD, BLDG 4100  
 ATLANTA, GA 30339



9590 9402 8958 4064 4654 01

**2. Article Number (Transfer from service label)**

7022 0410 0001 4901 0438

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

- Agent
- Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

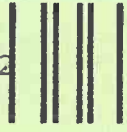
**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
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- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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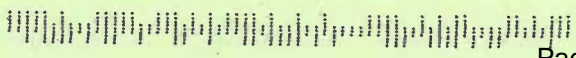
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Permit No. G-10

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**United States  
Postal Service**

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Attention: Planning & Zoning  
 City of Kennesaw  
 2529 J.O. Stephenson Avenue  
 Kennesaw, GA 30144



**MINUTES OF PLANNING COMMISSION MEETING  
CITY OF KENNESAW  
Council Chambers  
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)  
June 3, 2026  
6:30 PM**

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**1. Call to Order / Roll Call**

Chairman Bodenhamer called the meeting to order at 6:34 p.m.

Roll Call: Trey Bodenhamer, Todd Vande Zande, Rebecca Patterson, Douglas Butler

Absent: Carolyn Greenall, Robert Trim

Staff Present: Chanelle Campbell (Planning & Zoning Administrator), Priscilla Coley (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)

Speakers Present: Caitlin Colley (Applicant's Representative), Corbin Adams (Walton Communities LLC Representative), Laura Blakeslee, Ralph Fowler, Lori Fowler, Mariah Brazell

**2. Announcements**

- A. All interested parties may attend the meeting at the City Hall Council Chambers. For those unable to attend in person, the meeting may be accessed using the following link: <https://www.kennesaw-ga.gov/publicmeetings/>. Please note that the Planning Commission serves as an advisory board that makes recommendations to the Mayor and Council unless otherwise noted.
- B. Pending zoning applications may be viewed on an interactive map via the Planning & Zoning webpage or using the following link: <https://arcg.is/1q1ubX0>.
- C. New business items on this agenda will be heard by the Mayor and Council on June 15, 2026.

**3. Approval of the Meeting Minutes**

- A. Approval of Meeting Minutes: April 1, 2026

Chairman Bodenhamer called for a motion.

Motion to approve by Vice Chair Vande Zande

Seconded by Commissioner Butler

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

**4. New Business**

- A. **LU2026-03** - Consideration of approval of a land use request submitted by Radoslav Zamborsky for the property located at 2687 Summerbrooke Drive (20016402420). Said request is to obtain a home occupation business license to create and sell custom engraved items. Property is zoned Planned Unit Development-Residential (PUD-R), consists of 0.28+/- acres and lies in land lot 164, tax parcel 242.

Chairman Bodenhamer called for a motion.

Motion by Commissioner Butler to approve 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 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.

Seconded by Commissioner Patterson

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

- B. **RZ2026-04** - Consideration to rezone the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel # 20021200130 & 20021201560) from General Commercial (GC) and RM-12, Multiple-Family District to Planned Village Community (PVC) as submitted by Walton Communities, LLC. Said request is to rezone the property for the development of a multi-family residential community and office space. Property consists of 11.44+/- acres and lies in land lot 140, tax parcels 13 & 156.

Chairman Bodenhamer called for a motion.

Motion by Commissioner Butler to approve with the following conditions:

1. The rezoning of the Subject Property to Planned Unit 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.
- Seconded by Vice Chair Vande Zande  
Chairman Bodenhamer proceeded with a roll call for approval.  
Vote taken, motion unanimously approved 3-0. Motion carried.

- C. **ZV2026-02** - Consideration of a variance application submitted by Walson Communities LLC for the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel #20021200130 & 20021201560). Said variance 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. Property consists of 11.44 +/- acres and lies in land lot 140, tax parcels 13 & 156.

Chairman Bodenhamer called for a motion.  
Motion to approve by Vice Chair Vande Zande  
Seconded by Commissioner Patterson  
Chairman Bodenhamer proceeded with a roll call for approval.  
Vote taken, motion unanimously approved 3-0. Motion carried.

## 5. Staff Comment

## 6. Adjourn

Chairman Bodenhamer called for a motion to adjourn.

Motion by Commissioner Butler to adjourn  
Seconded by Vice Chair Vande Zande  
Chairman Bodenhamer adjourned the meeting at 7:43 p.m.



## Item Report

**TO:** The Honorable Mayor and City Council  
**FROM:**  
**DATE:** June 15, 2026  
**TITLE:** **Minutes: May 26, 2026 Work Session**  
Approval of the May 26, 2026, City Council work session minutes.

