

Mayor

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**Council**

Madelyn Orochena

Tracey Viars

Pat Ferris

Antonio Jones

Anthony Gutierrez

City Council**Meeting Agenda**

February 3, 2025 6:30 PM

Council Chambers

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

Livestream: www.kennesaw-ga.gov/publicmeetings/

- 1. Invocation**
- 2. Pledge of Allegiance**
- 3. Call to Order**
- 4. Announcements**
- 5. Presentations**
- 6. Public Comment/Business from the Floor**
- 7. Old Business**
- 8. New Business**
 - A. Appeal Hearing: Occupational Tax License for The Event Lounge**
- 9. Committee and Board Reports**
- 10. Public Hearing(s)**
 - A. Resolution: Opt out of Statewide Homestead Exemption Pursuant to O.C.G.A § 48-5-44.2.**

Consideration for approval of a Resolution authorizing the City of Kennesaw to opt out of the statewide homestead exemption pursuant to O.C.G.A. § 48-5-44.2.
- 11. Consent Agenda**
 - A. Minutes: January 13, 2025 Work Session**

Approval of the January 13, 2025, City Council work session minutes.

- B. **Minutes: January 13, 2025 Executive Session**
Approval of the January 13, 2025, City Council executive session minutes.
- C. **Minutes: January 21, 2025 Regular Meeting**
Approval of the January 21, 2025, City Council regular meeting minutes.
- D. **Resolution: Sewer Easement to Cobb County Water**
Consideration for approval of a Resolution authorizing a Sewer Easement Agreement with Cobb County Water.
- E. **Budget Adjustments: Fiscal Year 2024**
Consideration for approval of budget adjustments for fiscal year ended September 30, 2024.

12. General and Administrative

- A. **Alcohol License: Keke's Breakfast Cafe**
Consideration for approval of an Alcohol License for Beer, Wine, and Sunday Sales for Kennesaw Walk Keke's LLC d/b/a Keke's Breakfast Cafe located at 2090 Baker Rd., Suite 201, Kennesaw, GA 30144.

13. Public Safety

14. Information Technology

15. Public Works and Building Maintenance

- A. **Resolution: Dedication of Grenadine Circle in Villas at Hickory Grove**
Consideration for approval of a Resolution accepting the dedication of Grenadine Circle to the City of Kennesaw.

16. Recreation and Culture

17. Community Development

18. Public Comment/Business from the Floor

19. City Manager's Report

- A. Reports, Discussions, and Updates

20. Mayor's Report

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

21. Council Reports & Discussions

22. Executive Session

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

23. Adjourn



Item Report

TO: The Honorable Mayor and City Council
FROM: Lea Alvarez, City Clerk
DATE: February 3, 2025
TITLE: **Appeal Hearing: Occupational Tax License for The Event Lounge**

Summary:

On December 20, 2024, the City of Kennesaw sent a notice of suspension of the Occupational Tax Certificate for The Event Lounge Kennesaw located at 1480 Shiloh Road, Kennesaw, GA 30144 in accordance with Section 22-29 (b) of the Kennesaw Code of Ordinances. The business committed offenses on November 18, 2022, June 23, 2023, and October 14, 2024. As a result of the offenses, several provisions of Section 22-29(b) of the Kennesaw Code of Ordinances have been violated. These include: § 22-29(b)(1), in part: provision of false or misleading information during the original or renewal application process; § 22-29(b)(2), in part: knowingly allowing possession, use, or sale of controlled substances on the premises or to minors; § 22-29(b)(3), in part: permitting a violation of city ordinances or Georgia State law (a misdemeanor or felony) on the premises, materially related to the operation of the business; § 22-29(b)(5), in part: failure to pay required fees, occupation taxes, fines, or other amounts due to the city; and § 22-29 (b)(7) allowing violations of O.C.G.A § 16-12-171, as amended. The offenses resulted in a total suspension of 180 days, which was set to take effect on January 1, 2025. In accordance with Section 22-21(d), the owner of The Event Lounge Kennesaw submitted an appeal letter to appear before the Mayor and City Council dated January 8, 2025. The appeal hearing is scheduled for the February 3, 2025, City Council regular meeting.

Recommendation:

Fiscal Impact:

Attachments:

1. 2024-12-20 Notice of Suspension Letter for The Event Lounge
2. 2025-01-08 Appeal Letter Event Lounge
3. The Event Lounge Citations_Redacted
4. Kennesaw, GA Code of Ordinances 22-29

5. Kennesaw, GA Code of Ordinances 18-66
6. Kennesaw, GA Code of Ordinances 18-74
7. Kennesaw, GA Code of Ordinances 22-2 (b)
8. Kennesaw, GA Code of Ordinances 6-99
9. Kennesaw, GA Code of Ordinances 18-28
10. Kennesaw, GA Code of Ordinances 46-500
11. Kennesaw, GA Code of Ordinances 6-71

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Mayor Pro Tem Antonio Jones

Madelyn Orochena

Tracey Viars

Pat Ferris

Anthony Gutierrez

December 20, 2024

The Event Lounge Kennesaw, LLC
D/B/A The Event Lounge Kennesaw
1480 Shiloh Rd
Kennesaw, GA 30144

RE: Notice to Suspend Occupational Tax Certificate

Dear Business Owner:

The City of Kennesaw Business License Department is issuing a notice of suspension of the Occupational Tax Certificate for The Event Lounge Kennesaw located at 1480 Shiloh Road Kennesaw, GA 30144 in accordance with Section 22-29(b) of the Kennesaw Code of Ordinances.

After thorough review, it has been determined that the business has committed the following offenses:

First Offense – November 18, 2022

Operating without a required permit, in violation of Section 18-66;

Second Offense – June 23, 2023

Operating without a Certificate of Occupancy, in violation of Section 18-74;

Operating without a business license, in violation of Section 22-2(b);

Engaging in the breaking of packages, consumption on premises, and possession of alcoholic beverages on unlicensed premises, in violation of Section 6-99;

Third Offense – October 14, 2024

Maintaining unsafe structures and equipment, in violation of Section 18-28;

Creating nuisance conditions, in violation of Section 46-500;

Conducting a closed function without compliance in violation of Section 6-71;

Engaging in the breaking of packages, consumption on premises, and possession of alcoholic beverages on unlicensed premises, in violation of Section 6-99;

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



As a result of the cited offenses and additional actions of the business, several provisions of Section 22-29(b) of the Kennesaw Code of Ordinances have been violated. These include:

Section 22-29(b)(1), in part:

Provision of false or misleading information during the original or renewal application process;

Section 22-29(b)(2), in part:

Knowingly allowing possession, use, or sale of controlled substances on the premises or to minors;

Section 22-29(b)(3), in part:

Permitting a violation of city ordinances or Georgia State law (a misdemeanor or felony) on the premises, materially related to the operation of the business;

Section 22-29(b)(5), in part:

Failure to pay required fees, occupation taxes, fines, or other amounts due to the city;

Section 22-29(b)(7)

Allowing violations of O.C.G.A. § 16-12-171, as amended.

While the City reserves the right to treat each individual citation as a separate offense under Section 22-29(d), the citations issued on the same date have been treated as a single offense in this instance. Based on this review, the City had determined that a suspension of the Occupational Tax Certificate is warranted.

The first offense warrants a suspension of 30 days; the second offense warrants a suspension of 60 days; the third offense warrants a suspension of 90 days. The suspension periods will run consecutively, resulting in a total suspension of **180 days**. The suspension will take effect on **January 1, 2025** and will remain in effect through **June 30, 2025**. Any attempt to conduct business during this period will be considered a violation of city regulations and may result in further penalties, up to and including permanent revocation of the certificate.

In accordance with Section 22-21(d) of the Kennesaw Code of Ordinances, you have the right to appeal this decision. You may file a notice of appeal with the City Clerk within 15 days of the decision date.

Sincerely,



LaMaya Edmonds
Business License Manager

Cc: City Manager
Finance Director
City Attorney
Chief of Police

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



RECEIVED

JAN 08 2025

January 8, 2025

CITY OF KENNESAW

The Event Lounge Kennesaw, LLC
1480 Shiloh Rd NW
Kennesaw, GA 30144

RE: Appeal Request of Notice to Suspend Occupational Tax Certificate for The Event Lounge Kennesaw

Attn: Lea Alvarez, Kennesaw City Clerk

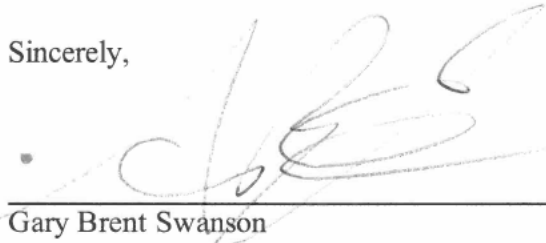
I, Gary Swanson, owner of The Event Lounge Kennesaw, am humbly requesting an appeal hearing for the decision to suspend the Occupational Tax Certificate for The Event Lounge Kennesaw located at 1480 Shiloh Rd NW Suite 300 Kennesaw, GA 30144 under the following considerations:

1. I accept full responsibility for the infractions noted in the suspension, although there are some extenuating circumstances I would like to explain.
2. I am a retired military disabled Veteran who has attempted to grow a successful business in the city of Kennesaw. Although I have made several errors due to lack of knowledge and some miscommunications, I have done my best to learn from each mistake and make professional adjustments when necessary.
- 3. For context, the first two offenses in question happened between 1.5 to 2 years ago and have since been corrected; they are now fully in compliance, and we have obtained the proper permits, certificates, and licenses to operate our business. This is important to note as it signifies that I've taken accountability for the offenses, learned and now have plans in place to ensure full compliance. Additionally, I attended court for each offense and the fines were reduced due to being in compliance.
4. The citations from the third offense were a result of two entertainment events rented and paid for by students at Kennesaw State University. Part of the problem was the volume and behavior of these college students and that simply got out of hand. Going forward, we will have stricter oversight on these events and ensure proper behavior, decorum and compliance with local ordinances and the law.
5. Of note, the citation, conducting a closed function without compliance in violation of Section 6-7, does not apply as we were not issue said citation.
6. Finally, the citation for the presence of alcohol, - I understand this is a grave matter and the city of Kennesaw takes alcohol-related events very seriously. Alcohol was not being

• sold at our establishment, there was no illegal consumption to minors, and it was not open to the public; so, we were mindful of these risks. However, we understand that the presence of alcohol itself is not authorized and have since been educated of the code by law enforcement. There have been no incidents since October 2024. In addition, we do intend on applying for an alcohol license in February 2025, therefore ensuring 100% legal compliance with laws and alcohol-related ordinances.

Again, I realize that as a Kennesaw business owner, I am responsible for the actions and behaviors of the personnel in my establishment. I am maturely taking responsibility for the errors and continue to appreciate the City's support of my entrepreneurial goals. As a retired Air Force leader, integrity and values are top of mind for me and I now have a disciplined and comprehensive plan to ensure The Event Lounge Kennesaw LLC runs compliantly and responsibly – becoming a strong and highly reputable pillar of the community. I am respectfully requesting that the suspension be reconsidered, and our license be reinstated. We are committed to staying in compliance of all Kennesaw Code of Ordinances and want to build an excellent business relationship with the city of Kennesaw and have a successful business.

Sincerely,

• 

8 JAN 25

Gary Brent Swanson
Owner
The Event Lounge Kennesaw

770-731-7196 w



SWANSON, GARY BRENT

DOB: [REDACTED] 1972

TICKET: MA0023273

VIOLATION: BUILDING PERMIT REQUIRED

JUDGMENT: 270.00

DRIV-LIC: [REDACTED]

PAYMENT: 0.00

PLEA: GUILTY

REFUND: 0.00

VIOLATION-DATE: 06/21/2023

FINDING: GUILTY AS CHARGED

BALANCE: 270.00

COURT-DATE: 12/17/2024

SENTENCE: 12/17/2024 11:25:30 AM - CFOSTER - CONS TO 24100783. IF PIF W/I 30

MONTHS: 6

DAYS: 0

PROBATION: NO

SWANSON, GARY BRENT

DOB: [REDACTED] 1972

TICKET: MA0023275

VIOLATION: NO CERTIFICATE OF OCCUPANCY

JUDGMENT: 270.00

DRIV-LIC: [REDACTED]

PAYMENT: 0.00

PLEA: GUILTY

REFUND: 0.00

VIOLATION-DATE: 06/21/2023

FINDING: GUILTY AS CHARGED

BALANCE: 270.00

COURT-DATE: 12/17/2024

SENTENCE: 12/17/2024 11:25:30 AM - CFOSTER - CONS TO 24100783. IF PIF W/I 30

MONTHS: 6

DAYS: 0

PROBATION: YES

SWANSON, GARY BRENT

DOB: [REDACTED] 1972

TICKET: MA0023276

VIOLATION: LICENSE REQUIRED FOR MANU OR S

JUDGMENT: 270.00

DRIV-LIC: [REDACTED]

PAYMENT: 0.00

PLEA: GUILTY

REFUND: 0.00

VIOLATION-DATE: 06/21/2023

FINDING: GUILTY AS CHARGED

BALANCE: 270.00

COURT-DATE: 12/17/2024

SENTENCE: 12/17/2024 11:25:30 AM - CFOSTER - CONS TO 24100783. IF PIF W/I 30

MONTHS: 6

DAYS: 0

PROBATION: YES

SWANSON, GARY BRENT

DOB: [REDACTED] 1972

TICKET: MA0023274

VIOLATION: OPERATING W/O BUSINESS LICENSE

JUDGMENT: 270.00

DRIV-LIC: [REDACTED]

PAYMENT: 0.00

PLEA: GUILTY

REFUND: 0.00

VIOLATION-DATE: 06/21/2023

FINDING: GUILTY AS CHARGED

BALANCE: 270.00

COURT-DATE: 12/17/2024

SENTENCE: 12/17/2024 11:25:30 AM - CFOSTER - CONS TO 24100783. IF PIF W/I 30

MONTHS: 6

DAYS: 0

PROBATION: YES

SWANSON, GARY BRENT

DOB: [REDACTED] 1972

TICKET: MA0023273F

VIOLATION: FAILURE TO APPEAR (MANDATORY V

JUDGMENT: 275.00

DRIV-LIC: [REDACTED]

PAYMENT: 0.00

PLEA: GUILTY

REFUND: 0.00

VIOLATION-DATE: 06/21/2023

FINDING: GUILTY AS CHARGED

BALANCE: 275.00

COURT-DATE: 12/17/2024

SENTENCE: 12/17/2024 11:25:30 AM - CFOSTER - CONS TO 24100783. IF PIF W/I 30

MONTHS: 0

DAYS: 0

PROBATION: NO

SWANSON, GARY BRENT

DOB: [REDACTED] 1972

TICKET: MA0024037

VIOLATION: CONSUMPTION ON PREMISES-NO LIC

JUDGMENT: 270.00

DRIV-LIC: [REDACTED]

PAYMENT: 0.00

PLEA: GUILTY

REFUND: 0.00

VIOLATION-DATE: 10/14/2024

FINDING: GUILTY AS CHARGED

BALANCE: 270.00

COURT-DATE: 12/17/2024

SENTENCE: 12/17/2024 11:22:55 AM - CFOSTER - IF PIF W/I 30 DAYS-WAIVE FEES, ONCE

MONTHS: 6

DAYS: 0

PROBATION: YES

SWANSON, GARY BRENT

DOB: [REDACTED] 1972

TICKET: MA0024038

VIOLATION: NUISANCE CONDITIONS

JUDGMENT: 270.00

DRIV-LIC: [REDACTED]

PAYMENT: 0.00

PLEA: GUILTY

REFUND: 0.00

VIOLATION-DATE: 10/14/2024

FINDING: GUILTY AS CHARGED

BALANCE: 270.00

COURT-DATE: 12/17/2024

SENTENCE: 12/17/2024 11:22:55 AM - CFOSTER - IF PIF W/ 30 DAYS-WAIVE FEES, ONCE

MONTHS: 6

DAYS: 0

PROBATION: YES

SWANSON, GARY BRENT

DOB: [REDACTED] 1972

TICKET: MA0024039

VIOLATION: ENTERING UNSAFE STRUCTURE

JUDGMENT: 270.00

DRIV-LIC: [REDACTED]

PAYMENT: 0.00

PLEA: GUILTY

REFUND: 0.00

VIOLATION-DATE: 10/14/2024

FINDING: GUILTY AS CHARGED

BALANCE: 270.00

COURT-DATE: 12/17/2024

SENTENCE: 12/17/2024 11:22:55 AM - CFOSTER - IF PIF W/ 30 DAYS-WAIVE FEES, ONCE

MONTHS: 6

DAYS: 0

PROBATION: YES

SWANSON, GARY BRENT

DOB: [REDACTED] 1972

TICKET: MA0024049

VIOLATION: NUISANCE CONDITIONS

JUDGMENT: 270.00

DRIV-LIC: [REDACTED]

PAYMENT: 0.00

PLEA: GUILTY

REFUND: 0.00

VIOLATION-DATE: 10/14/2024

FINDING: GUILTY AS CHARGED

BALANCE: 270.00

COURT-DATE: 12/17/2024

SENTENCE: 12/17/2024 11:22:55 AM - CFOSTER - IF PIF W/ 30 DAYS-WAIVE FEES, ONCE

MONTHS: 6

DAYS: 0

PROBATION: YES

SWANSON, GARY BRENT

DOB: [REDACTED] 1972

TICKET: MA0024050

VIOLATION: ENTERING UNSAFE STRUCTURE

JUDGMENT: 270.00

DRIV-LIC: [REDACTED]

PAYMENT: 0.00

PLEA: GUILTY

REFUND: 0.00

VIOLATION-DATE: 10/14/2024

FINDING: GUILTY AS CHARGED

BALANCE: 270.00

COURT-DATE: 12/17/2024

SENTENCE: 12/17/2024 11:22:55 AM - CFOSTER - IF PIF W/ 30 DAYS-WAIVE FEES, ONCE

MONTHS: 6

DAYS: 0

PROBATION: YES

STATE OF GEORGIA
UNIFORM CITATION, ACCUSATION & SUMMONS
GA 0330600 NCIC NUMBER
CITATION NUMBER

A23273

COURT COPY

Page 1 of 2

COUNTY OF Cobb	AGENCY Kennesaw Police Department	LATITUDE	AGENCY INCIDENT/ CASE NO 2306-1199
CITY OF (IF APPLICABLE) Kennesaw		LONGITUDE	COURT CASE NUMBER
DAY OF WEEK Wednesday	MONTH June	DAY 21	YEAR 2023
LOCATION OF OCCURRENCE 1480 Shiloh Rd		LOCATION DESCRIPTION	

PERSON(S)

NAME (FIRST) GARY	NAME (MIDDLE) BRENT	NAME (LAST) SWANSON	DATE OF BIRTH & AGE [REDACTED] 972	JUV	R	S	HGT	WGT	HAIR	EYES
OTN		PLACE OF BIRTH	DLN / ID NUMBER [REDACTED]	STATE GA	TYPE OF I.D. DL	ID EXPIRES 2027				
SCARS/MARKS/TATTOOS		ENDORSEMENTS								
STREET [REDACTED]		CITY [REDACTED]		STATE GA	ZIP CODE [REDACTED]	PROBATION / PAROLE ☐ Yes ☐ No				
DATE OF ARREST NA		LOCATION OF ARREST NA								
DEFENDANT EMAIL				DEFENDANT CELL # [REDACTED]						

VEHICLE(s)

TAG / REG	STATE	EXPIRATION	VIN NA	YEAR	MAKE	MODEL / COLOR
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CHARGE(S)

IN VIOLATION OF ☐ GEORGIA CODE CODE SECTION	CODE DESCRIPTION	VIOLATION LEVEL ☒ MUST APPEAR BEFORE JUDGE
IN VIOLATION OF ☐ COUNTY ORDINANCE CODE SECTION	☒ CITY ORDINANCE CODE DESCRIPTION	
18-66	Permit Application	

NARRATIVE(S)

The undersigned certifies and swears that he/she has just and reasonable grounds to believe that the above named Defendant did commit, at the place and time aforementioned, the above violation(s) of law.

SHORT NARRATIVE DESCRIPTION

This citation is being issued on behalf of Kennesaw Building Inspector

Sec. 18-66. Permit application.

(a) When required. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the technical codes or to cause any such work to be done, shall first make application to the building official and obtain the required permit for that work.

(c) State license required. Applications for electrical, mechanical or plumbing permits may only be made by, and will only be issued to, an individual holding a valid state electrical, mechanical or plumbing license or to an individual performing work on a single-family dwelling or farm owned and occupied by the individual applicant; provided, however, all work pursuant to such permit must be in conformity with all provisions of the technical codes and this chapter. Effective July 1, 2008, applications for building permits may only be made by, and will only be issued to, an individual holding a valid state building contractor license or to an individual performing work on a single-family dwelling or farm owned and occupied by the individual applicant; provided, however, all work pursuant to such permit must be in conformity with all provisions of the technical codes and this chapter.

(d) Joint responsibility. It shall be the joint responsibility of the owner and contractor to see that a permit is obtained before any work is commenced.

