



Authority Members

Mark Allen
Ian Coats
Lexie Newhouse
Nimesh Patel
Mary Jo Groeneveld
David Lyons
Leslie Patton

**Kennesaw Downtown Development Authority
Meeting Agenda
December 13, 2024 7:30 AM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

- 1. Call to Order / Roll Call**
- 2. Approval of the Meeting Minutes**
 - A. Draft minutes 11.8.24
- 3. Financial Report**
 - A. Financial Report as of 11.30.24
 - B. Review of open invoices (legal)
- 4. Old Business**
 - A. Event Management Services RFP
- 5. New Business**
 - A. CBD Project Application: 3059 Cherokee Street
- 6. Main Street Program Updates**
 - A. Year-end assessment updates
- 7. Public Comments**
- 8. Board Comments**
- 9. Economic Development Director Comments**
- 10. Executive Session**
 - A. Pursuant to the provisions of O.C.G.A. 50-14-3, the KDDA 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 as provided under O.C.G.A. 50-14-2(1); and/or personnel matters as provided under O.C.G.A. 50-14-3 (4) and/or real estate matters as

provided under O.C.G.A 50-14-3(6).

11. Adjourn

- A. NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to insure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the KDDA's time. It is not designed to curtail discussion or input. If you need special accommodations to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.

MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
November 8, 2024
7:30 AM

Present	Chair Mark Allen Vice Chair David Lyons Treasurer Leslie Patton Secretary Mary Jo Groeneveld Lexie Newhouse Ian Coats
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1. Call to Order / Roll Call

The meeting was called to order at 7:31 am by Chair Mark Allen.

Board members present: Mark Allen, David Lyons, Mary Jo Groeneveld, Lexie Newhouse, Ian Coats, Leslie Patton

Members absent: Nimesh Patel

Staff present: Luke Howe, Miranda Taylor

2. Approval of the Meeting Minutes

A. Draft meeting minutes 10.11.24

The board reviewed draft minutes from the 10.11.24 meeting. David Lyons made a motion to approve as presented. Lexie Newhouse seconded the motion. Motion passed unanimously.

B. Draft executive session minutes 10.11.24

The board reviewed draft minutes from the 10.11.24 Executive Session. Leslie Patton made a motion to approve as presented. David Lyons seconded the motion. The motion passed unanimously.

3. Financial Report

A. Financial report as of 10.31.24

Leslie Patton presented the financial report with an ending cash balance of \$101,284.87. David Lyons made a motion to approve the financial report. Ian Coats seconded the motion. The motion passed 6-0.

B. Review of open invoices

The board reviewed open invoices for legal fees and catering for the holiday market. David Lyons made a motion to approve the invoices. Leslie Patton seconded the

motion. The motion passed 6-0.

4. Old Business

5. New Business

A. Presentation: Update on commercial parcels at The Lacy on South Main Street

This item was taken out of order, following the approval of minutes.

Rajpal Sagoo presented an update regarding the commercial out parcels at the South Main Street development in front of The Lacy. The parcels will be owner occupied. They have submitted plans to Cobb Water and anticipate approval in the next few weeks. Raj's team is working on Letters of Intent with potential tenants on all 5 sub-parcels. They will need to work with KDDA and legal to update the bond documents to release the commercial parcel to help with the future sale of each parcel to the new business that will occupy the spaces. Staff will monitor this process and report back as necessary. The board discussed market impacts with Raj; he reported that they are still seeing strong interest in restaurant/retail tenants for this development.

Robert Trim provided an update on the ground floor commercial spaces at The Lacy. There are Letters of Intent for 3 of the spaces for service/office-type uses. They are offering different lease lengths with terms from 1-5 years to attract a healthy mix of tenants. Robert is happy to provide a tour of the spaces to any board members who are interested.

The Lacy's Grand Opening is scheduled on Tuesday, Nov 12 from 4-6 pm, and all KDDA members are invited.

No action required on this item.

B. Discussion of draft RFP for beer festival event management services

The board discussed the draft RFP for event management services for the future re-imagined beer/wine festival. The board instructed staff to update the RFP to request turnkey event management services. The board would like to consider hosting this event in the spring of 2025, so the RFP would need to be quickly turned around, ideally with a December 31 response date. The board discussed having staff revise the document and email a revised draft to the board for review prior to posting.

David Lyons made a motion to authorize staff to revise the draft as discussed, and email the revision to the board for feedback. The RFP should be posted when 3 board members have reviewed and responded to the revised draft. Mary Jo Groeneveld seconded the motion. The motion passed unanimously.

6. Main Street Program Updates

Miranda reminded the board of the Holiday Market event this weekend, which is one of our annual Main Street events. Friday night is the VIP event from 6-8 at the Ben Robertson Community Center. The market is open to the public from 10-4 on Saturday.

Miranda reported that she was invited to a meeting next week to discuss amphitheater events and logistics. She will discuss the amphitheater logistics/guidelines that the board requested and will report back.

7. Public Comments

No public comments.

8. Board Comments

Lexie Newhouse commented a shout-out regarding the Candy Crawl event. It was well attended and she had a great time volunteering for the event.

9. Economic Development Director Comments

Luke Howe advised the board that Dale Hughes would be presenting his downtown development concepts to Mayor & Council at the 11/12 work session. Staff will be coordinating presentations with council over the next month to share information about the development, the bond process, and other cities with success stories of similar projects. We will also ask Dale to attend the December KDDA meeting to provide an update to the KDDA.

10. Executive Session

- A. Pursuant to the provisions of O.C.G.A. 50-14-3, the KDDA 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 as provided under O.C.G.A. 50-14-2(1); and/or personnel matters as provided under O.C.G.A. 50-14-3 (4) and/or real estate matters as provided under O.C.G.A. 50-14-3(6).

11. Adjourn

With no further business, Lexie Newhouse made a motion to adjourn, seconded by Ian Coats. The motion passed 6-0 and the meeting adjourned at 8:15 am.

- A. NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to insure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the KDDA's time. It is not designed to curtail discussion or input. If you need special accommodations to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.

Kennesaw Downtown Development Authority
Operating Cash Activity
For the Month Ended November 30, 2024

Beginning Cash	\$ 99,939.87
Cash Receipts:	
Interest Earned	83.58
Main Street Burger	2,409.30
1885 Grill	565.92
Holiday Market	300.00
Lazy Guy Distillery	15.00
Total Cash Receipts	3,373.80
Cash Disbursements:	
Bentley, Bentley, & Bentley	710.50
Catered Southern Events	500.00
Republic Services of GA	758.25
Kathryn Collier	742.63
Total Cash Disbursements	2,711.38
Ending Cash	\$ 100,602.29



City of Kennesaw

Balance Sheet

Account Summary

As Of 11/30/2024

Account	Name	Balance
Fund: 760 - KDDA FUND		
Assets		
760-0000-11-111200-00000	OPERATING ACCOUNT	100,602.29
760-0000-11-112100-00000	KDDA FACADE	3,670.73
760-0000-11-311100-00000	DUE FROM/TO GENERAL FUND	504.68
Total Assets:		104,777.70
		104,777.70
Liability		
760-0000-12-260000-00000	DEPOSITS PAYABLE	3,000.00
Total Liability:		3,000.00
Equity		
760-0000-13-120000-00000	ENCUMBRANCE	-7,865.28
760-0000-13-230000-00000	CONTRIB CAP-DEVELOPERS	2,500.00
760-0000-13-411500-00000	F/B RES FOR ENCUMBRANCES	7,865.28
760-0000-13-422000-00000	F/B UNRES-UNDESIGNATED	94,259.41
Total Beginning Equity:		96,759.41
Total Revenue		7,740.17
Total Expense		2,721.88
Revenues Over/Under Expenses		5,018.29
Total Equity and Current Surplus (Deficit):		101,777.70
Total Liabilities, Equity and Current Surplus (Deficit):		104,777.70



City of Kennesaw

Income Statement

Account Summary

For Fiscal: 2024-2025 Period Ending: 11/30/2024

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 760 - KDDA FUND						
Revenue						
760-0000-34-756500-00000	FARMERS MARKET	3,000.00	3,000.00	0.00	0.00	3,000.00
760-0000-34-756600-00000	DOWNTOWN MERCH SHOP	1,500.00	1,500.00	0.00	0.00	1,500.00
760-0000-34-758000-00000	HOLIDAY MARKET	2,500.00	2,500.00	300.00	766.75	1,733.25
760-0000-34-758500-00000	BEER FESTIVAL REVENUE	2,500.00	2,500.00	0.00	0.00	2,500.00
760-0000-36-100000-00000	INTEREST REVENUES	1,200.00	1,200.00	86.59	175.38	1,024.62
760-0000-38-100700-00000	RENTS&ROYALTIES(BURGERFI) 2844 S. MAIN	40,518.00	40,518.00	2,409.30	5,887.12	34,630.88
760-0000-38-900000-00000	OTHER (MISCELLANEOUS REV)	25.00	25.00	580.92	910.92	-885.92
Revenue Total:		51,243.00	51,243.00	3,376.81	7,740.17	43,502.83
Expense						
760-7550-52-121000-00000	LEGAL SERVICES	15,000.00	15,000.00	0.00	0.00	15,000.00
760-7550-52-125000-00000	OTHER PROFESSIONAL SERV	1,500.00	1,500.00	758.25	758.25	741.75
760-7550-52-127000-00000	DESIGN & GRAPHIC DESIGN	250.00	250.00	0.00	0.00	250.00
760-7550-52-231000-00000	RENTAL OF LAND & BUILDNG	8,400.00	8,400.00	742.63	1,463.63	6,936.37
760-7550-52-325000-00000	POSTAGE	100.00	100.00	0.00	0.00	100.00
760-7550-52-330000-00000	ADVERTISING	500.00	500.00	0.00	0.00	500.00
760-7550-52-350000-00000	TRAVEL	500.00	500.00	0.00	0.00	500.00
760-7550-52-363000-00000	MEETING EXPENSES	100.00	100.00	0.00	0.00	100.00
760-7550-52-371000-00000	PROFESSIONAL DEVELOPMENT	600.00	600.00	0.00	0.00	600.00
760-7550-52-395000-00000	MILEAGE REIMBURSEMENT	250.00	250.00	0.00	0.00	250.00
760-7550-52-550000-00000	DEVELOPMENT AUTH EXPENSES	15,000.00	15,000.00	0.00	0.00	15,000.00
760-7550-52-615000-00000	FARMERS MARKET	1,560.00	1,560.00	0.00	0.00	1,560.00
760-7550-52-615500-00000	HOLIDAY MARKET	2,500.00	2,500.00	500.00	500.00	2,000.00
760-7550-52-616600-00000	DOWNTOWN MERCH SHOP	1,500.00	1,500.00	0.00	0.00	1,500.00
760-9000-61-611000-00000	WORKING CAPITAL RESERVE	3,483.00	3,483.00	0.00	0.00	3,483.00
Expense Total:		51,243.00	51,243.00	2,000.88	2,721.88	48,521.12
Fund: 760 - KDDA FUND Surplus (Deficit):		0.00	0.00	1,375.93	5,018.29	
Total Surplus (Deficit):		0.00	0.00	1,375.93	5,018.29	