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**Summary:**

**Recommendation:**

**Fiscal Impact:**

**Attachments:**

1. 2026-05-26 City Council Work Session Draft Minutes



located at 3600 Cherokee Street, Suite 118, Kennesaw, GA 30144 per Kennesaw Code of Ordinances Section 22-29. On March 17, 2026, El Ranchito Grocery Store was the subject of an investigation by the Marietta Cobb Smyrna Organized Crime Unit ("MCS"). A search warrant was executed by the MCS at that location. During the search, multiple bags used for packaging, scales, and narcotics were seized. One of the owners of the store, Elia Cruz a/k/a Elia Palacios, was taken into custody and criminally charged with possession with intent to distribute. Section 22–29 states, in part, that, "The supervisor of the business license office shall be authorized to deny, suspend, or revoke an occupation tax certificate in the event of any one or more of the following:... (2) An applicant has knowingly allowed possession, use, or sale of controlled substances on the premises..." As a result of the violation, the application for renewal of the OTC was denied. In accordance with Section 22-21(d), an owner of El Ranchito Grocery Store submitted an appeal letter to appear before the Mayor and City Council dated April 29, 2026. The appeal hearing is scheduled for the June 1, 2026, City Council regular meeting.

## **8. Committee and Board Reports**

## **9. Public Hearing(s)**

### **A. 2027 Comprehensive Plan Update**

Public Hearing for Inspire Placemaking Collective, Inc. to provide an update on the ongoing Comprehensive Plan updates.

Planning Director Chanele Campbell introduced Eileen Oertel from Inspire Placemaking Collective, which was selected by Council to complete the City of Kennesaw's 2027 Comprehensive Plan Update. She delivered a Council briefing on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process as required by the State of Georgia Minimum Planning Standards and Procedures for Local Comprehensive Planning and the Department of Community Affairs. Ms. Oertel will deliver a broader presentation on the 2027 Comprehensive Plan Update at next week's regular meeting scheduled for June 1, 2026.

## **10. Consent Agenda**

### **A. Cemetery Deed: Section III, 10 A and 10 B**

Authorization for the Mayor to sign a deed for cemetery lots purchased by Dan and Donna Newman in the Kennesaw City Cemetery.

### **B. Minutes: May 11, 2026 Work Session**

Approval of the May 11, 2026, City Council work session minutes.

### **C. Minutes: May 18, 2026 Regular Meeting**

Approval of the May 18, 2026, City Council regular meeting minutes.

### **D. Minutes: May 18, 2026 Executive Session**

Approval of the May 18, 2026, City Council executive session minutes.

**11. General and Administrative**

**A. Alcohol License: 1885 Grill Kennesaw**

Consideration for approval of a Wine Package Sales for Off Premises Consumption license for 1887 Grill LLC D/B/A 1885 Grill Kennesaw located at 2840 S Main St Kennesaw, GA 30144. Applicant: Michael Schroeder or designee

Business License Officer Kayla Willis presented a Wine Package Sales for Off Premises Consumption license for 1887 Grill LLC D/B/A 1885 Grill Kennesaw located at 2840 S Main St Kennesaw, GA 30144. The applicant is Michael Schroeder. Pursuant to the City of Kennesaw's newly adopted Ordinance Sections 6-32(c) and (d), a licensee authorized for the sale of alcoholic beverages by the drink for on-premises consumption may obtain a package wine, fortified wine, and champagne sales license for the sole purpose of selling unopened bottles of wine to customers as a part of the same transaction in which a prepared meal is purchased. This license type will be in addition to 1885 Grill Kennesaw's existing Retail Pouring License for Liquor, Beer, Wine, and Sunday Sales. All other requirements have been satisfied through the original retail pouring license. No supplementary requirements are necessary for this addition.

The Finance Director recommends approval.

**B. Resolution 2028 S 2027 Intergovernmental Agreement**

Consideration for approval of a Resolution authorizing the 2028 SPLOST Intergovernmental Agreement (IGA) between Cobb County and the City of Kennesaw.

City Manager Jeff Drobney presented a resolution authorizing the 2028 SPLOST Intergovernmental Agreement (IGA) between Cobb County and the City of Kennesaw.

This intergovernmental agreement (IGA) between Cobb County and all its cities is for the use and distribution of the proceeds from the 2028 Special Purpose Local Options Sales Tax (SPLOST) for capital projects. Kennesaw will receive \$46,771,381. Once approval is received from all Cities, the Cobb County Commission Chairwoman will sign the IGA.

