

**MINUTES OF CITY COUNCIL MEETING
CITY OF KENNESAW
Council Chambers
May 15, 2023
6:30 PM**

Present	Mayor Derek Easterling Mayor Pro Tem Tracey Viars Councilmember Pat Ferris Councilmember Antonio Jones Councilmember Trey Sinclair City Clerk Lea Alvarez City Manager Jeff Drobney Assistant City Attorney Sam Hensley, Jr.
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1. Invocation

City Resident Carlene Fregeolle led the invocation.

2. Pledge of Allegiance

City Resident Andrew Bramlett led the Pledge of Allegiance.

3. Call to Order

Mayor Easterling called the meeting to order at 6:30 p.m.

4. Annoucements

- A. This public meeting is being conducted via the use of real-time telephonic technology allowing the public simultaneous access to the public meeting. You may also attend in person with limited seating available at both the Council Chambers and the Ben Robertson Community Center, if needed. Mayor and Council will be conducting their meeting via real-time telephonic technology using Zoom Meeting and Facebook Live. You can access the meeting via the following link: <https://www.facebook.com/CityofKennesaw/>
- B. If you are not able to attend a meeting in-person and would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-ga.gov no later than 6:00 PM the night of the regular meeting. Your comments on a specific agenda item will be read aloud or grouped into categories for the record. **Facebook Live is not monitored for public comment.**

5. Presentations

6. Public Comment/Business from the Floor

[The City Attorney swore-in any witnesses or individuals offering comments on the agenda].

6:32 p.m. Floor Open for Public Comments

JAMES STEWART [City Resident]: Mr. Stewart, a resident and owner of 2975 North Main Street, which directly adjoins 2971 North Main Street, asked the Council to deny its rezoning application. He shared several areas of concern regarding the property's potential rezoning to the Central Business District. Mr. Stewart stated the lot is a definitive part of the historic, residential corridor of Main Street between Lewis Street and Knightsbridge Road and has a Main Street address. Further, the property at 2971 North Main Street fits within the aesthetic design and intention of family residency in the historic, residential district. Despite some opinions, Mr. Stewart explained the house is directly across the street from another residence and not Kennesaw First Baptist Church, which is angled away down Main Street. He is concerned about the fact that his property shares a driveway with this lot and that historic standards prevent any barrier between his home and 2971 North Main Street. As a father of two young children, he is worried about the traffic in this driveway should a business start there. In Mr. Stewart's opinion, the only distinction between 2971 North Main Street and his house is that it has been consistently vacant for a number of years. He is aware of two to four parties who have made serious inquiries to buy this house as a residential family home. The structure still has value to potential families as owners, but has not been listed as residential. The city has a Historic Preservation Commission in place to hold homeowners accountable for the structures, colors, and exterior features of their homes to keep them historically appropriate, but businesses will be held by different standards as they will need to have parking lots to accommodate customers, signage, railings, ADA compliant ramps, etc. Lastly, Mr. Stewart said once this property goes commercial, if the city approves it, it will most likely never go back to a residential lot again. There is no predicting what kind of business would be going inside that space. He asked the Council to deny the rezoning request and allow the property to remain residential.

KIMBERLY WATKINS [City Resident]: Ms. Watkins read a letter submitted to city staff regarding North Main Street's residents' opposition to the rezoning application for 2971 North Main Street (**See Exhibit A**).

6:43 p.m. Floor Closed for Public Comments

7. Old Business

8. New Business

9. Committee and Board Reports

10. Public Hearing(s)

- A. Consideration to approve a land use permit application for the property located at 1205 Mountain Springs Drive as submitted by applicant Ann Moormann. Case # LU2023-01.

Assistant Zoning Administrator and Planner Albert Trevino presented a land use permit application for the property located at 1205 Mountain Springs Drive as submitted by applicant Ann Moormann. Ms. Moormann is looking to obtain a home occupational business license to make soaps and other bath-related products in her home. A list of materials and equipment was submitted as part of the agenda packet. Once the products are created, she intends to sell them at local farmers' markets, craft fairs, and on social media. She has assured the city that any sales made on social media will go directly to a carrier to be delivered. No customers will be allowed to pick up products at her house. Ms. Moormann has checked with the Kennesaw Springs Community Home Owners' Association President and confirmed that home-based businesses are allowed within the neighborhood. The Planning Commission reviewed this application and recommended approval with the conditions as outlined by staff.

Councilmember Ferris mentioned at the Planning Commission, Mr. Trevino mentioned this permit was only valid for 24 months. Mr. Trevino stated that was correct as the timeframe is mandated by our code. Councilmember Ferris would like to see the 24 months included in the motion.

Motion by Councilmember Jones to approve a land use permit application for the property located at 1205 Mountain Springs Drive as submitted by applicant Ann Moormann for a period of 24 months in accordance with the Unified Development Code with the following conditions: 1) the land use permit is limited to, exclusive to 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, and 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. Seconded by Councilmember Sinclair.

6:46 p.m. Floor Open for Public Comments

No comments.

6:47 p.m. Floor Closed for Public Comments

Vote taken, motion unanimously approved 5-0. Motion passed.

- B. Approval of an ORDINANCE authorizing a rezoning request of property located at 0 Cobb Parkway or parcel number 20013900990 and owned by the City of Kennesaw. Case # RZ2023-02(A).

Assistant Zoning Administrator and Planner Albert Trevino provided brief context regarding items 10. B through 10. H, which are all rezoning items submitted by the City of Kennesaw. All items will be heard and voted on separately. Mr. Trevino stated the aforementioned items are considered phase two of the Central Business District (CBD) expansion project. The CBD was created in 2002 and laid the groundwork for a brand new, comprehensive mixed use zoning district within our downtown core. This district allows for a mixture of uses which is appropriate for our city's downtown, but also

allows for flexibility in design for building placement as well as standards for beautification. Phase one of this expansion project occurred in 2003 and 2005 when over 130 property owners agreed to sign on to this new zoning district. This year, staff mailed invitation letters to 25 property owners to see if they would like to be a part of the CBD zoning category. For all properties, there have been no talks about new development. Mr. Trevino explained this project is merely a zoning district change from the agreed properties' current zoning to our Central Business District. All current uses of the properties will remain and anything that is nonconforming to the CBD will also be grandfathered within the city's non-conforming ordinance in the Unified Development Code. Any new proposals for development must go through the city's three-step process: the Kennesaw Downtown Development Authority, the Historic Preservation Commission, and ultimately, the City Council.

Assistant Zoning Administrator and Planner Albert Trevino presented an ordinance authorizing a rezoning request for property located at 0 Cobb Parkway or parcel number 20013900990 and owned by the City of Kennesaw. This city-owned property is currently zoned Highway General Business, is located in Adams Park, and is a stormwater detention facility. The intention of this rezoning is to make Adams Park a contiguous zoning category. At their regularly scheduled meeting, the Planning Commission recommended approval of the rezoning request, and staff is recommending approval as well.

Motion by Councilmember Ferris to approve [ORDINANCE 2023-06, 2023](#) authorizing a rezoning request for property located at 0 Cobb Parkway, as presented. Seconded by Councilmember Sinclair.

6:51 p.m. Floor Open for Public Comments

No comments.

6:52 p.m. Floor Closed for Public Comments

Vote taken, motion unanimously approved 5-0. Motion passed.

- C. Approval of an ORDINANCE authorizing a rezoning request of property located at 2681 South Main Street or parcel number 20016700140 and owned by Old South Village, LLC c/o Kodiak Ventures. Case # RZ2023-02 (B).

Assistant Zoning Administrator and Planner Albert Trevino presented an ordinance authorizing a rezoning request of property located at 2681 South Main Street, or parcel number 20016700140, and owned by Old South Village, LLC c/o Kodiak Ventures. Mr. Trevino stated this property is currently a mobile home park with 3.5 acres and 25 manufactured homes. Rezoning to the CBD would allow the property to continue operating as a mobile home park. The property owner, Kodiak Ventures, owns all units and leases the units to its tenants. The typical lease is one year with varying expiration

dates. The property owner shared that in the event there are future changes in the use of the property, Kodiak Ventures would work with each tenant and provide adequate time for them to relocate. Executing a relocation plan would occur before and during the time that they would develop plans and seek out financing for construction. The property owner's preferred solution regarding a relocation plan would be to a different mobile home park for the tenants to relocate with their trailers. At their regularly scheduled meeting, the Planning Commission recommended approval and staff recommends approval as well.

Motion by Mayor Pro Tem Viars to approve [ORDINANCE NO. 2023-07, 2023](#) authorizing a rezoning request of property located at 2681 South Main Street, as presented. Seconded by Councilmember Burnette.

6:53 p.m. Floor Open for Public Comments

No comments.

6:54 p.m. Floor Closed for Public Comments

Vote taken, motion unanimously approved 5-0. Motion passed.

- D. Approval of an ORDINANCE authorizing a rezoning request of property located at 2716 South Main Street or parcel number 20013801750 and owned by Hugh E. Byrd. Case # RZ2023-02 (C).

Assistant Zoning Administrator and Planner Albert Trevino presented an ordinance authorizing a rezoning request for property located at 2716 South Main Street, or parcel number 20013801750, and owned by Hugh E. Byrd. Mr. Trevino stated this property is currently zoned R-15 and is privately owned by Reverend Byrd. On the property is a single-family detached ranch-style home with four-sided brick and two accessory structures in the rear. The total acreage of the property is around 1.7 acres and it is adjacent to the Enclave, which is an active-adult community. At their regularly scheduled meeting, the Planning Commission recommended approval of the request and staff recommends approval as well.

Motion by Councilmember Viars to approve an ordinance regarding the rezoning request for property located at 2716 South Main Street. Seconded by Councilmember Sinclair.

6:55 p.m. Floor Open for Public Comments

REVEREND HUGH E. BYRD [Property Owner]: Reverend Byrd decided to change his decision on opting in to the Central Business District for right now. He saw some problems moving forward and asked to withdraw his application.

Mr. Trevino shared that this was the first time staff had heard about a change in decision; however, staff was amenable to changing their recommendation to formally

withdraw the application at the applicant's choosing.

6:58 p.m. Floor Closed for Public Comments

Substitute motion by Councilmember Ferris to accept the withdrawal of the rezoning request for property located at 2716 South Main Street. Seconded by Councilmember Sinclair.