Income Statement

For Fiscal: 2024-2025 Period Ending: 11/30/2024

Group Summary

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 760 - KDDA FUND					
Revenue	51,243.00	51,243.00	3,376.81	7,740.17	43,502.83
Expense	51,243.00	51,243.00	2,000.88	2,721.88	48,521.12
Fund: 760 - KDDA FUND Surplus (Deficit):	0.00	0.00	1,375.93	5,018.29	-5,018.29
Total Surplus (Deficit):	0.00	0.00	1,375.93	5,018.29	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
760 - KDDA FUND	0.00	0.00	1,375.93	5,018.29	-5,018.29
Total Surplus (Deficit):	0.00	0.00	1,375.93	5,018.29	



Item Report

TO: The Kennesaw Downtown Development Authority

FROM:

DATE: December 13, 2024

TITLE: Event Management Services RFP

Summary:

A new RFP posting/response timeline needs to be set, along with choosing a target date for the 2025 event. Notable event from the 2025 City Event calendar to consider include:

April 26 - Fit City 5k (shouldn't impact beer festival, but FYI)

May 2 - First Friday

May 3 - Kennesaw Concert Series

June 6 - First Friday

June 14 - Kennesaw Concert Series

Aug 1 - First Friday

Aug 15-16 - Pigs & Peaches

September 5 - First Friday

September 20 - Kennesaw Concert Series

Recommendation:

Fiscal Impact:

Attachments:

1. 2024-ShowMgmt-RFP-Updated

KDDA

REQUEST FOR PROPOSAL

KENNESAW DRINKS AT THE DEPOT: EVENT MANAGEMENT SERVICES

The Kennesaw Downtown Development Authority (KDDA) is accepting sealed Requests For Proposals (RFP) for turnkey event management services associated with the Kennesaw Drinks at the Depot Festival for 2025. The KDDA intends for the selected firm to manage all functions of the festival including: logistics, security, food, music, marketing and ticket sales. The KDDA will separately manage sponsorships for the event. Bid packets with the scope of work for this project can be downloaded from the city website at <https://www.kennesaw-ga.gov/bids-and-rfps/>.

Sealed RFP submissions must be clearly marked “KDDA Drinks at the Depot” on the outside of the sealed bid and received no later than **3:00 pm December 31, 2024** by the City Clerk, City of Kennesaw, 2529 J.O. Stephenson Avenue, Kennesaw, Georgia 30144, at which time the bids will be publicly opened. RFP responses received after the above date and time, or in any location other than the City Clerk, will not be considered.

The KDDA reserves the right to reject any or all proposals and to waive technicalities and informalities.

1.0 INTRODUCTION

1.1 Purpose of Procurement

The purpose of this Request for Proposal (RFP) is to select a qualified firm with experience in developing, managing and coordinating special events and festivals. Based on the evaluation of the proposals, it is the intent of the KDDA to enter into a contractual agreement with the selected firm and to subsequently proceed with the process of developing and implementing the Event in 2025.

Utilizing criteria described herein, the KDDA will select a firm to manage event activities.

1.2 Basic Guidelines

All RFP documents will be evaluated by the KDDA. Any questions should be emailed to the City Clerk at cityclerk@kennesaw-ga.gov no later than 72 hours prior to bid opening. Proposers shall be accorded fair and equal treatment with respect to any opportunity for discussion.

It is the intent of the KDDA to award a contract agreement to the responsible Proposer whose RFP is determined to be the most advantageous for the KDDA. The KDDA reserves the right to reject any and all bids submitted in response to this request and to waive any informalities or technicalities.

1.3 Restrictions on Communications with Staff

From the issue date of this RFP until a firm is selected and the selection is announced, Proposers are directed to submit all questions about this RFP including technical requirements, submission instructions, and any other general information to the City Clerk at cityclerk@kennesaw-ga.gov. All questions concerning this RFP must be submitted in writing. No questions other than written will be accepted. No response other than written will be binding upon the KDDA.

2.0 DESCRIPTION OF REQUIREMENTS

2.1 Definition of Terms

The KDDA has established certain requirements with respect to the submission of the RFP.

Whenever the terms "shall," "must," "will," or "is required" are used in the RFP, the specification being referred to is a mandatory requirement of this RFP. Failure to meet any mandatory requirement will cause rejection of Proposers RFP.

Whenever the terms "can," "may," or "should" are used in the RFP, the specification being referred to is a desirable requirement and failure to provide any items so termed may not be cause for rejection, however, may cause a reduction in score awarded.

2.2 Scope of Work

The KDDA requires the services of a firm to develop and manage logistics, marketing and ticket sales for a signature event and to implement and operate specific elements of the event, including security, food, and music.

The Scope is more specifically defined in the attached “Exhibit A”.

3.0 RFP SUBMISSION AND EVALUATION

3.1 Economy of Presentation

The RFP shall be prepared simply and economically, providing straight-forward, concise delineation of the Proposer’s capabilities to satisfy the requirements of this RFP. Emphasis on each statement must be on completeness and clarity of content. To expedite the evaluation of RFP’s, it is essential that Proposers follow the format and instructions contained herein.

3.2 Organization and Content of the Qualification Statement

The Proposer should provide information on the following items which will be evaluated.

3.2.1 Technical Experience:

- A. Detail recent example of similar special events or festivals (1 page maximum for each example) that best illustrate the proposer’s ability to provide the requested services.
- B. Discuss the scope of the work of the special event or festival.
- C. State the program schedule and budget.
- D. Provide client reference name, address and telephone number.

3.2.2. Firm Organization:

- A. Provide an organizational chart of the firm that illustrates the functionality and the roles of key personnel.
- B. Provide one-page resumes for the manager and key personnel that will be primary contact(s) on this project. Each resume should indicate:
 - Years of experience providing applicable services
 - Examples of specific experience relevant to applicable types of special events or festivals
- C. Describe previous experience in continuing consulting services of programs for special events and festivals in the past five years.
- D. Identify the location of the firm and discuss how this could affect response time.

3.2.3. Project Management:

- A. Describe how you will develop, manage and implement all facets of the program. Who will be the KDDA’s primary point of contact? How will sub-consultants and sub-contractors be managed to maintain accountability?
- B. Describe the way the firm would allocate staff resources to this project.

C. Discuss the firm's compliance program, including E-verify compliance.

3.3 Submission of RFP

The packages shall be in **sealed envelopes** and identified as follows:
KDDA Drinks at the Depot: Management Services Proposal

Three (3) copies of the proposal must be received no later than 3:00 PM on December 31, 2024.

City Clerk
City of Kennesaw
2529 J.O. Stephenson Ave.
Kennesaw, GA 30144

3.4 Evaluation Criteria and Process

3.4.1 Review of RFP

All RFP's received will be reviewed to ensure all administrative requirements of the RFP package have been met by the Proposers. Each RFP will be reviewed to ensure that the Proposer submitted all information required in the RFP and all documents requiring a signature have been signed. Failure to meet these requirements may be cause for rejection. All RFP's that meet the administrative requirements will then be further evaluated by the RFP Review Committee.

Selection Process:

A review committee will review and rank (based on a total of 100 points) in order all responses to the Request for Proposal based primarily, but not exclusively, on the following factors:

Responsiveness to the RFP and compliance with RFP requirements (10 points)

Evaluation of the list of personnel specifically assigned to the proposed project, including their qualifications, overall experience and recent experience on projects of similar scope and complexity to the proposed project (10 points)

Experience and Performance – Review of past performance on projects of similar scope and complexity as the proposed project; evaluation of client references (30 points)

Availability of the firm and the staffing to be assigned to undertake the project (10 points)

Fee Structure (40)

The rank order will be submitted to the KDDA Board of Directors for approval.

Negotiations will be undertaken with the highest ranked firm. If no agreement is reached, negotiations will be undertaken with the second-ranked firm. This process will continue until an agreement is reached or the list of firms is exhausted.

If an agreement is reached, the resulting contract will be submitted to the KDDA Board of Directors for approval.

If no agreement is reached, a new process may be started based upon the needs of the City.

3.4.2 Award of Contract

Award of contract shall be made to the responsible Proposer whose RFP is determined to be the most advantageous for the KDDA. The KDDA reserves the right to reject any and all RFP's submitted in response to this RFP.

No vendor may withdraw his/her proposal within ninety (90) days after the actual date of the opening thereof.