The City Manager recommends approval.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 06-01-2026 regular City Council meeting.

Council member Tracey Viars voted to move the item to the Consent Agenda via teleconference.

**C. Funding for 2027 Comprehensive Plan**

Request for approval of budget amendment to fund the 2027 Comprehensive Plan.

City Manager Jeff Drobney presented a request for the approval of budget amendment

to fund the 2027 Comprehensive Plan.

At the April 6, 2026 Council Meeting, Mayor & Council approved Inspire Placemaking Collective Inc.'s proposal and cost of services totaling \$248,896 to complete the 2027 Comprehensive Plan. However, the agenda item did not specify that the funding would need to be transferred from the City's Reserve account.

Staff is asking Council to approve a budget amendment and transfer of \$248,896 from Reserves: 100-0000-39-400000-00000 to Planning & Zoning Planning Services: 100-7400-52-126000-00000.

The City Manager recommends approval.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 06-01-2026 regular City Council meeting.

Council member Tracey Viars voted to move the item to the Consent Agenda via teleconference.

## **12. Public Safety**

## **13. Information Technology**

## **14. Public Works and Building Maintenance**

### **A. Resolution: Public Safety Facility Interview Room Equipment**

Consideration for approval of a resolution authorizing the purchase of interview equipment from Motorola Solutions for the public safety facility.

Director of Building Facilities Robbie Balenger presented a Resolution authorizing the purchase of interview equipment from Motorola Solutions for the new public safety facility.

This proposal is for the purchase and installation of the recording equipment needed for the interview rooms in the Public Safety Facility. This proposal includes all equipment needed to include cameras, software, training, and associated accessories. The total for this project is \$47,240.46.

The Chief of Police and Building and Facilities Director recommend approval.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 06-01-2026 regular City Council meeting.

Council member Tracey Viars voted to move the item to the Consent Agenda via teleconference.

### **B. Resolution: Stormwater Repair at St. Charles Lane**

Consideration for approval of a Resolution accepting the proposal from

Chatfield Contracting, Inc. for stormwater repairs at St. Charles Lane.

Public Works Director Ricky Stewart presented to Council a Resolution accepting the proposal from Chatfield Contracting, Inc. for stormwater repairs at St. Charles Lane.

The Public Works Department discovered a partial pipe collapse and developing sinkhole on the shoulder of St Charles Lane. With concern that this may cause further damage to the street and private property and is a safety hazard to pedestrians, the Department reached out to three established contractors that have been used in the past to submit proposals to make the repairs. Two of the three contractors submitted proposals, with the third not submitting due to the urgency that the project required. Chatfield Contracting, Inc. was the lowest estimate of the two proposals received at \$35,132.16.

The Public Works Director recommends accepting the proposal from Chatfield Contracting, Inc for \$35,132.16 and requests the Mayor and Council to approve the resolution and authorize the proposal.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 06-01-2026 regular City Council meeting.

Council member Tracey Viars was disconnected from the teleconference due to power failure at City Hall. Mayor Easterling was unable to reestablish a teleconference with Viars and continued the work session with the other 4 council members present.

**C. Surplus Zero Turn Mower**

Approve surplus Exmark Lazer zero turn mower on GovDeals.

Public Works Director Ricky Stewrt presented a request for the approval to surplus Exmark Lazer zero turn mower on GovDeals.

Public Works is requesting to surplus a zero turn mower that is no longer operable. Staff will attempt to sell the surplus item in the open market; however, if no bids are received then the item will be sold as scrap metal. The surplus item is as follows:

<b>Year</b>	<b>Make / Model</b>	<b>VIN Number / Serial Number</b>	<b>Department</b>
2019	Exmark Lazer LZS801GKA524A2	406341543	Public Works

The Public Works Director recommends declaring the mower as surplus.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 06-01-2026 regular City Council meeting.

Council member Tracey Viars was disconnected from the teleconference due to power failure at City Hall. Mayor Easterling was unable to reestablish a teleconference with Viars and continued the work session with the other 4 council members present.