Councilmember Ferris is concerned about the Council being consistent regarding motions to accept withdrawals. Ms. Collier requested to withdraw her request (item 10. G), and at the work session, staff recommended allowing withdrawal with prejudice. Councilmember Ferris stated if we are going to allow Reverend Byrd to withdraw without mention of prejudice, he believes Ms. Collier should be given the same opportunity.

Mr. Trevino explained the reasoning behind recommending accepting the withdrawal with prejudice for the Collier property is so staff can revisit the Future Land Use Map. By accepting with prejudice, the 12 months would allow staff to hold public engagement meetings and get more community input regarding whether the downtown activity center categories are appropriate for these select parcels, especially for the second phase of the CBD expansion project. Once staff gets that information, it would need to be submitted to the Atlanta Regional Commission and the Department of Community Affairs to review and provide recommendations. That process would take longer than six months, which is why they recommended it with prejudice.

Councilmember Ferris stated one could make the same argument for Reverend Byrd's property. He is looking for consistency. He doesn't think either applicant should be penalized for wanting to opt out of the CBD expansion project. He asked that the motions did not mention prejudice.

Vote taken, motion unanimously approved 5-0. Motion passed.

- E. Approval of an ORDINANCE authorizing a rezoning request of property located at 2753 Watts Drive or parcel number 20013900590 and owned by the City of Kennesaw. Case #RZ2023-02 (D).

Assistant Zoning Administrator and Planner Albert Trevino presented an ordinance authorizing a rezoning request for property located at 2753 Watts Drive, or parcel number 20013900590, and owned by the City of Kennesaw. Mr. Trevino stated this property is currently zoned Office Institutional and is the location of both the Ben Robertson Community Center and its parking lot. 2753 Watts Drive, and the detention pond, are the last two remaining parcels in Adams Park to create a contiguous CBD category. At their regularly scheduled meeting, the Planning Commission recommended approval of this rezoning and request, and staff recommends approval as well.

Motion by Councilmember Ferris to approve [ORDINANCE NO. 2023-08, 2023](#) authorizing a

rezoning request of property located at 2753 Watts Drive, as presented. Seconded by Councilmember Burnette.

7:04 p.m. Floor Open for Public Comments

No comments.

7:05 p.m. Floor Closed for Public Comments

Vote taken, motion unanimously approved 5-0. Motion passed.

- F. Approval of an ORDINANCE authorizing a rezoning request of property located at 2754 South Main Street or parcel number 20013801880 and owned by Bencivenga Gabriel Living Trust 7/9/02, Gabriel Bencivenga, LLC. Case #RZ2023-02 (E).

Assistant Zoning Administrator and Planner Albert Trevino presented an ordinance authorizing a rezoning request for property located at 2754 South Main Street, or parcel number 20013801880, and owned by Bencivenga Gabriel Living Trust 7/9/02, Gabriel Bencivenga, LLC. Mr. Trevino stated this private property has one commercial building that houses two restaurants: Fern Gully, which was established in 2017 and Kennesaw Thai, which was established in 2012. Restaurant use is encouraged in the CBD, and the property is completely surrounded by the CBD. At their regularly scheduled meeting, the Planning Commission recommended approval, and staff recommends approval as well.

Motion by Councilmember Sinclair to approve [ORDINANCE NO. 2023-09, 2023](#) authorizing a rezoning request for property located at 2754 South Main Street, as presented. Seconded by Mayor Pro Tem Viars.

7:05 p.m. Floor Open for Public Comments

No comments.

7:06 p.m. Floor Closed for Public Comments

Vote taken, motion unanimously approved 5-0. Motion passed.

- G. Approval of an ORDINANCE authorizing a rezoning request of property located at 2817 Sardis Street or parcel number 20013800770 and owned by the City of Kennesaw. Case #RZ2023-02 (F).

[Councilmember Ferris has a property adjacent to the rezoning request. He is abstaining from discussing and voting on item X. G. The Assistant City Attorney confirmed Councilmember Ferris could remain in the Council Chambers].

Assistant Zoning Administrator and Planner Albert Trevino presented an ordinance authorizing a rezoning request for property located at 2817 Sardis Street, or parcel

number 20013800770, and owned by the City of Kennesaw. Mr. Trevino stated this property is currently zoned R-15 and is the last remaining parcel in Depot Park not zoned CBD. The intent of this rezoning is to make Depot Park one contiguous zoning category. At their regularly scheduled meeting, the Planning Commission recommends approval, and staff recommends approval as well.

Motion by Councilmember Jones to approve Ordinance No. 2023-10, 2023 authorizing a rezoning request for property located at 2817 Sardis Street, as presented. Seconded by Councilmember Sinclair.

7:07 p.m. Floor Open for Public Comments

No comments.

7:08 p.m. Floor Closed for Public Comments

Vote taken, motion unanimously approved 4-0-1 (Councilmember Ferris abstained). Motion passed.

- H. Approval of an ORDINANCE authorizing a rezoning request of property located at 2971 North Main Street or parcel number 20013900200 and owned by David & Kathryn Collier. Case #RZ2023-02 (G).

[Mayor Pro Tem Viars abstained from discussing and voting on item X. H].

Assistant Zoning Administrator and Planner Albert Trevino presented a rezoning request for property located at 2971 North Main Street, or parcel number 20013900200, and owned by David and Kathryn Collier. Mr. Trevino stated this private property holds a historic, detached single-family home, which is currently zoned R-15, and located within the city's historic district. To the eye, this home is considered as one of the bookends to the beautiful historic homes on North Main Street. Historically, the home was known as the W.B. Adams' house. When looking at the property to the left, there is a multi-tenant, commercial retail establishment. If you are looking at the property to the right, there is an occupied, single-family detached home. The boundaries of the North Main Street historic district begin at Lewis Street and Dallas Street and extend down North Main Street until you reach 3015 North Main Street. Mr. Trevino explained that shortly after the public notification process, staff began receiving letters and emails in opposition to the rezoning request. Staff received an email from Dane Thomas on April 18, 2023; an email from Cindi Michael on May 2, 2023; a signed petition from the residents of North Main Street and supporting documentation on why the city should deny the request from Madelyn Orochena on May 2, 2023; more signatures from the community provided by Dr. Kimberly Watkins on May 3, 2023; and a second letter of opposition from Cindi Michael on May 13, 2023. All letters and emails are included in the agenda packet. At their regularly scheduled meeting, the Planning Commission recommended denial of the application. On May 4, 2023, staff received an email from Kathryn Collier requesting to withdraw the application. Staff recommends withdrawing with no mention of prejudice as

discussed earlier.

Motion by Councilmember Ferris to accept the withdrawal of the rezoning request for property located at 2971 North Main Street, as presented. Seconded by Councilmember Burnette.

7:12 p.m. Floor Open for Public Comments

No comments.

7:13 p.m. Floor Closed for Public Comments

Vote taken, motion unanimously approved 4-0-1 [Mayor Pro Tem Viars abstained]. Motion passed.

- I. Approval of ORDINANCE to amend the Unified Development Code, Appendix A, Chapter 5 "Standards for Accessory and Temporary Uses," Section 5.03.14 and Section 5.03.18 of said chapter regarding political campaign signage as submitted by the City of Kennesaw. Case #MISC2023-02.

Zoning Administrator Darryl Simmons presented an ordinance to amend the Unified Development Code, Appendix A, Chapter 5, "Standards for Accessory and Temporary Uses," Section 5.03.14 and Section 5.03.18 of said chapter regarding political campaign signage. The intent of this amendment is to bring the city's adopted sign ordinance into alignment with the State of Georgia's O.C.G.A 16-7-58(a)(2). The code section states, in part, "... no municipal, county, or consolidated government may restrict by regulation or other means the length of time a political campaign sign may be displayed or the number of signs which may be displayed on private property for which permission has been granted." Under this code, the city may not restrict political signs on private property. In addition, the language goes in to greater detail and provides clearer language regarding general sign location. At their regularly scheduled meeting, the Planning Commission recommended approval, and staff recommends approval as well.

Motion by Councilmember Ferris to approve [ORDINANCE NO. 2023-11, 2023](#) to amend the Unified Development Code, Appendix A, Chapter 5, "Standards for Accessory and Temporary Uses," Section 5.03.14 and Section 5.03.18 of said chapter regarding political campaign signage, as presented. Seconded by Councilmember Sinclair.

7:15 p.m. Floor Open for Public Comments

No comments.

7:16 p.m. Floor Closed for Public Comments

Councilmember Ferris shared he started this discussion surrounding political signs;

however, he praised the Bentley Firm for expanding the language to cover other signs such as those posted on utility poles.

Vote taken, motion unanimously approved 5-0. Motion passed.

11. Consent Agenda

Motion by Councilmember Viars to approve the Consent Agenda engross. Seconded by Councilmember Sinclair.

Vote taken, motion unanimously approved 5-0. Motion passed.

- A. Approval of the April 24, 2023 City Council work session minutes.
- B. Approval of the May 1, 2023 City Council regular meeting minutes.
- C. Approval of RESOLUTION authorizing the use of Parks and Recreation impact fee funds in the amount of \$89,825 for the design of New Chalker Park.

RESOLUTION NO. 2023-17, 2023

- D. Approval of RESOLUTION providing a Power Distribution Easement Agreement with Georgia Power.

RESOLUTION NO. 2023-18, 2023

- E. Approval of RESOLUTION authorizing the purchase of six crosswalk sign assemblies.

RESOLUTION NO. 2023-19, 2023

12. General and Administrative

13. Public Safety

- A. Receipt of April 2023 Crime Statistics.

Police Captain Kevin Mitchell presented the April 2023 crime statistics.

Motion by Mayor Pro Tem Viars to receive the April 2023 crime statistics, as presented. Seconded by Councilmember Burnette.

Vote taken, motion unanimously approved 5-0. Motion passed.

14. Information Technology

15. Public Works

- A. Approval of RESOLUTION re-authorizing the condemnation of Parcel 15 – Cherokee Street Improvement Project, located at 3195 Travelers Trail, Kennesaw, Georgia, 30144, as required for the Special Purpose Local Option Sales Tax (SPLOST) Cherokee Street Project.

Public Works Director Ricky Stewart presented a resolution re-authorizing the condemnation of Project Parcel 15, which is a part of the Cherokee Street Improvement Project, located at 3195 Travelers Trail. Mr. Stewart stated the Council has heard and acted on this condemnation previously, but because of the time frame between the last approval and now, Legal has advised the Council to reauthorize and restate the condemnation of this property.