OFFICER NAME Luther, S.O. OFFICER'S SIGNATURE [Signature]

ID NO 1529 ORGANIZATION / UNIT Code Enforcement

COURT INFORMATION

YOU ARE HEREBY ORDERED TO APPEAR BEFORE / REPORT TO THE

Kennesaw Municipal Court
2529 J.O. Stephenson Ave.
Kennesaw, Ga. 30144

PHONE: 770-429-4531

DEFENDANT SIGNATURE:
[Signature]

CERT. MAILED on 6-23-23

COURT DATE: AUGUST 15, 2023

COURT TIME: 0900

To answer to the above charge. Your failure to appear shall result in a warrant issued for your arrest to be brought to court to answer the charge(s) above. By my signature, I authorize the court or a third party on their behalf to send text messages or phone calls to my cell phone to convey information regarding court appearances. I understand that standard text messaging rates will apply. I also understand that I may revoke this permission in writing at any time by filing a notice to "opt-out" with the clerk. THIS SUMMONS/CITATION IS ISSUED BY AUTHORITY OF THE LAWS OF THE STATE OF GEORGIA.

STATE OF GEORGIA
UNIFORM CITATION, ACCUSATION & SUMMONS
GA0330600 NCIC NUMBER
CITATION NUMBER

A23274

COURT COPY

Page 1 of 2

COUNTY OF Cobb	AGENCY Kennesaw Police Department	LATITUDE	AGENCY INCIDENT/ CASE NO 2306-1199
CITY OF (IF APPLICABLE) Kennesaw		LONGITUDE	COURT CASE NUMBER
DAY OF WEEK Wednesday	MONTH June	DAY 21	YEAR 2023
LOCATION OF OCCURRENCE 1480 Shiloh Rd		LOCATION DESCRIPTION	

PERSON(S)

NAME (FIRST) GARY	NAME (MIDDLE) BRENT	NAME (LAST) SWANSON	DATE OF BIRTH & AGE [REDACTED] 972	JUV	R	S	HGT	WGT	HAIR	EYES
OTN		PLACE OF BIRTH	DLN / ID NUMBER	STATE GA	TYPE OF ID DL	ID EXPIRES [REDACTED] 2027				
SCARS/MARKS/TATTOOS		ENDORSEMENTS								
STREET		CITY		STATE GA	ZIP CODE	PROBATION / PAROLE ☐ Yes ☐ No				
DATE OF ARREST NA		LOCATION OF ARREST NA								
DEFENDANT EMAIL				DEFENDANT CELL #						

VEHICLE(s)

TAG / REG	STATE	EXPIRATION	VIN NA	YEAR	MAKE	MODEL / COLOR
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CHARGE(S)

IN VIOLATION OF ☐ GEORGIA CODE CODE SECTION	CODE DESCRIPTION	VIOLATION LEVEL ☒ MUST APPEAR BEFORE JUDGE
IN VIOLATION OF ☐ COUNTY ORDINANCE ☒ CITY ORDINANCE CODE SECTION	CODE DESCRIPTION	
22-2	Operating a Business without a License	

NARRATIVE(S)

The undersigned certifies and swears that he/she has just and reasonable grounds to believe that the above named Defendant did commit, at the place and time aforementioned, the above violation(s) of law.

SHORT NARRATIVE DESCRIPTION

(a) The occupation tax levied herein is for revenue purposes only and is not for regulatory purposes, nor is the payment of the tax made a condition precedent to the practice of any such profession, trade or calling. The occupation tax only applies to those businesses and occupations which are covered by the provisions of O.C.G.A. §§ 48-13-5 to 48-13-26. All other applicable businesses and occupations are taxed by the local government pursuant to the pertinent general and/or local law and ordinance.

(b) Pursuant to O.C.G.A. §§ 36-1-22 and 48-13-6 et seq. and effective January 1, 1995 and succeeding years thereafter, each person engaged in any business, trade, profession, or occupation in the city, whether with a location in the city, or in the case of an out-of-state business with no location in the state, exerting substantial efforts within the state pursuant to O.C.G.A. § 48-13-7, shall pay an occupation tax for such business, trade, profession, or occupation, which tax and any applicable registration shall be displayed in a conspicuous place in the place of business, if the taxpayer has a permanent business location in the city, such business tax registration shall be shown to the business license manager or his designees or to any police officer of the city upon his or their request.

(c) Every person required to pay an occupation tax or license fee or a renewal of a license of occupation tax certificate under the provisions of this Code shall submit an application to the supervisor of the business license office, which application shall conform to the requirements of this section in addition to any other provisions of this Code.

(d) Registration and assessment of an occupation tax is imposed on those businesses and practitioners of professions with no location or office in the state if the business's largest dollar volume of business in the state is in the city and the business or practitioner:

(1) Has one or more employees or agents who exert substantial efforts within the jurisdiction of the city for the purpose of soliciting business or serving customers or clients; or

(2) If the business or practitioner owns personal or real property which generates income and which is located within the jurisdiction of the city.

OFFICER NAME Luther, S.O.	OFFICER'S SIGNATURE <i>Luther, S.O.</i>
ID NO 1529	ORGANIZATION / UNIT Code Enforcement

COURT INFORMATION

YOU ARE HEREBY ORDERED TO APPEAR BEFORE / REPORT TO THE	DEFENDANT SIGNATURE:
Kennesaw Municipal Court 2529 J.O. Stephenson Ave. Kennesaw, Ga. 30144	<i>Cert. Mailed on 6-23-23</i>
PHONE: 770-429-4531	COURT DATE: AUGUST 15, 2023
	COURT TIME: 0900

To answer to the above charge. Your failure to appear shall result in a warrant issued for your arrest to be brought to court to answer the charge(s) above. By my signature, I authorize the court or a third party on their behalf to send text messages or phone calls to my cell phone to convey information regarding court appearances. I understand that standard text messaging rates will apply. I also understand that I may revoke this permission in writing at any time by filing a notice to "opt-out" with the clerk. THIS SUMMONS/CITATION IS ISSUED BY AUTHORITY OF THE LAWS OF THE STATE OF GEORGIA.

STATE OF GEORGIA
UNIFORM CITATION, ACCUSATION & SUMMONS
GA 0330600 NCIC NUMBER
CITATION NUMBER

A23275

COURT COPY

Page 1 of 2

COUNTY OF Cobb	AGENCY Kennesaw Police Department	LATITUDE	AGENCY INCIDENT/ CASE NO 2306-1199
CITY OF (IF APPLICABLE) Kennesaw		LONGITUDE	COURT CASE NUMBER
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PERSON(S)

NAME (FIRST) GARY	NAME (MIDDLE) BRENT	NAME (LAST) SWANSON	DATE OF BIRTH & AGE [REDACTED] 972	JUV	R	S	HGT	WGT	HAIR	EYES
OTN		PLACE OF BIRTH	OLN / ID NUMBER	STATE GA	TYPE OF I.D. DL	ID EXPIRES [REDACTED] 027				
SCARS/MARKS/TATTOOS			ENDORSEMENTS							
STREET			CITY	STATE GA	ZIP CODE	PROBATION / PAROLE ☐ Yes ☐ No				
DATE OF ARREST NA		LOCATION OF ARREST NA								
DEFENDANT EMAIL			DEFENDANT CELL #							

VEHICLE(S)

TAG / REG	STATE	EXPIRATION	VIN NA	YEAR	MAKE	MODEL / COLOR
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CHARGE(S)

IN VIOLATION OF ☐ GEORGIA CODE CODE SECTION	CODE DESCRIPTION	VIOLATION LEVEL ☒ MUST APPEAR BEFORE JUDGE
IN VIOLATION OF ☐ COUNTY ORDINANCE CODE SECTION 18-74	☒ CITY ORDINANCE CODE DESCRIPTION Certificates	

NARRATIVE(S)

The undersigned certifies and swears that he/she has just and reasonable grounds to believe that the above named Defendant did commit, at the place and time aforementioned, the above violation(s) of law.

SHORT NARRATIVE DESCRIPTION

This citation is being issued on behalf of Kennesaw Building Inspector

(a) Certificate of occupancy or completion. Building occupancy. A new building shall not be occupied or a change made in the occupancy, nature or use of a building or part of a building until after the building official has issued a certificate of occupancy or completion. Such certificate shall not be issued until all required electrical, gas, mechanical, plumbing and fire protection systems have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the building official (1) Issuing certificate of occupancy or completion. Upon satisfactory completion of construction of a building or structure and installation of electrical, gas, mechanical and plumbing systems in accordance with the technical codes, reviewed plans and specifications and after the final inspection, the building official shall issue a certificate of occupancy or completion stating the following:

- Use and occupancy permitted;
- Occupant load for each floor when limited by law;
- Allowable load per square foot for each floor in accordance with the provisions of the technical codes (when applicable);
- Building permit number;
- Address of the building or structure;
- Type of construction of the building or structure;
- Statement of compliance with applicable codes; and
- Any special stipulations or conditions of the building permit.

(2) Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by the technical codes, in case of emergency where necessary to eliminate an immediate hazard to life or property. The building official shall notify the serving utility, and whenever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

OFFICER NAME Luther, S.O.	OFFICER'S SIGNATURE <i>Lute, NO.</i>
ID NO 1529	ORGANIZATION / UNIT Code Enforcement

COURT INFORMATION

YOU ARE HEREBY ORDERED TO APPEAR BEFORE / REPORT TO THE	DEFENDANT SIGNATURE:
Kennesaw Municipal Court 2529 J.O. Stephenson Ave. Kennesaw, Ga. 30144	<i>Cert Mailed on 6-23-23</i>
PHONE: 770-429-4531	COURT DATE: AUGUST 15, 2023
	COURT TIME: 0900

To answer to the above charge. Your failure to appear shall result in a warrant issued for your arrest to be brought to court to answer the charge(s) above. By my signature, I authorize the court or a third party on their behalf to send text messages or phone calls to my cell phone to convey information regarding court appearances. I understand that standard text messaging rates will apply. I also understand that I may revoke this permission in writing at any time by filing a notice to "opt-out" with the clerk. THIS SUMMONS/CITATION IS ISSUED BY AUTHORITY OF THE LAWS OF THE STATE OF GEORGIA.

STATE OF GEORGIA
UNIFORM CITATION, ACCUSATION & SUMMONS
GA 0330600 NCIC NUMBER
CITATION NUMBER

A23276

COURT COPY

Page 1 of 2

COUNTY OF Cobb	AGENCY Kennesaw Police Department	LATITUDE	AGENCY INCIDENT / CASE NO 2306-1199
CITY OF (IF APPLICABLE) Kennesaw		LONGITUDE	COURT CASE NUMBER
DAY OF WEEK Wednesday	MONTH June	DAY 21	YEAR 2023
LOCATION OF OCCURRENCE 1480 Shiloh Rd	LOCATION DESCRIPTION		

PERSON(S)

NAME (FIRST) GARY	NAME (MIDDLE) BRENT	NAME (LAST) SWANSON	DATE OF BIRTH & AGE [REDACTED] 972	JUV	R	S	HGT	WGT	HAIR	EYES
OTN	PLACE OF BIRTH	DLN / ID NUMBER	STATE GA	TYPE OF I.D. DL	ID EXPIRES [REDACTED] 027					
SCARS/MARKS/TATTOOS		ENDORSEMENTS								
STREET		CITY		STATE GA	ZIP CODE	PROBATION / PAROLE ☐ Yes ☐ No				
DATE OF ARREST NA		LOCATION OF ARREST NA								
DEFENDANT EMAIL		DEFENDANT CELL #								

VEHICLE(s)

TAG / REG	STATE	EXPIRATION	VIN NA	YEAR	MAKE	MODEL / COLOR
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CHARGE(S)

IN VIOLATION OF ☐ GEORGIA CODE CODE SECTION	CODE DESCRIPTION	VIOLATION LEVEL ☒ MUST APPEAR BEFORE JUDGE
IN VIOLATION OF ☐ COUNTY ORDINANCE CODE SECTION	☒ CITY ORDINANCE CODE DESCRIPTION	
6-31	(Alcohol) License required for manufacture, sale	

NARRATIVE(S)

The undersigned certifies and swears that he/she has just and reasonable grounds to believe that the above named Defendant did commit, at the place and time aforementioned, the above violation(s) of law.

SHORT NARRATIVE DESCRIPTION

This citation is being issued on behalf of Kennesaw Code Enforcement.

No alcoholic beverages shall be manufactured or sold at wholesale or retail, in the original package or by the drink, nor shall any bottle house be operated except under a license granted by the mayor and city council. A farm winery is required to obtain a license as provided in this chapter for the manufacture of wine, fortified wine, or hard cider.

(Ord. No. 2008-18, § 2, 5-19-08; Ord. No. 2012-11, 9-4-12)

State Law reference— Local permit or license for wholesale or retail sales of alcoholic beverages, O.C.G.A. § 3-3-2(a).

OFFICER NAME Luther, S.O.	OFFICER'S SIGNATURE <i>Luther, S.O.</i>
ID NO 1529	ORGANIZATION / UNIT Code Enforcement

COURT INFORMATION

YOU ARE HEREBY ORDERED TO APPEAR BEFORE / REPORT TO THE	DEFENDANT SIGNATURE:
Kennesaw Municipal Court 2529 J.O. Stephenson Ave. Kennesaw, Ga. 30144	<i>Cont. United on 6-23-23</i>
PHONE: 770-429-4531	COURT DATE: AUGUST 15, 2023
	COURT TIME: 0900

To answer to the above charge. Your failure to appear shall result in a warrant issued for your arrest to be brought to court to answer the charge(s) above. By my signature, I authorize the court or a third party on their behalf to send text messages or phone calls to my cell phone to convey information regarding court appearances. I understand that standard text messaging rates will apply. I also understand that I may revoke this permission in writing at any time by filing a notice to "opt-out" with the clerk. THIS SUMMONS/CITATION IS ISSUED BY AUTHORITY OF THE LAWS OF THE STATE OF GEORGIA.

STATE OF GEORGIA
UNIFORM CITATION, ACCUSATION & SUMMONS
GA 0330600 NCIC NUMBER

CITATION NUMBER

A24037

COURT COPY

Page 1 of 2

COUNTY OF Cobb	AGENCY Kennesaw Police Department	LATITUDE	AGENCY INCIDENT/ CASE NO 2410-0783
CITY OF (IF APPLICABLE) Kennesaw		LONGITUDE	COURT CASE NUMBER
DAY OF WEEK Monday	MONTH October	DAY 14	YEAR 2024
LOCATION OF OCCURRENCE 1480 Shiloh Rd (The Event Lounge)		LOCATION DESCRIPTION	

PERSON(S)

DEFENDANT	NAME (FIRST) GARY	NAME (MIDDLE) BRENT	NAME (LAST) SWANSON	DATE OF BIRTH & AGE 1972	JUV	R	S	HGT	WGT	HAIR	EYES
	OTN	PLACE OF BIRTH	DLN / ID NUMBER	STATE GA	TYPE OF I.D. DL	ID EXPIRES 031					
	SCARS/MARKS/TATTOOS			ENDORSEMENTS							
	STREET			CITY	STATE GA	ZIP CODE	PROBATION / PAROLE ☐ Yes ☐ No				
	DATE OF ARREST NA		LOCATION OF ARREST NA								
	DEFENDANT EMAIL			DEFENDANT CELL #							

VEHICLE(s)

TAG / REG	STATE	EXPIRATION	VIN NA	YEAR	MAKE	MODEL / COLOR
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CHARGE(S)

IN VIOLATION OF ☐ GEORGIA CODE CODE SECTION		CODE DESCRIPTION	VIOLETION LEVEL ☒ MUST APPEAR BEFORE JUDGE
IN VIOLATION OF ☐ COUNTY ORDINANCE ☒ CITY ORDINANCE CODE SECTION		CODE DESCRIPTION	
Sec. 6-99.		Breaking of packages; consumption on premises; possession of alcoholic beverages on unlicensed premises (Two KSU events)	

NARRATIVE(S)

The undersigned certifies and swears that he/she has just and reasonable grounds to believe that the above named Defendant did commit, at the place and time aforementioned, the above violation(s) of law.

SHORT NARRATIVE DESCRIPTION

(a) No retail dealer shall knowingly and intentionally allow or permit the breaking or opening of any package or packages containing alcoholic beverages on the premises where sold or allow or permit the drinking of the contents of such package or packages on the premises where sold. This section shall not apply with respect to sales pursuant to a license for consumption on the premises.
(b) A restaurant, eatery, cafe, diner or other eating establishment not licensed under this chapter for on-premise consumption shall not knowingly and intentionally allow or permit the breaking or opening of any package or packages containing alcoholic beverages on the unlicensed premises or permit the drinking of the contents of such package or packages on the unlicensed premises.
(c) It shall be unlawful for any licensee who is authorized to sell malt beverages, or hard cider, or wine, to sell, store or possess spirituous or alcoholic liquors without an appropriate license therefor.
(d) Upon the suspension, revocation, denial of renewal or denial of transfer of any alcoholic beverage license under this chapter, the licensee shall remove from the licensed premises all alcoholic beverages within 48 hours of the effective date of such suspension, revocation or denial.
(Ord. No. 2008-18, § 2, 5-19-08; Ord. No. 2012-11, 9-4-12)
State Law reference— O.C.G.A. § 3-3-26.

OFFICER NAME Luther. S.O.	OFFICER'S SIGNATURE
ID NO 1529	ORGANIZATION / UNIT Code Enforcement

COURT INFORMATION

YOU ARE HEREBY ORDERED TO APPEAR BEFORE / REPORT TO THE Kennesaw Municipal Court 2529 J.O. Stephenson Ave. Kennesaw, Ga. 30144 PHONE: 770-429-4531	DEFENDANT SIGNATURE: COURT DATE: DECEMBER 17, 2024 COURT TIME: 0900
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To answer to the above charge. Your failure to appear shall result in a warrant issued for your arrest to be brought to court to answer the charge(s) above. By my signature, I authorize the court or a third party on their behalf to send text messages or phone calls to my cell phone to convey information regarding court appearances. I understand that standard text messaging rates will apply. I also understand that I may revoke this permission in writing at any time by filing a notice to "opt-out" with the clerk. THIS SUMMONS/CITATION IS ISSUED BY AUTHORITY OF THE LAWS OF THE STATE OF GEORGIA.

STATE OF GEORGIA
UNIFORM CITATION, ACCUSATION & SUMMONS
GA 0330600 NCIC NUMBER

CITATION NUMBER

A24038

COURT COPY

Page 1 of 2

COUNTY OF Cobb	AGENCY Kennesaw Police Department	LATITUDE	AGENCY INCIDENT/ CASE NO 2410-0783
CITY OF (IF APPLICABLE) Kennesaw		LONGITUDE	COURT CASE NUMBER
DAY OF WEEK Monday	MONTH October	DAY 14	YEAR 2024
LOCATION OF OCCURRENCE 1480 Shiloh Rd (The Event Lounge)		LOCATION DESCRIPTION	

PERSON(S)

NAME (FIRST) GARY	NAME (MIDDLE) BRENT	NAME (LAST) SWANSON	DATE OF BIRTH & AGE 1972	JUV	R	S	HGT	WGT	HAIR	EYES
OTN		PLACE OF BIRTH	DLN/ID NUMBER	STATE GA	TYPE OF I.D. DL	ID EXPIRES 2031				
SCARS/MARKS/TATTOOS		ENDORSEMENTS								
STREET		CITY		STATE GA	ZIP CODE	PROBATION / PAROLE ☐ Yes ☒ No				
DATE OF ARREST NA		LOCATION OF ARREST NA								
DEFENDANT EMAIL		DEFENDANT CELL #								

VEHICLE(s)

TAG / REG	STATE	EXPIRATION	VIN NA	YEAR	MAKE	MODEL / COLOR
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CHARGE(S)

IN VIOLATION OF ☒ GEORGIA CODE CODE SECTION	CODE DESCRIPTION	VIOLATION LEVEL ☒ MUST APPEAR BEFORE JUDGE
IN VIOLATION OF ☐ COUNTY ORDINANCE ☒ CITY ORDINANCE CODE SECTION	CODE DESCRIPTION	
46-500	Declaration of nuisance conditions (Event on 8-17-24)	

NARRATIVE(S)

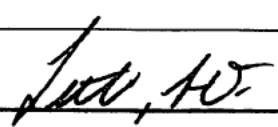
The undersigned certifies and swears that he/she has just and reasonable grounds to believe that the above named Defendant did commit, at the place and time aforementioned, the above violation(s) of law.

SHORT NARRATIVE DESCRIPTION

This citation is being issued on behalf of Kennesaw Code Enforcement.