## 15. Recreation and Culture

## 16. Community Development

### A. Final Plat Application: 3057 N. Main Street

Consideration for approval of the final plat application submitted by Shannon Johnson on behalf of Crawford Creek Development, LLC for 3057 N. Main Street (Parcel #20012702300); this plat subdivides the existing 5.98 +/- acres for the development of a townhome subdivision known as The Townes at Cantrell. Case #FP2026-01

Planning Director Chanelle Campbell presented the the final plat application submitted by Shannon Johnson on behalf of Crawford Creek Development, LLC for 3057 N. Main Street (Parcel #20012702300); this plat subdivides the existing 5.98 +/- acres for the development of a townhome subdivision known as The Townes at Cantrell. Case #FP2026-01

The application was submitted by Shannon Johnson on behalf of Crawford Creek Development, LLC to subdivide a single lot totaling approximately 5.98 +/- acres for the development of 13 townhome dwelling units. In 2018, the parcel was included in a rezoning approved by the Mayor and Council, and the first phase of the development now known as Cantrell Crossing was completed and recorded in 2019. The Plan Review Committee has reviewed the final plat, determined that it is in compliance with applicable requirements, and recommends approval.

Planning and Zoning recommends approval of the final plat.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 06-01-2026 regular City Council meeting.

### B. Final Plat Application: 1651 McCollum Pkwy

Consideration for approval of the final plat application submitted by Steven Batchelder on behalf of Piedmont Residential for 1651 McCollum Pkwy (Parcel #20009900010); this plat subdivides the existing 5.13 +/- acres for the development of a townhome subdivision known as Ross Pointe. Case #FP2026-02

Planning Director Chanelle Campbell presented the final plat application submitted by Steven Batchelder on behalf of Piedmont Residential for 1651 McCollum Pkwy (Parcel #20009900010); this plat subdivides the existing 5.13 +/- acres for the development of a townhome subdivision known as Ross Pointe. Case #FP2026-02.

The application was submitted by Steven Batchelder on behalf of Piedmont Residential to subdivide a single lot totaling approximately 5.13 +/- acres for the development of 68 townhome dwelling units. In 2024, Mayor and Council approved the rezoning of the

parcel from R-15, Single Family Residential to Planned Unit Development-Residential (PUD-R). The Plan Review Committee has reviewed the final plat, determined that it is in compliance with applicable requirements, and recommends approval.

Planning and Zoning recommends approval of the final plat.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 06-01-2026 regular City Council meeting.

## 17. Public Comments

6:46 AM - FLOOR OPEN FOR PUBLIC COMMENTS

SAMUEL RUSCH {City Resident}: Mr. Rusch thanked the City Council members who met with him to discuss Woodland Park and Butler Creek Park. He hopes officials will begin planning a town hall meeting to discuss the future of both parks. Rusch has reviewed the City's parks and recreation master plan, and the City's Americans with Disabilities Act transition plan. He is concerned that entire parks are missing from these master plans, and he asked city residents to research them. He commented that the Kennesaw Police Department fulfilled his open records request concerning acts of crime reported over the past 30 years. According to Rusch, only two suspicious person cases were filed during that time. Rusch stated that he was looking forward to Mayor Easterling answering the questions that he raised at last week's Council work session. He asked why the light at Woodland Park was not being connected back to the power grid.

MATTHEW MAYO {City Resident}: Mr. Mayo's parents live in Woodland Acres, and he also owns a home in the community he purchased 13 years ago. He moved back because he didn't want to see the community neglected. He commented that he was born in the neighborhood over 57 years ago. He believes that the community is not given the attention like Legacy Park and other communities. He expressed his concern about the state of repair of the sidewalk located in front of his parents' home where work was recently done, and according to Mayo, it presents a fall hazard.

City Manager Drobney asked Council member Madelyn Orochena if she wanted to respond to Mr. Mayo or should he. He commented that he had spoken to Council member Orochena previously about the issue. He further commented that there seems to be a lot of erroneous information.

Council member Orochena recounted that she received a comment concerning the sidewalk in front of the Mayo residence. She notified Dr. Drobney who dispatched the Public Works Director and personnel to the site to fix the sidewalk.

Dr. Drobney commented that the issue with the sidewalk in front of the Mayo's home was brought to his attention and he had repairs made in one day. The current repair is a patch and public works crews will finish the sidewalk and the curb depending on the upcoming weather forecast. He asked Mr. Mayo to contact him directly with questions

or concerns. Drobney added that the City has invested approximately \$1.4 million in sidewalk construction and repair in Woodland Acres. The City has paved almost 2 miles worth of streets in the neighborhood over the past few years.

JORY LYONS {City Residents}: Mr. Lyons asked if the \$1.4 million dollars in sidewalk improvements mentioned by Dr. Drobney was over the last 30 years. He commented on the inefficiencies of the seeclickfix.com system. He stated that sidewalks were last worked on approximately 10 years ago.