Mayor Easterling said there are five items, 15. A-D, which are reauthorizations. Item 15. E is a new condemnation.

Motion by Councilmember Jones to approve [RESOLUTION NO. 2023-20, 2023](#) re-authorizing the condemnation of Project Parcel 15, which is a part of the Cherokee Street Improvement Project, located at 3195 Travelers Trail, as presented. Seconded by Councilmember Sinclair.

Vote taken, motion unanimously approved 5-0. Motion passed.

- B. Approval of RESOLUTION re-authorizing the condemnation of Parcel 25 – Cherokee Street Improvement Project, located at 3248 Cherokee Street, Kennesaw, Georgia, 30144, as required for the Special Purpose Local Option Sales Tax (SPLOST) Cherokee Street Project.

Public Works Director Ricky Stewart presented a resolution re-authorizing the condemnation of Project Parcel 55, which is a part of the Cherokee Street Improvement Project, located at 3248 Cherokee Street. Mr. Stewart stated the Council has heard and acted on this condemnation previously, but because of the time frame between the last approval and now, Legal has advised the Council to reauthorize and restate the condemnation of this property.

Motion by Mayor Pro Tem Viars to approve [RESOLUTION NO. 2023-21, 2023](#) re-authorizing the condemnation of Project Parcel 25, which is a part of the Cherokee Street Improvement Project, located at 3248 Cherokee Street, as presented. Seconded by Councilmember Sinclair.

Vote taken, motion unanimously approved 5-0. Motion passed.

- C. Approval of RESOLUTION re-authorizing the condemnation of Parcel 55 – Cherokee Street Improvement Project, located at 3461 Cherokee Street, Kennesaw, Georgia, 30144, as required for the Special Purpose Local Option Sales Tax (SPLOST) Cherokee Street Project.

Public Works Director Ricky Stewart presented a resolution re-authorizing the condemnation of Project Parcel 55, which is a part of the Cherokee Street Improvement Project, located at 3461 Cherokee Street. Mr. Stewart stated the Council has heard and acted on this condemnation previously, but because of the time frame between the last approval and now, Legal has advised the Council to reauthorize and restate the condemnation of this property.

Motion by Councilmember Jones to approve [RESOLUTION NO. 2023-22, 2023](#) re-authorizing

the condemnation of Project Parcel 55, which is a part of the Cherokee Street Improvement Project, located at 3461 Cherokee Street, as presented. Seconded by Mayor Pro Tem Viars.

Vote taken, motion unanimously approved 5-0. Motion passed.

- D. Approval of RESOLUTION re-authorizing the condemnation of Parcel 59 – Cherokee Street Improvement Project, located at 3481 Cherokee Street, Kennesaw, Georgia, 30144, as required for the Special Purpose Local Option Sales Tax (SPLOST) Cherokee Street Project.

Public Works Director Ricky Stewart presented a resolution re-authorizing the condemnation of Project Parcel 59, which is a part of the Cherokee Street Improvement Project, located at 3481 Cherokee Street. Mr. Stewart stated the Council has heard and acted on this condemnation previously, but because of the time frame between the last approval and now, Legal has advised the Council to reauthorize and restate the condemnation of this property.

Motion by Councilmember Ferris to approve [RESOLUTION NO. 2023-23, 2023](#) re-authorizing the condemnation of Project Parcel 59, which is a part of the Cherokee Street Improvement Project, located at 3481 Cherokee Street, as presented. Seconded by Mayor Pro Tem Viars.

Vote taken, motion unanimously approved 5-0. Motion passed.

- E. Approval of RESOLUTION authorizing the condemnation of Parcel 35 – Cherokee Street Improvement Project, located at 3326 Cherokee Street, Kennesaw, Georgia, 30144, as required for the Special Purpose Local Option Sales Tax (SPLOST) Cherokee Street Project.

[Councilmember Jones abstained from discussion and voting on item 15. E].

Public Works Director Ricky Stewart presented a resolution authorizing the condemnation of Project Parcel 35, which is a part of the Cherokee Street Improvement Project, located at 3326 Cherokee Street. The city has been negotiating the acquisition of needed right of way and temporary easements; however, negotiations have been unsuccessful, and staff is requesting the Council allow them to move to condemnation.

Motion by Mayor Pro Tem Viars to approve [RESOLUTION NO. 2023-24, 2023](#) re-authorizing the condemnation of Project Parcel 35, which is a part of the Cherokee Street Improvement Project, located at 3326 Cherokee Street, as presented. Seconded by Councilmember Burnette.

Vote taken, motion unanimously approved 4-0-1 [Councilmember Jones abstained]. Motion passed.

16. Recreation and Culture

17. Community Development

18. Public Comment/Business from the Floor

7:28 p.m. Floor Open for Public Comments

ANDREW BRAMLETT [City Resident]: Mr. Bramlett spoke about a bank robbery that occurred at the Kennesaw State Bank in 1921 (See **Exhibit B**).

7:29 p.m. Floor Closed for Public Comments

19. City Manager's Report

A. Reports, Discussions, and Updates

City Manager Jeff Drobney praised the Parks and Recreation Department for a job well done for the first race of the Kennesaw Grand Prix. It was the largest attended race since before COVID.

20. Mayor's Report

A. Accept the resignation of Dana Johnson from the Kennesaw Sister Cities Commission.

Motion by Mayor Pro Tem Viars to accept the resignation of Dana Johnson from the Kennesaw Sister Cities Commission. Seconded by Councilmember Sinclair.

Vote taken, motion unanimously approved 5-0. Motion passed.

21. Council Comments

Councilmember Jones had nothing new to add.

Councilmember Ferris felt he had spoken enough for one night.

Councilmember Burnette shared she had a beautiful Mother's Day weekend at Swift Cantrell Park with her family.

Mayor Pro Tem Viars echoed Dr. Drobney praises to Parks and Recreation for a job well done with the Grand Prix Series.

Councilmember Sinclair wished everyone a belated happy Mother's Day.

22 Executive Session

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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

Mayor Easterling adjourned the meeting at 7:30 p.m. The next regular meeting will be held on Monday, June 5, 2023 at 6:30 P.M. in the Council Chambers. The public is encouraged to attend or view via Facebook Live.

A handwritten signature in blue ink, appearing to read "Lea Alvarez", with a stylized, cursive script.

Lea Alvarez, City Clerk

North Main Street Neighborhood
 Kennesaw, Georgia 30144
 April 27, 2023

Kennesaw Planning Commission
 RE: 2971 North Main Street rezoning application RZ2023-02

Dear Commission Members,

We, as residents of North Main Street, have no desire to see our neighborhood become commercial. We studied the city documents and information that we found available to us at this time. Based on that information, we have the following opinions to submit for your consideration.

The parcel in this application (2971 N Main St) is currently zoned R-15. The city map of this area shows all the North Main Street Historic District parcels located on North Main St are currently zoned single-family R-15/R-20. All but one of the remaining homes located on North Main St and in the historic district, are currently occupied or being renovated for occupation as single-family homes. It's our opinion that this is a viable single-family neighborhood that the city should acknowledge and protect.

We believe that changing the zoning for this parcel to CBD would put it into a commercial category of uses that would require renovation or remodeling to be driven by business needs that are not compatible with the character of this historic North Main St single-family residential neighborhood. For example:

1. Installation of an ADA compliant ramp
2. Installation of an appropriate hard surface marked parking area for commercial use
3. Installation of non-historic porch railings for public safety
4. Installation of business signs, and usage of banners, waving flags, etc.
5. The potential development as a multi-family parcel. Precedent for this has already been set at both the historic Stanley-Lewis House at 2891 Lewis Street, and the historic Galt House at 2985 Cherokee Street.

The city's application for this historic district describes the North Main Street Historic District in the following way: *"The houses are fairly evenly distributed along the street and vary in their setbacks. A large, two-story, country-style late-nineteenth-century house (Lot 23) and a one-story Victorian farmhouse with outbuildings (#11) anchor the southeast and northwest ends of the district."* The anchor house on Lot 23 is now buried inside the Dallas St project hidden from view and no longer has the appearance of a typical historic single-family residence. The application goes on to relate the significance of the district saying: *"The North Main Street Historic District is significant as an intact historic residential development along one of the principal highways leading to downtown Kennesaw."* This parcel, Lot 20, on the North Main Street Historic District Inventory, is also listed in the city Comp Plan as a Historic Structure in the North Main Street District. It is also identified as a contributing structure in the city's HPC's review that was done for this district. All this justifies keeping this parcel strictly residential maintaining the current R-15 zoning.

Cherokee St was a residential area many decades ago, but commercial uses came to Cherokee St and now its historic homes are predominately commercial with signage and paved parking lots in lieu of traditional yards. Summers St was also a residential area years ago, but again, now commercial with signage, banners, and limited grassy yards.

We believe that the end of Lewis St is the natural end point for the CBD. Bringing the CBD around the corner from Lewis St to North Main St brings the slow expansion of "business" and all its non-historic features to a "historic residential development". It will be the end of this thriving single-family neighborhood. Look at the 2015 LCI "Historic CBD" overlay map which shades half our district as CBD. Read its purpose and the plans for its development. Then drive by the Stanley-Lewis house, the Galt house, and up North Main St. There is a significant difference.

In closing we request:

- 1) The denial of the rezoning of this parcel from R-15 to CBD, as it would negatively impact the character of the North Main Street Historic District, that was described as an "intact historic residential development".
- 2) That the homes on North Main Street be recognized by the city as a single-family residential area and be protected as such.
- 3) That this parcel be removed from the Downtown Activity Center (DAC) and the North Main Street Historic District residential parcels that are currently included in the "Historic Central Business District" should be removed from those classifications as they should not fall under the impact of commercial guidelines in any way but be treated solely as single-family residential properties.
- 4) Should you decide not to deny this application, we request that the opportunity to add stipulations to any motion to approve.