4.0 Insurance Requirements

The Proposer shall provide Commercial General Liability Insurance that shall include, but need not be limited to, coverage for bodily injury and property damage arising from premises and operations liability, products and completed operations liability, blasting and explosion, collapse of structures, underground damage, personal injury liability and contractual liability. The CGL policy must include separate aggregate limits per Project and shall provide at a minimum the following limits:

- (i) Premises and Operations \$ 1,000,000.00 per Occurrence;
- (ii) Products and Completed Operations \$ 1,000,000.00 per Occurrence;
- (iii) Personal Injury \$ 1,000,000.00 per Occurrence;
- (iv) Contractual \$ 1,000,000.00 per Occurrence; and
- (v) General Aggregate \$ 2,000,000.00

The Contractor shall provide Commercial Business Automobile Liability Insurance that shall include coverage for bodily injury and property damage arising from the operation of any owned, non-owned, or hired automobile. The Commercial Business Automobile Liability Insurance Policy shall provide not less than \$1,000,000 Combined Single Limit Bodily Injury and Property Damage for each occurrence.

5.0 TERMS AND CONDITIONS

5.1 RFP Addenda

The KDDA reserves the right to addend the RFP prior to the date of submission. Addenda will be emailed to all bid holders no later than seventy-two (72) hours prior to the submission date or the addendum will include a postponement of the due date.

5.2 Conflict of Interest

If a Proposer has any existing client relationship(s) that involves the KDDA that would prevent their being objective, the Proposer must disclose such relationship(s).

5.3 Policy on Drug-Free Workplace

The final award of a contract is contingent upon the Proposer certifying to the KDDA that a drug-free workplace will be provided for the Proposer's employees during the performance of the contract as required by the "Drug-Free Workplace Act" (O.C.G.A. 50-24-1).

5.4 Policy on Hiring of Non-Resident Aliens (See Attachments)

6.0 CERTIFICATION

By my signature below, it is certified that my firm can meet all terms of the RFP and will perform the services specified.

Given under my hand this _____ day of _____, 2024.

Name of Firm

Signature

Title

Business Address

Email address

Sworn to and subscribed before me
this _____ day of _____, 2024.

Notary Public

My commission expires on the above date.

COMPENSATION

KDDA Drinks at the Depot: Management of Event

Compensation for services shall be based on a percentage of total net revenue the festival earns after expenses. This includes revenue derived from ticket sales and merchandise sales. It excludes any percentage of sponsorships or food sales which shall be applied 100% to expenses.

Compensation proposed to perform tasks included in attached Scope of Work shall be %_____ to total net revenue.

Authorized Signature_____Date_____

Print/Type Name_____

Print/Type Company Name _____

Exhibit A SCOPE OF WORK

The KDDA plans to host Drinks at the Depot Festival in 2025 in downtown Kennesaw. The KDDA intends to host the Festival in the Depot Park area (Exhibit B) which can be secured with controlled access and has power and water available, a stage for music and sufficient parking in the vicinity to support the festival. General admission ticket sales are projected at 2,500 with up to 4,000 if the demand is there. The KDDA intends to contract with an experienced management company to develop, manage and implement all aspects of the event. The selected firm will have primary responsibility for site set-up and logistics, food program, music program, security, staffing/volunteer scheduling City services coordination, sanitation, branding marketing program and ticket sales. The KDDA will have responsibility for the sponsorship program. The following scope-of-services are the management company's responsibility and should be addressed in the proposal.

1. Festival Plan

Hold kick-off session with Drinks at the Depot Committee to define scope, plan, and logistics for the event. Based on this review, a Project Plan for the festival including location, layout, marketing strategies, beverages, food, music, security, alcohol distribution compliance, and merchandising will be developed. Company will be responsible for defining budget and schedules related to beer program and provide input on other aspects of festival.

2. Budget

Work with Festival Committee to develop a detailed budget accounting for all costs and revenue streams associated with beer program.

3. Beverage Program

The management company shall be responsible for the development and implementation of all aspects of the beverage program for the event. This will include all negotiations and commitments for beverages provided through breweries and distributors, alcohol license, compliance with all state and local alcohol laws, delivery, storage, set-up and pouring of beverages. The KDDA desires to make this an exceptional festival by offering a broad range of drinks and beers not readily available to the general public. It shall be the KDDA's responsibility to provide the funding for beer purchases through sponsorships and ticket sales.

4. Accounting

The tracking of the expenditures and revenues shall be done by the chosen firm and reported to the KDDA. The responsibility for accurate accounting of all costs and revenue shall be held jointly by the KDDA and management company.

5. Branding and Marketing

The KDDA shall have primary responsibility for developing a brand, marketing plan and implementation. This will include a logo, website, and social media. The management company shall be responsible for providing their expertise and experience in the development

of the marketing program and implementing the marketing program.

6. Compliance

Proposer will need to comply with the following:

(1) Review of all City of Kennesaw Code of Ordinances related to the distribution, possession and transportation of alcoholic beverages and shall comply with same.

Exhibit B
EVENT LOCATION

The event will be held at Depot Park in downtown Kennesaw. Depot Park is located at 2828 Cherokee Street, Kennesaw, GA, 30144. Additional information about the park may be found online at <https://www.kennesaw-ga.gov/parks-and-recreation/depot-park/>.





Item Report

TO: The Kennesaw Downtown Development Authority
FROM:
DATE: December 13, 2024
TITLE: CBD Project Application: 3059 Cherokee Street

Summary:

This CBD project application is a phase 2 addition to the approved CBD project located at 3033 and 3045 Cherokee Street. A completed CBD project application and business plan is attached for review.

Recommendation:

Fiscal Impact:

Attachments:

1. CBD2024-03_3059 Cherokee St_Application Packet



**CENTRAL BUSINESS DISTRICT
PROJECT APPROVAL**

Date Received 12/11/24
Staff's Initials CMC

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

A minimum of one consultation to review project concept and factors to consider in the planning & design phase prior to initial site plan and architectural review, submission and hearing before the Mayor and Council is mandatory.

Date Received 11/20/24

Staff's Initials CMC

Procedures for filing for CBD Approval:

1. Original application completed, signed and notarized
2. Application must be filled out completely, signed and returned to the Zoning Administrator
3. Copy of Business Plan
4. Copy of warranty deed that reflects the current property owner
5. Copy of site plan with proposed project consistent with the Kennesaw Design Guidelines
6. Completed application and supporting documents listed on one Flash Drive or email to dsimmons@kennesaw-ga.gov in PDF format

CBD Approval Process:

1. Submittal to KDDA for review and comment
2. Submittal to HPC for Certificate of Appropriateness (if in HPC district) not in HPC district comments only required from HPC
3. Review/ Approval by Mayor and Council

PROPERTY ADDRESS 3059 Cherokee St Kennesaw GA 30144

Land Lot 129 Tax Parcel 20012900940 Lot Size 1.376 AC Present Zoning CBD-C4

Proposed Project for Property Mixed-Use Development

Add additional sheet if necessary

APPLICANT Jason Kisz

APPLICANT EMAIL jasonkisz@gmail.com

Applicant address [REDACTED]

(Fax #) _____ (Work #) _____

Applicant Signature [Signature]

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

Notary

Date 12/11/24

TITLEHOLDER: FRENCH 3 INVESTMENTS LLC Telephone: [REDACTED]

Address: [REDACTED]

Signature [Signature]

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

Notary

Date 12/11/24



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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:

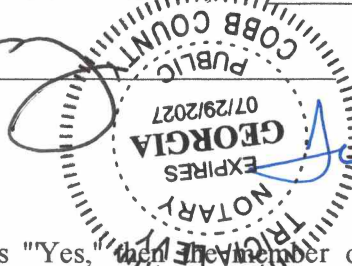
The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

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 10th day of Dec, 2024

[Signature]
Applicants Signature



12/10/2024

¹ 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.

² 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.



CENTRAL BUSINESS DISTRICT PROJECT

CBD Project Administratively approved by:

Darryl Simmons, Planning & Zoning Administrator

Date: _____

- ☐ APPROVED
- ☐ REQUIRES KDDA APPROVAL
- ☐ REQUIRES HPC APPROVAL
- ☐ MAYOR AND COUNCIL

KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY:

Hearing Date: _____

Recommendation: see attached minutes

Signature Kennesaw Downtown Development Authority:

HISTORIC PRESERVATION COMMISSION:

Hearing Date: _____

Recommendation: see attached minutes

Signature Historic Preservation Commission

KENNESAW MAYOR AND COUNCIL:

Hearing Date: _____ see attached minutes



CENTRAL BUSINESS DISTRICT PROJECT

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 (“RLUIPA”), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

**United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530**

RETURN TO:

BRIAN M. DOUGLAS & ASSOCIATES, LLC
900 CIRCLE 75 PARKWAY, SUITE 800
ATLANTA, GA 30339
24-172

STATE OF GEORGIA
COUNTY OF COBB
TAX PARCEL ID #: 20012900940

LIMITED WARRANTY DEED

THIS INDENTURE, Made this **30th day of October**, in the Year of Two Thousand Twenty Four (**2024**), by and between **ALLATOONA PROPERTY INVESTMENTS, LLC** as party or parties of the first part, hereinafter called Grantor, and **FRENCH 3 INVESTMENTS, LLC**, 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 the said Grantor, for and in consideration of the sum of TEN AND 00/100's (\$10.00) Dollars 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 said Grantee.

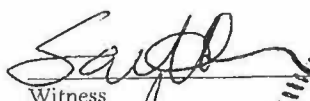
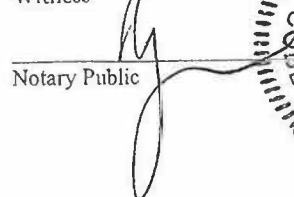
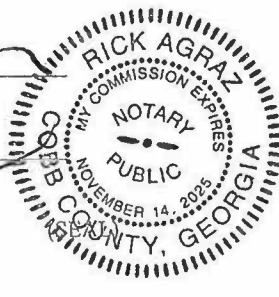
SEE EXHIBIT "A"

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, forever in FEE SIMPLE.