Dr. Drobney responded that he would provide Mr. Lyons with information concerning the amount of capital dollars that were spent in Woodland Acres.

6:57 PM FLOOR CLOSED FOR PUBLIC COMMENTS

**18. City Manager's Report**

A. Reports, Discussions, and Updates

**19. Mayor's Report**

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

**20. Council Reports & Discussions**

**21. Executive Session**

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

Motion by Council member Jonathon Bothers to enter into Executive Session as allowed by O.C.G.A. Sec. 50-14-3 for the purpose of discussing personnel. Motion seconded by Mayor Pro Tem Antonio Jones.

Vote taken: approved, 5-0. Motion passed by unanimous vote.

6:58 p.m. Recess to Executive Session

7:18 p.m. Reconvene to Open Session

Council member Jonathon Bothers read the Board back into Open Session and directed the Mayor and City Council to execute an affidavit in compliance with O.C.G.A. Sec. 50-14-4, motion seconded by Mayor Pro Tem Antonio Jones.

Vote taken: approved, 5-0. Motion passed by unanimous vote.

**22. Adjourn**

Mayor Easterling adjourned the meeting at 7:19 p.m. The next regular meeting will be held on Monday, June 1, 2026, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.



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Nicholas Simpson, Deputy City Clerk

DRAFT

Names and Addresses will be disclosed in the Permanent Minutes of the  
City of Kennesaw

**PLEASE MAKE SURE YOUR NAME IS LEGIBLE AND CLEAR**

**City Council Work Session  
5/26/2026  
Public Comment Sign-in**

	Name	Address	Topic
1	Matthew Mayo	2570 Woodland Dr	Neighborhood Repairs
2	Samuel Busch	2459 Pine Dr	Woodland to Pine Mountain Parks
3	Jory Lyons	2441 Forrest Dr	Woodland Park
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16			
17			
19			



## Item Report

**TO:** The Honorable Mayor and City Council  
**FROM:**  
**DATE:** June 15, 2026  
**TITLE:** **Minutes: May 26, 2026 Executive Session**  
Approval of the May 26, 2026, City Council executive session minutes.

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**Summary:**

**Recommendation:**

**Fiscal Impact:**

**Attachments:**  
None



## Item Report

**TO:** The Honorable Mayor and City Council  
**FROM:**  
**DATE:** June 15, 2026  
**TITLE:** **Minutes: June 1, 2026 Regular Meeting**  
Approval of the June 1, 2026, City Council regular meeting minutes.

---

**Summary:**

**Recommendation:**

**Fiscal Impact:**

**Attachments:**  
None



## Item Report

**TO:** The Honorable Mayor and City Council  
**FROM:** Bill Westenberger, Chief of Police  
**DATE:** June 15, 2026  
**TITLE:** **Crime Stats: May 2026**  
Consideration for the acceptance of the May 2026 crime statistics.

---

**Summary:**

**Recommendation:**

**Fiscal Impact:**

**Attachments:**

1. M&C Report May 2026 PPT

# May 2026 Crime Statistics



Group A Crimes	May 2026	May 2025	YTD 2026	YTD 2025
AGGRAVATED ASSAULT	5 (+3)	2	24 (+6)	18
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
ARSON	1 (+1)	0	1 (+0)	1
BRIBERY	0 (+0)	0	0 (+0)	0
BURGLARY	1 (+0)	1	13 (-2)	15
DRUG/ NARCOTICS OFFENSES	47 (+24)	23	202 (+68)	134
EMBEZZLEMENT	0 (-1)	1	1 (-1)	2
EXTORTION	1 (-3)	4	3 (-5)	8
FORGERY	3 (+2)	1	8 (+2)	6
FRAUD OFFENSES	20 (+2)	18	89 (+9)	80
HOMICIDE OFFENSES	0 (+0)	0	0 (+0)	0
INTIMIDATION	8 (-3)	11	40 (-18)	58
KIDNAPPING	0 (-2)	2	5 (+1)	4
LARCENY/ THEFT OFFENSES	7 (-4)	11	51 (-16)	67
MOTOR VEHICLE THEFT	2 (-2)	4	11 (-3)	14
PORNOGRAPHY OBSCENE MATERIAL	3 (+3)	0	8 (+7)	1
ROBBERY	0 (+0)	0	2 (-1)	3
SEX OFFENSES	2 (-1)	3	15 (+5)	10
SIMPLE ASSAULT	15 (+1)	14	71 (+6)	65
STOLEN PROPERTY OFFENSES	1 (+0)	1	8 (+1)	7
VANDALISM	8 (+3)	5	22 (+1)	21
WEAPONS LAW VIOLATIONS	6 (+2)	4	22 (+3)	19
<b>Totals</b>	<b>130</b>	<b>105</b>	<b>596</b>	<b>533</b>