Sincerely yours,

Residents of North Main Street Historic District

See attached signature sheet

Reference material attached:

Zoning Dashboard Map of North Main Street R-15/R-20 Parcels

City of Kennesaw 2022 Comprehensive Plan Update

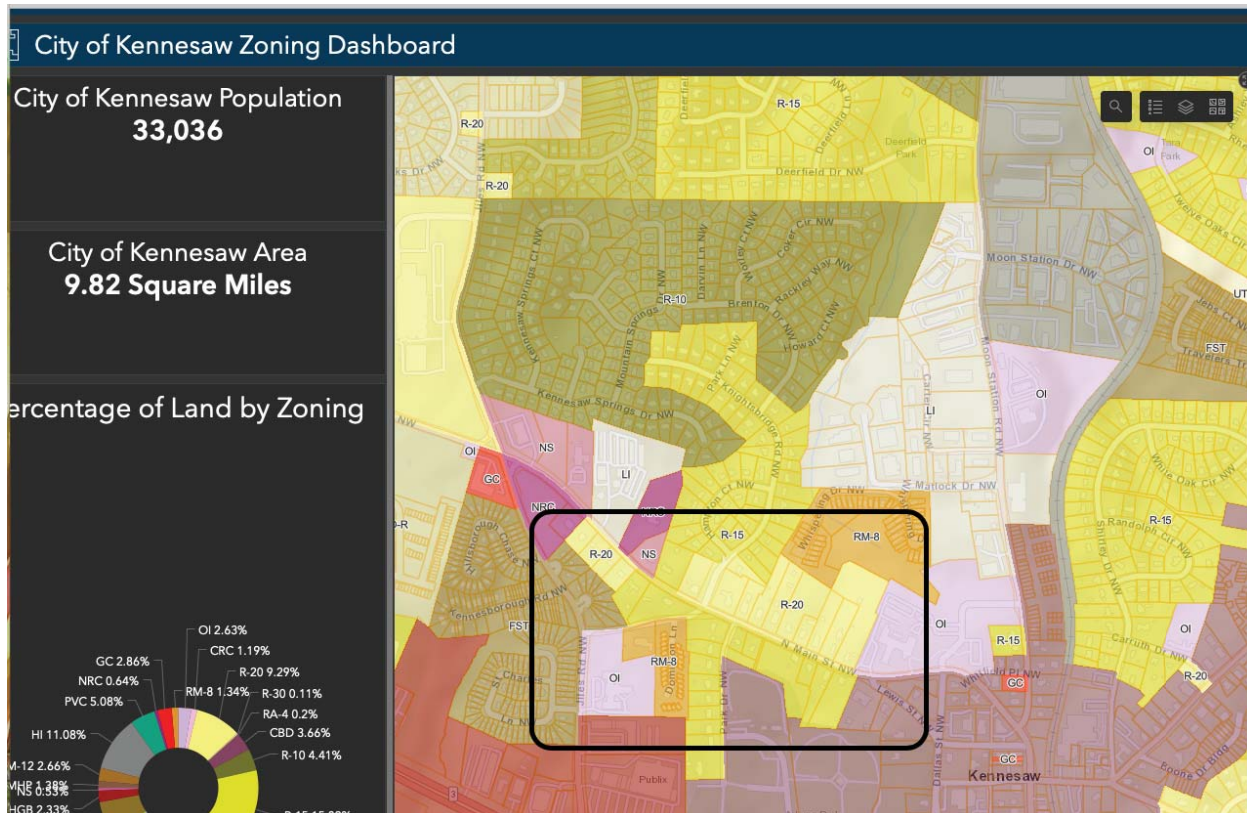
Downtown Kennesaw LCI Plan - July 2015

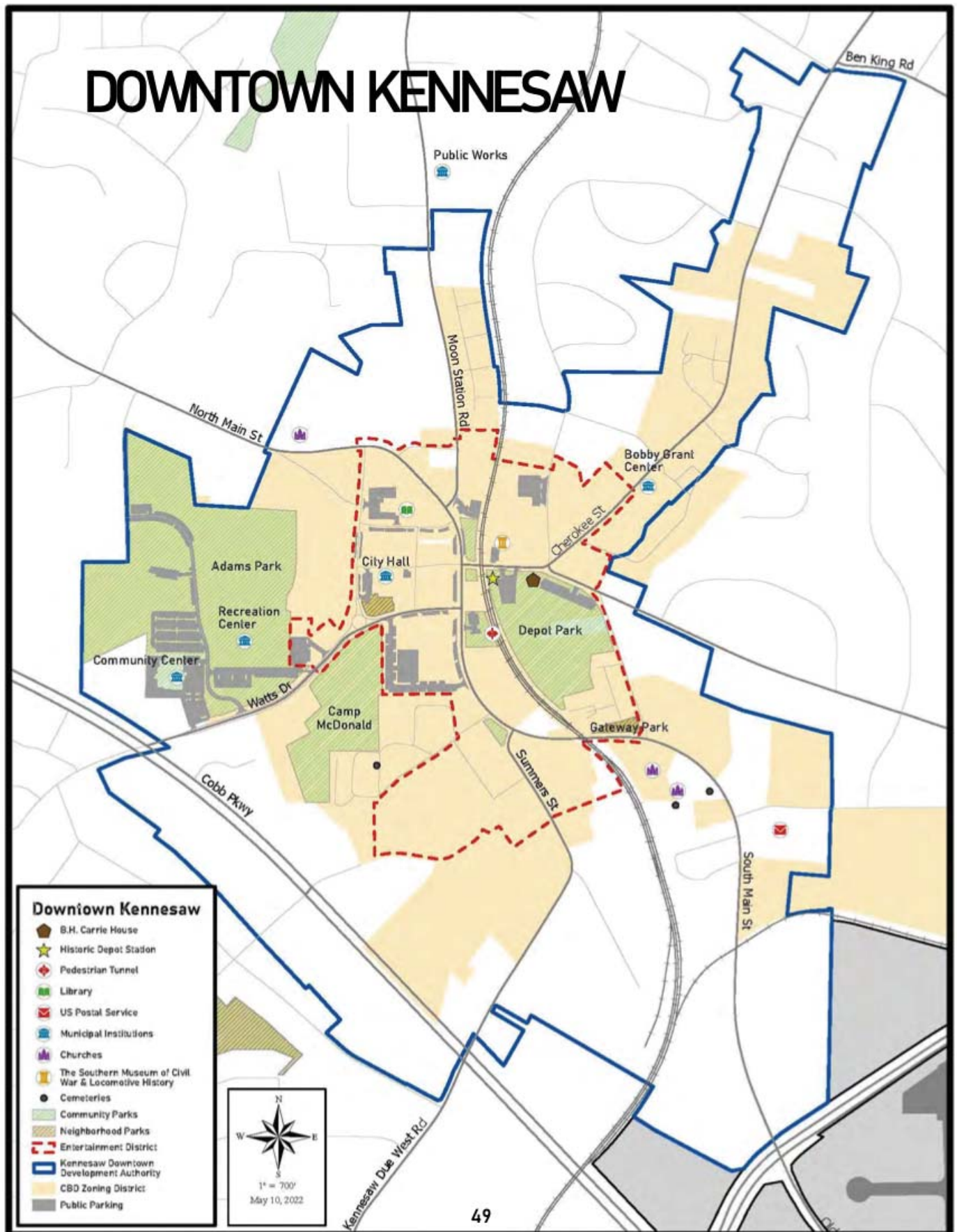
National Register of Historic Places Inventory - Nomination Form North Main Street Historic District

We, the undersigned residents of the North Main Street Historic District, agree with the attached letter regarding the rezoning 2917 N Main Street.

Street Number	Signature
2981	Marilyn Oakman + [Signature]
#2975	Dr. Kimberly Watkins + Randy Stewart
2976	Justin Thomas + Dane Thomas
2986	[Signature]
2982	Cathy Mackay
2990	Brittany Haugen + John Haugen
2995	Mary Klein + Dean Klein
2985	[Signature]
3000	[Signature]
3000	Wesley Oller
2998	Cindi Michael
2972	Janet Sherrill
2996	[Signature] + Andrea A. Corbett
3001	John & Helen Moore

Zoning Dashboard: North Main Street Parcels Currently Zoned R-15 & R-20





United States Department of the Interior
Heritage Conservation and Recreation Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet NORTH MAIN STREET

Item number

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NORTH MAIN STREET HISTORIC DISTRICT

Name: North Main Street Historic District, Kennesaw, Cobb County, Georgia

Location:

Along either side of North Main Street for a distance of two-fifths of a mile northwest from Dallas Street.

Owner: Multiple ownership (see attached list)

Description:

The North Main Street Historic District consists of mid- to late-nineteenth-century and early-twentieth-century residences along either side of North Main Street. The houses, all modestly scaled, range from plantation plain to neoclassical, with a predominance of late-nineteenth-century hip- and gable-roofed Victorian cottages. The houses are fairly evenly distributed along the street and vary in their setbacks. A large, two-story, country-style late-nineteenth-century house (Lot 23) and a one-story Victorian farmhouse with outbuildings (#11) anchor the southeast and northwest ends of the district. There is only one non-contributing property in the district -- a small contemporary house at 13 North Main Street [see photographs 13-21].

Significance:

The North Main Street Historic District is significant as an intact historic residential development along one of the principal highways leading to downtown Kennesaw. In terms of transportation, the district has as its organizing element one of Kennesaw's principal nineteenth-century wagon roads, and one which follows to a large degree the alignment of the old Peachtree Trail. In terms of agriculture, the district includes a largely intact Victorian farmstead at the edge of town (Lot 11), which represents the type of relatively small-scale farming operations common to this part of Georgia. In terms of commerce, the district contains at its southeastern end the Stanley-Lewis House, ca. 1896 (Lot 23), one of the largest houses in town and the home of J.G. Lewis, the town banker, cotton-gin owner, mayor, and leading citizen during the early-twentieth century. In terms of architecture, the district includes a fine collection of modest, country-townhouses ranging from plantation

[continued]

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Continuation sheet NORTH MAIN STREET

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plain to neoclassical with a concentration of Victorian cottages. In terms of community development, the district demonstrates the type of residential street development that took place between the middle of the nineteenth century and the early-twentieth century in small country towns of northwest Georgia.

Acreage: 27 acres

Verbal Boundary Description:

The boundary of the North Main Street Historic District is identified and described by a heavy black line on the attached map of the Kennesaw multiple-resource area. This boundary circumscribes the area of intact historic residential development. To the southeast is the downtown area; to the northwest are a few modern tract houses and the open countryside; to the north is generally open land and a small subdivision; and to the south is generally open land and a city park and recreation area.