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 holding by, through or under the above named Grantor.

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:


Witness

Notary Public


ALLATOONA PROPERTY INVESTMENTS,
LLC

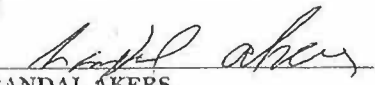
BY: 
RANDAL AKERS
MANAGING MEMBER

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 129, City of Kennesaw, Cobb County, Georgia, being in the 20th District, 2nd Section, and being more particularly described as follows:

BEGINNING at an iron pin located on the Westerly right of way of Cherokee street (formerly known and sometimes referred to as Shiloh Road) a distance of 297.0 feet Southerly as measured along the curvature of the Westerly Right of Way of Cherokee Street from its intersection with the Southerly Right of Way of Shirley Drive to the POINT OF BEGINNING of the conveyed property; thence South along the Westerly Right of Way of Cherokee Street a distance of 149.65 feet to an iron pin; thence North 82 degrees 45 minutes 12 seconds West a distance of 396.65 feet to an iron pin; thence North 2 degrees 48 minutes 33 seconds West a distance of 30.81 feet to a point; thence North 8 degrees 46 minutes 43 seconds East a distance of 120.60 feet to an iron pin; thence South 82 degrees 33 minutes 52 seconds East a distance of 396.21 feet to an iron pin located on the Westerly Right of Way of Cherokee Street and the POINT OF BEGINNING. Said Tract of land contains 1.375 acres, more or less, according to the survey and plat prepared in January 1980, by Mack R. Price, Registered Surveyor.

SUBJECT TO ALL COVENANTS, CONDITIONS, ZONING ORDINANCES, RESTRICTIONS, AND EASEMENTS OF RECORD.

BEING SAME PROPERTY CONVEYED IN THAT CERTAIN EXECUTOR'S DEED DATED JANUARY 31, 1980, RECORDED IN DEED BOOK 2140, PAGE 494, COBB COUNTY, GEORGIA RECORDS.



OVERVIEW: Introducing an Addition to the Newest Jewel in Downtown Kennesaw's Crown

The F3/Kisz/Recivilize Development at 3033 and 3045 Cherokee Street is a previously approved Downtown Kennesaw gateway development project in the City's Central Business District (CBD). The Central Business District (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 for a focal point for upscale retail trade, tourism, and financial and public uses. The intent of the Central Business District (CBD) is to develop a compact core to encourage and facilitate pedestrian movement and provide convenient access to the amenities of downtown. The City has made some great strides in the last few years, and we are excited to continue the trend by adding another jewel to Downtown Kennesaw's crown.

As of this submission, the Development Team is **proud to announce that it has also closed on an additional parcel at 3059 Cherokee Street**, and is seamlessly integrating it into the previously approved plan for 3033 and 3045 (as planned from the onset). Here are the updated details on the full comprehensive plan for all three parcels:

- The development now consists of 3033 (.88 acres) and 3045 (1.663 acres), 3059 Cherokee St 1.376 acres) immediately north of Galt Commons = approx 3.92 acres in total (see Exhibit A for accompanying survey and Exhibit B for conceptual site plan) – with 50 total residential units, residential density = 12.75 units/acre (*less than neighboring Galt Commons at 42 homes on 3.2 acres = 13 homes per acre*)
- Total of approx 64,000 heated square feet of new construction (see Exhibit C for accompanying spreadsheet for a full itemization of residential and commercial units)
- For sale: 46 residential units (12.19 du / acre), approx 54,000 total heated square feet of residential (mix of attached townhomes and stacked flat condos)
- For sale or lease: 4 commercial units, approx 3,250 total heated square feet of commercial
- For sale or lease: 4 two-story condos above commercial, approx 6,450 total heated square feet (only 8% of the total residential unit count will be available to rent)
- For sale or lease: 1 commercial unit located in historic home to be saved and fully renovated and converted into approx 1,200 total heated square feet of high-end boutique retail / commercial
- Investment by French 3 Investments, design by Recivilize Properties, and construction by Kisz Construction

According to Kennesaw's Strategic Economic Development Plan, the City is "focused on increasing density in the Downtown which will in turn create additional demand for everyday goods and services and for restaurants and bars. New mixed-use developments are expected to increase the potential for retail."

Goals are to "continue to support and pursue mixed-used development – Kennesaw already has begun enabling mixed-use development to augment the existing supply of commercial and residential spaces. In Kennesaw, the scale of nonresidential development needs to be consistent with market potential/opportunities; small office and dining/entertainment in downtown, maker-space and small-



scale retail along commercial corridors. There are opportunities for repositioning underperforming assets and strengthening downtown.”

The Strategic Economic Development Plan also aspires to “improve Kennesaw as a place to live, work, shop, and recreate – The City should actively engage with existing businesses and potential developers to enhance the office, retail, shopping, and recreational amenities in Kennesaw. This would require partnerships which leverage existing resources to promote and shepherd projects through the public process.”

In summary, The Strategic Economic Development Plan notes that the Kennesaw CBD is designed to achieve the following:

- Create an environment where residents and visitors can live, work, meet, and play
- Promote a balanced mix of retail, office-professional, entertainment, residential, civil, and cultural uses in the core downtown area
- Allow for growth of a healthy economic business district
- Incorporate aesthetically compatible design from gateway points to the core of the city to improve the aesthetics of street and built environments
- Ensure compatibility with the historic district to achieve architectural and design integrity and consistency
- Provide accessible and sufficient parking that is unobtrusive by encouraging shared parking and alternative modes of transportation including pedestrian and bicycles
- Promote a pedestrian environment through sidewalk-oriented buildings and attractive street-facing façades that encourage pedestrian activity
- Provide safe and accessible parks and public and private open space

Fortunately, our project meets or exceeds all of Kennesaw’s CBD mandates outlined above.

Kennesaw has to compete with walkable premium mixed-use neighborhoods that are proliferating in downtown Woodstock, Marietta, et al – we think this is an opportunity to make a huge statement and to deliver a strong competitive offering. Our goal is to capitalize on the quaint Galt Commons development and extend the walkable new urban quotient northward along Cherokee Street to create even more new urban synergies and impact. We can create a true, activated mixed-use gateway into Downtown Kennesaw that – with its commercial plaza and retailer(s) / restaurant(s) – we feel will even become a mini-destination of its own.

Highlights of the New 3033/3045/3059 Cherokee St Development:

Plan:

- Will be Kennesaw’s first small-scale infill development to offer a mix of commercial and residential uses
- Residential features a curated collection of compact courtyard homes
- 5-minute walk to the start of all the civic amenities, retail and restaurants of Downtown Kennesaw



- Designed to grow and seamlessly integrate into new phases to the north or west if additional properties later come available

Pricing:

- Just north of the progressive Galt Commons development, with homes that sold for over \$300 / sq ft – our goal is to sell our new homes at over \$325 / sq ft
- Should set new standards for sales price / sq ft, but also provide some affordable units starting just above 1,000 sq ft (and then ranging up to 1,600 sq ft)
- Attainable urbanism with some residential flats potentially starting in the \$300,000s

Product:

- Charleston-inspired homes carefully arranged amongst intimate urban spaces – full site now delivers fifty new classic courtyard residences
- Frontage will feature two new commercial plazas (totaling almost 5,000 sq ft of new public realm) flanked by two stunning mixed-use buildings with commercial on the ground floor of each, and...
- The existing historic home on the front of 3059 Cherokee St has been deemed worth saving, so the Development Team will bring its exterior back to its former glory and make its interior suitable for high-end boutique retail / commercial – a commemorative plaque will be added that will allow patrons to read about the history of the home / site
- Plan aligns with roadways and greenways from Galt Commons and continues them to the north (and potentially to the west)
- Also provides a wet pond amenity with a trail and benches at the rear of the property

Commercial:

- Type of businesses for commercial is still TBD, though we envision one coffee / food service plus other high-end boutique retail / commercial
- Projected market targeted for commercial are those living within walking distance or those visiting downtown Kennesaw
- Projected customer generation for commercial includes retailers that generate multiple frequent visits due to highly walkable accessibility (10,000 to 20,000 customer visits per year = \$100,000 to \$500,000 in revenue per year per establishment, and the resulting City, County, State taxes)
- Plan on traffic control for ingress/egress of property – commercial parking is included in the plan, positioned directly behind the business (if needed, we would consider a shared parking arrangement with the insurance office immediately across Cherokee Street); potential for a raised traffic table at the entrance of development to slow traffic and benefit the pedestrians

Amenities of the New Development

New Commercial and Residential Amenities:

1. Commercial Plaza at front of the development
2. Greenway Park connects from neighboring Galt Commons green
3. Central Residential Plaza connects from Greenway Park



4. Wet Pond and Trail
5. Other residential amenity options might include, but are not limited to:
 - a. Dedicated storage facility section (potentially on rear of commercial building) – private (lockers for bikes, storage, etc) and shared community items (ladders, tools, etc)
 - b. Pre-assigned residential and guest parking spaces
 - c. Dog park
 - d. Fountain
 - e. Hammock area
 - f. Fire pit area
 - g. Grill area / pizza oven

New Pedestrian Connectivity:

1. Cherokee St sidewalk / Commercial Plaza pedestrian connection to north and south
2. Interior Greenway Park / Central Residential Plaza pedestrian connection to north and south to Galt Commons green
3. Wet Pond and Trail at rear of development
4. Potential option of Pony Trail pedestrian connection from the west

Benefits to the City of Kennesaw

Here's what else the New 3033/3045/3059 Cherokee St Development delivers:

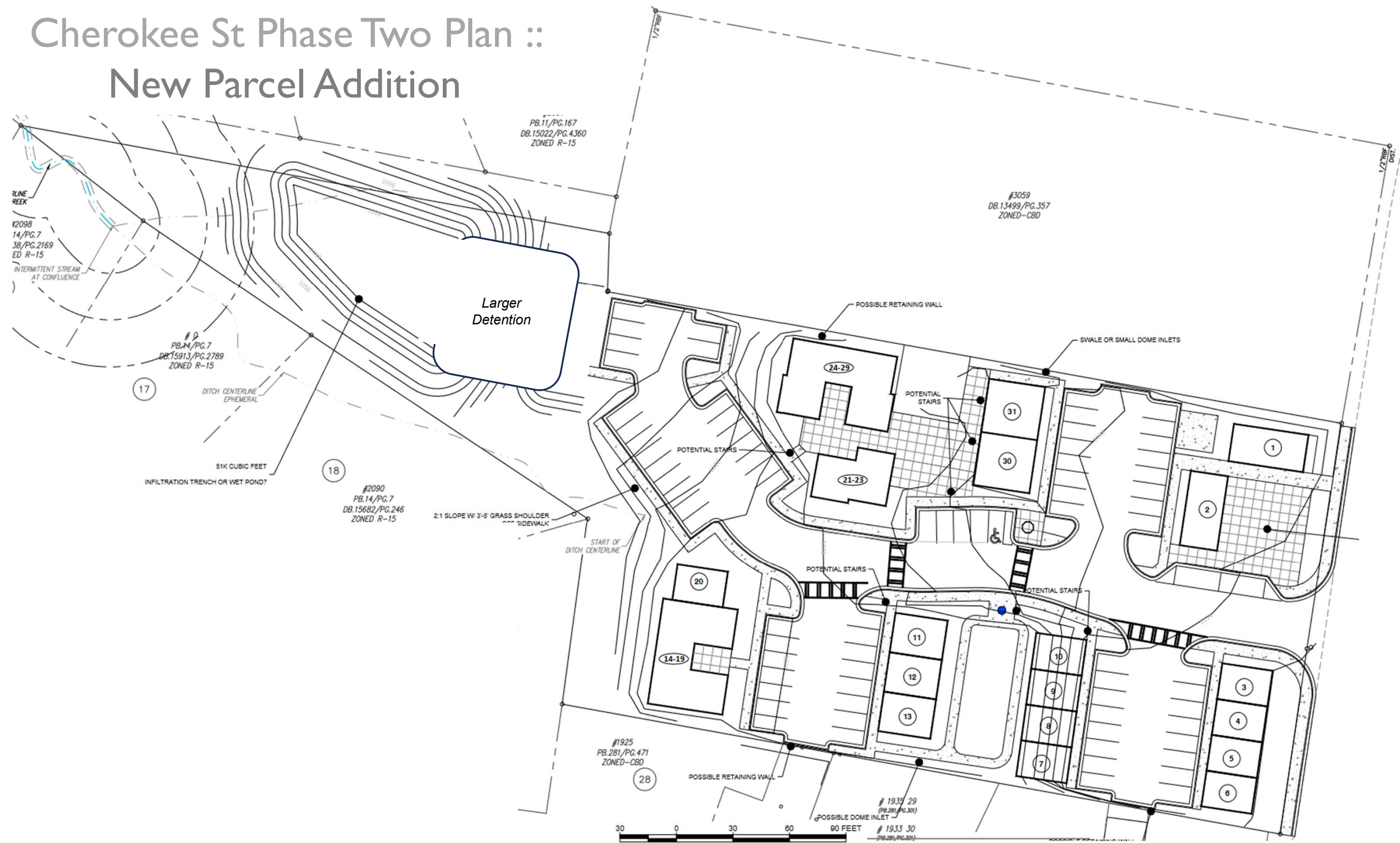
- Truly defined public plaza will become a treasured gateway into downtown – provides visual relief from neighboring direct street frontage and a space large enough for public and private events, and features new highly photo-worthy mixed-use buildings that will make the strongest possible gateway statement into Downtown Kennesaw
- Truly usable / enjoyable public realm features flexible plaza frontage to that can be used for events, plaza kiosks, food trucks, and / or micro retail and more
- New development's kinked roadway network for better low speed traffic geometries throughout the site – combined with all of the pedestrian paths and greenways – prioritize pedestrians over cars and illustrates Kennesaw's forward-thinking mentality

About Us:

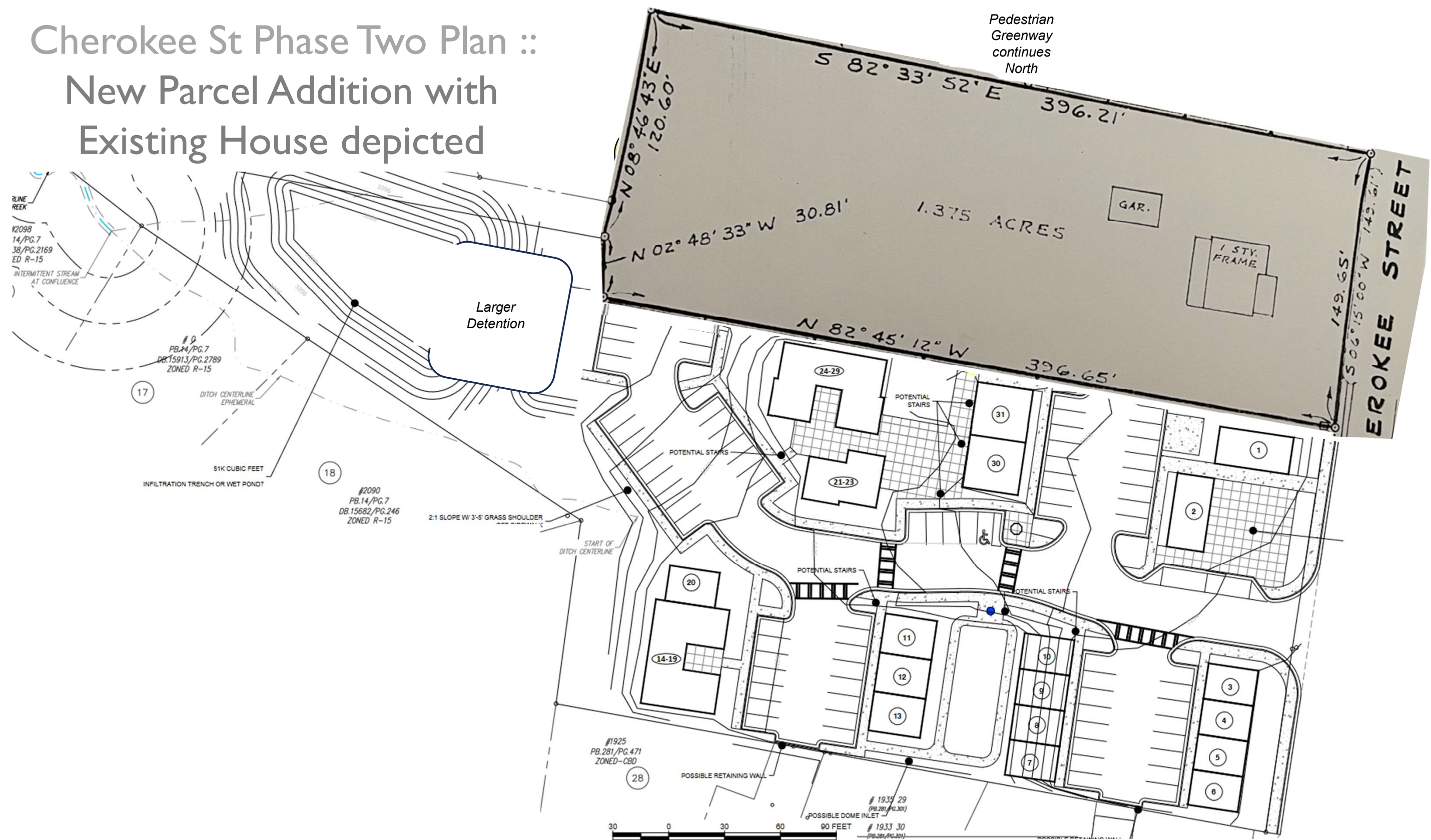
About Kisz Construction: www.kiszconstruction.com

About Recivilize Design & Development: www.recivilize.com

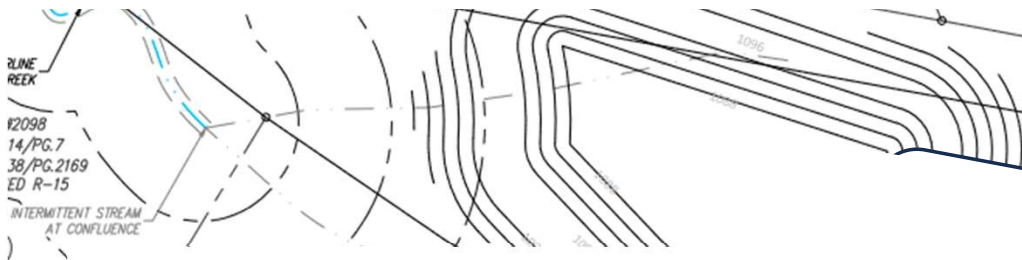
Cherokee St Phase Two Plan :: New Parcel Addition