The following conditions may be declared to be nuisances:

(1)Stagnant water on premises;(2)Any dead or decaying matter, weeds, vegetation or any fruit, vegetable, animal or rodent, upon premises which is odorous or capable of causing disease or annoyance to the inhabitants of the city;(3)The generation of smoke or fumes in sufficient amount to cause odor or annoyance to the inhabitants of the city;(4)The pollution of public water or the injection of matter into the sewage system which would be damaging thereto;(5)Maintaining a dangerous or diseased animal or fowl;(6)Obstruction of a public street, highway or sidewalk without a permit;(7)Loud or unusual noises which are detrimental or annoying to the public, including without limitation, unusual or loud disturbances in or around churches or multiple-family complexes such as loud music and other activities in swimming pool and clubhouse areas;(8)All walls, trees and buildings that may endanger persons or property;(9)Any business or building where illegal activities are habitually and commonly conducted in such a manner as to reasonably suggest that the owner or operator of the business or building was aware of the illegal activities and failed to reasonably attempt to prevent those activities;(10)Unused iceboxes, refrigerators and the like unless the doors, latches or locks thereof are removed;(11)Any trees, shrubbery or other plants or parts thereof, which obstruct clear, safe vision on roadways and intersections of the city; and(12)Any other condition constituting a nuisance under state law.
(Ord. No. 2014-16, Att., 11-3-14)

OFFICER NAME Luther, S.O.	OFFICER'S SIGNATURE 
ID NO 1529	ORGANIZATION / UNIT Code Enforcement

COURT INFORMATION

YOU ARE HEREBY ORDERED TO APPEAR BEFORE / REPORT TO THE Kennesaw Municipal Court 2529 J.O. Stephenson Ave. Kennesaw, Ga. 30144 PHONE: 770-429-4531	DEFENDANT SIGNATURE: COURT DATE: DECEMBER 17, 2024 COURT TIME: 0900
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To answer to the above charge. Your failure to appear shall result in a warrant issued for your arrest to be brought to court to answer the charge(s) above. By my signature, I authorize the court or a third party on their behalf to send text messages or phone calls to my cell phone to convey information regarding court appearances. I understand that standard text messaging rates will apply. I also understand that I may revoke this permission in writing at any time by filing a notice to "opt-out" with the clerk. THIS SUMMONS/CITATION IS ISSUED BY AUTHORITY OF THE LAWS OF THE STATE OF GEORGIA.

MA

STATE OF GEORGIA
UNIFORM CITATION, ACCUSATION & SUMMONS
GA 0330600 NCIC NUMBER

CITATION NUMBER

A24039

COURT COPY

Page 1 of 2

COUNTY OF Cobb	AGENCY Kennesaw Police Department	LATITUDE	AGENCY INCIDENT/ CASE NO 2410-0783
CITY OF (IF APPLICABLE) Kennesaw		LONGITUDE	COURT CASE NUMBER
DAY OF WEEK Monday	MONTH October	DAY 14	YEAR 2024
LOCATION OF OCCURRENCE 1480 Shiloh Rd (The Event Lounge)		LOCATION DESCRIPTION	

PERSON(S)

DEFENDANT	NAME (FIRST) GARY	NAME (MIDDLE) BRENT	NAME (LAST) SWANSON	DATE OF BIRTH & AGE 972	JUV	R	S	HGT	WGT	HAIR	EYES
	OTN	PLACE OF BIRTH	OLN / ID NUMBER	STATE GA	TYPE OF ID DL	ID EXPIRES 2031					
	SCARS/MARKS/TATTOOS			ENDORSEMENTS							
	STREET			CITY	STATE GA	ZIP CODE	PROBATION / PAROLE ☐ Yes ☒ No				
	DATE OF ARREST NA		LOCATION OF ARREST NA								
	DEFENDANT EMAIL				DEFENDANT CELL #						

VEHICLE(S)

TAG / REG	STATE	EXPIRATION	VIN NA	YEAR	MAKE	MODEL / COLOR
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CHARGE(S)

IN VIOLATION OF ☐ GEORGIA CODE CODE SECTION		CODE DESCRIPTION	VIOLETION LEVEL ☒ MUST APPEAR BEFORE JUDGE
IN VIOLATION OF ☐ COUNTY ORDINANCE ☒ CITY ORDINANCE CODE SECTION		CODE DESCRIPTION	
18-28		Unsafe structures and equipment (Event on 8-17-24)	

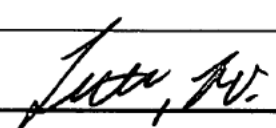
NARRATIVE(S)

The undersigned certifies and swears that he/she has just and reasonable grounds to believe that the above named Defendant did commit, at the place and time aforementioned, the above violation(s) of law.

SHORT NARRATIVE DESCRIPTION

This citation is being issued on behalf of Kennesaw Code Enforcement.

(a) An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn the occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. (b) Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure. (c) A structure is unfit for human occupancy when such the structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this Code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. (d) An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this Code, or was erected, altered or occupied contrary to law.
(Ord. No. 2006-06, § 1(18-18), 2-21-06)

OFFICER NAME Luther, S.O.	OFFICER'S SIGNATURE 
ID NO 1529	ORGANIZATION / UNIT Code Enforcement

COURT INFORMATION

YOU ARE HEREBY ORDERED TO APPEAR BEFORE / REPORT TO THE		DEFENDANT SIGNATURE:
Kennesaw Municipal Court 2529 J.O. Stephenson Ave. Kennesaw, Ga. 30144		
PHONE: 770-429-4531	COURT DATE: DECEMBER 17, 2024	
	COURT TIME: 0900	

To answer to the above charge. Your failure to appear shall result in a warrant issued for your arrest to be brought to court to answer the charge(s) above. By my signature, I authorize the court or a third party on their behalf to send text messages or phone calls to my cell phone to convey information regarding court appearances. I understand that standard text messaging rates will apply. I also understand that I may revoke this permission in writing at any time by filing a notice to "opt-out" with the clerk. THIS SUMMONS/CITATION IS ISSUED BY AUTHORITY OF THE LAWS OF THE STATE OF GEORGIA.

STATE OF GEORGIA
UNIFORM CITATION, ACCUSATION & SUMMONS
GA 0330600 NCIC NUMBER

CITATION NUMBER

A2404

COURT COPY

Page 1 of 2

COUNTY OF Cobb	AGENCY Kennesaw Police Department	LATITUDE	AGENCY INCIDENT / CASE NO 2410-0783
CITY OF (IF APPLICABLE) Kennesaw		LONGITUDE	COURT CASE NUMBER
DAY OF WEEK Monday	MONTH October	DAY 14	YEAR 2024
LOCATION OF OCCURRENCE 1480 Shiloh Rd (The Event Lounge)		LOCATION DESCRIPTION	

PERSON(S)

DEFENDANT	NAME (FIRST) GARY	NAME (MIDDLE) BRENT	NAME (LAST) SWANSON	DATE OF BIRTH & AGE 1972	JUV	R	S	HGT	WGT	HAIR	EYES
	OTN	PLACE OF BIRTH	DL/ID NUMBER	STATE GA	TYPE OF ID DL	ID EXPIRES 2031					
	SCARS/MARKS/TATTOOS			ENDORSEMENTS							
	STREET			CITY	STATE GA	ZIP CODE	PROBATION / PAROLE ☐ Yes ☐ No				
	DATE OF ARREST NA		LOCATION OF ARREST NA								
	DEFENDANT EMAIL			DEFENDANT CELL #							

VEHICLE(s)

TAG / REG	STATE	EXPIRATION	VIN NA	YEAR	MAKE	MODEL / COLOR
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CHARGE(S)

IN VIOLATION OF ☐ GEORGIA CODE CODE SECTION		CODE DESCRIPTION	VIOLETION LEVEL ☒ MUST APPEAR BEFORE JUDGE
IN VIOLATION OF ☐ COUNTY ORDINANCE ☒ CITY ORDINANCE CODE SECTION		CODE DESCRIPTION	
46-500		Declaration of nuisance conditions (Event on 9-28-24)	

NARRATIVE(S)

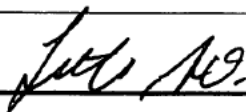
The undersigned certifies and swears that he/she has just and reasonable grounds to believe that the above named Defendant did commit, at the place and time aforementioned, the above violation(s) of law.

SHORT NARRATIVE DESCRIPTION

This citation is being issued on behalf of Kennesaw Code Enforcement.

The following conditions may be declared to be nuisances:

(1)Stagnant water on premises;(2)Any dead or decaying matter, weeds, vegetation or any fruit, vegetable, animal or rodent, upon premises which is odorous or capable of causing disease or annoyance to the inhabitants of the city;(3)The generation of smoke or fumes in sufficient amount to cause odor or annoyance to the inhabitants of the city;(4)The pollution of public water or the injection of matter into the sewage system which would be damaging thereto;(5)Maintaining a dangerous or diseased animal or fowl;(6)Obstruction of a public street, highway or sidewalk without a permit;(7)Loud or unusual noises which are detrimental or annoying to the public, including without limitation, unusual or loud disturbances in or around churches or multiple-family complexes such as loud music and other activities in swimming pool and clubhouse areas;(8)All walls, trees and buildings that may endanger persons or property;(9)Any business or building where illegal activities are habitually and commonly conducted in such a manner as to reasonably suggest that the owner or operator of the business or building was aware of the illegal activities and failed to reasonably attempt to prevent those activities;(10)Unused iceboxes, refrigerators and the like unless the doors, latches or locks thereof are removed;(11)Any trees, shrubbery or other plants or parts thereof, which obstruct clear, safe vision on roadways and intersections of the city; and(12)Any other condition constituting a nuisance under state law.
(Ord. No. 2014-16, Att., 11-3-14)

OFFICER NAME Luther, S.O.	OFFICER'S SIGNATURE 
ID NO 1529	ORGANIZATION / UNIT Code Enforcement

COURT INFORMATION

YOU ARE HEREBY ORDERED TO APPEAR BEFORE / REPORT TO THE		DEFENDANT SIGNATURE:
Kennesaw Municipal Court 2529 J.O. Stephenson Ave. Kennesaw, Ga. 30144		
PHONE: 770-429-4531		COURT DATE: DECEMBER 17, 2024
		COURT TIME: 0900
To answer to the above charge. Your failure to appear shall result in a warrant issued for your arrest to be brought to court to answer the charge(s) above. By my signature, I authorize the court or a third party on their behalf to send text messages or phone calls to my cell phone to convey information regarding court appearances. I understand that standard text messaging rates will apply. I also understand that I may revoke this permission in writing at any time by filing a notice to "opt-out" with the clerk. THIS SUMMONS/CITATION IS ISSUED BY AUTHORITY OF THE LAWS OF THE STATE OF GEORGIA.		

MA0024050

SWANSON, GARY BRENT

COURT-DATE: 12/17/2024

STATE OF GEORGIA
UNIFORM CITATION, ACCUSATION & SUMMONS
GA 0330600 NCIC NUMBER

CITATION NUMBER

COURT COPY

Page 1 of 2

COUNTY OF Cobb		AGENCY Kennesaw Police Department			LATITUDE	AGENCY INCIDENT/ CASE NO 2410-0783
CITY OF (IF APPLICABLE) Kennesaw					LONGITUDE	COURT CASE NUMBER
DAY OF WEEK Monday	MONTH October	DAY 14	YEAR 2024	TIME OF DAY		
LOCATION OF OCCURRENCE 1480 Shiloh Rd (The Event Lounge)					LOCATION DESCRIPTION	

PERSON(S)

DEFENDANT	NAME (FIRST) GARY	NAME (MIDDLE) BRENT	NAME (LAST) SWANSON	DATE OF BIRTH & AGE [REDACTED] 872	JUV	R	S	HGT	WGT	HAIR	EYES	
	OTN	PLACE OF BIRTH	DOB / ID NUMBER	STATE GA	TYPE OF I.D.	ID EXPIRES 2031						
	SCARS/MARKS/TATTOOS			ENDORSEMENTS								
	STREET			CITY	STATE GA	ZIP CODE	PROBATION / PAROLE ☐ Yes ☐ No					
	DATE OF ARREST NA		LOCATION OF ARREST NA		DEFENDANT CELL #							
DEFENDANT EMAIL												

VEHICLE(s)

TAG / REG	STATE	EXPIRATION	VIN NA	YEAR	MAKE	MODEL / COLOR
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CHARGE(S)

IN VIOLATION OF ☐ GEORGIA CODE CODE SECTION		CODE DESCRIPTION	VIOLETION LEVEL ☒ MUST APPEAR BEFORE JUDGE
IN VIOLATION OF ☐ COUNTY ORDINANCE ☒ CITY ORDINANCE CODE SECTION		CODE DESCRIPTION	
18-28		Unsafe structures and equipment (Event on 9-28-24)	

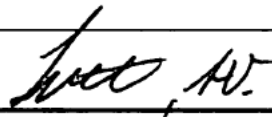
NARRATIVE(S)

The undersigned certifies and swears that he/she has just and reasonable grounds to believe that the above named Defendant did commit, at the place and time aforementioned, the above violation(s) of law.

SHORT NARRATIVE DESCRIPTION

This citation is being issued on behalf of Kennesaw Code Enforcement.

(a) An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn the occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. (b) Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure. (c) A structure is unfit for human occupancy when such the structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this Code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. (d) An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this Code, or was erected, altered or occupied contrary to law.
(Ord. No. 2006-06, § 1(18-18), 2-21-06)

OFFICER NAME Luther, S.O. OFFICER'S SIGNATURE 

ID NO 1529 ORGANIZATION / UNIT Code Enforcement

COURT INFORMATION

YOU ARE HEREBY ORDERED TO APPEAR BEFORE / REPORT TO THE		DEFENDANT SIGNATURE:
Kennesaw Municipal Court 2529 J.O. Stephenson Ave. Kennesaw, Ga. 30144		
PHONE: 770-429-4531		COURT DATE: DECEMBER 17, 2024
		COURT TIME: 0900
To answer to the above charge. Your failure to appear shall result in a warrant issued for your arrest to be brought to court to answer the charge(s) above. By my signature, I authorize the court or a third party on their behalf to send text messages or phone calls to my cell phone to convey information regarding court appearances. I understand that standard text messaging rates will apply. I also understand that I may revoke this permission in writing at any time by filing a notice to "opt-out" with the clerk. THIS SUMMONS/CITATION IS ISSUED BY AUTHORITY OF THE LAWS OF THE STATE OF GEORGIA.		

Version 12.7 18

Sec. 22-29. - Revocation and appeal.

- (a) The supervisor of the business license office shall be authorized to suspend or revoke a business registration certificate in accordance with the procedures set forth below. In the event the supervisor of the business license office seeks to suspend or revoke an occupation tax certificate, the supervisor of the business license office shall give written notification to the applicant of such action and such notice shall contain a specification of the violation or violations and shall be served upon the licensee at least five days prior to the hearing. The applicant shall be given written notice of the time and place of the hearing.
- (b) The supervisor of the business license office shall be authorized to deny, suspend or revoke an occupation tax certificate in the event of any one or more of the following:
- (1) An applicant gave false or misleading information in the original or renewal application process;
 - (2) An applicant has knowingly allowed possession, use, or sale of controlled substances on the premises and/or knowingly allowed possession, use or sale of controlled substances to a minor on the premises;
 - (3) An applicant has knowingly allowed the violation of an ordinance of the city or a violation of any criminal law of the State of Georgia (a misdemeanor or a felony) to occur on the premises; and that such violation is materially related to the operation of said business;
 - (4) An applicant (or licensee) has been convicted of any drug related, alcohol-related or sex-related crime by the State of Georgia or the city regarding an offense which was committed on the premises or which would otherwise violate the provisions of this chapter;
 - (5) An applicant fails to pay any fee, occupation tax, fine or other amount of money due to the city under this chapter or any other taxing ordinance of the city;
 - (6) An applicant or the owner alters or allows to be altered, the business license occupation tax certificate (license document) or the applicant or the owner changes the information, defaces, destroys, misuses, abuses, or improperly alters or misrepresents the business license or occupation tax certificate; and
 - (7) An applicant has knowingly allowed the violation of any provision of O.C.G.A. § 16-12-171, as amended.
- (c) The city manager shall approve any proposed action prior to proceeding toward any suspension or revocation of any occupation tax certificate and/or business license.
- (d) In the event the supervisor of the business license office shall suspend or revoke any occupation tax certificate hereunder, the suspension or revocation shall be for a period of not less than one day nor more than 365 days, within the discretion of the supervisor of the business license office. Any suspension or revocation shall be sent by the city by certified mail, return receipt requested. For the first offense, the suspension shall be for a period of one to 90 days; second offense, suspension for one to 180 days and third offense, suspension for one to 365 days. Provided, however, that the applicant shall be authorized to continue its business operations until that date of the hearing scheduled in accordance with section 22-21(d). No applicant may apply for an occupation tax certificate during any period of suspension or revocation. In any hearing conducted, the supervisor of the business license office shall consider, among other things, the severity of the allegations, the evidence submitted and the testimony presented, in making any decision on suspension or revocation and the duration of either.

(Ord. No 2019-09, § 5, 10-21-19)

Sec. 18-66. - Permit application.

- (a) *When required.* Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the technical codes or to cause any such work to be done, shall first make application to the building official and obtain the required permit for that work.
- (b) *Exceptions.* Permits shall not be required for the following mechanical work:
 - (1) Any portable heating appliance;
 - (2) Any portable ventilation equipment;
 - (3) Any portable cooling unit;
 - (4) Any steam, hot or chilled water piping within any heating or cooling equipment regulated by the Georgia State Minimum Standard Mechanical Code;
 - (5) Replacement of any part which does not alter its approval or make it unsafe;
 - (6) Any portable evaporative cooler;
 - (7) Any self-contained refrigeration system containing ten pounds (4.54 kg.) or less of refrigerant and actuated by motors of one horsepower (746 W) or less.
- (c) *State license required.* Applications for electrical, mechanical or plumbing permits may only be made by, and will only be issued to, an individual holding a valid state electrical, mechanical or plumbing license or to an individual performing work on a single-family dwelling or farm owned and occupied by the individual applicant; provided, however, all work pursuant to such permit must be in conformity with all provisions of the technical codes and this chapter. Effective July 1, 2008, applications for building permits may only be made by, and will only be issued to, an individual holding a valid state building contractor license or to an individual performing work on a single-family dwelling or farm owned and occupied by the individual applicant, provided, however, all work pursuant to such permit must be in conformity with all provisions of the technical codes and this chapter.
- (d) *Joint responsibility.* It shall be the joint responsibility of the owner and contractor to see that a permit is obtained before any work is commenced.
- (e) *Work authorized.* A building, electrical, gas, mechanical or plumbing permit shall carry with it the right to construct or install the work, provided the same are shown on the drawings and set forth in the specifications filed with the application for the permit. Where these are not shown on the drawings and covered by the specifications submitted with the application, separate permits shall be required.
- (f) *Minor repairs.* Ordinary minor repairs may be made with the approval of the building official without a permit, provided that such repairs shall not violate any of the provisions of the technical codes.
- (g) *Fire damaged structure.* The building official or designee shall inspect all fire damaged structures prior to any and all utility services being re-connected.
- (h) *Information required.* Each application for a permit, with the required fee, shall be filed with the building official on a form furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner, or his authorized agent; or, if subsection 18-48(b) applies, then the application must be signed by the licensed contractor or individual owner/occupant. The building permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure, and shall contain such other information as may be required by the building official.
- (i) *Time limitations of applications.* An application for a permit for any proposed work shall be deemed to have been abandoned six months after the date of filing for the permit, unless before then a permit has been issued. One or more extensions of time for periods of not more than 30 days each may be allowed by the building official for the application provided the extension is requested in writing and justifiable cause is demonstrated.
- (j) *Expiration of permits.* Every permit shall become invalid unless the work on the site authorized by such permit is commenced within six months after its issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of six months after the time the permitted work is commenced. One or more extensions of time for periods of not more than 30 days each may be allowed by the building official for the permit provided the extension is requested in writing and justifiable cause is demonstrated. The definition of work being completed on the site authorized by such permit shall be an inspection being completed and passed by the building services department.

(Ord. No. 2006-06, § 1(18-33), 2-21-06; Ord. No. 2008-22, § 1, 6-16-08)

Sec. 18-74. - Certificates.

- (a) *Certificate of occupancy or completion.* Building occupancy. A new building shall not be occupied or a change made in the occupancy, nature or use of a building or part of a building until after the building official has issued a certificate of occupancy or completion. Such certificate shall not be issued until all required electrical, gas, mechanical, plumbing and fire protection systems have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the building official.
- (1) *Issuing certificate of occupancy or completion.* Upon satisfactory completion of construction of a building or structure and installation of electrical, gas, mechanical and plumbing systems in accordance with the technical codes, reviewed plans and specifications and after the final inspection, the building official shall issue a certificate of occupancy or completion stating the following:
- Use and occupancy permitted;
 - Occupant load for each floor when limited by law;
 - Allowable load per square foot for each floor in accordance with the provisions of the technical codes (when applicable);
 - Building permit number;
 - Address of the building or structure;
 - Type of construction of the building or structure;
 - Statement of compliance with applicable codes; and
 - Any special stipulations or conditions of the building permit.
- (2) *Authority to disconnect service utilities.* The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by the technical codes, in case of emergency where necessary to eliminate an immediate hazard to life or property. The building official shall notify the serving utility, and whenever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

(Ord. No. 2006-06, § 1(18-41), 2-21-06)

Sec. 22-2. - Scope and levy—Businesses with no location in Georgia.