UTM References:

A	Zone 16	E719310	N3767430
B	Zone 16	E719505	N3767610
C	Zone 16	E720040	N3767375
D	Zone 16	E720040	N3767190
E	Zone 16	E719680	N3767200

[continued]

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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Continuation sheet NORTH MAIN STREET

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Property Owners - North Main Street Historic District

<u>Streets and Lot Numbers</u>	<u>Owners and Mailing Addresses</u>
21	Ernest O. and Pauline S. Mabry, 2931 Lewis Street, Kennesaw, Ga. 30144
20	Same as above
19	Mrs. Eleanor S. Bozeman, 3011 N. Main Street, Kennesaw, Ga. 30144
18	Corinne Scott, 1427 Gordon Street, Atlanta, Ga. 30300
17	William P. Weeks, 2085 N. Main Street, Kennesaw, Ga. 30144
15	Lloyd Marlin Jones, 3002 N. Main Street, Kennesaw, Ga. 30144
14	Roy and Joyce Braket, 869 Worley Drive, Marietta, Ga. 30066
13	T.J. Eckstrom, 2997 N. Main Street, Kennesaw, Ga. 30144
12	Parks and Wanda Coker, 3001 Paulding Drive, Kennesaw, Ga. 30144
11	Harry L. Bozeman, 3007 N. Main Street, Kennesaw, Ga. 30144
22	Katy P. Hilderbrand, 2927 Lewis Street, Kennesaw, Ga. 30144
16	William P. Weeks, 2085 N. Main Street, Kennesaw, Ga. 30144
15	Same as above
10	Jimmy H. Moss, 2996 N. Main Street, Kennesaw, Ga. 30144
8	Mrs. Jewel Scroggs, 2986 N. Main Street, Kennesaw, Ga. 30144
9	Gordon L. Coker, 2990 N. Main Street, Kennesaw, Ga. 30144
7	Mrs. Savilla T. Ellis, 2982 N. Main Street, Kennesaw, Ga. 30144
6	Stephen L. and Brenda R. Shelton, 2976 N. Main Street, Kennesaw, Ga. 30144
5	R.J. Sherrill, 2972 N. Main Street, Kennesaw, Ga. 30144
4	L.L. Shelton, 2966 N. Main Street, Kennesaw, Ga. 30144

Lewis Street

22	Katy P. Hilderbrand, 2927 Lewis Street, Kennesaw, Ga. 30144
25	Doyle West, 2926 Lewis Street, Kennesaw, Ga. 30144
23	Inez Lewis, 2891 Lewis Street, Kennesaw, Ga. 30144

North Main Street District

2940 Dallas St. - Eldson House (1895)
2971 N Main St. - W.B. Adams House (1907)
2972 N Main St. - G.C. Scroggs House (1930)
2975 N Main St. - Thompson-Wooten House (1920)
2976 N Main St. - McRea House (1902)
2981 N Main St. - G.R. Skelton House (1908)
2982 N Main St. - J.V. Smith House (1907)
2985 N Main St. - W.H. Weeks House (1916)
2986 N Main St. - Mrs. M.V. Skelton House (1905)
2990 N Main St. - J.R. Skelton House (1909)
2996 N Main St. - E.M. Skelton House (1902)
3000 N Main St. - John E. Cagle House (1906)
3001 N Main St. - James Pyron House (1908)
3002 N Main St. - I.S. Morgan House (1903)
3007 N Main St. - Charles F. Morgan House (1895)
3031 N Main St. - Robertson House (1951)

Summers Street District

0 Cemetery St. - Kennesaw Cemetery (1863)
6997 Keene St. - Kennesaw School (1938)
2676 Summers St. - Hill Manor House (1900)
2689 Summers St. - Burrell House (1898-1908)
2695 Summers St. - C.S. Baldwin House (1908)
2701 Summers St. - E.E. Keen House (1949)
2731 Summers St. - H.M. Gatlin House (1886)
2741 Summers St. - Butler House (1908)

Legend

White = still standing (year built)

Yellow = demolished (year built)

Source: Fort Mountain Preservation Services (2004)



Protecting Our Cultural Resources

Investing in the past can produce financial benefits. Historic preservation is a developmental strategy, providing one of the best methods available to accomplish revitalization and development in cities and towns (Fogerty 1982).

During both open houses, people who participated in the historic preservation exercise showed overwhelming support in protecting Kennesaw's cultural and historic resources.

Real progress in revitalization begins when a community identifies with its historic architecture and with the concept of historic preservation as a developmental strategy (Fogerty 1982).

The City of Kennesaw and developers who wish to participate within the Historic Central Business District area should seek out preservation programs, projects and development strategies that tie its historic architecture with economic opportunities inherent in the historic building stock.

Any new development proposal or existing exterior improvements within the five historic districts must be reviewed by the Kennesaw Historic Preservation Commission using the Kennesaw Historic Design Standards as adopted in 2006.

What is Historic Preservation?

Historic preservation is place making through identification, evaluation and conservation of components of the built environment that convey historic significance for the enjoyment and education of the community now and in the future.

AREAS POLICY MATRIX



Policy	Kennesaw Areas													
	Cobb Parkway Commercial Corridor	Cherokee Street Commercial Corridor	Cobb International Industrial Corridor	Kennesaw Marketplace	Historic Central Business District	McCollum Industrial Corridor	Moon Station Industrial Corridor	Ridenour	Barrett and Old 41	Campus Living	East Pine Mountain Revitalization	In-Town Living	Jiles and Baker	Kennesaw Due West
Commercial & Industrial		Residential												
23. Locate lower intensity businesses towards the outer edges to provide a transitional buffer between higher-intensity uses and neighboring residential areas.			X		X		X		X					
24. Promote transitional buffering between all industrial/warehouse operations and surrounding neighborhoods.			X			X								
25. Promote open space and tree preservation.						X		X	X	X	X	X	X	X
26. Require truck parking along the sides or rear of the structures.	X	X	X	X		X	X							
27. Encourage retail operations to locate closer to Moon Station Road corridor.							X							
28. Encourage neighborhood-friendly, low-impact retail commercial to be located adjacent to and visible from Jiles Road and Moon Station Road.					X									
29. Concentrate traditional commercial development along Cherokee Street and Main Street between Dallas Street and the CSX Overpass.					X									
30. Require inter-parcel access (or rear alleys) to control access flow to Main Street.					X									
31. New development should be constructed at human scale.					X									X
32. Require the incorporation of CBD architectural elements and guidelines into new construction or redevelopment projects.					X									

DOWNTOWN KENNESAW

LCI Study

2.3 Land Use and Zoning

This section describes existing land use, future land use, zoning, character areas, and historic districts within the study area. Maps and information as found in the City of Kennesaw's Comprehensive Plan are the basis for this analysis. The information found within this section provides an understanding of land use conditions and the City's goals and aspirations for future development within the study area.

Existing Land Use

The City of Kennesaw Existing Land Use Map, per the 2006-2026 Comprehensive Plan, is provided in Figure 2.3a. Within the study area, the existing land uses, as based on the Georgia Department of Community Affairs "Standard Land Use Classification System", include Community Activity Center; Public Service/Institutional; Downtown Activity Center; Central Business District; Park/Recreation/Conservation; Industrial; Neighborhood Activity Center; and Residential Low/Medium.

Community Activity Center (CAC)

The Community Activity Center category aims to meet the immediate needs of several neighborhoods or communities. Encouraged land uses include low to medium intensity office, retail, and commercial services. Within the study area, parcels adjacent to Cobb Parkway and a portion of the Moon Station Road are considered Community Activity Center existing land uses. Cobb Parkway is home to retail and commercial uses, including strip mall retail centers, automobile services, restaurants and motels.

Public Service/Institutional

The purpose of this category is to illustrate public or semi-public land uses in the City, including public parks, cultural, community service, and institutional land uses. Within the study area's existing land uses, the Martha Moore School, the City Cemetery, and other city owned land is included in this category.

Downtown Activity Center (DAC)

The Downtown Activity Center's purpose is to reinforce the unique role and character of the downtown area. New development and redevelopment are encouraged to be compatible in use, scale, and appearance with the City's Downtown Activity Center. Within the existing land use map, the DAC includes much of the property along Main Street, Depot Park and surrounding parcels, Adams Park, and Camp McDonald Park.

Central Business District (CBD)

The Central Business District as identified in the existing land use map, is at the core of Downtown. Much of the CBD, as identified in Figure 2.3a, is being redeveloped into the Main Street Mixed Use Development, as described in Section 2.2.

Park/Recreation/Conservation

The purpose of this category is to illustrate the public or semi-public land uses in the City, focused on parks and recreation areas. Included in the Existing Land Use Map is the Ben Robertson Community Center.

Industrial

The purpose of the Industrial category is to provide for areas that can support light industrial, office/warehouse, and distribution uses as well as heavy industrial and manufacturing, providing regional-serving job centers. Industrial existing land uses, within the study area are focused at the southern end of Main Street, where it parallel's the railroad track, with additional industrial existing land use at Main Street and Moon Station Road, which is actually the current site of Kennesaw First Baptist Church.

Neighborhood Activity Center (NAC)

The purpose of the Neighborhood Activity Center category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores. Within the existing land use map areas defined as NAC include parcels along Cherokee Street and smaller retail parcels south on Main Street, near McCollum Parkway.

Residential Low/Medium

The purpose of the Low/Medium Density Residential category is to provide for areas that are suitable for low to moderate density housing between one (1) and four (4) dwelling units per acre. There are few residential low/medium parcels within the study area, although the majority of this existing land use is identified adjacent to Cherokee Street, where land uses, in general, become more residential.

DOWNTOWN KENNESAW

LCI Study

Future Land Use

The City of Kennesaw Future Land Use Map, per the 2006-2026 Comprehensive Plan, is provided in Figure 2.3b. Within the study area, the existing land uses as based on the Georgia Department of Community Affairs "Standard Land Use Classification System", include: Community Activity Center; Public Service/Institutional; Downtown Activity Center; Park/Recreation/Conservation; Industrial; Neighborhood Activity Center; and Residential Low/Medium.

Community Activity Center (CAC)

The Community Activity Center category aims to meet the immediate needs of several neighborhoods or communities. Encouraged land uses include low to medium intensity office, retail, and commercial services. Within the study area, identified parcels on the future land use map, align very closely with the existing land use map. CAC land uses are primarily located adjacent to Cobb Parkway with a portion of the Moon Station Road included.