Cherokee St Phase Two Plan ::
New Parcel Addition with
Existing House depicted



Cherokee St Phase Two Plan :: New Parcel Addition with Existing House depicted



*Inspiration for Potential Updates
to Existing Historic House*

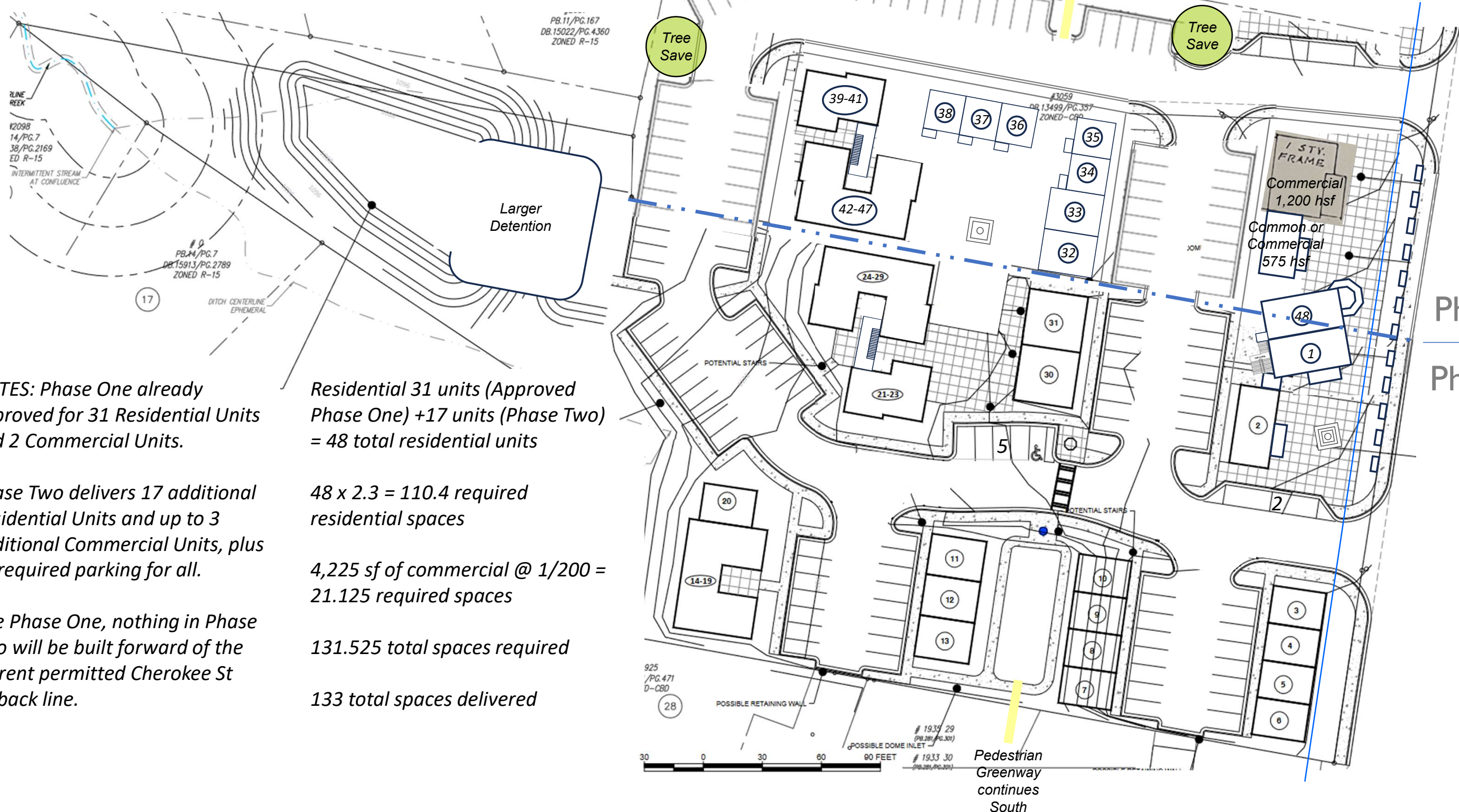
THE FOLK REVIVAL STYLE

IDENTIFYING FEATURES

1. PORCHES WITH SPINDLEWORK OR JIGSAW TRIM.
2. CORNICE AND GABLE PEAK BRACKETS.
3. SYMMETRICAL FAÇADE (GABLE FRONT & WING MASSING EXCEPTED).
4. MODEST OVERALL SIZE WITH SIMPLIFIED APPLIED ORNAMENT.



Cherokee St Phase Two :: New Parcel Plan A1



NOTES: Phase One already approved for 31 Residential Units and 2 Commercial Units.

Phase Two delivers 17 additional Residential Units and up to 3 additional Commercial Units, plus all required parking for all.

Like Phase One, nothing in Phase Two will be built forward of the current permitted Cherokee St setback line.

Residential 31 units (Approved Phase One) +17 units (Phase Two) = 48 total residential units

$48 \times 2.3 = 110.4$ required residential spaces

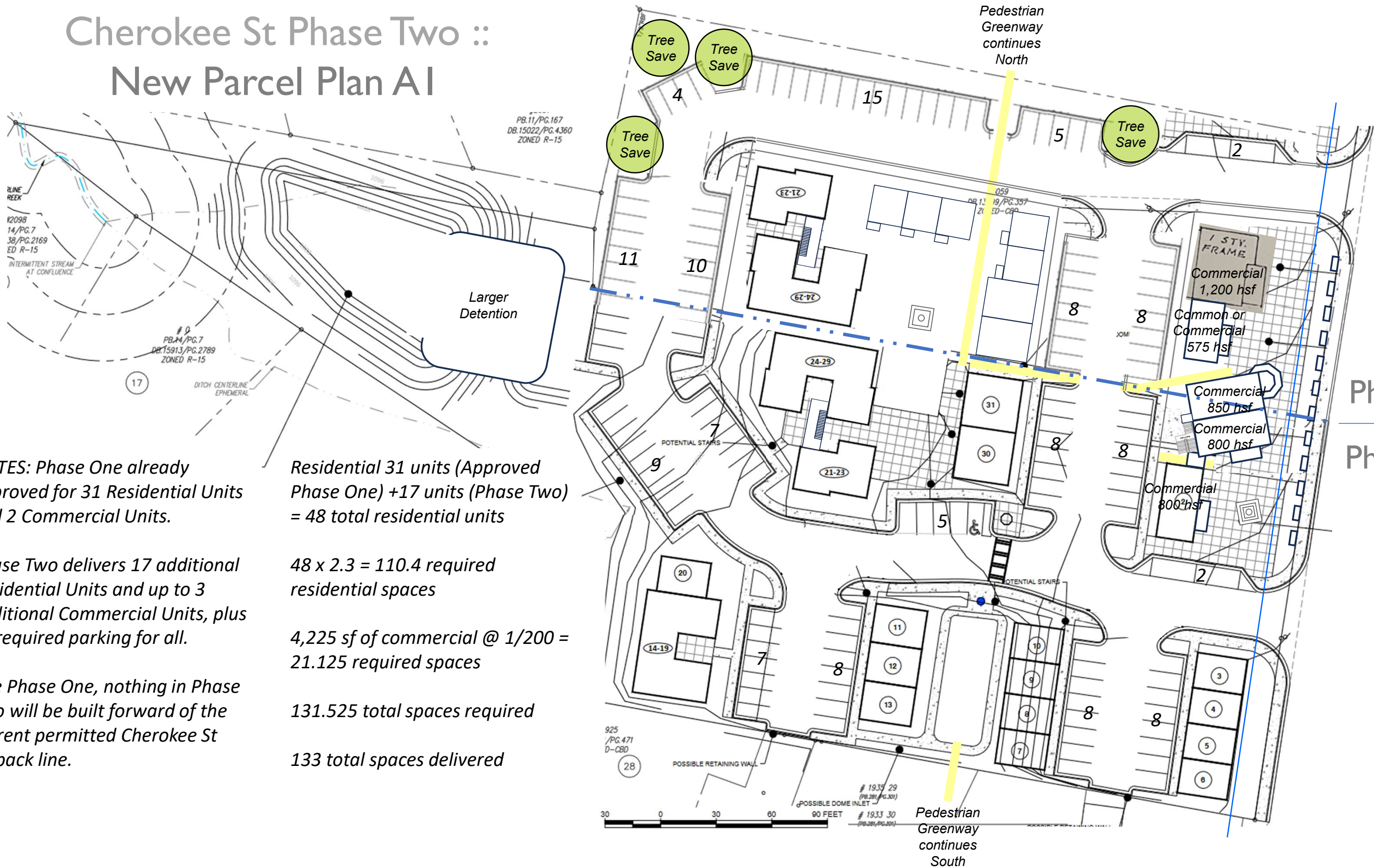
$4,225 \text{ sf of commercial @ } 1/200 = 21.125$ required spaces

131.525 total spaces required

133 total spaces delivered

Phase Two
Phase One

Cherokee St Phase Two :: New Parcel Plan A1



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Like Phase One, nothing in Phase Two will be built forward of the current permitted Cherokee St setback line.

*Residential 31 units (Approved Phase One) +17 units (Phase Two)
= 48 total residential units*

*48 x 2.3 = 110.4 required
residential spaces*

4,225 sf of commercial @ 1/200 =
21.125 required spaces

131.525 total spaces required

133 total spaces delivered

Phase Two

Phase One

Cherokee St Phase Two :: New Parcel Plan A1



NOTES: Phase One already approved for 31 Residential Units and 2 Commercial Units.