- (a) The occupation tax levied herein is for revenue purposes only and is not for regulatory purposes, nor is the payment of the tax made a condition precedent to the practice of any such profession, trade or calling. The occupation tax only applies to those businesses and occupations which are covered by the provisions of O.C.G.A. §§ 48-13-5 to 48-13-26. All other applicable businesses and occupations are taxed by the local government pursuant to the pertinent general and/or local law and ordinance.
- (b) Pursuant to O.C.G.A. §§ 36-1-22 and 48-13-6 et seq. and effective January 1, 1995 and succeeding years thereafter, each person engaged in any business, trade, profession, or occupation in the city, whether with a location in the city, or in the case of an out-of-state business with no location in the state, exerting substantial efforts within the state pursuant to O.C.G.A. § 48-13-7, shall pay an occupation tax for such business, trade, profession, or occupation, which tax and any applicable registration shall be displayed in a conspicuous place in the place of business, if the taxpayer has a permanent business location in the city, such business tax registration shall be shown to the business license manager or his designees or to any police officer of the city upon his or their request.
- (c) Every person required to pay an occupation tax or license fee or a renewal of a license of occupation tax certificate under the provisions of this Code shall submit an application to the supervisor of the business license office, which application shall conform to the requirements of this section in addition to any other provisions of this Code.
- (d) Registration and assessment of an occupation tax is imposed on those businesses and practitioners of professions with no location or office in the state if the business's largest dollar volume of business in the state is in the city and the business or practitioner:
 - (1) Has one or more employees or agents who exert substantial efforts within the jurisdiction of the city for the purpose of soliciting business or serving customers or clients; or
 - (2) If the business or practitioner owns personal or real property which generates income and which is located within the jurisdiction of the city.

(Ord. No 2019-09, § 5, 10-21-19)

Sec. 6-99. - Breaking of packages; consumption on premises; possession of alcoholic beverages on unlicensed premises; spirituous or alcoholic liquors.

- (a) No retail dealer shall knowingly and intentionally allow or permit the breaking or opening of any package or packages containing alcoholic beverages on the premises where sold or allow or permit the drinking of the contents of such package or packages on the premises where sold. This section shall not apply with respect to sales pursuant to a license for consumption on the premises.
- (b) A restaurant, eatery, cafe, diner or other eating establishment not licensed under this chapter for on-premise consumption shall not knowingly and intentionally allow or permit the breaking or opening of any package or packages containing alcoholic beverages on the unlicensed premises or permit the drinking of the contents of such package or packages on the unlicensed premises.
- (c) It shall be unlawful for any licensee who is authorized to sell malt beverages, or hard cider, or wine, to sell, store or possess spirituous or alcoholic liquors without an appropriate license therefor.
- (d) Upon the suspension, revocation, denial of renewal or denial of transfer of any alcoholic beverage license under this chapter, the licensee shall remove from the licensed premises all alcoholic beverages within 48 hours of the effective date of such suspension, revocation or denial.

(Ord. No. 2008-18, § 2, 5-19-08; Ord. No. 2012-11, 9-4-12)

State Law reference— O.C.G.A. § 3-3-26.

Sec. 18-28. - Unsafe structures and equipment.

- (a) An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn the occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- (b) Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.
- (c) A structure is unfit for human occupancy when such the structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this Code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.
- (d) An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this Code, or was erected, altered or occupied contrary to law.

(Ord. No. 2006-06, § 1(18-18), 2-21-06)

Sec. 46-500. - Declaration of nuisance conditions.

The following conditions may be declared to be nuisances:

- (1) Stagnant water on premises;
- (2) Any dead or decaying matter, weeds, vegetation or any fruit, vegetable, animal or rodent, upon premises which is odorous or capable of causing disease or annoyance to the inhabitants of the city;
- (3) The generation of smoke or fumes in sufficient amount to cause odor or annoyance to the inhabitants of the city;
- (4) The pollution of public water or the injection of matter into the sewage system which would be damaging thereto;
- (5) Maintaining a dangerous or diseased animal or fowl;
- (6) Obstruction of a public street, highway or sidewalk without a permit;
- (7) Loud or unusual noises which are detrimental or annoying to the public, including without limitation, unusual or loud disturbances in or around churches or multiple-family complexes such as loud music and other activities in swimming pool and clubhouse areas;
- (8) All walls, trees and buildings that may endanger persons or property;
- (9) Any business or building where illegal activities are habitually and commonly conducted in such a manner as to reasonably suggest that the owner or operator of the business or building was aware of the illegal activities and failed to reasonably attempt to prevent those activities;
- (10) Unused iceboxes, refrigerators and the like unless the doors, latches or locks thereof are removed;
- (11) Any trees, shrubbery or other plants or parts thereof, which obstruct clear, safe vision on roadways and intersections of the city;
and
- (12) Any other condition constituting a nuisance under state law.

(Ord. No. 2014-16, Att., 11-3-14)

Sec. 6-71. - Closed function.

The requirements for obtaining a closed permit function are as follows:

- (1) The organization sponsoring any closed function which seeks to serve alcoholic beverages must first apply for and obtain a special permit from the business license department in order to serve alcoholic beverages at the closed function. This permit must be posted in a conspicuous location at the closed function at all times during the event. The special permit shall specify the hours in which the closed function is permitted to function.
- (2) The organization sponsoring any closed function which seeks to serve alcoholic beverages must hire an off-duty City of Kennesaw police officer to monitor the function. The city manager or his/her designee shall have the discretion to allow the sponsoring organization to hire an off-duty police officer from another jurisdiction to monitor the function if the circumstances warrant.
- (3) The special permit as contemplated herein shall be granted or denied at the sole discretion of the business license department.

(Ord. No. 2008-18, § 2, 5-19-08; Ord. No. 2019-09, § 4, 10-21-19)



Item Report

TO: The Honorable Mayor and City Council

FROM: Jeff Drobney, City Manager, Jennifer Gordy, Assistant Finance Director

DATE: February 3, 2025

TITLE: **Resolution: Opt out of Statewide Homestead Exemption Pursuant to O.C.G.A § 48-5-44.2.**
 Consideration for approval of a Resolution authorizing the City of Kennesaw to opt out of the statewide homestead exemption pursuant to O.C.G.A. § 48-5-44.2.

Summary:

The City of Kennesaw Mayor & Council intend to opt out of the statewide adjusted base year ad valorem homestead exemption for the City of Kennesaw. The dates of the public hearings were properly advertised in the Marietta Daily Journal on January 18 and 25, 2025. The first, second, and third public hearings are to be held on January 27, 2025, at 6:00 PM and February 3, 2025, at 10:30 AM and 6:00 PM, respectively. Additionally, a certified copy of the attached resolution is due to the Georgia Secretary of State no later than March 1, 2025.

Recommendation:

Finance Director recommends approval of the resolution.

Fiscal Impact:

Attachments:

1. RESOLUTION HB581 Opt-Out
2. HB 581 LPC Presentation COK (3)
3. 2025-01-18 Homestead Opt-Out Ad
4. 2025-01-25 Homestead Opt-Out Ad
5. Press Release Notice of Intent to Opt out of Homestead Exemption

**CITY OF KENNESAW
GEORGIA**

RESOLUTION NO. 2025-____, 2025

**RESOLUTION TO OPT OUT OF THE HOMESTEAD EXEMPTION PURSUANT TO
O.C.G.A § 48-5-44.2.**

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

WHEREAS, Georgia Code O.C.G.A. § 48-5-44.2, effective January 1, 2025, creates a statewide homestead exemption from ad valorem taxes levied by, for, or on behalf of the state or any county, consolidated government, municipality, or local school district in this state; and

WHEREAS, more specifically, O.C.G.A. § 48-5-44.2(i) authorizes the governing authority of any county, consolidated government, municipality, or school district to opt out of the homestead exemption otherwise granted with respect to such political subdivision through certain procedures and the adoption of a resolution by March 1, 2025; and

WHEREAS, the City of Kennesaw desires to opt out of the homestead exemption otherwise granted; and

WHEREAS, the City of Kennesaw has complied with the required procedures pursuant to O.C.G.A. § 48-5-44.2(i), including but not limited to, holding at least three public meetings on the intent to opt out and placing the required advertisement in a newspaper of general circulation and on its website as required.

NOW, THEREFORE, BE IT RESOLVED that the City of Kennesaw hereby opts out of the homestead exemption otherwise granted by O.C.G.A. § 48-5-44.2.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon its approval by the City Council of Kennesaw, Georgia.

BE IT FURTHER RESOLVED, that the City of Kennesaw City Clerk is hereby directed to provide a certified copy of this Resolution to the Georgia Secretary of State no later than March 1, 2025.

PASSED AND ADOPTED by the Kennesaw City Council on this ____ day of _____, 2025.

ATTEST:

CITY OF KENNESAW:

Lea Alvarez, City Clerk

Derek Easterling, Mayor

House Bill 581

Statewide Floating Homestead Exemption and FLOST

- Passed by House and Senate in 2024
- Signed into Law April 18th, 2024
- Referendum passed by voters November 2024

City of Kennesaw



Statewide Floating Homestead Exemption



Establishes a statewide "floating homestead" exemption based on a rate of inflation determined by DOR (Consumer Price Index)

- Requires approval through referendum in November 2024 (HR 1022); Applies to taxable years beginning in 2025 (approved by voters)
- Exemption allows assessment on homesteaded properties to only rise annually at the rate of inflation
- Property value resets with a sale or adjusts with "substantial property change"
- If your local government has an existing homestead exemption the taxpayer will receive the exemption that is more beneficial

How does HB 581 effect the current Homestead Float in Kennesaw



- There is no effect to the current homestead float in Kennesaw, Cobb County or the other cities in Cobb that currently have a floating homestead freeze
- Kennesaw's homestead float keeps the owner's primary residence property taxes from going up as a result of reassessments by increasing the amount of homestead exemption
- The increased exemption only applies to property taxes for the city general fund. It does not affect taxes for schools or bond indebtedness
- The exemption automatically renews annually as long as the owner continues to occupy the residence as his or her homestead. It terminates when the property is sold or otherwise no longer qualifies for homestead exemption
- In Kennesaw each home with a Floating Homestead has an established base year value which does not change unless some improvement is made to the property.

Implications (or options) for the City of Kennesaw



- Opt-in (we don't do anything):
 - General Fund float will remain the same
 - Bond remains the same
 - Only Homestead properties will be capped on increases
 - Significantly increased administrative burden with no benefit or change - Kennesaw property owners will continue to receive the more beneficial floating homestead exemption
- Opt-out:
 - General Fund float will remain the same
 - Bond remains the same
 - Only Homestead properties receive the current float
 - Kennesaw property owners will see no change and continue to receive the more beneficial floating homestead exemption

Let's compare...



Example of Current "Frozen" Homestead Exemption

Assumptions:

- Year 1 - Assessed Value of \$100,000
- Year 2 - Assessed Value increased to \$110,000 due to market changes
- Assessed Value increased every three years due to market changes
- Assuming an inflationary rate of 2%

Current "Frozen" Floating Homestead Exemption:				
Year	Assessed Value	Exemption	Frozen Base Year Value	Taxes Paid using current M&O millage rate of 7.75 MILLS
1	100,000	0	100,000	\$ 775.00
2	110,000	10,000	100,000	\$ 775.00
3	110,000	10,000	100,000	\$ 775.00
4	110,000	10,000	100,000	\$ 775.00
5	140,000	40,000	100,000	\$ 775.00
6	140,000	40,000	100,000	\$ 775.00
7	140,000	40,000	100,000	\$ 775.00
8	170,000	70,000	100,000	\$ 775.00
9	170,000	70,000	100,000	\$ 775.00
10	170,000	70,000	100,000	\$ 775.00
Total Taxes Paid over 10 Year Period:				\$ 7,750.00
Additional Taxes Paid under current "Frozen" Homestead				0.00

Let's compare...



Example of HB 581 "Adjustable" Floating Homestead Exemption

Assumptions:

- Year 1 - Assessed Value of \$100,000
- Year 2 - Assessed Value increased to \$110,000 due to market changes
- Assessed Value increased every three years due to market changes
- Assuming an inflationary rate of 2%

HB 581 "Adjustable" Floating Homestead Exemption:				
Year	Assessed Value	Exemption	Adjusted Base Year Value	Taxes Paid using current M&O millage rate of 7.75 MILLS
1	100,000	0	100,000	\$ 775.00
2	110,000	8,000	102,000	\$ 790.50
3	110,000	8,000	102,000	\$ 790.50
4	110,000	8,000	102,000	\$ 790.50
5	140,000	35,960	104,040	\$ 806.31
6	140,000	35,960	104,040	\$ 806.31
7	140,000	35,960	104,040	\$ 806.31
8	170,000	63,879	106,121	\$ 822.44
9	170,000	63,879	106,121	\$ 822.44
10	170,000	63,879	106,121	\$ 822.44
Total Taxes Paid over 10 Year Period:				\$ 8,032.74
Additional Taxes Paid Under HB 581				\$ 282.74

Recommendation



Staff recommendation is to **opt out** of HB 581 – staying in has no benefit for the Kennesaw tax-payers on their homestead property as our current Floating Homestead exemption with a property value “freeze” is always more beneficial.

Opt-out Proposed Timeline



- Formal Decision to Opt-out (January)
- Hold three required Public Hearings
 - 1st Hearing – prior to Council Work Session at 6:00 PM January 27th
 - 2nd Hearing – Special Called session at 10:30 AM February 3rd
 - 3rd Hearing – Council Meeting at 6:30 PM February 3rd
- Opt-out resolution filed with the Secretary of State by March 1, 2025

Questions?



NOTICE OF INTENT TO OPT OUT OF HOMESTEAD EXEMPTION

The City of Kennesaw Mayor & Council intends to opt out of the statewide adjusted base year ad valorem homestead exemption for the City of Kennesaw.

All concerned citizens are invited to the public hearing on this matter to be held at Kennesaw City Hall Council Chambers located at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia on Monday, January 27, 2025 at 6:00 PM.

Times and places of additional public hearings on this matter are at Kennesaw City Hall Council Chambers located at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia on Monday, February 3, 2025 at 10:30 AM and 6:30 PM.

The City of Kennesaw's floating homestead exemption provides a greater benefit to the taxpayer than the new statewide adjusted base year ad valorem homestead exemption.

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All concerned citizens are invited to the public hearing on this matter to be held at Kennesaw City Hall Council Chambers located at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia on Monday, January 27, 2025 at 6:00 PM.

Times and places of additional public hearings on this matter are at Kennesaw City Hall Council Chambers located at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia on Monday, February 3, 2025 at 10:30 AM and 6:30 PM.

The City of Kennesaw's floating homestead exemption provides a greater benefit to the taxpayer than the new statewide adjusted base year ad valorem homestead exemption.

**PRESS RELEASE ANNOUNCING
NOTICE OF INTENT TO OPT OUT OF HOMESTEAD EXEMPTION**

The City of Kennesaw today announces its intention to opt out of the statewide adjusted base year ad valorem homestead exemption for the City of Kennesaw.

All concerned citizens are invited to the public hearings on this matter to be held at the City of Kennesaw Council Chambers located at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia on January 27, 2025 at 6:00 PM and February 3, 2025 at 10:30 AM and 6:30 PM.

The City of Kennesaw's floating homestead exemption provides a greater benefit to the taxpayer than the new statewide adjusted base year ad valorem homestead exemption.



Item Report

TO: The Honorable Mayor and City Council
FROM: Lea Alvarez, City Clerk
DATE: February 3, 2025
TITLE: **Minutes: January 13, 2025 Work Session**
Approval of the January 13, 2025, City Council work session minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. 2025-01-13 City Council Work Session Draft Minutes

**MINUTES OF CITY COUNCIL WORK SESSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

**Livestream: www.kennesaw-ga.gov/publicmeetings/
January 13, 2025
6:30 PM**

Present	Mayor Derek Easterling Mayor Pro Tem Pat Ferris Councilmember Madelyn Orochena Councilmember Tracey Viars Councilmember Antonio Jones Councilmember Anthony Gutierrez City Clerk Lea Alvarez City Manager Jeff Drobney City Attorney Randall Bentley, Sr.
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1. Invocation

2. Pledge of Allegiance

3. Call to Order

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

4. Announcements

5. Presentations

6. Old Business

7. New Business

A. Resolution: Purchase of Former Kennesaw Public Library Building

Consideration for approval of a Resolution authorizing the purchase of property located at 2250 Lewis Street, Kennesaw, Georgia 30144.

City Manager Jeff Drobney presented a resolution authorizing the purchase of property located at 2250 Lewis Street. Dr. Drobney reminded the Council that the initial offer for the former Kennesaw Public Library was \$550,000, but he was able to work with the County and settle at a price of \$470,000.

Mayor Pro Tem Ferris asked how the purchase would be funded. Dr. Drobney stated through the General Fund.

After receiving confirmation from the Council, Mayor Easterling suggested moving the

item to the Consent Agenda for the regular meeting.

B. Resolution: Engineering Services

Consideration for approval of a Resolution authorizing the professional services agreement with Patterson & Dewar Engineering for on-call engineering and related services.

Assistant City Manager Marty Hughes presented a resolution authorizing the professional services agreement with Patterson & Dewar Engineering for on-call engineering and related services. Mr. Hughes stated that sealed Statements of Qualifications for on-call engineering services were opened to select a qualified engineering firm to provide professional services to assist the City of Kennesaw with specific tasks related to capital improvement projects and other engineering efforts. A selection committee evaluated all responses received and assessed each submittal based on four criteria: Company Overview, Project Management/Team, References and Relationships, and Financial Stability/Litigation Record. The top four candidates were called in for an in-person interview and could earn up to 20 additional points. Mr. Hughes shared that the highest score went to Patterson & Dewar Engineers. The contract was reviewed by Legal.

Councilmember Jones asked if Croy Engineering was being replaced. Mr. Hughes responded that he was correct.

Mayor Pro Tem Ferris pointed out that the City reappoints its Engineer on an annual basis, so if there are any issues, the City can start the process over next year.

After receiving confirmation from the Council, Mayor Easterling suggested moving the item to the Consent Agenda for the regular meeting.

C. Resolution: Statewide Mutual Aid Agreement

Consideration for approval of a Resolution authorizing city representatives to coordinate county and statewide aid for natural and man-made disasters.

Mr. Hughes presented a resolution authorizing city representatives to coordinate county and statewide aid for natural and man-made disasters. The Cobb County Board of Commissioners approved this agreement, and as required by the Georgia Emergency Management Agency, municipalities must also review and approve this agreement to ensure full compliance and preparedness.

Councilmember Jones asked who would be appointed to coordinate. Mr. Hughes responded the City Manager.

After receiving confirmation from the Council, Mayor Easterling suggested moving the item to the Consent Agenda for the regular meeting.

8. Committee and Board Reports

9. Public Hearing(s)

A. Ordinance: Building Fee Amendments

Consideration for approval of an Ordinance to amend Chapter 18, Section 18-72 of the Kennesaw Code of Ordinances regarding building fees.

City Clerk Lea Alvarez presented an ordinance to amend § 18-72 of the Kennesaw Code of Ordinances regarding building fees. Ms. Alvarez stated the amendments included removing the existing fees as codified in the ordinance and adding that all associated fees will be set forth in the master fee schedule adopted by the Mayor and City Council. The public hearing was advertised in the Marietta Daily Journal on January 3, 2025, and January 10, 2025. Further, Legal has reviewed the ordinance.

B. Ordinance: Rezoning Request for 2112 & 2114 Old 41 Highway, 1620 North Roberts Road

Consideration for approval of an ordinance authorizing a rezoning request submitted by Fabric Housing Acquisitions, LLC for the property located at 2112 & 2114 Old 41 Hwy, and 1620 N. Roberts Rd (20017501190, 20017501210, 20017500210, 20017400080). Case #RZ2024-04

Zoning Administrator Darryl Simmons presented an ordinance authorizing a rezoning request submitted by Fabric Housing Acquisitions, LLC for property located at 2112 & 2114 Old 41 Highway and 1620 North Roberts Road. Mr. Simmons shared a recap of the application, which began in November 2024. The request was to amend the previously approved master plan which was approved in 2018 and amended in 2022. The current application has went through a number of iterations, and the applicant has requested postponement each month since November. Mr. Simmons stated staff received a letter from the applicant earlier this afternoon requesting to postpone the application until the March cycle of meetings, including the March 5, 2025 Planning Commission meeting and the March 17, 2025 City Council regular meeting [See **Exhibit A**].

On behalf of the applicant, Attorney Kevin Moore stated that he has appreciated the Council's indulgence and patience. The applicant met with staff a week ago to update with ideas and plans in attempt to address concerns they have raised. Mr. Moore shared the applicant would have requested the hearing be postponed to February; however, there is a scheduling conflict, which required postponement until March.

10. Consent Agenda

A. Minutes: January 6, 2025 Regular Meeting

Approval of January 6, 2025, City Council regular meeting minutes.

11. General and Administrative

A. Discussion: House Bill (HB) 581 Local Opt-out Floating Homestead Exemption

Continued discussion of HB 581 Statewide Floating Homestead Exemption and FLOST.

City Manager Jeff Drobney and Assistant Finance Director Jennifer Gordy gave a presentation on the House Bill Local Opt-out Floating Homestead Exemption

[See **Exhibit C**]. Dr. Drobney recommends opting out of House Bill 581 as remaining in has no benefit for the Kennesaw tax-payers on their homestead property. The City's current floating homestead exemption with a property value "freeze" is more beneficial. He discussed that if the Council agrees, staff is under a strict timeline to meet requirements handed down by the state. The City will hold three public hearings: January 27, 2025 at 6:00 p.m., February 3, 2025, at 10:30 a.m., and February 3, 2025, at 6:30 p.m. during the regular City Council meeting. The opt out resolution must be filed with the Secretary of State by March 1, 2025.