Public Service/Institutional

The purpose of this category is to illustrate public or semi-public land uses in the City, including public parks, cultural, community service, and institutional land uses. Similar to existing land uses, future public service/institutional land uses include the Martha Moore School, the City Cemetery, and other city owned land is included in this category. City Hall's current location at Watts Drive and Dallas Street, is included in the future land use map.

Downtown Activity Center (DAC)

The Downtown Activity Center's purpose is to reinforce the unique role and character of the downtown area. New development and redevelopment are encouraged to be compatible in use, scale, and appearance with the City's Downtown Activity Center. The future land use map's DAC parcels align closely with the existing land use map, with much of the DAC including property along Main Street, including the existing land use map's Central Business District designation. Depot Park and surrounding parcels, Camp McDonald Park, and parcels adjacent to Adams Park are also included.

Park/Recreation/Conservation

The purpose of this category is to illustrate the public or semi-public land uses in the City, focused on parks and recreation areas. The Future Land Use map similar to the Existing Land Use map includes Ben Robertson Community Center and adds Adams Park.

Industrial

The purpose of the Industrial category is to provide for areas that can support light industrial, office/warehouse, and distribution uses as well as heavy industrial and manufacturing, providing regional-serving job centers. In the future land use map, fewer parcels are identified as Industrial compared to the Existing Land Use map. The only parcel identified is located near Summers Street and the railroad track, the current site of Pro-Build.

Neighborhood Activity Center (NAC)

The purpose of the Neighborhood Activity Center category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores. Similar to the Existing Land Use map, the Future Land Use map defines NAC parcels mainly along Cherokee Street and south on Main Street, near McCollum Parkway.

Residential Low/Medium

The purpose of the Low/Medium Density Residential category is to provide for areas that are suitable for low to moderate density housing between one (1) and four (4) dwelling units per acre. Residential low/medium parcels in the Future Land Use map, similar to the Existing Land Use map, are few and confined to the northern boundaries of the study area, particularly adjacent to Cherokee Street and the northern portion of Main Street.

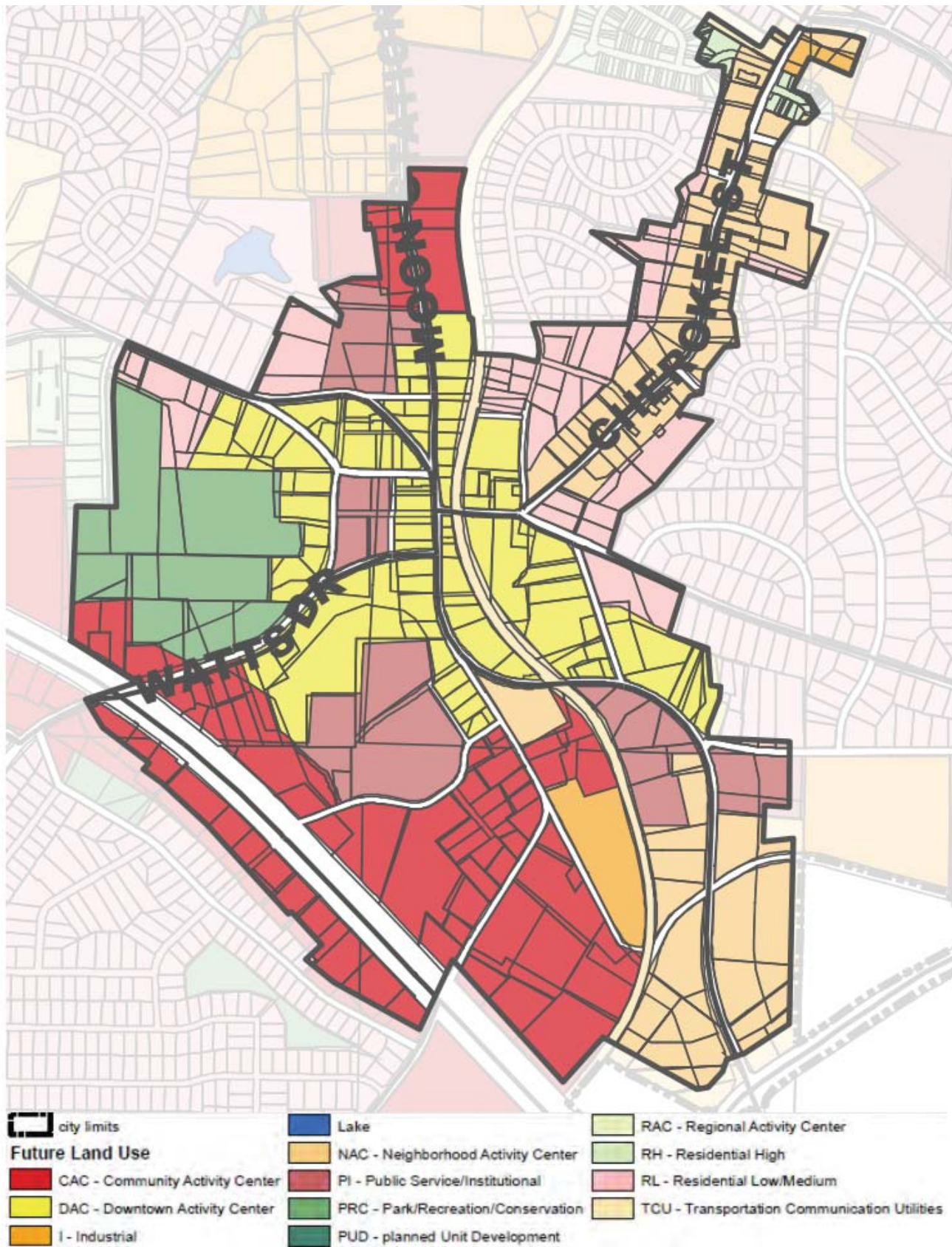


Figure 2.3b: Future Land Use Map

DOWNTOWN KENNESAW

LCI Study

Zoning

Existing Zoning is displayed in Figure 2.3c. Following is more information on each zoning district found in the study area.

The City of Kennesaw is currently undergoing zoning updates, focused on Downtown and Cherokee Street, via the City of Kennesaw Design Based Code. Once approved this new code document will supersede the existing zoning regulations.

Historic District Overlay (HIS)

The historical and architectural heritage of Kennesaw is among its most valued and important assets. The purpose of the Kennesaw Historic District (HIS) is to promote the cultural, economic and general welfare of the city, and the preservation and protection of the old, historic or architecturally worthy structures in quaint areas or neighborhoods which impact a distinct aspect of the city and which serve as visible reminders of the cultural, social, economic and architectural heritage of the city, the state, and the nation. A large portion of the study area is within the Historic District Overlay. Parcels within the historic district are overseen by the Kennesaw Historic Preservation Commission and guided by the Historic Preservation Commission's Design Standards.

Historic Preservation District Overlay

The HPV district is established to set aside certain properties for the purpose of providing an area that will be designed and used as a historic village. The classification is primarily intended for properties located within Land Lot 138, 20th District, 2nd Section, and is bounded on the North by Cherokee Street and Big Shanty Road, on the east by Sardis Street, on the South by Old Highway 41, and on the West by CSX Railroad. Parcels within this historic district are also overseen by the Kennesaw Historic Preservation Commission and guided by the Historic Preservation Commission's Design Standards.

Central Business District (CBD)

The CBD is established in order to preserve and protect the cultural and historic aspects of downtown Kennesaw and simultaneously provide for the stimulation and enhancement of the vitality and economic growth of this special area. The classification is primarily intended as a focal point for upscale retail trade, tourism, and financial and public uses. The intent of the CBD is to develop a compact core to encourage and facilitate pedestrian movement and provide convenient access to the ameni-

ties of Historic Downtown Kennesaw. Much of the study area is within the Central Business District zone. A mix of uses is encouraged in this district to create a live, work, meet, and play environment.

Highway General Business District (HGB)

The HGB district is established to provide locations for commercial and service uses which are oriented toward general and specialty service businesses and interstate and state highway travelers. This zoning district aligns Cobb Parkway.

General Commercial District (GC)

The GC district is established to provide locations for retail commercial and service uses which are oriented towards a diverse range of businesses that are service and product intensive with a need for major road access and visibility. Several GC parcels are found within the study area, mostly on the south edge, adjacent to Cobb Parkway and McCollum Parkway.

Office/Institutional district (OI)

The OI district is established to provide locations for non-retail commercial uses such as offices and financial institutions. The OI district is designed primarily to provide for four story and smaller office developments, office uses, motels, hotels, banking and professional offices that complement and provide step down nodal zoning away from more intensive commercial uses. There are several OI parcels through out the study area, particularly on the edges of the CBD.

Heavy Industrial District (HI)

The HI district is established to provide locations for heavy industrial uses such as intensive automobile repair and service, heavy manufacturing, chemical manufacturing and storage, petroleum and petrochemical storage, warehousing. When located on the perimeter of an industrial node, the HI district should provide for uses that are lower in intensity and scale such to ensure compatibility with surrounding properties. There are several HI parcels near Cobb Parkway and Kennesaw Due West Road, where ProBuild is currently located.