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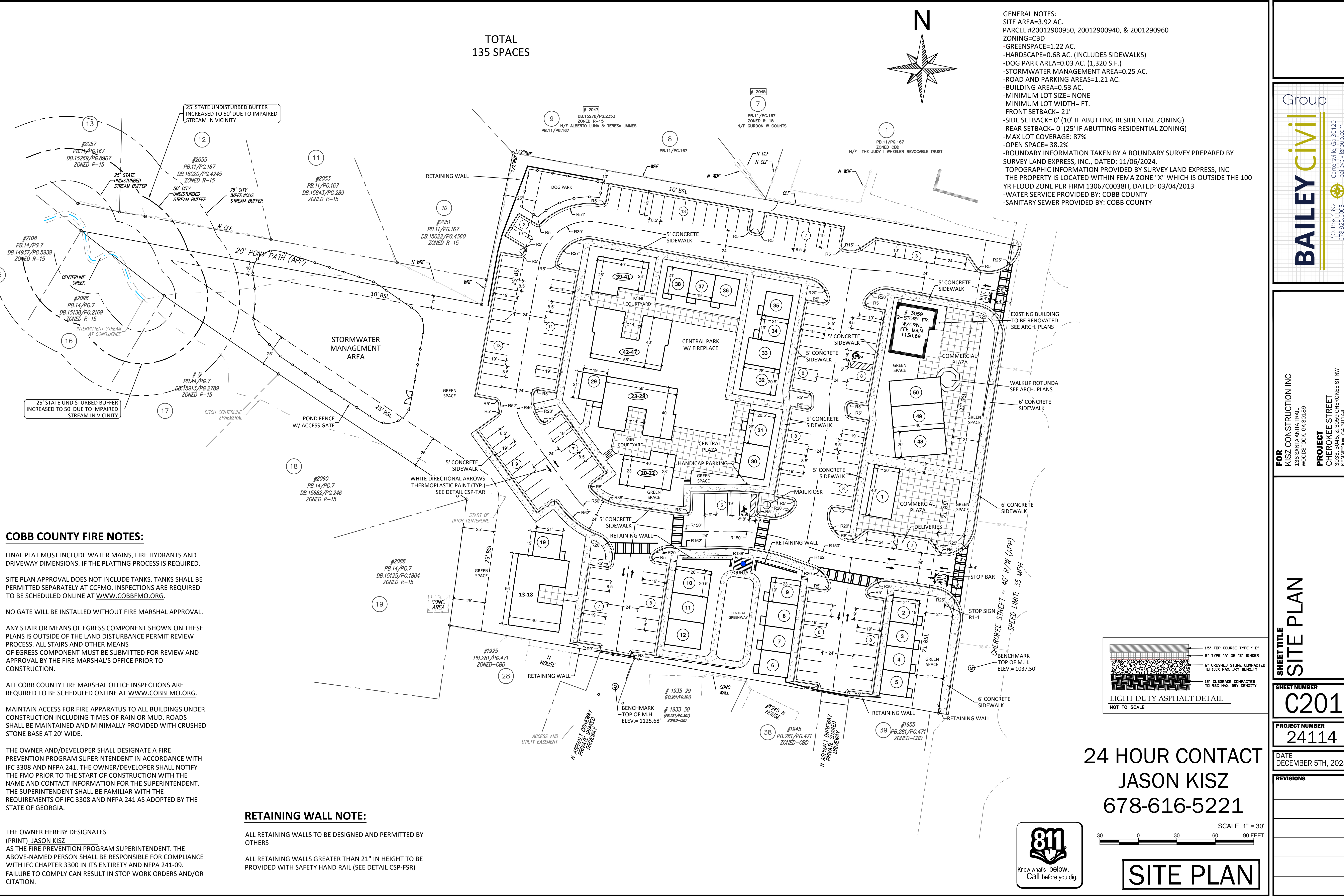
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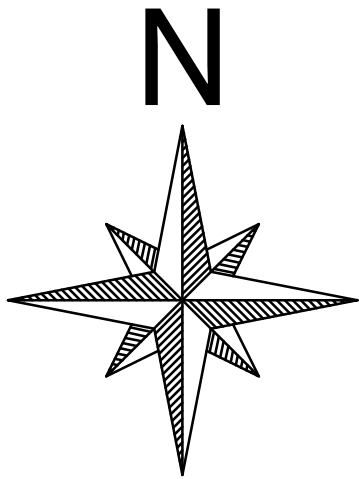
131.525 total spaces required

133 total spaces delivered





TOTAL
135 SPACES



- GENERAL NOTES:
SITE AREA=3.92 AC.
PARCEL #20012900950, 20012900940, & 2001290960
ZONING=CBD
-GREENSPACE=1.22 AC.
-HARDSCAPE=0.68 AC. (INCLUDES SIDEWALKS)
-DOG PARK AREA=0.03 AC. (1,320 S.F.)
-STORMWATER MANAGEMENT AREA=0.25 AC.
-ROAD AND PARKING AREAS=1.21 AC.
-BUILDING AREA=0.53 AC.
-MINIMUM LOT SIZE= NONE
-MINIMUM LOT WIDTH= FT.
-FRONT SETBACK= 21'
-SIDE SETBACK= 0' (10' IF ABUTTING RESIDENTIAL ZONING)
-REAR SETBACK= 0' (25' IF ABUTTING RESIDENTIAL ZONING)
-MAX LOT COVERAGE: 87%
-OPEN SPACE= 38.2%
-BOUNDARY INFORMATION TAKEN BY A BOUNDARY SURVEY PREPARED BY SURVEY LAND EXPRESS, INC., DATED: 11/06/2024.
-TOPOGRAPHIC INFORMATION PROVIDED BY SURVEY LAND EXPRESS, INC
-THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE PER FIRM 13067C0038H, DATED: 03/04/2013
-WATER SERVICE PROVIDED BY: COBB COUNTY
-SANITARY SEWER PROVIDED BY: COBB COUNTY

COBB COUNTY FIRE NOTES:

FINAL PLAT MUST INCLUDE WATER MAINS, FIRE HYDRANTS AND DRIVEWAY DIMENSIONS. IF THE PLATTING PROCESS IS REQUIRED.

SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CCFMO. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG.

NO GATE WILL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL.

ANY STAIR OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION.

ALL COBB COUNTY FIRE MARSHAL OFFICE INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG.

MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20" WIDE.

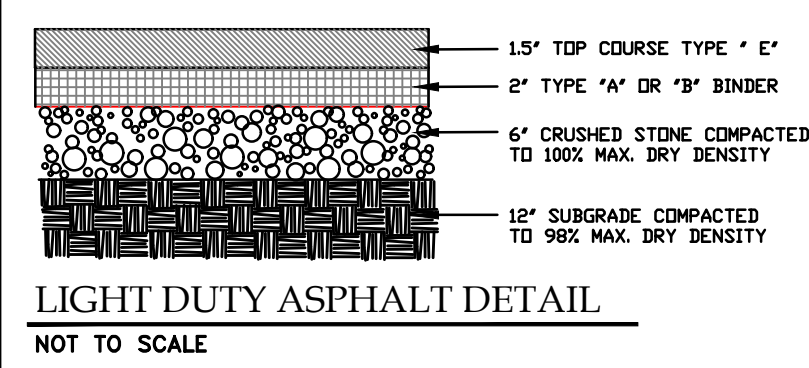
THE OWNER AND/DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241. THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE REQUIREMENTS OF IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA.

THE OWNER HEREBY DESIGNATES (PRINT) JASON KISZ AS THE FIRE PREVENTION PROGRAM SUPERINTENDENT. THE ABOVE-NAMED PERSON SHALL BE RESPONSIBLE FOR COMPLIANCE WITH IFC CHAPTER 3300 IN ITS ENTIRETY AND NFPA 241-09. FAILURE TO COMPLY CAN RESULT IN STOP WORK ORDERS AND/OR CITATION.

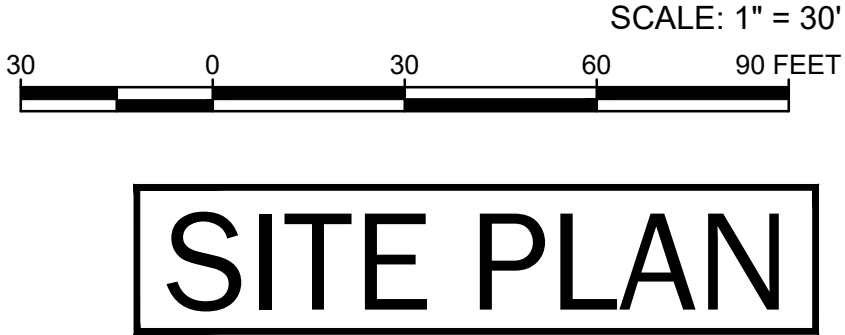
RETAINING WALL NOTE:

ALL RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS

ALL RETAINING WALLS GREATER THAN 21" IN HEIGHT TO BE PROVIDED WITH SAFETY HAND RAIL (SEE DETAIL CSP-FSR)