The Council directed the City Manager to proceed.

12. Public Safety

A. Crime Statistics: December 2024

Consideration to accept the December 2024 Crime Statistics.

Chief Bill Westenberger presented the December 2024 crime statistics [See **Exhibit C**].

13. Information Technology

14. Public Works and Building Maintenance

15. Recreation and Culture

16. Community Development

A. Central Business District Project Application: 3059 Cherokee Street

Consideration to review a CBD project application request for a mixed-use development on the parcel located at 3059 Cherokee Street (Parcel 20012900940). Case#CBD2024-03.

Zoning Administrator Darryl Simmons presented a Central Business District (CBD) project application request for a mixed-use development on the parcel located at 3059 Cherokee Street. The City of Kennesaw approved Phase 1 of the CBD project, which included 31 for-sale units with ground floor commercial. During the approval process of Phase 1, the applicant was in negotiation with the adjoining property owner. They were successful in securing the property and came back to the City with Phase 2.

Phase 2 will be a similar concept as approved in Phase 1, including the same architecture and setback. The application request is for 19 for-sale units. The range of the units is from 1,045 square feet to 1,650 square feet. Also, parking will be in the rear and to City standards. The Kennesaw Downtown Development Authority met on December 13, 2024, reviewed the business plan, and recommended approval. The property is within the Cherokee Street Historic District, so the application was heard by the Historic Preservation Commission on December 20, 2024. The HPC recommended approval with conditions. Mr. Simmons mentioned one thing to note is that within this phase, there is a historic building that is contributing to the district. Staff recommends that the structure be repurposed for commercial.

B. Resolution: Updated Master Fee Schedule

Consideration for approval of a Resolution to update fees on the Master Fee

Schedule, reflecting changes to fees associated with Building Services and Planning and Zoning.

City Clerk Lea Alvarez presented a resolution to update fees associated with Building Services and Planning and Zoning on the Master Fee Schedule. Ms. Alvarez noted that to comply with House Bill 461, Building Services fees must be updated to reflect the required recalculations of regulatory fees set forth in the bill.

Because the updates to the Master Fee Schedule are dependent on item 9. A being approved, the item will remain where it is on the agenda.

17. Public Comments

7:00 p.m. Floor Open for Public Comments

No comments.

7:01 p.m. Floor Closed for Public Comments

18. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney recognized Public Works, Kennesaw/Acworth 911, and the Kennesaw Police Department for their efforts during the inclement weather event on Friday and Saturday.

19. Mayor's Report

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

20. Council Reports & Discussions

Councilmember Jones recognized staff for their work during the inclement weather.

Councilmember Gutierrez experienced flight delays due to the weather, but watched the fun everyone had in the snow on social media!

Councilmember Orochena thanked staff for all the hard work that goes into keeping Kennesaw safe during bad weather. She is also looking forward to the State of the City tomorrow.

Mayor Pro Tem Ferris shared he drove around on Friday and Saturday during the snow and didn't experience any issues. He thanked everyone for their efforts!

Councilmember Viars echoed gratitude to staff and their dedication to the City.

21. Executive Session

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

Motion by Councilmember Gutierrez to enter into Executive Session as allowed by O.C.G.A § 50-14-3 for the purpose of discussing legal. Motion seconded by Councilmember Viars. Vote taken, motion unanimously approved 5-0. Motion passed.

7:06 p.m. Recess to Executive Session

The Mayor, City Council, City Manager, City Clerk, Deputy City Clerk, and City Attorney attended the Executive Session.

7:25 p.m. Reconvene to Open Session

Councilmember Gutierrez read the Council back into Open Session and directed the Mayor and City Council to execute an affidavit in compliance with O.C.G.A § 50-14-4. Motion seconded by Councilmember Viars. Vote taken, motion unanimously approved 5-0. Motion passed.

22. Adjourn

Mayor Easterling adjourned the meeting at 7:26 p.m. The regular meeting will be held on Tuesday, January 21, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

Lea Alvarez, City Clerk

Received
3:47
pm

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
390 N. ORANGE AVENUE
SUITE 625
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PA 17011
TELEPHONE (717) 790-2854

January 13, 2025

Via E-mail Only to dsimmons@kennesaw-ga.gov

Mr. Darryl Simmons
Zoning Administrator
Department of Community Development
City of Kennesaw, Georgia
2529 J.O. Stephenson Avenue
Kennesaw, Georgia 30144

RE: Application for Rezoning (Master Plan Amendment)

Case No.: RZ2024-04
Applicant: Fabric Housing Acquisitions, LLC
Property Owners: JLV Kennesaw Crossing, LLC;
JLV Kennesaw Mixed Use, LLC
Property: 4.547 acres, more or less, located at the intersection of Old 41 Highway and North Roberts Road, being more particularly known as 2112 and 2124 Old 41 Highway and 1620 N. Roberts Road; Land Lots 174 and 175, 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia

Dear Darryl:

Please accept this correspondence as the request of Applicant and Owners in the above-referenced Application for Master Plan Amendment to table the pending Application from the January 13, 2025, Mayor and City Council Work Session and the January 21, 2025, Mayor and City Council Hearing Agenda to the respective agenda dates in March 2025. Applicant continues its work on revising the master plan to incorporate City Staff comments. Moreover, the additional time will provide the Applicant an opportunity to continue its work with City Staff to incorporate potential revisions in response to expressed concerns; as well as, address outstanding items or issues arising out of the initial rezoning in 2018 and the subsequent master plan amendment approved in 2022.

MOORE INGRAM JOHNSON & STEELE

Mr. Darryl Simmons
Zoning Administrator
Department of Community Development
City of Kennesaw, Georgia
Page 2 of 2
January 13, 2025

Therefore, we respectfully request the Application be tabled to again be heard by the Planning Commission on March 5, 2025, and presented at the Mayor and City Council Work Session on March 10, 2025, and subsequently heard before the Mayor and City Council on March 17, 2025.

As always, we appreciate your professional courtesy in handling of any application and would very much appreciate the opportunity to continue our work to produce a development that achieves the goals of all parties involved.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP


J. Kevin Moore

DRAFT

JKM:cc

c: Channelle Campbell
Assistant Zoning Administrator/Planner
Department of Community Development
City of Kennesaw
(Via E-mail Only)

Samuel S. Olens, Esq.
Dentons
Attorney for Federal Express
(Via E-mail Only)

Fabric Housing Acquisitions, LLC
(Via E-mail Only)

House Bill 581

Statewide Floating Homestead Exemption and FLOST

- Passed by House and Senate in 2024
- Signed into Law April 18th, 2024
- Referendum passed by voters November 2024

City of Kennesaw



Statewide Floating Homestead Exemption



Establishes a statewide "floating homestead" exemption based on a rate of inflation determined by DOR (Consumer Price Index)

- Requires approval through referendum in November 2024 (HR 1022); Applies to taxable years beginning in 2025 (approved by voters)
- Exemption allows assessment on homesteaded properties to only rise annually at the rate of inflation
- Property value resets with a sale or adjusts with "substantial property change"
- If your local government has an existing homestead exemption the taxpayer will receive the exemption that is more beneficial

How does HB 581 effect the current Homestead Float in Kennesaw



- There is no effect to the current homestead float in Kennesaw, Cobb County or the other cities in Cobb that currently have a floating homestead freeze
- Kennesaw's homestead float keeps the owner's primary residence property taxes from going up as a result of reassessments by increasing the amount of homestead exemption
- The increased exemption only applies to property taxes for the city general fund. It does not affect taxes for schools or bond indebtedness
- The exemption automatically renews annually as long as the owner continues to occupy the residence as his or her homestead. It terminates when the property is sold or otherwise no longer qualifies for homestead exemption
- In Kennesaw each home with a Floating Homestead has an established base year value which does not change unless some improvement is made to the property.

Implications (or options) for the City of Kennesaw



- Opt-in (we don't do anything):
 - General Fund float will remain the same
 - Bond remains the same
 - Only Homestead properties will be capped on increases
 - Significantly increased administrative burden with no benefit or change - Kennesaw property owners will continue to receive the more beneficial floating homestead exemption
- Opt-out:
 - General Fund float will remain the same
 - Bond remains the same
 - Only Homestead properties receive the current float
 - Kennesaw property owners will see no change and continue to receive the more beneficial floating homestead exemption

Let's compare...



Example of Current "Frozen" Homestead Exemption

Assumptions:

- Year 1 - Assessed Value of \$100,000
- Year 2 - Assessed Value increased to \$110,000 due to market changes
- Assessed Value increased every three years due to market changes
- Assuming an inflationary rate of 2%

Current "Frozen" Floating Homestead Exemption:				
Year	Assessed Value	Exemption	Frozen Base Year Value	Taxes Paid using current M&O millage rate of 7.75 MILLS
1	100,000	0	100,000	\$ 775.00
2	110,000	10,000	100,000	\$ 775.00
3	110,000	10,000	100,000	\$ 775.00
4	110,000	10,000	100,000	\$ 775.00
5	140,000	40,000	100,000	\$ 775.00
6	140,000	40,000	100,000	\$ 775.00
7	140,000	40,000	100,000	\$ 775.00
8	170,000	70,000	100,000	\$ 775.00
9	170,000	70,000	100,000	\$ 775.00
10	170,000	70,000	100,000	\$ 775.00
Total Taxes Paid over 10 Year Period:				\$ 7,750.00
Additional Taxes Paid under current "Frozen" Homestead				0.00

Let's compare...



Example of HB 581 "Adjustable" Floating Homestead Exemption

Assumptions:

- Year 1 - Assessed Value of \$100,000
- Year 2 - Assessed Value increased to \$110,000 due to market changes
- Assessed Value increased every three years due to market changes
- Assuming an inflationary rate of 2%

HB 581 "Adjustable" Floating Homestead Exemption:				
				Taxes Paid using current M&O millage rate of 7.75 MILLS
Year	Assessed Value	Exemption	Adjusted Base Year Value	
1	100,000	0	100,000	\$ 775.00
2	110,000	8,000	102,000	\$ 790.50
3	110,000	8,000	102,000	\$ 790.50
4	110,000	8,000	102,000	\$ 790.50
5	140,000	35,960	104,040	\$ 806.31
6	140,000	35,960	104,040	\$ 806.31
7	140,000	35,960	104,040	\$ 806.31
8	170,000	63,879	106,121	\$ 822.44
9	170,000	63,879	106,121	\$ 822.44
10	170,000	63,879	106,121	\$ 822.44
Total Taxes Paid over 10 Year Period:				\$ 8,032.74
Additional Taxes Paid Under HB 581				\$ 282.74

Recommendation



Staff recommendation is to **opt out** of HB 581 – staying in has no benefit for the Kennesaw tax-payers on their homestead property as our current Floating Homestead exemption with a property value “freeze” is always more beneficial.

Opt-out Proposed Timeline



- Formal Decision to Opt-out (January)
- Hold three required Public Hearings
 - 1st Hearing – prior to Council Work Session at 6:00 PM January 27th
 - 2nd Hearing – Special Called session at 10:30 AM February 3rd
 - 3rd Hearing – Council Meeting at 6:30 PM February 3rd
- Opt-out resolution filed with the Secretary of State by March 1, 2025

Questions?



DRAFT

December 2024 Crime Statistics



Crimes	Dec, 2024	Dec, 2023	YTD (01/01/24 - 12/31/24)	YTD (01/01/23 - 12/31/23)
Assault Offenses	26	26	354	377
Motor Vehicle Theft	3	2	33	14
Burglary	5	3	38	32
Homicide Offenses	0	0	3	0
Larceny	14	15	146	173
Sex Offenses	0	1	15	21
Robbery	0	0	3	9
Total	48	47	592	626

	Dec, 2024	Dec, 2023	YTD (01/01/24 - 12/31/24)	YTD (01/01/23 - 12/31/23)
Auto Accidents	95 (-33)	128	1297 (-39)	1,336
Accident W/ Injury	9 (-1)	8	109 (-22)	131
Hit and Run	16 (-3)	19	146 (-35)	181
Hit and Run W/ Injury	1 (+1)	0	2 (+2)	0
Person Hit by Auto W/ Injury	1	1	8 (-1)	9

DRAFT

	Dec, 2024	Dec, 2023	YTD (01/01/24 - 12/31/24)	YTD (01/01/23 - 12/31/23)
Dispatched Calls for Service	710	785	9,256	9,820
Self-Initiated Activity	1,232	725	14,244	11,758
Traffic Citations	505 (+59)	446	6747 (-2,072)	8,819
Traffic Warnings*	767(+446)	321	7487 (+4,132)	3,355
Arrests**	52	59	986	998

* Warnings do not include verbal warnings
** Arrests do not include juvenile arrests



Item Report

TO: The Honorable Mayor and City Council
FROM: Lea Alvarez, City Clerk
DATE: February 3, 2025
TITLE: **Minutes: January 13, 2025 Executive Session**
Approval of the January 13, 2025, City Council executive session minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None



Item Report

TO: The Honorable Mayor and City Council
FROM: Lea Alvarez, City Clerk
DATE: February 3, 2025
TITLE: **Minutes: January 21, 2025 Regular Meeting**
Approval of the January 21, 2025, City Council regular meeting minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. 2025-01-21 City Council Draft Minutes

**MINUTES OF CITY COUNCIL MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

**Livestream: www.kennesaw-ga.gov/publicmeetings/
January 21, 2025
6:30 PM**

Present	Mayor Derek Easterling Mayor Pro Tem Pat Ferris Councilmember Madelyn Orochena Councilmember Tracey Viars Councilmember Antonio Jones City Clerk Lea Alvarez City Manager Jeff Drobney City Attorney Randall Bentley, Sr.
Absent	Councilmember Anthony Gutierrez

1. Invocation

City Attorney Randall Bentley, Sr. 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. Announcements

5. Presentations

6. Public Comment/Business from the Floor

6:30 p.m. Floor Open for Public Comments

No comments.

6:31 p.m. Floor Closed for Public Comments

7. Old Business

8. New Business

9. Committee and Board Reports

10. Public Hearing(s)

A. Ordinance: Building Fee Amendments

Consideration for approval of an Ordinance to amend Chapter 18, Section 18-72 of the Kennesaw Code of Ordinances regarding building fees.

City Clerk Lea Alvarez presented an ordinance to amend § 18-72 of the Kennesaw Code of Ordinances regarding building fees. Ms. Alvarez stated the amendments included removing the existing fees as codified in the ordinance and adding that all associated fees will be set forth in the master fee schedule adopted by the Mayor and City Council. The public hearing was advertised in the Marietta Daily Journal on January 3, 2025, and January 10, 2025. Further, Legal has reviewed the ordinance.

Motion by Mayor Pro Tem Ferris to approve [Ordinance No. 2025-01](#) amending Chapter 18, Section 18-72 of the Kennesaw Code of Ordinances regarding building fees as presented. Seconded by Councilmember Jones.

6:31 p.m. Floor Open for Public Comments

No comments.

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

Vote taken, motion approved 4-0 [Councilmember Gutierrez absent]. Motion passed.

B. Ordinance: Rezoning Request for 2112 & 2114 Old 41 Highway, 1620 North Roberts Road

Consideration for approval of an ordinance authorizing a rezoning request submitted by Fabric Housing Acquisitions, LLC for the property located at 2112 & 2114 Old 41 Hwy, and 1620 N. Roberts Rd (20017501190, 20017501210, 20017500210, 20017400080). Case #RZ2024-04

Zoning Administrator Darryl Simmons presented an ordinance authorizing a rezoning request submitted by Fabric Housing Acquisitions, LLC for property located at 2112 & 2114 Old 41 Highway and 1620 North Roberts Road. Mr. Simmons shared a recap of the application, which began in November 2024. The request was to amend the previously approved master plan, which was approved in 2018 and amended in 2022. The applicant submitted a request to postpone the current hearing to March per a letter submitted on January 13, 2025, by Moore, Ingram, Johnson, & Steele. As a result of ongoing conversations with staff, there are several issues that the applicant will need more time to address. Mr. Simmons said because of the significant changes that might occur with the site plan, the request will be brought back to the Planning Commission for review. The application will be postponed to the March 17, 2025 City Council regular meeting.

Motion by Councilmember Viars to postpone the ordinance authorizing a rezoning request submitted by Fabric Housing Acquisitions, LLC for the property located at 2112 & 2114 Old 41 Highway and 1620 North Roberts Road to the March 17, 2025 City Council regular meeting at 6:30 p.m. as presented. Seconded by Councilmember Orochena.

6:34 p.m. Floor Open for Public Comments

No comments.

6:35 p.m. Floor Closed for Public Comments

Vote taken, motion approved 4-0 [Councilmember Gutierrez absent]. Motion passed.

11. Consent Agenda

A. Minutes: January 6, 2025 Regular Meeting

Approval of January 6, 2025, City Council regular meeting minutes.

B. Cemetery Deed: Section III, Plot 35, Lot C

Authorization for the Mayor to sign a deed for above-mentioned cemetery lot purchased by Charles and Martha Kogler

C. Resolution: Purchase of Former Kennesaw Public Library Building

Consideration for approval of a Resolution authorizing the purchase of property located at 2250 Lewis Street, Kennesaw, Georgia 30144.

Resolution No. 2025-04

D. Resolution: Engineering Services

Consideration for approval of a Resolution authorizing the professional services agreement with Patterson & Dewar Engineering for on-call engineering and related services.

Resolution No. 2025-05

E. Resolution: Statewide Mutual Aid Agreement

Consideration for approval of a Resolution authorizing city representatives to coordinate county and statewide aid for natural and man-made disasters.

Resolution No. 2025-06

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

Vote taken, motion approved 4-0. Motion passed.

12. General and Administrative

13. Public Safety

A. Crime Statistics: December 2024

Consideration to accept the December 2024 Crime Statistics.

Chief Bill Westenberger presented the December 2024 crime statistics [See **Exhibit A**].

Motion by Councilmember Jones to accept the December 2024 crime statistics as

presented. Seconded by Councilmember Orochena.

Vote taken, motion approved 4-0 [Councilmember Gutierrez absent]. Motion passed.

14. Information Technology

15. Public Works and Building Maintenance

16. Recreation and Culture

17. Community Development

- A. Central Business District Project Application: 3059 Cherokee Street**
Consideration to review a CBD project application request for a mixed-use development on the parcel located at 3059 Cherokee Street (Parcel 20012900940). Case#CBD2024-03.

Zoning Administrator Darryl Simmons presented a Central Business District (CBD) project application request for a mixed-use development on the parcel located at 3059 Cherokee Street. This application has gone through a multi-step process, including review and recommendations from the Kennesaw Downtown Development Authority (KDDA) and Historic Preservation Commission (HPC) prior to being brought before the Mayor and City Council. This application was submitted for 3059 Cherokee Street and is the second phase of a previously approved Central Business District application for the adjoining property approved in 2024. Phase 2 will add an additional 19 residential units and 1,200 square feet of commercial space. For the entire development, there will be a total of 50 for-sale units, including townhomes and stacked flats. The previously approved setback for Phase 1 will be carried over for Phase 2. The KDDA and the HPC approved the concept. The HPC inserted conditions that the applicant must come back with their final architectural plans prior to Plan Review and submission of any building plans to staff. Staff recommends conceptual approval with all conditions as recommended by the KDDA and the HPC.

Mayor Pro Tem Ferris is frustrated with mixed-use developments where the residential is built first and the commercial sits undeveloped. He asked Mr. Simmons to research ways to encourage the completion of the commercial portions of mixed-use developments. Mr. Ferris mentioned that for East Park, a stipulation was included about no Certificates of Occupancy being issued for the residential portion until they built the commercial, but that got changed. Mr. Simmons said that staff could research different methods that could be used to ensure the commercial pieces are completed in a timely manner.

Councilmember Jones asked about the residential units above the commercial section that are listed as for-sale/for-rent. Jason Kisz, owner of Kisz Construction, shared that for the residential above the commercial components in Phase 2, there is a minimum of about 3 or 4 rentals they believe they can include in the community. He further specified that along the front of the property, there is the possibility for some rental, but the majority of the property will be for-sale units.

Motion by Councilmember Viars to approve the concept for the Central Business District project application request for a mixed-use development on the parcel located at 3059 Cherokee Street (Parcel # 20012900940) a presented. Seconded by Mayor Pro Tem Ferris.

Vote taken, motion approved 4-0 [Councilmember Gutierrez absent]. Motion passed.

B. Resolution: Updated Master Fee Schedule

Consideration for approval of a Resolution to update fees on the Master Fee Schedule, reflecting changes to fees associated with Building Services and Planning and Zoning.

City Clerk Lea Alvarez presented a resolution to update fees associated with Building Services and Planning and Zoning on the master fee schedule. Ms. Alvarez noted that to comply with House Bill 461, Building Services fees must be updated to reflect the required recalculations of regulatory fees set forth in the bill.

Motion by Councilmember Jones to approve [Resolution No. 2025-07](#) updating fees on the master fee schedule as presented. Seconded by Councilmember Viars.

Vote taken, motion approved 4-0 [Councilmember Gutierrez absent]. Motion passed.