Light Industrial District (LI)

The LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, commercial greenhouses, distribution centers, warehouse and storage, transportation terminals. When located on the perimeter of an industrial node, the LI dis-

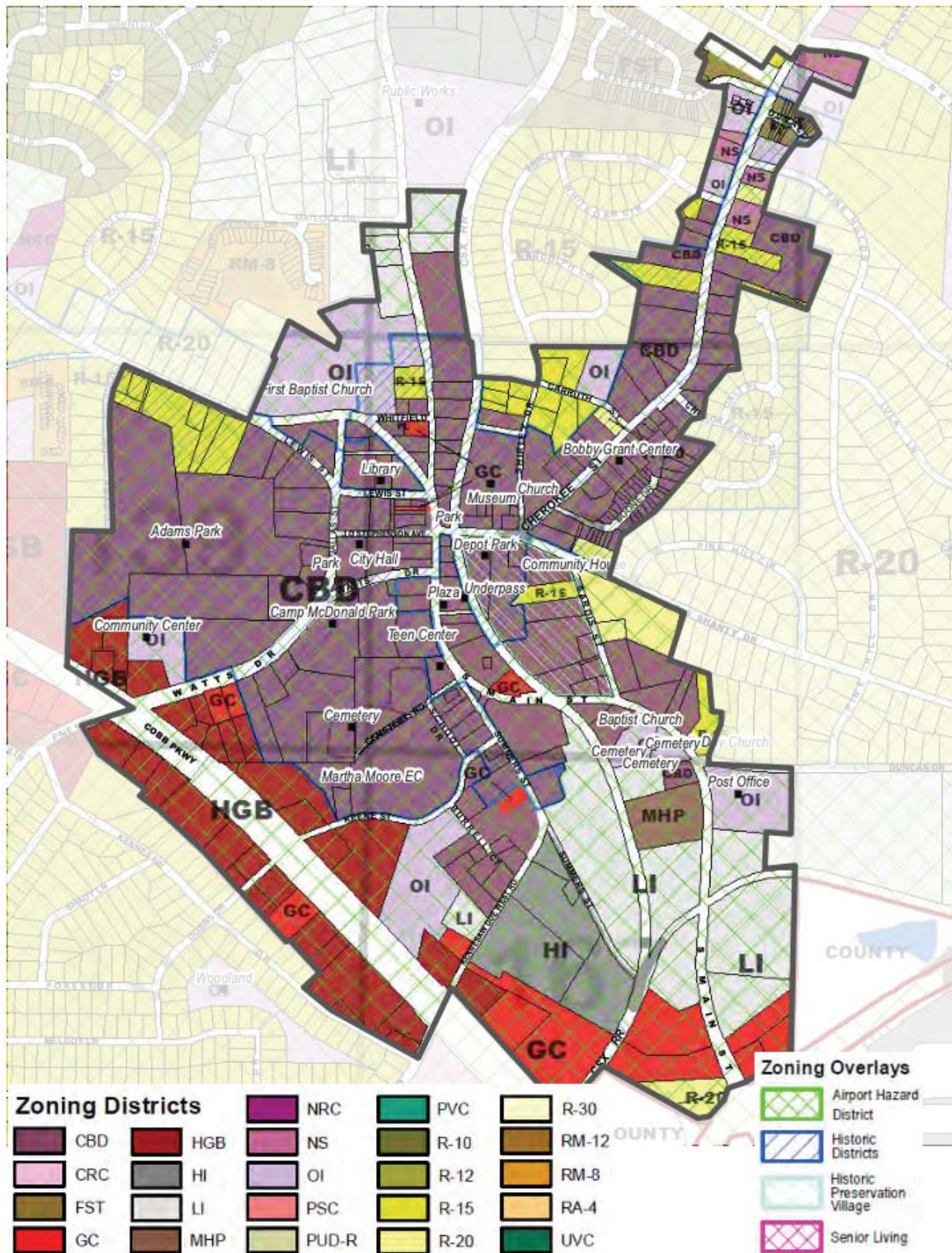


Figure 2.3c: Zoning Map

DOWNTOWN KENNESAW

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tract should provide for uses that are low in intensity and scale such to ensure compatibility with surrounding properties. LI parcels, within the study area, are located in the south-east portion of the study area, near the railroad tracks and Main Street. There are also several LI parcels along Moon Station Road.

Mobile Home Park District (MHP)

This district is established to provide areas where mobile home parks may be appropriate. There is one MHP parcel within the study area, along Main Street, currently occupied by the Old South Village mobile home park.

Neighborhood Shopping District (NS)

The NS district is established to provide locations for specialized and/or limited low intensity shopping facilities which are on properties delineated within a neighborhood activity center, community activity center, or regional activity center as defined and shown on the City of Kennesaw Comprehensive Plan, and as may be amended from time to time. These convenience shopping facilities should have low intensity retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require purchasing with a minimum of consumer travel. There are several NS parcels along Cherokee Street, within the study area.

Single-Family residential district - 15,000 sf (R-15)

The R-15 single-family residential district is intended to provide suitable areas for single-family, detached dwellings at medium densities as defined by the City of Kennesaw Comprehensive Land Use Plan, with access to both public water and sewerage. There are several R-15 parcels on the periphery of the study area.

Character Areas

Character areas, as defined in the 2006-2026 Comprehensive Plan are shown in Figure 2.3d. Character area planning focuses on the way an area looks and how it functions. Applying development strategies to character areas in Kennesaw can preserve existing areas and help others function better and become more attractive. They help guide future development through policies and implementation strategies that are tailored to each situation. Following is more information on each character area found within the study area.

Historic Central Business District (CBD)

Currently, this area is composed of a mix of land uses, historical and cultural resources, businesses, homes and neighborhoods and architectural styles and elements. Overall, much of this area is in need of revitalization. Without a plan for growth, an unstructured commercial fabric with aging structures, vacant buildings, and an insufficient retail core, has evolved.

Cobb Parkway Commercial Corridor

The Cobb Parkway Commercial Corridor is the most significant commercial corridor in Kennesaw. The corridor's appearance and function has been affected by vacated structures or structures that are in disrepair. Generally, there are no unifying architectural features, gateways, or impressionable spaces or buildings that identify this corridor with a unique sense of place that is characteristic of Kennesaw; however, several segments of this corridor show promise.

In-Town Living

The In-Town Living character area is defined by neighborhoods that are located within a short distance of the Historic CBD- generally less than one mile from a boundary. In most cases In-Town Living houses and neighborhoods are within walking distance of the downtown area. With recreational, entertainment, retail and cultural opportunities located in the CBD, residents could benefit from these amenities without venturing far from home thus having the "In-Town Living" experience.

Future development in this area is limited as most of the parcels have all been developed for housing. However, given the tenure of the homes, redevelopment may become an option if homes fall into disrepair. Redevelopment should occur on multi-parcel levels to be most effective. If redevelopment occurs, the type of redevelopment should be closely affiliated and complementary

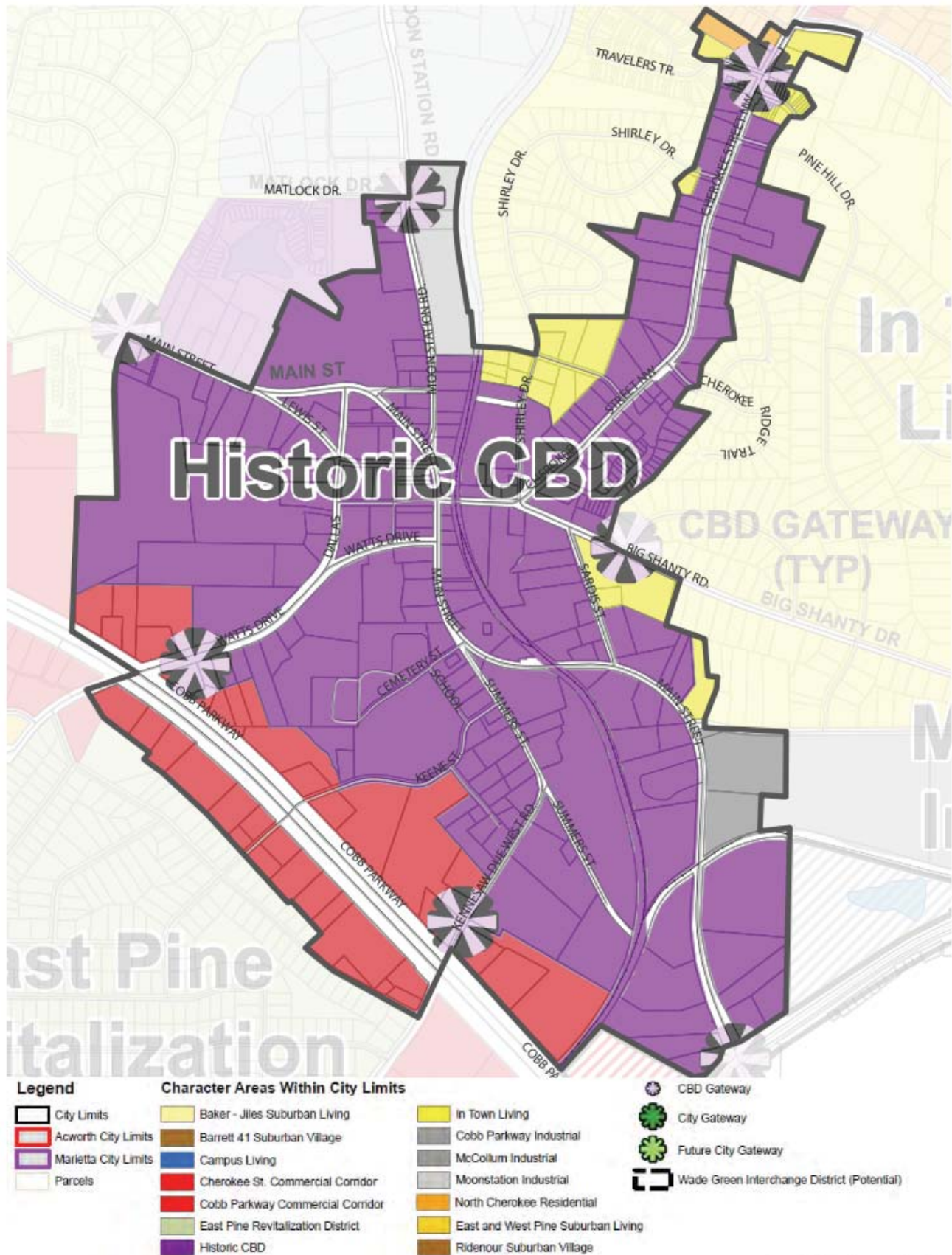


Figure 2.3d: Character Area Map

DOWNTOWN KENNESAW

LCI Study

with the redevelopment activities in the Historic CBD and surrounding homes and neighborhoods.

McCollum Parkway Industrial

The McCollum Parkway Industrial character area is located along a one mile section of McCollum Parkway from near Old Highway 41 east to Big Shanty Drive. There currently exists a broad mix of uses which are generally low to moderate in impact. Many of the structures have been built in the last ten to twenty years. Most of the structures are constructed metal buildings with brick or stones facades that face McCollum parkway. Access to McCollum Parkway is typically via individual driveways except for the small, light industrial operations located on Big Shanty Drive. The large, spacious parcels and lower impact businesses provide a transition buffer between McCollum Airport to the south and the In-Town Living character area directly to the north.

Future development in this area should maintain a low to moderate industrial land use and impact. Natural landscape buffers should be maintained between parcels, but more so between the In-Town Living character area to the north.