	May 2026	May 2025	YTD 2026	YTD 2025
Dispatched Calls for Service	772 (-6)	778	3,768 (+71)	3,697
Self-Initiated Activity	1,443 (+183)	1,260	7,654 (+1,138)	6,516
Traffic Citations	733 (+166)	567	3,702 (+900)	2,802
Traffic Warnings*	551 (-132)	683	3,258 (-290)	3,548
Arrests**	96 (+14)	82	407 (+12)	395

	May 2026	May 2025	YTD 2026	YTD 2025
Auto Accidents	125 (+23)	102	508 (+2)	506
Accident w/ Injury	13 (+6)	7	43 (-6)	49
Hit and Run	13 (-3)	16	61 (-1)	62
Hit and Run w/ Injury	0 (+0)	0	2 (+0)	2
Person Hit by Auto w/ Injury	1 (+1)	0	4 (+1)	3

\* Warnings do not include verbal warnings

\*\*

Arrests do not include juvenile arrests



## Item Report

**TO:** The Honorable Mayor and City Council

**FROM:**

**DATE:** June 15, 2026

**TITLE:** **Surplus: Trailers**

Based on the condition, age, and lack of operational value of the following assets, approval is requested to declare them surplus property and dispose of them through GovDeals in accordance with applicable surplus property procedures.

- Kustom Signals Radar Trailer (non-operational and no longer supported by the manufacturer)
- Decatur Electronics Radar Trailer (non-operational and no longer supported by the manufacturer)
- 8' x 5' Utility Trailer (Per Fleet Operations, there is no current or foreseeable operational need for this trailer.)

**Summary:**

**Recommendation:**

**Fiscal Impact:**

**Attachments:**

1. PD Surplus - Trailers

Kennesaw Police Department  
2539 J.O. Stephenson Avenue  
Kennesaw GA, 30144



To: Chief Westenberger

From: Lieutenant Irwin

Date: June 2<sup>nd</sup>, 2026

**Subject: Request for Approval to Surplus Equipment via GovDeals**

I am requesting approval to surplus the following three items through GovDeals:

**Item 1 – Kustom Signals Radar Trailer**

This speed detection trailer is non-operational and no longer supported by the manufacturer. The unit is unable to be repaired due to the lack of available parts and support. The trailer is estimated to be at least 20 years old and has reached the end of its useful service life.

**Item 2 – Decatur Electronics Radar Trailer**

This speed detection trailer is non-operational and no longer supported by the manufacturer. The unit is unable to be repaired due to the lack of available parts and support. The trailer is over 20 years old and has exceeded its useful service life.

**Item 3 – 8' x 5' Utility Trailer**

This wood-deck utility trailer was previously used to transport motorcycles. The wood decking is in poor condition and requires replacement. Fleet Operations has determined that there is no current or foreseeable operational need for this trailer. Based on the condition, age, and lack of operational value of these assets, I respectfully request approval to declare them surplus property and dispose of them through GovDeals in accordance with applicable surplus property procedures.

Approved:

Disapproved:

\_\_\_\_\_  
Sergeant



\_\_\_\_\_  
Lieutenant

*R.C. Skumpert*  
\_\_\_\_\_  
Captain



\_\_\_\_\_  
Chief of Police

\_\_\_\_\_  
Sergeant

\_\_\_\_\_  
Lieutenant

\_\_\_\_\_  
Captain

\_\_\_\_\_  
Chief of Police





## Item Report

**TO:** The Honorable Mayor and City Council  
**FROM:**  
**DATE:** June 15, 2026  
**TITLE:** Reports, Discussions, and Updates

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**Summary:**

**Recommendation:**

**Fiscal Impact:**

**Attachments:**  
None



## Item Report

**TO:** The Honorable Mayor and City Council

**FROM:**

**DATE:** June 15, 2026

**TITLE:** Mayor and Council (re)appointments to Boards and Commissions. This item is for (re)appointments made by the Mayor to any Board, Committee, Authority, or Commission requiring an appointment to fill any vacancies, resignations, and to create or dissolve boards and commissions, as deemed necessary.

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**Summary:**

**Recommendation:**

**Fiscal Impact:**

**Attachments:**

None