18. Public Comment/Business from the Floor

6:49 p.m. Floor Open for Public Comments

ANDREW BRAMLETT [City Resident]: Mr. Bramlett shared a local history story about an train accident that occurred on Moon Station in 1853 [See **Exhibit B**].

TIMOTHY HEYING [CITY RESIDENT]: Mr. Heying touched on the comment made by Mayor Pro Tem Ferris earlier in the meeting about coming up with a way to ensure commercial is built at the same time, if not before, the residential portion of a mixed-use development. He stated a lot of people have been complaining online about East Park, particularly the large, empty commercial holes in that development. He said doing something on the front end to address those concerns will ease a lot of frustrations with people regarding mixed-use developments.

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

19. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney did not have anything to report tonight.

20. Mayor's Report

A. Mayor and Council (re)appointments to Boards and Commissions. This item is for (re)appointments made by the Mayor to any Board, Committee, Authority,

or Commission requiring an appointment to fill any vacancies, resignations, and to create or dissolve boards and commissions, as deemed necessary.

21. Council Reports & Discussions

Councilmember Jones wished everyone a happy Martin Luther King, Jr. Day and Inauguration Day yesterday. He mentioned looking forward to Trains, Trains, Trains this weekend.

Councilmember Orochena had a great time this past weekend volunteering at the Black History Bowl. She is looking forward to the Cities United Summit this weekend as well.

Mayor Pro Tem Ferris is excited about Trains, Trains, Trains happening this weekend at the Southern Museum. He is always impressed by the creativity at this event. He also mentioned attending the Book Swap this weekend at the Ben Robertson Community Center.

Councilmember Viars said the Mayor did a wonderful job laying out the plan and vision for the City at his State of the City last week.

22. Executive Session

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

23. Adjourn

Mayor Easterling adjourned the meeting at 6:57 p.m. The next work session will be held on Monday, January 27, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

Lea Alvarez, City Clerk

December 2024 Crime Statistics



Crimes	Dec, 2024	Dec, 2023	YTD (01/01/24 - 12/31/24)	YTD (01/01/23 - 12/31/23)
Assault Offenses	26	26	354	377
Motor Vehicle Theft	3	2	33	14
Burglary	5	3	38	32
Homicide Offenses	0	0	3	0
Larceny	14	15	146	173
Sex Offenses	0	1	15	21
Robbery	0	0	3	9
Total	48	47	592	626

	Dec, 2024	Dec, 2023	YTD (01/01/24 - 12/31/24)	YTD (01/01/23 - 12/31/23)
Auto Accidents	95 (-33)	128	1297 (-39)	1,336
Accident W/ Injury	9 (-1)	8	109 (-22)	131
Hit and Run	16 (-3)	19	146 (-35)	181
Hit and Run W/ Injury	1 (+1)	0	2 (+2)	0
Person Hit by Auto W/ Injury	1	1	8 (-1)	9

DRAFT

	Dec, 2024	Dec, 2023	YTD (01/01/24 - 12/31/24)	YTD (01/01/23 - 12/31/23)
Dispatched Calls for Service	710	785	9,256	9,820
Self-Initiated Activity	1,232	725	14,244	11,758
Traffic Citations	505 (+59)	446	6747 (-2,072)	8,819
Traffic Warnings*	767(+446)	321	7487 (+4,132)	3,355
Arrests**	52	59	986	998

* Warnings do not include verbal warnings

** Arrests do not include juvenile arrests

KENNESAW HISTORY

Moon Station

Moon Station Road gets its name from a small railroad stop once near where Jiles Road crosses the tracks. It is remembered for its role in the Great Locomotive Chase: at the station, James Andrews got tools to destroy the railroad, and William Fuller got a pushcart to chase the *General*. Very little else is known about its history. One of the few scraps of information to survive comes from 1853, when a train exploded on the tracks.

On August 18, 1853, an engine named “Bobuel” was stopped at the station, pulling a series of freight cars. Suddenly, it exploded, killing three individuals in the engine and wounding many others. One account said, “fragments of iron weighing seventy and eighty pounds” were thrown “eighty to a hundred yards.” The train’s engineer was arrested, and an inquest into the accident. At the inquest, it was determined that the engine had too much fuel between Acworth and Moon Station, resulting in its overheating. Due to a faulty safety valve and negligence from the engineer, the resulting buildup of pressure was not stopped. Well over a century and a half later, it remains one of the worst accidents inside the modern city limits of Kennesaw.

Accident on the State Road.

A locomotive exploded at Moon’s station, about 8 miles above Marietta, on the 18th inst., by which two firemen and the conductor (Mr. P. G. Greeson) were killed.—The persons killed belonged to the Highwassee road and those attached to the engine, were throw a considerable distance, but escaped with their lives, although severely wounded. The locomotive had stopped to take in water, and is said to have been nearly empty, which was the cause of the explosion.

August 28, 1853
Georgia Journal and Messenger

Presented by Andrew J. Bramlett at the January 21, 2025,
City of Kennesaw Mayor & Council Meeting

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

PLEASE MAKE SURE YOUR NAME IS LEGIBLE AND CLEAR

**City Council Meeting
1/21/2025
Public Comment Sign-in**

	Name	Address	Topic
1	Arthur J. Brantlett	2900 Cranfield Ct.	Local history
2	Dorothy Brown	2029 White Oakway	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
19			

DRAFT



Item Report

TO: The Honorable Mayor and City Council

FROM: Ricky Stewart, Public Works Director

DATE: February 3, 2025

TITLE: **Resolution: Sewer Easement to Cobb County Water**
Consideration for approval of a Resolution authorizing a Sewer Easement Agreement with Cobb County Water.

Summary:

Cobb County has requested that the City grant a sewer easement for an existing sewer line on City property located at 3080 Moon Station Road. The existing line enters the property from under the CSX rail line and exits the property to the north side. The requested easement is 20' in width and 448' in length and for the purpose of maintaining the line. Cobb County has provided the City with an easement agreement for the required easement.

Recommendation:

The Public Works Director recommends approval of the agreement.

Fiscal Impact:

Attachments:

1. RES 2025 - Cobb County Sewer Easements at 3080 Moon Station Rd
2. Exhibit A - Sanitary Sewer Easement Form - KPSF
3. Exhibit B - Sanitary Easement Exhibit-8.5x11 Landscape Esmt Exhibit

**CITY OF KENNESAW
GEORGIA**

RESOLUTION NO. 2025- ___, 2025

RESOLUTION TO GRANT SEWER EASEMENT TO COBB COUNTY WATER

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

WHEREAS, Cobb County Water owns an existing sanitary sewer line that lies inside a City owned property at 3080 Moon Station Road; and

WHEREAS, Cobb County Water is requesting that the City grant a permanent 20' wide, 448' long easement for the sanitary sewer line; and

WHEREAS, Cobb County Water has proposed, for the consideration of \$10.00, the easement be granted by the City.

BE IT RESOLVED the Kennesaw City Council authorizes the Mayor to execute the easement agreement with Cobb County Water as shown as Attachments A and B.

BE IT FURTHER RESOLVED this Resolution shall become effective from and after its adoption and execution by the mayor.

PASSED AND ADOPTED by the Kennesaw City Council on this ___ day of February, 2025.

ATTEST:

CITY OF KENNESAW

Lea Alvarez, City Clerk

Derek Easterling, Mayor

After Recording Return To:
Cobb County Water System
660 South Cobb Drive
Marietta, Georgia
Attn: Angela Robinson

(For Recording Purposes)

**GRANT OF EASEMENT
SEWER**

**State of Georgia
County of Cobb**

PROJECT NAME: Kennesaw Public Safety Facility

PROJECT NO.

This Easement Agreement is made and entered into this _____ day of _____ 20____, by and between _____ of the aforementioned State and County as party of the first part, hereinafter referred to as "Grantor" and **Cobb County**, a political subdivision of the State of Georgia, as party of the second part hereinafter referred to as "Grantee" (the term "Grantee" to include respective heirs, beneficiaries, legal representatives, employees, contractors, agents, tenants and subtenants, successors and assigns, where the context hereof requires or permits):

W I T N E S S E T H

That the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee, a perpetual sewer easement over, upon, through, under, and across Grantor's property being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 129, Parcel Number 20012900050, of the 20th District, 2nd Section of Cobb County, Georgia, said easement being more particularly depicted on the plat attached hereto as Exhibit "A" which shows the dimensions of this easement and which is made a part hereof by reference.

The sanitary sewer easement conveyed by this instrument 20 feet **in width** over, upon, through, under or across the subject property described above. The easement starts at that subject property and terminates at that point where the easement conveyed leaves the subject

property. This easement is bounded by Grantor's property as previously established by the dimensions recited hereinabove and totals approximately _____ (448) **linear feet.**

The sanitary sewer easement conveyed herein by Grantor is for the purpose of operating and maintaining an existing sanitary sewer line and includes the rights to enter upon Grantor's property to inspect, maintain, replace, or repair the same, as may from time to time be necessary, or whenever Grantee deems fit, with all rights, members and appurtenances to said easement and right-of-way in anywise appertaining or belonging thereto.

Grantor for both itself and its heirs and assigns understand and agrees in connection with this conveyance that any and all construction, digging, grubbing, clearing, filling or other earth moving or construction activities within or in the easement area conveyed herein are specifically in violation of the rights conveyed herein and are, therefore, prohibited.

Grantor hereby covenants with Grantee that it is lawfully seized and possessed of the real estate previously described herein and that it has good and lawful right to convey the easement covered by this document, or any part thereof, and that the said easement is free from all encumbrances. The easement herein granted shall bind the heirs and assigns of Grantor and shall inure to the benefit of the successors in title of Grantee.

Witness my hand and seal, this ____ day of _____, 20 ____.

GRANTOR:

Witness (Signature)

Witness (Printed Name)

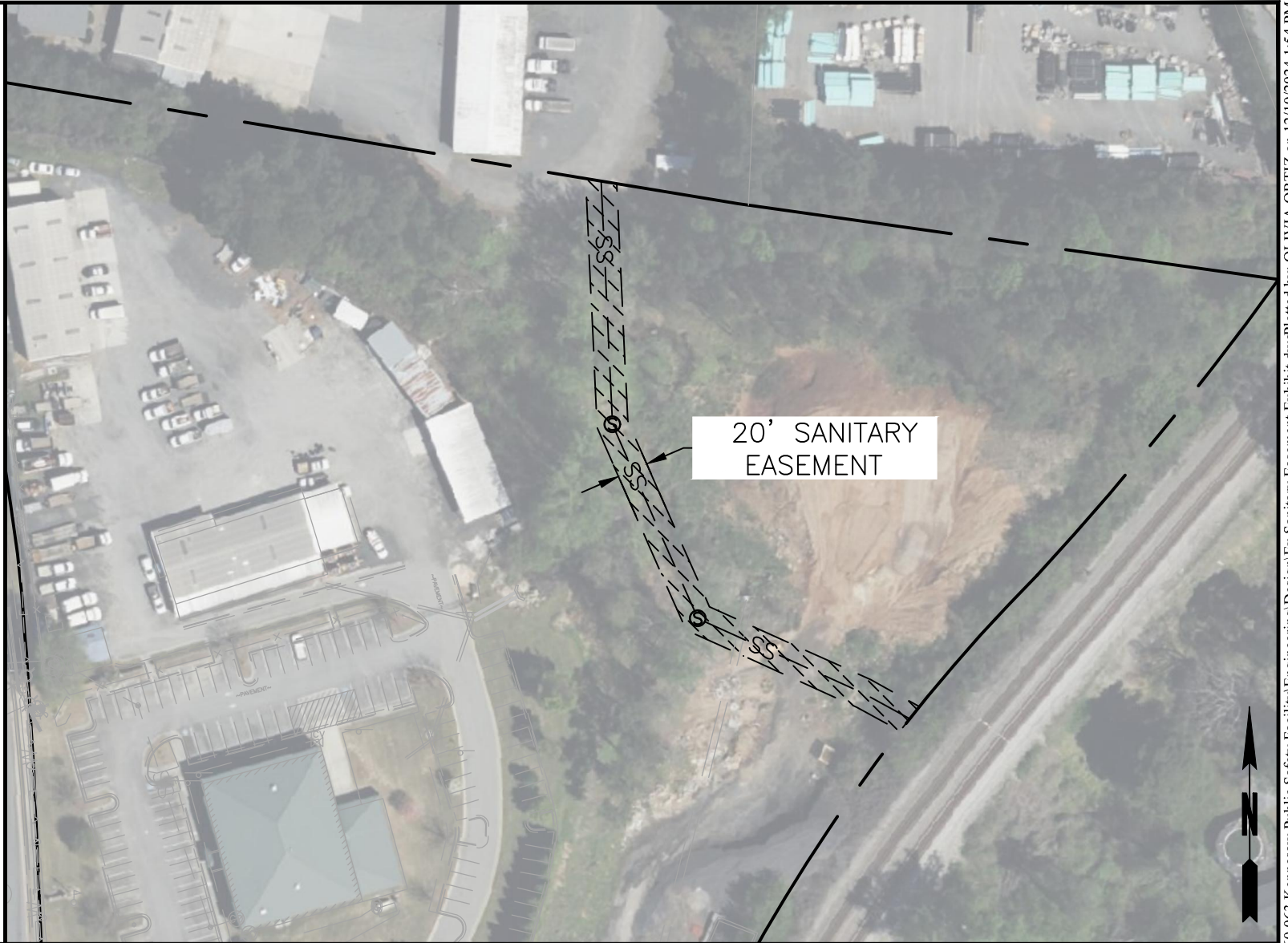
NOTARY PUBLIC

(SEAL)

Approval _____
Date _____
Stipulations _____

**** Attach an "8 ½ x 11" Plat – Exhibit "A" ****

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CROY ENGINEERING, LLC, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT WRITTEN PERMISSION AND CONSENT.



EASEMENT FOR SANITARY LINE= 8964 SQ. FT.



----- SANITARY ESMT.

----- EX. PROPERTY LINES

12/10/2024

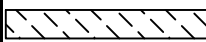
CROY
200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: (770) 971-5407 FAX: (770) 971-0620

REVISION DATES

Sketch of Right of Way & Easements
Required by Cobb County Water Services
through the Property of:

CITY OF KENNESAW

Located in the
Land District 20
Land Lot 129, Parcel 20012900050
3074 Moon Station Road
Kennesaw, Georgia

 SANITARY
EASEMENT



Item Report

TO: The Honorable Mayor and City Council

FROM: Gina Auld, Finance Director

DATE: February 3, 2025

TITLE: **Budget Adjustments: Fiscal Year 2024**
Consideration for approval of budget adjustments for fiscal year ended September 30, 2024.

Summary:

Authorization for Council to approve Budget Adjustments for Fiscal Year Ended September 30, 2024. These budget adjustments are necessary to record year end budget realignments for Annual Comprehensive Financial Reporting (ACFR) purposes.

Recommendation:

The Finance Director recommends approval.

Fiscal Impact:

Attachments:

1. Budget_Adjustment_Form_9.30.24

City of Kennesaw
ADJUSTMENT TO ANNUAL BUDGET
Fiscal Year Ended September 30, 2024

Fund	Description	Amount	
		DR	CR
General Fund	Finance, P&Z, Econ Dev Salaries – increased for comp study & being fully staffed	46,000	
General Fund	Interest – Capital Leases	2,500	
General Fund	Streets – Salaries – decreased not fully staffed		48,500
Opioid Fund	Opioid Settlement Revenue – new fund		50,000
Opioid Fund	Opioid Expenditures – new fund	50,000	
Hotel/Motel	Hotel/Motel Expenditures – collected more revenue than expected so more paid out	600	
Hotel/Motel	Hotel/Motel Revenue - collected more revenue than expected		600
Impact Fees	Park Improvements – Chalker Park	32,412	
Impact Fees	Working Capital Reserves		32,412
Impact Fees	Machinery & Equipment – Park Security Cameras	106,000	
Impact Fees	Use of Prior Year Reserves		106,000
Cemetery Fund	Other Professional Services – Surveying Fees	900	
Cemetery Fund	Cemetery Fee Revenue		900
SPLOST	2022 Depot Park Improvements	264,657	
SPLOST	2022 Neighborhood Improvements		264,657

TOTAL **\$503,069 \$503,069**

JUSTIFICATION AND BACKGROUND:

Fiscal Year End Realignment for Annual Financial Reporting Purposes.



Item Report

TO: The Honorable Mayor and City Council

FROM: LaMaya Edmonds, Business License Manager

DATE: February 3, 2025

TITLE: **Alcohol License: Keke's Breakfast Cafe**
 Consideration for approval of an Alcohol License for Beer, Wine, and Sunday Sales for Kennesaw Walk Keke's LLC d/b/a Keke's Breakfast Cafe located at 2090 Baker Rd., Suite 201, Kennesaw, GA 30144.

Summary:

The applicant has completed the required alcohol workshop per Sec. 6-69. Signs have been posted, and it has been properly advertised per Sec. 6-36. The current application and background check are on file. Sec. 6-42 refers to all locations within 300 feet of a private residence. This location is within 300 feet of a private residence. Sec. 6-42 states the Mayor and Council may waive the distance requirement if the quiet enjoyment of the premises by the residents thereof shall not be adversely affected and the granting of such license shall not have any adverse effect on the private residence.

Recommendation:

The Finance Director recommends approval.

Fiscal Impact:

100-0000-32-1900 Application Fee \$350.00

Attachments:

1. KEKE'S ALCOHOL LICENSE APPLICATION 2025 _ REDACTED



Business License
2529 J.O. Stephenson Ave.
Kennesaw, GA 30144

Contact Information:
Phone: (770) 424-8274
Fax: (770) 429-4559
www.kennesaw-ga.gov

License Application:
Alcoholic Beverage

APPLICATION

Applying For (Check All That Apply):

- ☐ Liquor
- ☒ Beer
- ☒ Wine
- ☐ Growler
- ☒ Sunday Sales

License Type (Choose one):

- ☐ Manufacturer
- ☐ Wholesaler
- ☐ Retail Package
- ☒ Retail Pouring

Type of Establishment (Choose one):

- | | |
|--|--|
| ☒ Restaurant | ☐ Bottle House |
| ☐ Night Club | ☐ Convenience Store |
| ☐ Grocery Store | ☐ Indoor Entertainment Hall |
| ☐ Lounge | ☐ Hotel/Motel |
| ☐ Private Club | ☐ Package Store |

Business Type (Choose one):

- ☐ Sole Proprietor
- ☐ Corporation
- ☒ LLC
- ☐ Partnership
- ☐ LLP

Please fill out the below information:

1. Full name of business: Kennesaw Walk Keke's LLC
Doing Business As (DBA): Keke's Breakfast Cafe
Anticipated start date of business: 11/01/2024
2. Business location: 2090 Baker Rd., Suite 201, Kennesaw, GA 30144
Email address: jordan.swan@kekes.com
Phone Number: 407-461-0327
Mailing address: PO Box 10009, Tampa, FL 33679
3. Do you have a certified survey of the location of the property? Yes

Does the certified survey indicate that the business is within the designated distance of the following:

- | | | 300 feet radius | 600 feet radius | 600 feet radius | 600 feet radius | 600 feet radius | 600 feet radius | 600 feet radius |
|-------------------------------------|--|---|--|-----------------|-----------------|-----------------|-----------------|-----------------|
| a. Private residence | | ☒ Yes | ☐ No | | | | | |
| b. School or college | | ☐ Yes | ☒ No | | | | | |
| c. Church | | ☐ Yes | ☒ No | | | | | |
| d. Public building | | ☐ Yes | ☒ No | | | | | |
| e. Hospital | | ☐ Yes | ☒ No | | | | | |
| f. Public park | | ☐ Yes | ☒ No | | | | | |
| g. Day care center* | | ☐ Yes | ☒ No | | | | | |
| h. Alcohol or drug treatment center | | ☐ Yes | ☒ No | | | | | |

omc

Winterset Subdivision located to the North

Package Sales have additional distance limitations as follows: N/A

Package Sales Only (Liquor):

- | | | | | | |
|-------------------------------------|------------------|--------------------------|-----|--------------------------|----|
| a. School or college | 300 feet radius | ☐ | Yes | ☐ | No |
| b. Retail Liquor Package | 1500 feet radius | ☐ | Yes | ☐ | No |
| c. Church | 300 feet radius | ☐ | Yes | ☐ | No |
| d. Day care center* | 300 feet radius | ☐ | Yes | ☐ | No |
| e. Alcohol or drug treatment center | 300 feet radius | ☐ | Yes | ☐ | No |

Package Sales Only (Beer or Wine):

- | | | | | | |
|-------------------------------------|-----------------|--------------------------|-----|--------------------------|----|
| a. School or college | 300 feet radius | ☐ | Yes | ☐ | No |
| b. Alcohol or drug treatment center | 300 feet radius | ☐ | Yes | ☐ | No |

* Must accept GA Pre-K or HOPE Scholarship Monies

* Must follow a prescribed state curriculum

See Code Sections 6-1, 6-42 and 6-43 for distance measurement definition and limitations.