Moonstation Industrial

The Moonstation Industrial character area is a 1-1/2 mile segment of light industrial development located between Moonstation Road and the CSX rail line, directly north of the CBD. A portion of this area is also located along a short section of Jiles Road between Moonstation Road and Royal Drive near the Cherokee Street Commercial Corridor. This area is comprised primarily of small to medium sized, low impact manufacturing, distribution and office warehouse developments. Some neighborhood commercial uses are scattered within the character area.

Future development of this area should focus on filling the existing vacant office and warehouse space that is available. Signage and building appearance should become more standard with emphasis on improving overall aesthetics.

Historic Districts

The National Registry of Historic Places recognized four (4) Historic Districts and one (1) Historic Site within the study area. Refer to Figure 2.3e for the Historic Districts and Site Map.

The Historic Preservation Commission shall evaluate all properties as designated on the Official Historic Properties Map of the City of Kennesaw, and the Official Zoning Map of the City of Kennesaw. Historic District Design Standards are enforced within these districts.

The four (4) National Register Historic Districts in Downtown Kennesaw include:

North Main Street

The North Main Street Historic District is a predominantly historic residential district.

Cherokee Street

Cherokee Street Historic District is was the principle wagon trail into the City.

Big Shanty

Big Shanty Historic District is at the heart of the historic districts and the City's original name.

Summers Street

The Summers Street Historic District contains historic properties and structures along Summers Street.

Camp McDonald

The Camp McDonald Historic Site is the former Confederate army training camp. 7.5 acres of this site, east of Watts Drive, was purchased by Cobb County and with the help of Friends of Camp McDonald, a Master Plan for this park has been created to conserve the site while providing walking and hiking amenities.

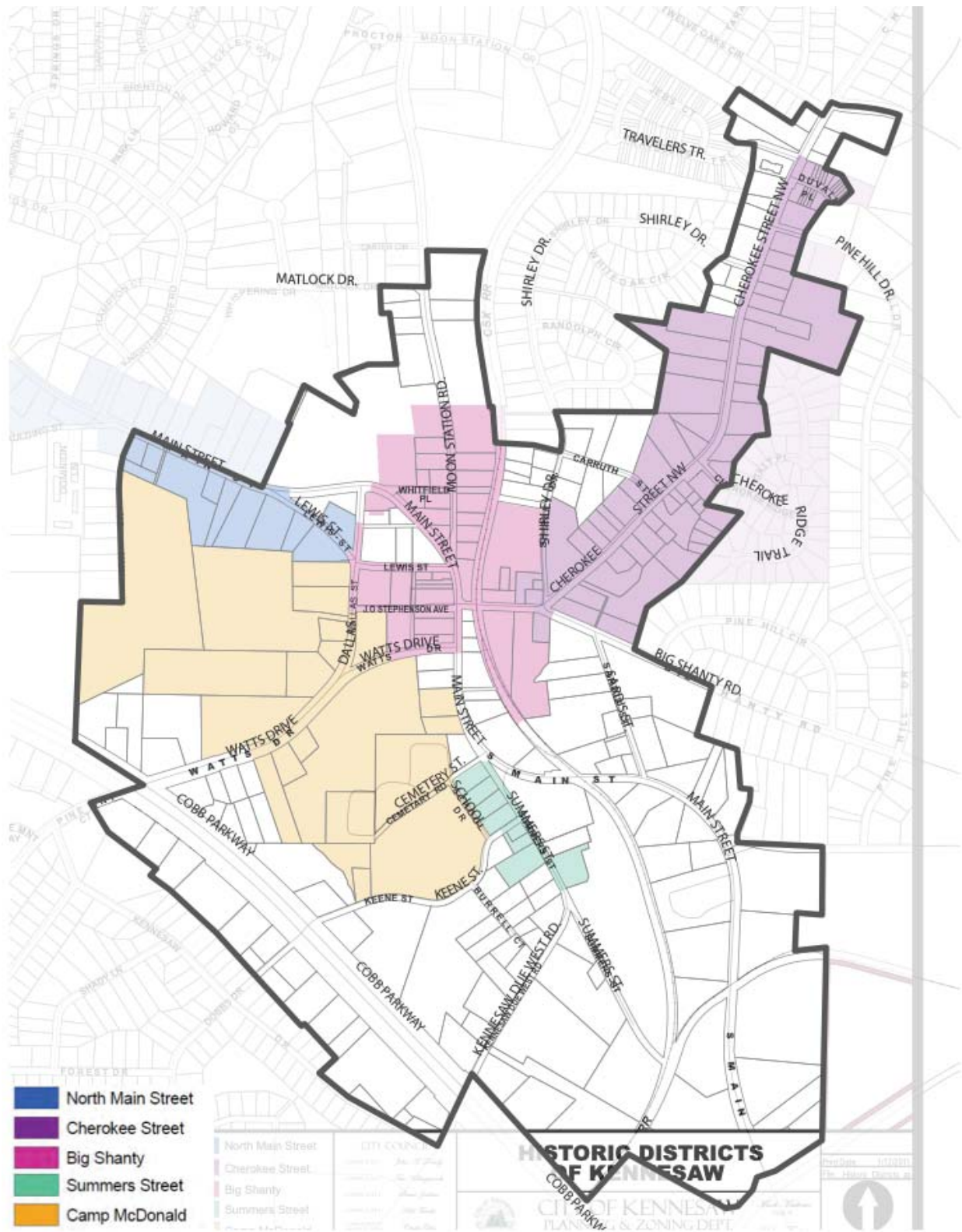


Figure 2.3e: Historic Districts Map

DOWNTOWN KENNESAW

LCI Study

4.2 Main Street Infill

Main Street has historically been the primary retail and restaurant corridor in Downtown Kennesaw. In recent years a few historic buildings have been renovated into new restaurant and retail uses, drawing more patrons to Main Street. Continued infill and redevelopment along this corridor, in a manner that aligns with the historic character, is vital to the economic prosperity and growth of Downtown. Examples of successful main streets, which are economically thriving and activated with a 24-hour population, are pictured in Figure 4.2a. These images showcase successful main streets with 2-3 story historic buildings, a sense of enclosure created by having buildings on both sides of the street, parallel parking, a mix of old and new buildings, wide and attractive sidewalks, and streets lined with trees.

Downtown Kennesaw's Main Street Infill is recommended to meet the following requirements, in accordance with the Kennesaw Design Based Code, currently being produced at the writing of this report:

Height: 3 stories, with potential height bonuses of up to a maximum of 4 stories;

Setbacks: 15' maximum front setbacks; 0' maximum side setback; 3' maximum rear setback;

Density: 10 units/acre minimum, 30 units/acre maximum, with potential density bonuses of up to 50 units/acre.

In order to accomplish the recommended Main Street infill, the following action steps are recommended. The following numbering, L1, L2, etc., references numbering in the Implementation Section 5.0.

- **L1: Design Based Code:** Adopt the Kennesaw Design Based Code, underway as of the writing of this report, for Downtown Kennesaw to support concepts, densities, and building heights to meet recommendations for Main Street infill development as identified in this report.
- **H1-H4: Housing Initiatives:** The City of Kennesaw has a diverse population with a wide range of ages from young families to college students to active seniors. In order to accommodate the different housing needs of this unique population, it is recommended that the City of Kennesaw incorporate Housing Initiatives into the Design Based Code. These initiatives aim to provide housing options that accommodate all incomes and space needs. Initiatives include:



Senoia, Georgia



New Britain, Connecticut

Figure 4.2a: Main Street Examples

KENNESAW HISTORY

Bank Robbery

A little over a century ago, Kennesaw was the site of a bank robbery. The incident took place at the Kennesaw State Bank, a local institution dating back to 1910. It was located on Main Street next to the old Whistle Stop Café.

On August 27, 1921, at around 1:30 AM thieves broke into the building through a rear window, and blew up a bank vault. They stole several safety deposit boxes and World War I bonds. On hearing a noise from Main Street they left through the back door. The robbers had not been able to reach the main safe where several thousand dollars were held.

A nearby neighbor, Dr. John W. Ellis, had heard the explosion and went towards Cherokee Street to find the railroad telegraph operator. It was their entering through the front door that caused the thieves to flee. Sadly it is not recorded if the bank robbers were ever caught.

ROBBERS BLOW OUTER VAULT DOOR OF BANK

Thieves Who Had Attempted to
Rob Kennesaw State Bank
Are Frightened Away.

THOUGHT "HOME TALENT" JOB

Thieves Secured Their Tools
By Breaking in And Rob-
bing Garage

Prompt action on the part of Dr. J. W. Ellis, of Kennesaw, early Saturday morning, served to rout burglars who had attempted to rob the vault of the Bank of Kennesaw.

According to reports, Dr. Ellis, who was in the Kennesaw hotel, which adjoins the Bank of Kennesaw, heard a loud explosion in the bank about 1:30 Saturday morning, followed almost immediately by a lighter one.

Dr. Ellis went across the street to the Western and Atlantic railroad station, and got C. D. Satterfield, night telegraph operator, and J. W. Carrie to go with him to the bank.

They tried the front door of the bank, and the burglars, hearing the disturbance, escaped through the rear of the building. The intruders had entered the bank by smashing the glass in a rear window.

Only one of the bank's outer vaults was damaged. A vault containing several thousand dollars was untouched.

While none of the vaults were entered that contained currency, the robbers did succeed in breaking open some of the safe deposit boxes and secured a few Liberty bonds and the like, but as these were registered, the owners will sustain no loss.

A garage, operated by S. M. Duncan, in Kennesaw, was burglarized late Friday night and several tools were taken. The tools were found later in the bank, leading to the theory that the same men did both jobs.

It is generally rumored that the "job" was the work of local talent and the county officers are working on several clues which may yield them the guilty parties.

August 30, 1921 *Cobb County Times*

Presented by Andrew J. Bramlett
at the May 15, 2023,
City of Kennesaw Mayor &
Council Meeting

KENNESAW
HISTORICAL
SOCIETY

Names and Addresses will be disclosed in the Permanent Minutes of the
City of Kennesaw

PLEASE MAKE SURE YOUR NAME IS LEGIBLE AND CLEAR

Mayor & Council Regular Meeting

5/15/2023

Public Comment Sign-in

	Name	Address	Topic
1	Andrew Brantlett	2990 Sommerfield Ct.	Food history
2	James Stewart	2975 N. MAINST NW	Rezone 2971
3	Kimberly Watkins	2975 N Main St NW	Rezon 2971
4	Hugh E. Byrd	2716 South	
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