24 HOUR CONTACT
JASON KISZ
678-616-5221



Group

BAILEY CIVIL

P.O. Box 4392
Cartersville, Ga 30120
678.925.6003
baileycivilgroup.com

FOR KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
KENNESAW, GA 30144

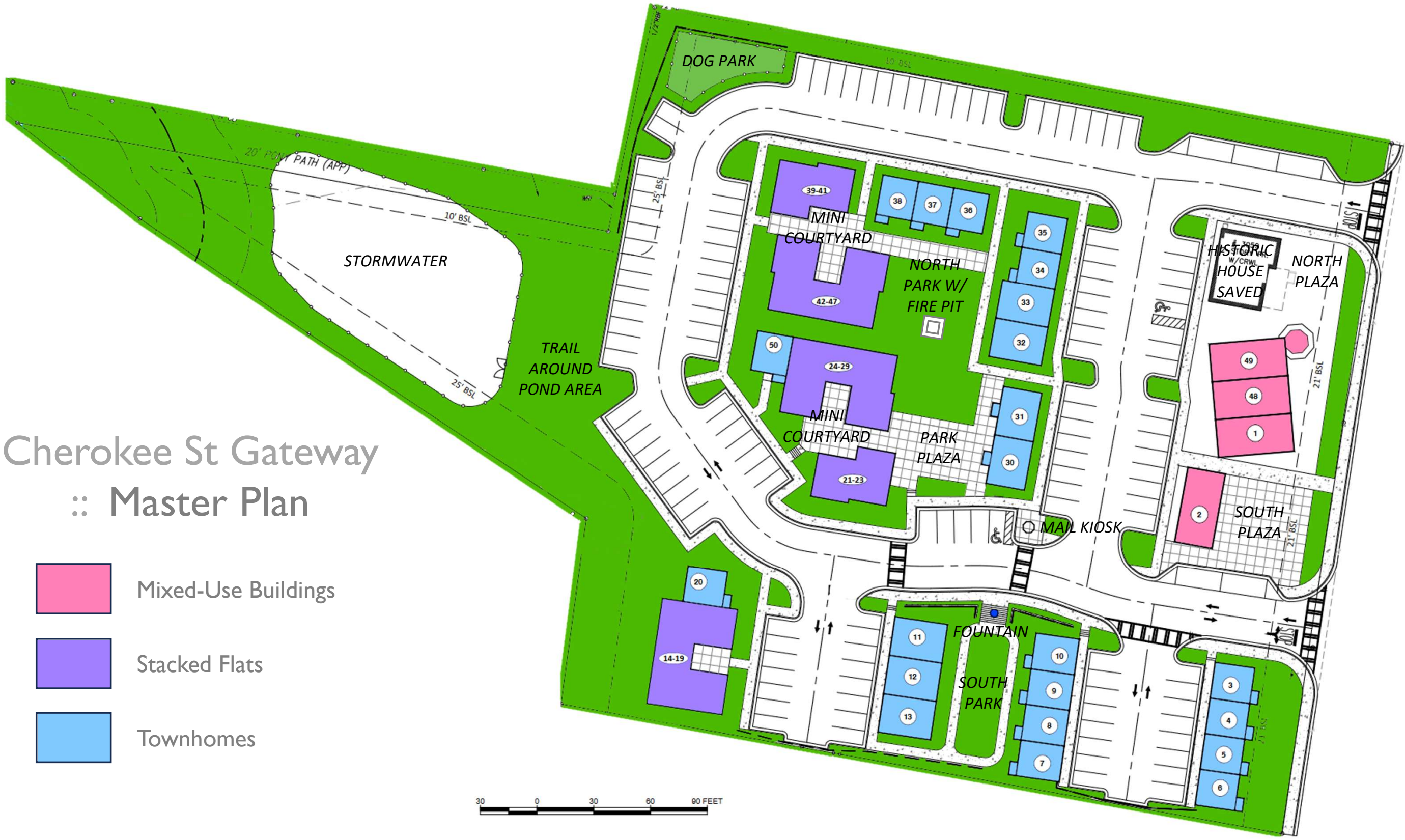
SHEET TITLE
SITE PLAN

SHEET NUMBER
C201

PROJECT NUMBER
24114

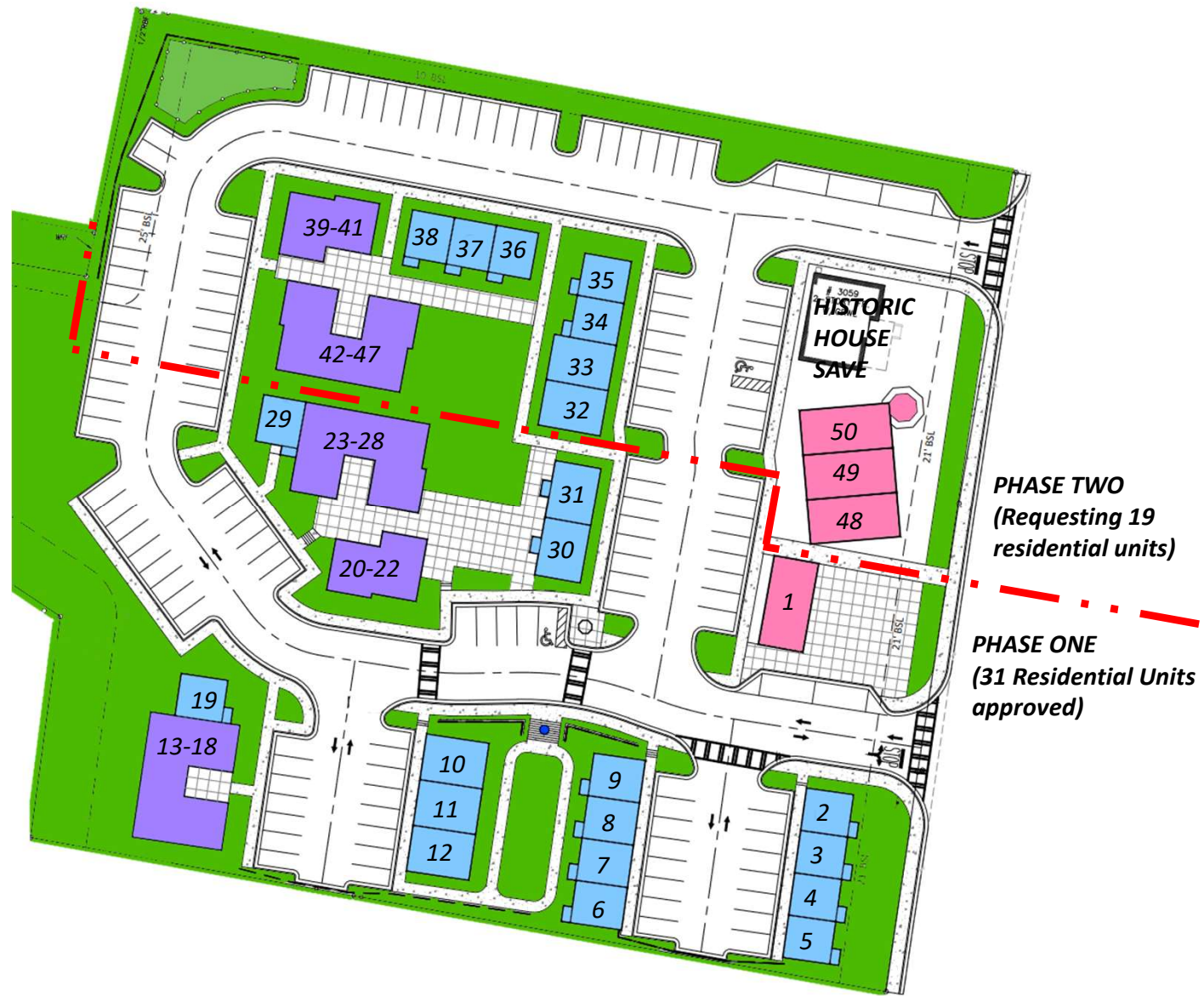
DATE
DECEMBER 5TH, 2024

REVISIONS



Cherokee St Gateway
:: Master Plan

- Mixed-Use Buildings
- Stacked Flats
- Townhomes



			Cherokee St Full Assemblage						
			Spreadsheet updated 11/20/2024						
			From plan dated 11/18/2024						
Phase	Plan	Unit	Lot	Type	Plan Description	Heated SF	BR	BA	Ownership
			COMMERCIAL						
				Existing	Renovate existing house to commercial	1,200			
			C1	MUB	Commercial Building 1 (Ground Floor Only)	800			
			C2A	MUB	Commercial Building 2A (Ground Floor Only)	800			
			C2B	MUB	Commercial Building 2B (Ground Floor Only)	800			
			C2C	MUB	Commercial Building 2C (Ground Floor Only)	850			
					New Commercial Total	3,250			
					Full Commercial Total	4,450			
PHASE ONE RESIDENTIAL (31 units approved)					RESIDENTIAL				
Phase 1	F1	End	1	Flat	Stacked Flat Above Commercial	1,600	3	2.5	For Sale or Rent
Phase 1	T1	End	2	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T1	Middle	3	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T1	Middle	4	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T1	End	5	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T1	End	6	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T1	Middle	7	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T1	Middle	8	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T1	End	9	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T2	End	10	Townhome	21 x 28 TH	1,500	3	3	For Sale ONLY
Phase 1	T2	Middle	11	Townhome	21 x 28 TH	1,500	3	3	For Sale ONLY
Phase 1	T2	End	12	Townhome	21 x 28 TH	1,500	3	3	For Sale ONLY
Phase 1	SF1		13	Flat	Stacked Flat	1,045	2	2	For Sale ONLY
Phase 1	SF1		14	Flat	Stacked Flat	1,045	2	2	For Sale ONLY
Phase 1	SF1		15	Flat	Stacked Flat	1,045	2	2	For Sale ONLY
Phase 1	SF1		16	Flat	Stacked Flat	1,045	2	2	For Sale ONLY
Phase 1	SF1		17	Flat	Stacked Flat	1,045	2	2	For Sale ONLY
Phase 1	SF1		18	Flat	Stacked Flat	1,045	2	2	For Sale ONLY
Phase 1	T1	End	19	Townhome	19 x 21 TH	1,200	2	2.5	For Sale ONLY
Phase 1	SF2		20	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		21	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		22	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		23	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		24	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		25	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		26	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		27	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		28	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	T1	End	29	Townhome	19 x 21 TH	1,200	2	2.5	For Sale ONLY
Phase 1	T3	End	30	Townhome	26 x 21 TH	1,500	3	3.5	For Sale ONLY
Phase 1	T3	End	31	Townhome	26 x 21 TH	1,500	3	3.5	For Sale ONLY
PHASE TWO RESIDENTIAL (19 units requested)					RESIDENTIAL				
Phase 2	T2	End	32	Townhome	21 x 28 TH	1,500	3	3	For Sale ONLY
Phase 2	T2	Middle	33	Townhome	21 x 28 TH	1,500	3	3	For Sale ONLY
Phase 2	T1	Middle	34	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 2	T1	End	35	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 2	T1	End	36	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 2	T1	Middle	37	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 2	T1	End	38	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 2	SF2		39	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		40	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		41	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		42	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		43	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		44	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		45	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		46	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		47	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	F1	End	48	Flat	Stacked Flat Above Commercial (No Garage)	1,600	3	2.5	For Sale or Rent
Phase 2	F2	Middle	49	Flat	Stacked Flat Above Commercial (No Garage)	1,600	3	2.5	For Sale or Rent
Phase 2	F1	End	50	Flat	Stacked Flat Above Commercial (No Garage)	1,650	3	2.5	For Sale or Rent
					Total Residential Sq Ft	60,680	111	Total Bedrooms	
					Total Residential and Commercial Sq FT	65,130			