4. For Retail Pouring license, please indicate the following:

Number of pool tables:	<u>0</u>
Number of video game machines:	<u>0</u>
Size of dance floor:	<u>0</u>
Amount of cover charge:	<u>0</u>
Will the location have a DJ, and if so, number of times per week:	<u>0</u>

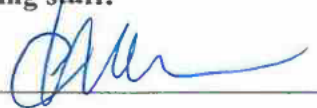
5. How many square feet are the following:

a. Dining area:	<u>3,600</u>
b. Bar area:	<u>0</u>
c. % of total dining space that is a bar area:	<u>0</u>

Is this location new construction or pre-existing? New Construction Pre-existing

How is the proposed location zoned? CRC

This section is to be completed and signed by the City of Kennesaw Zoning staff:

Zoning verified by City of Kennesaw Zoning Division staff member 

If this is an application for a new establishment, attach proof of adequate parking facilities of one (1) off street parking space for each (200) square feet of total floor area within the building in conformity with the zoning ordinance and regulations of the City of Kennesaw.

If new establishment, parking verified by the Zoning Division staff member _____

If Partnership or LLP: N/A

6. Partnership of LLP Name: _____

Partner/Member: _____
Position: _____
Email Address: _____
Phone Number: _____

Social Security #: _____
Date of Birth: _____
% of Ownership: _____

Home Address: _____

City: _____
State: _____
ZIP: _____

Partner/Member: _____
Position: _____
Email Address: _____
Phone Number: _____

Social Security #: _____
Date of Birth: _____
% of Ownership: _____

Home Address: _____

City: _____
State: _____
ZIP: _____

****Attach additional sheets if needed****

If Corporation or LLC:

7. Corporation or LLC Name: Kennesaw Walk Keke's LLC

President/Member: Ashley M. Swan
Email Address: ashley.swan@kekes.com
Phone Number: [REDACTED]

Social Security #: [REDACTED]
Date of Birth: [REDACTED]/1985
% of Ownership: 50

Home Address: 712 S Bella Vista Street

City: Tampa
State: FL
ZIP: 33609

VP/Member: Jordan M. Swan
Email Address: jordan.swan@kekes.com
Phone Number: [REDACTED]

Social Security #: [REDACTED]
Date of Birth: [REDACTED] 1988
% of Ownership: 50

Home Address: 712 S Bella Vista Street

City: Tampa
State: FL
ZIP: 33609

Secretary/Member: N/A
Email Address:
Phone Number:

Social Security #:
Date of Birth:
% of Ownership:

Home Address:

City:
State:
ZIP:

Treasurer/Member: N/A
Email Address:
Phone Number:

Social Security #:
Date of Birth:
% of Ownership:

Home Address:

City:
State:
ZIP:

****Attach additional sheets if needed****

If the business listed in questions 6 or 7 is owned by another firm or corporation, provide the information requested in questions 8 and 9.

8. List corporate name, business name, and % of business owned by the corporation

Corporate Name	Business Name	% Owned
N/A		

9. List name, position, social security number, address, and % owned for each board member of the corporation listed in question 8.

Name	Position	SSN	Home Address	% Owned
N/A				

10. Is the licensee or any owner listed in questions 6 – 9 currently holding an interest or ever been associated with any alcoholic beverage establishment? If yes, list below.

Licensee/Owner Name	Business Name	Address
Please see attached Exhibit "A"		

11. List full name and other required information of relatives of the licensee or owners who have or have had any license or any financial or ownership interest in any alcoholic beverage business.

Name/Relationship	Home Address	Business Name/Address
None		

12. List the full name and address of the property owner on which the business is to be conducted.

Property Owner: So-Kennesaw Walk JV LLC
Address: 10100 Waterville St. Whitehouse, OH 43571

13. State the total amount of capital funds to be invested in this business.

\$ [REDACTED]

14. State the amount of personal funds invested by the following:

Licensee/Owner \$ [REDACTED]
Other Owners \$ N/A

City of Kennesaw Alcoholic Beverage License Application (New Business) of
Kennesaw Walk Keke's LLC d/b/a Keke's Breakfast Café
2090 Baker Road, Suite 201, Kennesaw, GA 30144

Exhibit "A"
Related Businesses

North Lakeland LLC d/b/a Keke's Breakfast Café
4115 N RD 98, Lakeland, FL 33809 - **BEV6307305**

Lakeland Keke's LLC d/b/a Keke's Breakfast Café
3615 Florida Avenue S, Lakeland, FL 33809 - **BEV6307304**

South Tampa Keke's LLC d/b/a Keke's Breakfast Café
1203 S Dale HWY Tampa, FL 33629 - **BEV3913552**

15. If capital is borrowed, provide the following and attach a copy of the note (s) or evidence of indebtedness, with all attachments, to this application.

Name of Lender	Address	Amount	Date	Interest Rate
None				

16. Name the person (s) that will be the manager of this business and provide the following information.

Name	Address	Compensation
Jordan Swan	712 S. Bella Vista St., Tampa, FL 33609	

17. Provide the name and address of your CPA or accounting firm:

Name	Address
Heather M. Pleskonko	431 Science Park Road, Suite 302, State College, PA 16803

18. Has the *business or any business associated with this business* been cited, charged, indicted, have a pending charge or been convicted at any time for any violation of Georgia Law, Federal Law or any rule or regulation of the State revenue commissioner or any rule, regulation or ordinance of the City of Kennesaw, Cobb County or other governmental unit? Yes ☐ No ☒

If yes, give full details.

N/A

19. Has the licensee, the licensee's spouse or any person having ownership interest in this business or their spouse been:

Arrested	☐ Yes	☒ No	Convicted	☐ Yes	☒ No
Detained	☐ Yes	☒ No	Indicted	☐ Yes	☒ No
Pled Guilty	☐ Yes	☒ No	Pled Nolo Contender	☐ Yes	☒ No
On Probation	☐ Yes	☒ No	Any Pending Criminal Charge	☐ Yes	☒ No

If you answered "YES" to any of these questions, list below in complete detail the name, dates, charges, places of arrest and disposition of charge (s). Failure to make a full disclosure in response to this question will result in denial of the application or a revocation of the license if information requested was not provided.

N/A

20. Has the licensee, the licensee's spouse or any person having ownership interest in this business or their spouse ever had any interest in any business, ever been a licensee or ever been an officer in any business that was cited, had an employee of any business cited, detained, arrested, indicted or convicted for any offense by any federal, state, county or city government or has any business been warned or had any license placed on probation, denied, suspended or revoked by any federal, state, county or city government? Failure to make a full disclosure in response to this question will result in denial of the application or a revocation of the license if information requested was not provided.

Jordan and Ashley Swan own Keke's Cafes in Florida that have beer and wine licenses.

21. Indicate the type of alcohol awareness training and the number of hours of training that is required of owners and employees selling alcoholic beverages for the business. Also, indicate if training is required annually and the number of hours required.

A 3rd-party service such as TIPS or Servsafe will be utilized. Managers and alcohol servers will be expected to have their certificate of completion.

22. What types of materials (written materials, signs, badges, etc.) are provided with the training of the employees?

A 3rd-party service such as TIPS or Servsafe will be utilized. Managers and alcohol servers will be expected to have their certificate of completion.

23. Have you read and do you understand all the provisions of the City of Kennesaw and State of Georgia Alcoholic Beverage requirements as stated in Chapter Six (6) of the City of Kennesaw Code of Ordinances and Title III of the Official Code of Georgia.

Yes ☒ No ☐

24. Are you aware that the sale of alcoholic beverages to an underage person (s) by you or your employees may result in the suspension or revocation of the alcoholic beverage license?

Yes ☒ No ☐

25. What procedures do you have in place to ensure that alcoholic beverages are not sold to underage person (s) or any other violation of the City of Kennesaw Code of Ordinances and State Law? Please attach all documentation relating to such procedures and include an explanation as their usage.

Every alcohol order will be accompanied by a ID check.

26. What technology, equipment and products have been or will be implemented in the location to ensure compliance with the City of Kennesaw, Cobb County and State Law? Examples include cash registers that require the date of birth to be entered, cameras, signs and calendars). Describe below:

Point of Sales system will include the date required to make alcohol sales.

27. Estimated gross receipts from this location for the remaining calendar year: \$ [REDACTED]

28. List occupations for the past ten years. Include dates of employment and positions.

From/To Month/Year	Company	City	State	Position/Salary
2003 - Present	Self Employed	Tampa	FL	Managing Member

29. List previous residences of the licensee for the past ten years.

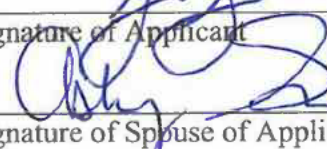
From/To Month/Year	Address	City	State
2021 - Present	712 S. Bella Vista Street	Tampa	FL
2019 - 2021	2922 W. Knights Ave.	Tampa	FL
2017 - 2021	4604 Clarkesdale Lane	Brandon	FL

KENNESAW, GEORGIA
COBB COUNTY

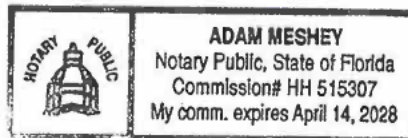
I, Jordan M. Swan being duly sworn according to law, do swear that the facts and things stated by me in the above and foregoing answers to questions are true and no false or fraudulent statement is made herein and such answers were made in order to procure the granting of such a license.

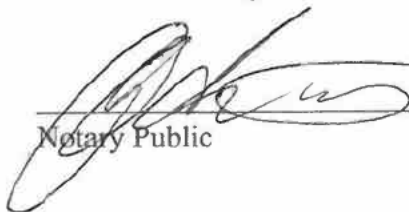
I have received a copy of the City of Kennesaw Alcoholic Beverage Code and I am aware that all licenses must be obtained and fees paid no later than two weeks from the date of approval of this application by the Mayor and Council.


Signature of Applicant

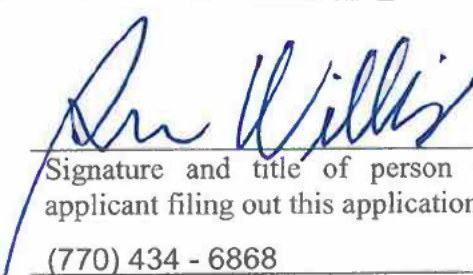

Signature of Spouse of Applicant

Sworn to and subscribed before me this
18 day of September, 2024




Notary Public

NOTARIZE


Signature and title of person other than applicant filing out this application

(770) 434 - 6868
Phone Number

Raven Willis, Paralegal
Taylor English Duma LLP

Application received in Kennesaw City Hall by:

Application to be heard by Mayor & Council

Date & Time: _____

A REPRESENTATIVE MUST BE PRESENT AT THE MAYOR & COUNCIL MEETING



Business License
2529 J.O. Stephenson Ave.
Kennesaw, GA 30144

Contact Information:
Phone: (770) 424-8274
Fax: (770) 429-4559
www.kennesaw-ga.gov

License Application:
Alcoholic Beverage

FOOD SALES AND ALCOHOLIC BEVERAGE SALES AFFIDAVIT TO BE COMPLETE BY RETAIL POURING APPLICANTS ONLY

NAME OF ESTABLISHMENT: Kennesaw Walk Keke's LLC
ADDRESS OF ESTABLISHMENT: 2090 Baker Rd. Ste. 201, Kennesaw, GA 30144
LICENSEE'S NAME: Jordan M. Swan

FOOD SALES AND ALCOHOLIC BEVERAGE SALES: Financial reports must be attached to support the reported total or CPA certification must be completed attesting to the reported sales. This information must be provided from the financial records of the above establishment on a calendar year basis or such period during which the establishment has been open.

PERIOD FOR WHICH INFORMATION IS PROVIDED: 9/24 - 12/24 (IF EXISTING BUSINESS, MUST BE A 12 MONTH PERIOD. IF NEW BUSINESS, MUST BE 12 MONTH ESTIMATE.)

Gross Receipts from Food sales this period: (93 %)
Gross Receipts from Alcoholic Beverage sales this period: (7 %)
Total Food sales and Alcoholic Beverage sales this period: (100 %)

Briefly describe the method by which receipts are segregated daily into food sales and alcohol sales:
The point of sale system will separate out food from alcohol sales. They will be separate line items in the accounting system.

I certify that I have a working knowledge of the books and records of the establishment whose name appears above, and that to the best of my knowledge the figures presented above represent accurate sale totals for the period specified.

Heather M. Pleskonko
CPA NAME (PRINTED)

Baker Tilley Advisory Group, LP
NAME OF CPA FIRM

814.954.4241

PHONE

Heather M. Pleskonko
CPA SIGNATURE

431 Science Park Rd., Ste 302
BUSINESS ADDRESS

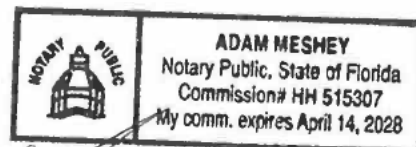
State College, PA 16803
CITY/STATE ZIP

Sierra Marie Struble
SIGNATURE OF NOTARY PUBLIC

SWORN UNDER: OATH THIS 18 DAY OF September, 2024

I hereby affirm and understand that the privilege of selling alcoholic beverages on Sunday from 12:00 p.m. to 2:00 p.m. requires valid alcoholic beverage pouring license, valid Sunday Sales pouring license and that at least 50% of the licensed establishment's annual gross food and alcoholic beverage sales must be derived from the sale of prepared meals and food. I hereby affirm that I understand that records of food sales and alcoholic beverage sales must be prepared and maintained. I further affirm that I understand that the City of Kennesaw Business License Division may audit our records to verify same at its discretion.

Adam Meshey
Signature of Licensee/Owner



Sworn under oath this 18 day of September, 2024.

Adam Meshey
Notary Public

NOTARIZE



Business License
2529 J.O. Stephenson Ave.
Kennesaw, GA 30144

Contact Information:
Phone: (770) 424-8274
Fax: (770) 429-4559
www.kennesaw-ga.gov

License Application:
Alcoholic Beverage

OWNER/LICENSEE PERSONAL STATEMENT INFORMATION

1. Full name of licensee (No initials): Jordan M. Swan
(Include maiden names and alias names if any)

2. Phone Numbers:
a. Business: [REDACTED]
b. Cell:
c. Home:

3. Home Address: 712 S. Bella Vista St., Tampa, FL 33609
4. Business Address: 2090 Baker Rd., Suite 201, Kennesaw, GA 30144



5. Please fill out the following:
Age: 36 Sex: M Height: 6'03" Color of Hair: Brown
Race: White Weight: 195 Color of Eyes: Blue

6. Social Security #: [REDACTED]
7. Place of Birth: Fort Worth, TX Date of Birth: [REDACTED]/1988

U.S. Citizen: ☒ X ☐ By Birth ☐ Naturalized
If a naturalized citizen, provide certificate #: N/A

and submit original naturalization certificate or U. S. Passport
If a legal permanent resident, provide alien registration #: N/A

and submit copy of I-551 card
Derived Parents Certificate #'s: N/A
Date & Port of Entry: N/A

8. How long have you resided in the City of Kennesaw or Cobb County? N/A
9. Number of years at this present address? N/A

10. Are you (Choose one): ☐ Single ☒ Married ☐ Widowed ☐ Divorced

11. If married, complete the following information on spouse.

Full Name of Spouse:	<u>Ashley Marie Swan</u>	Spouse's Maiden Name:	<u>Gierach</u>
Social Security #:	<u>[REDACTED]</u>	Date of Birth:	<u>[REDACTED]/1985</u>
Place of Birth:	<u>Bloomington, IN</u>	Date of Marriage:	<u>10/11/2012</u>
Place of Marriage:	<u>Orlando, FL</u>		

Name of spouse's employer: Self Employed

Address of employer: PO Box 10009, Tampa, FL 33679

U.S. Citizen: ☒ X ☒ By Birth ☐ Naturalized

If a naturalized citizen, provide certificate #: N/A
 and submit original naturalization certificate or U. S. Passport

If a legal permanent resident, provide alien registration #: N/A
 and submit copy of I-551 card

Derived Parents Certificate #'s: N/A

Date & Port of Entry: N/A

12. Give names and addresses of all children and stepchildren (regardless of age).

Full Name	Address	Age	Birth Place
Davis Swan	712 S. Bella Vista Street, Tampa, FL	9	Tampa, FL
Lawson Swan	712 S. Bella Vista Street, Tampa, FL	7	Tampa, FL
Jaxton Swan	712 S. Bella Vista Street, Tampa, FL	5	Tampa, FL
Peyton Swan	712 S. Bella Vista Street, Tampa, FL	5	Tampa, FL

13. Give names and addresses of all immediate living relatives.

	Full Name	Address
Parents:	Timothy Swan	Estranged
	Kathy Swan	Estranged
Siblings:	Brandon Swan, Matthew Swan	Estranged
	Austin Swan	Estranged
In-Laws:	David Gierach	Estranged
	Kelly Gierach	Estranged

14. Do you or your spouse have financial interest in any bar, lounge, tavern, restaurant, or other place of business where alcoholic beverage are sold and consumed on the premises? If yes, give details:

Yes. Please see attached Exhibit "A"

15. Are you or your spouse related to anyone who has ownership or is employed by any wholesale or retail alcoholic beverage business? If so, give name, relationship to licensee or licensee's spouse, business name and the amount of interest, and/or type of employment in each.

No

City of Kennesaw Alcoholic Beverage License Applications of
Kennesaw Walk Keke's LLC d/b/a Keke's Breakfast Café
2090 Baker Road, Suite 201, Kennesaw, GA 30144

Exhibit "A"
Related Businesses

North Lakeland LLC d/b/a Keke's Breakfast Café
4115 N RD 98, Lakeland, FL 33809 - **BEV6307305**

Lakeland Keke's LLC d/b/a Keke's Breakfast Café
3615 Florida Avenue S, Lakeland, FL 33809 - **BEV6307304**

South Tampa Keke's LLC d/b/a Keke's Breakfast Café
1203 S Dale HWY Tampa, FL 33629 - **BEV3913552**

16. Education: List name of schools attended, address, dates of attendance and degrees earned.

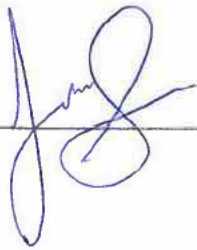
M/YR	to	M/YR	School	Address	City	State	Degree
<u>Home Schooled - Did not attend College</u>							

Applicant Privacy Rights
Notification Signature Form

Applicant Notification and Record Challenge:

Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedure of obtaining a change, correction or updating an FBI identification record is set forth in Title 28, Code of Federal Regulations (CFR), 16.34.

Procedures for obtaining a copy of the FBI criminal history record are set forth in 28 CFR 16.30 through 16.33 or review the [FBI website](#).

Signature		Print Name	Jordan M. Swan	Date	9/18/24	
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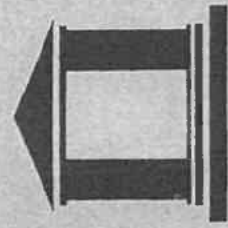
Training Institute for Responsible Vendors, Inc.

certifies that

Jordan Michael Swan

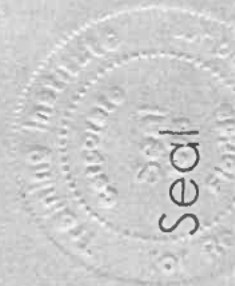
has successfully completed training in our RASS Workshop thus
entitling them to all the rights and privileges appertaining thereto .

In witness thereof the undersigned have affixed their names
this 24th day of September, 2024



A handwritten signature in dark ink, likely belonging to the President of the Training Institute for Responsible Vendors, Inc.

President





Business License
2529 J.O. Stephenson Ave.
Kennesaw, GA 30144

Contact Information:
Phone: (770) 424-8274
Fax: (770) 429-4559
www.kennesaw-ga.gov

License Application:
Alcoholic Beverage

OWNER/LICENSEE PERSONAL STATEMENT INFORMATION

1. Full name of licensee (No initials): Ashley M. Swan
(Include maiden names and alias names if any)

2. Phone Numbers:
a. Business: (813) 442-4262
b. Cell: _____
c. Home: _____

3. Home Address: 712 S. Bella Vista St., Tampa, FL 33609
4. Business Address: 2090 Baker Rd., Suite 201, Kennesaw, GA 30144



5. Please fill out the following:

Age: 38 Sex: Female Height: 5'2" Color of Hair: Brown
Race: Caucasian Weight: 120 Color of Eyes: Brown

6. Social Security #: [REDACTED]

7. Place of Birth: Bloomington, IN Date of Birth: [REDACTED] 1985

U.S. Citizen: ☒ X ☒ By Birth ☐ Naturalized

If a naturalized citizen, provide certificate #: N/A

and submit original naturalization certificate or U. S. Passport

If a legal permanent resident, provide alien registration #: N/A

and submit copy of I-551 card

Derived Parents Certificate #'s: N/A

Date & Port of Entry: N/A

8. How long have you resided in the City of Kennesaw or Cobb County? N/A

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10. Are you (Choose one): ☐ Single ☒ Married ☐ Widowed ☐ Divorced

11. If married, complete the following information on spouse.

Full Name of Spouse: Jordan M. Swan

Social Security #: [REDACTED]

Spouse's Maiden Name: N/A

Place of Birth: Fort Worth, TX

Date of Birth: [REDACTED] /1988

Place of Marriage: Orlando, FL

Date of Marriage: 10/11/2012

Name of spouse's employer: Self Employed

Address of employer: PO Box 10009, Tampa, FL 33679

U.S. Citizen: X ☒ By Birth ☐ Naturalized

If a naturalized citizen, provide certificate #: N/A
 and submit original naturalization certificate or U. S. Passport

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<u>Jaxton Swan</u>	<u>712 S. Bella Vista Street, Tampa, FL</u>	<u>5</u>	<u>Tampa, FL</u>
<u>Peyton Swan</u>	<u>712 S. Bella Vista Street, Tampa, FL</u>	<u>5</u>	<u>Tampa, FL</u>

13. Give names and addresses of all immediate living relatives.

	Full Name	Address
Parents:	<u>David Gierach</u>	<u>Estranged</u>
	<u>Kelly Gierach</u>	<u>Estranged</u>
Siblings:	<u>Laura Boveri;</u>	<u>Courtney Gierach; John Gierach - Estranged</u>
	<u>Sarah Venezia</u>	<u>Estranged</u>
In-Laws:	<u>Timothy Swan</u>	<u>Estranged</u>
	<u>Kathy Swan</u>	<u>Estranged</u>

14. Do you or your spouse have financial interest in any bar, lounge, tavern, restaurant, or other place of business where alcoholic beverage are sold and consumed on the premises? If yes, give details:

Yes. Please see attached Exhibit "A"

15. Are you or your spouse related to anyone who has ownership or is employed by any wholesale or retail alcoholic beverage business? If so, give name, relationship to licensee or licensee's spouse, business name and the amount of interest, and/or type of employment in each.

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1203 S Dale HWY Tampa, FL 33629 - **BEV3913552**

16. Education: List name of schools attended, address, dates of attendance and degrees earned.

M/YR	to	M/YR	School	Address	City	State	Degree
<u>Home Schooled - Did not attend College</u>							



Business License
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Kennesaw, GA 30144

Contact Information:
Phone: (770) 424-8274
Fax: (770) 429-4559
www.kennesaw-ga.gov

License Application:
Alcoholic Beverage

OWNER/LICENSEE PERSONAL FINANCIAL STATEMENT

Name: Ashley Marie Swan
Social Security #: [REDACTED]
Residence Address: 712 S. Bella Vista Street
City/State/Zip: Tampa, FL 33609
Residence Phone: N/A

Date of Birth: [REDACTED]/1985
Name of Spouse: Jordan Michael Swan
Business/Organization: Kennesaw Walk Keke's, LLC
Business Phone: (813) 442-4262
Partner/Officer in any other business? ☐ Yes ☐ No

Assets

Cash on hand in banks
Accounts Receivable
Stocks & Bonds
Real Estate
Cash value of Life Insurance
Automobiles
Deposit Accounts
Credit w/ Financial Institutions
Other Assets (Itemize)

[REDACTED]

Total Assets

[REDACTED]

Source of Annual Income Business
Bonus & Commissions [REDACTED]
Alimony, Child Support, or Separate Income
Itemize all loan sources & Interest
Other Income (Itemize)
Total Income

Liabilities

Notes payable to banks - Secured
Notes payable to banks - Unsecured
Accounts Payable
Unpaid Taxes
Mortgage on Real Estate
Other Debts (itemize)
Total Liabilities
Net Worth

[REDACTED]

Total Liabilities & Net Worth

[REDACTED]

Salary [REDACTED]
Dividends [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Unsatisfied judgments or lawsuits pending?

☐ Yes ☒ No

Are any income tax returns made by you for prior years being contested?

☐ Yes ☒ No

If so, what do you estimate as the additional amount you may be required to pay?

Are any assets pledged or joint names other than as described above?

☐ Yes ☒ No

Have you ever been declared bankrupt?

☐ Yes ☒ No

Do you have a will?

☐ Yes ☒ No

Who is named as your executor?

Beneficiary: N/A

Executor: N/A

As of 09/18 20 24



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Kennesaw, GA 30144

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Phone: (770) 424-8274
Fax: (770) 429-4559
www.kennesaw-ga.gov

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Alcoholic Beverage

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Name: Jordan Michael Swan
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City/State/Zip: Tampa, FL 33609
Residence Phone: N/A

Date of Birth: [REDACTED]/1988
Name of Spouse: Ashley Marie Swan
Business/Organization: Kennesaw Walk Keke's, LLC
Business Phone: (813) 442-4262
Partner/Officer in any other business? ☒ Yes ☐ No

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Cash value of Life Insurance
Automobiles
Deposit Accounts
Credit w/ Financial Institutions
Other Assets (Itemize)

[REDACTED]

Total Assets

[REDACTED]

Liabilities

Notes payable to banks - Secured
Notes payable to banks - Unsecured
Accounts Payable
Unpaid Taxes
Mortgage on Real Estate
Other Debts (itemize)
Total Liabilities
Net Worth

[REDACTED]

Total Liabilities & Net Worth

[REDACTED]

Source of Annual Income Business
Bonus & Commissions [REDACTED]
Alimony, Child Support, or Separate Income
Itemize all loan sources & Interest
Other Income (Itemize)
Total Income

Salary [REDACTED]
Dividends [REDACTED]
[REDACTED]

Unsatisfied judgments or lawsuits pending?

☐ Yes ☒ No

Are any income tax returns made by you for prior years being contested?

☐ Yes ☒ No

If so, what do you estimate as the additional amount you may be required to pay?

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Have you ever been declared bankrupt?

☐ Yes ☒ No

Do you have a will?

☐ Yes ☒ No

Who is named as your executor?

Beneficiary: N/A

Executor: N/A

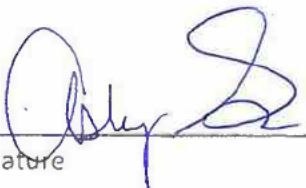
As of 09/18 20 24

Applicant Privacy Rights
Notification Signature Form

Applicant Notification and Record Challenge:

Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedure of obtaining a change, correction or updating an FBI identification record is set forth in Title 28, Code of Federal Regulations (CFR), 16.34.

Procedures for obtaining a copy of the FBI criminal history record are set forth in 28 CFR 16.30 through 16.33 or review the [FBI website](#).

	Ashley M. Swan	9/18/24	
Signature	Print Name	Date	

Florida DRIVER LICENSE

USA

CLASS **E**

1 SWAN
2 ASHLEY MARIE
3 712 S BELLA VISTA ST
4 TAMPA, FL 33609

3 DOB [REDACTED] 1985 15 SEX F
4b EXP [REDACTED] 2029 16 HGT 5'-03"
12 REST NONE 9a END NONE

SAFE DRIVER

4a ISS 12/02/2021
5DD X632112022747

Operation of a motor vehicle constitutes consent to any sobriety test required by law.

The State of Florida retains all property rights herein.
113085
Rev.
03/01/2020

CLASS: E - Any non-commercial veh with a GVWR < 26,001 lbs. or any RV
REST: None
END: None

REPLACEMENT LICENSE REQUIRED WITHIN 30 DAYS OF ADDRESS OR NAME CHANGE.
WWW.FLHSMV.GOV

FLOOR PLAN

FLOOR PLAN

FLOOR PLAN

Plastic Pump and Dry
CPL, INC.
321 Ave. of Pudding St.
Bardonia, NY 12771
914-351-3244

Subscribers:
Bing, C/O A. Inc. 3216
Berkeley, CA, Inc. 7503
Archie, Inc. 301 20000 20
Lindberg, Inc. 301 0000 204

Drawn by:	RW	Δ
Checked by:	RW	Δ
Approved by:	RW	Δ
Scale:	1" = 32'	Δ
Date:	m/d/y	Δ
Job No.:	00K1705	Δ
No.:		04.1

10.24	DECISION DEVELOPMENT	Revision

40	

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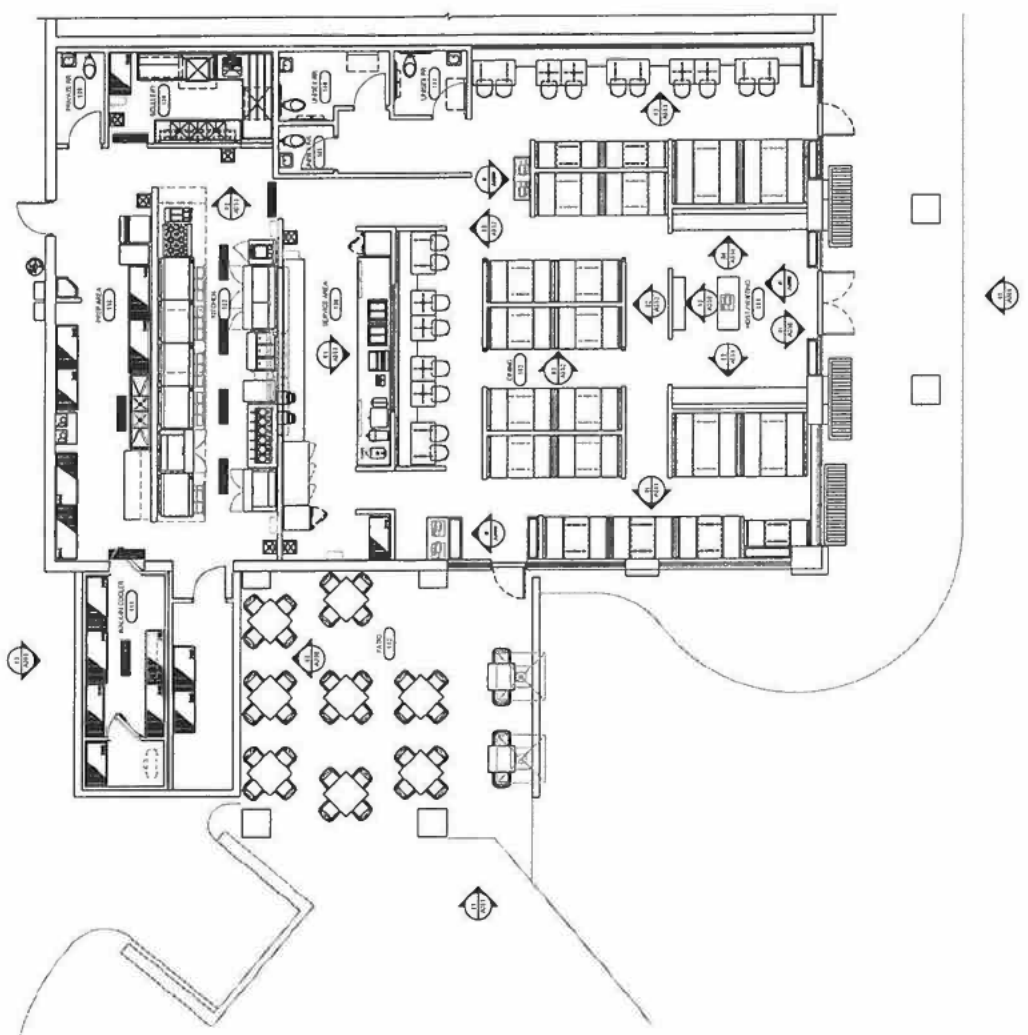
**A Full Service
A & E Firm**

- Architects
- Engineers
- Environmental
- Landscape Architects
- MEP
- Planners
- Structural
- Surveyors
- Traffic / Transportation

Offices in:

- Florida
- Puerto Rico
- Connecticut
- Maryland

gph



Omelets

three fresh-cracked extra large eggs served with home fries or grits and wheat toast

ADD HOME FRIES IN YOUR OMELET 140 cal

- **WESTERN** ham, onion, green pepper, cheddar cheese 1070-1185 cal
- **CHEESE STEAK** steak, green pepper, onion, white American cheese 1150-1265 cal
- **HAM & CHEESE** ham, white American cheese 1100-1215 cal
- **SAUSAGE & CHEESE** sliced sausage links, white American cheese 1230-1345 cal
- **SOUTHWEST** tomato, onion, jalapeño & pepper jack cheese, petal sauce, salsa 1300-1415 cal
- **GREEK** fresh baby spinach, diced tomato, feta cheese 930-1045 cal
- **FAJITA** seasoned chicken breast, green pepper, onion, cheddar cheese, salsa 1110-1225 cal

Create Your Own

choice of three ingredients with white American cheese 550-960 cal

Veggies: tomato 5 cal • spinach 0 cal • onion 15 cal • green pepper 15 cal • red pepper 15 cal • mushroom 0 cal • jalapeño 5 cal

Meats: ham 40 cal • bacon 170 cal • sausage 170 cal • turkey bacon 40 cal • turkey sausage 80 cal • chicken breast 60 cal

Other: sub egg whites 50 cal • add portabella 0 cal

Sides: petal sauce 320 cal • sub feta 80 cal • salsa 20 cal

Eggs Your Way

always cracked to order

THE classic COMBO

eggs your way with home fries or grits and choice of toast or English muffin

2 EGGS 670-965 cal

• 3 EGGS 750-1045 cal

EGG & CHEESE SANDWICH served with home fries or grits 590-795 cal

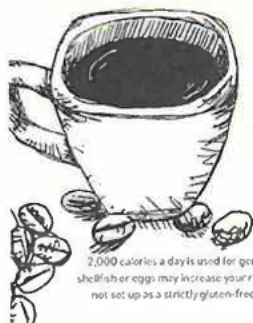
SANDWICH ONLY 210 cal

BREAKFAST WRAP two eggs, three vegetables and cheese, served with home fries or grits 890-1265 cal

FIVE EGG WHITES turkey bacon or turkey sausage with toast 490-670 cal

Eggs Benedict

two poached eggs on an English muffin topped with Canadian bacon, hollandaise sauce and paprika with home fries or grits 800-1005 cal



the ultimate cup

our coffee is ground fresh for every pot
HOT OR ICED 5 cal

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request. Additions or substitutions may affect meal price. *Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions. †Indicates gluten-free item that meets the FDA's specified definition of less than 20 ppm for a gluten-free claim. Please note that cafes are not set up as a strictly gluten-free environment. Due to shared preparation and cooking areas in our kitchen and the risk of cross-contact, we cannot guarantee that any item is free of any allergen. We do not maintain halal or kosher kitchens. Please inform server of any allergies.

Pancakes

three award-winning, famously large pancakes, batter made one small batch at a time

MAKE IT A COMBO

CHOCOLATE CHIP chocolate chips mixed in 1400 cal

BLUEBERRY berries mixed in 940 cal

ORIGINAL BUTTERMILK 880 cal

• **FLORIDA** fresh strawberries, banana, blueberries, powdered sugar 1520 cal

Other Favorite Flavors also available for Pancakes, Waffles and French Toast

BANANA PECAN • PECAN • GRANOLA CHOCOLATE CHIP • BANANA CHOCOLATE CHIP APPLE CINNAMON • STRAWBERRY BLUEBERRY • BANANA CARAMEL PECAN

Waffles

golden-brown, Belgian-style waffle with whipped cream available upon request

MAKE IT A COMBO

CHOCOLATE CHIP chocolate chips baked in 380 cal

APPLE-CINNAMON warm topping with powdered sugar and cinnamon 330 cal

STRAWBERRY OR BLUEBERRY berries in glaze 370/380 cal

CLASSIC BELGIAN WAFFLE 210 cal

• **FLORIDA** fresh strawberries, banana, blueberries, powdered sugar 620 cal

Chicken + Waffles

our classic waffle topped with tenders and powdered sugar, served with homemade sweet & spicy sauce 495 cal

Stuffed French Toast

cream cheese-stuffed French toast topped with powdered sugar with choice of filling

MAKE IT A COMBO

APPLE-CINNAMON 770 cal

RASPBERRY OR BLUEBERRY 870/670 cal

BANANA CARAMEL PECAN 1120 cal

• **TURTLE** pecans, caramel, chocolate 1020 cal

Bowls

• **SCRAMBLER BOWL** two extra large eggs your way, choice of three vegetables, and choice of cheese on home fries with toast 820-990 cal

QUAKER HOT OATS with sliced banana and English muffin 450 cal

French Toast

three thick slices grilled until golden-brown and topped with powdered sugar

MAKE IT A COMBO

CLASSIC topped with cinnamon 660 cal

APPLE-CINNAMON cinnamon apples, sugar, cinnamon 870 cal

BANANA CARAMEL PECAN 1120 cal

• **FRESH FRUIT** fresh strawberries, banana, blueberries, powdered sugar 880 cal

FRESH FRUIT strawberry, banana, blueberry, grape, orange 270/500 cal Cup / Bowl

SUNSHINE BOWL yogurt, granola, fresh fruit, honey 460/790 cal Small / Large



Sides

BACON OR TURKEY BACON four strips 290/180 cal

SAUSAGE OR TURKEY SAUSAGE four links 360/280 cal

GRILLED HAM STEAK single slice 130 cal

ENGLISH MUFFIN, BAGEL, OR TOAST white, wheat, rye, cinnamon raisin 130-320 cal

GLUTEN FREE TOAST † multi ancient grain 150 cal Side / Sub

SILVER DOLLAR PANCAKES stack of five 90 cal

GRITS classic or cheesy 280/395 cal

HOME FRIES 280 cal | **ADD HAM OR BACON & CHEDDAR CHEESE** 490/620 cal

Paninis

grilled on sourdough bread, served with kettle chips and pickle spear

CHEESE STEAK choice of vegetables and white American cheese 1020-1090 cal

PORTABELLA grilled portabella, roasted red pepper, pesto sauce, provolone 1190 cal

GRILLED CHEESE choice of two: American, cheddar, Swiss, pepper Jack or provolone 860-1050 cal
ADD BACON 170 cal

ITALIAN CHICKEN chicken breast, roasted red pepper, pesto sauce, provolone 1250 cal

Salads

ADD ROASTED PORTABELLA OR FRENCH FRIES 0/350 cal

CAROLINA CHICKEN fried or grilled chicken strips, tomato, pecans, shredded cheddar cheese, bacon pieces, honey mustard dressing, iceberg lettuce 1390-1460 cal

CHICKEN CAESAR grilled chicken breast, parmesan cheese, croutons, Caesar dressing, romaine 630 cal

TUNA SALAD & FRESH FRUIT tuna salad, strawberry, banana, blueberry, grape & orange slices, romaine 690 cal

Buffalo Tenders

Four strips with French fries 730 cal

The Bacon Cheeseburger

two, quarter-pound all-beef patties topped with two slices of bacon and two slices of white American cheese, served with kettle chips and pickle spear 1100 cal

CHEESEBURGER ONLY 960 cal

Get it Keke's Style
ADD A FRIED EGG 80 cal

Sandwiches & Wraps

sandwiches served with kettle chips and pickle spear
wraps prepared on a wheat tortilla *flour available*
ADD AN EGG TO ANY SANDWICH 80 cal

BLT SANDWICH bacon, lettuce, tomato, and mayo on white toast 1080 cal

CAROLINA CHICKEN WRAP fried or grilled chicken strips, pecans, bacon, tomato, cheddar, iceberg lettuce, honey mustard dressing 1430-1500 cal

CHICKEN CAESAR WRAP grilled chicken breast, parmesan, romaine, Caesar dressing 1200 cal

BUFFALO CHICKEN WRAP fried or grilled chicken strips, Franks Red Hot, tomato, romaine, ranch dressing 830-1550 cal

TURKEY CLUB SANDWICH turkey breast, bacon strips, tomato, lettuce, mayo, wheat toast 1550 cal

TUNA MELT SANDWICH tuna salad, romaine, cheddar cheese, choice of toast 1100 cal

Beverages

COFFEE & ICED COFFEE
ground fresh for every pot 5 cal

SODAS featuring *Coca-Cola*
Coke • Diet Coke • Coke Zero • Dr Pepper • Sprite • Root Beer • Fruit Punch • Lemonade 0-270 cal

ICED TEA brewed daily 0 cal

HOT DRINKS Hot Tea 0 cal
Hot Chocolate 210 cal

JUICES
Orange • Apple • Cranberry • Tomato 60-280 cal
10 oz / 20 oz

MILK Whole • 2% • Chocolate 160-550 cal
10 oz / 20 oz

BOTTLED WATER
Dasani 0 cal
Acqua Panna® 0 cal

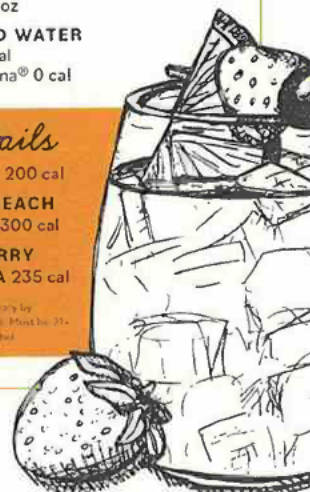
Cocktails

MIMOSA 200 cal

WHITE PEACH BELLINI 300 cal

WILDBERRY SANGRIA 235 cal

Availability may vary by location and time. Must be 21+ to consume alcohol.



Lunch Sides

Sub for Chips / Side Order

FRENCH FRIES 350 cal

ONION RINGS with Texas petal sauce 850 cal

SIDE SALAD iceberg or romaine with choice of vegetables & croutons 40-100 cal

FRESH FRUIT CUP strawberry, banana, blueberry, grape, & orange 270 cal

KEKE'S SIGNATURE

Keke's Kids

12 & under, includes beverage | ADD CHOCOLATE CHIPS 160 CAL

FAVORITES COMBO pancake, waffle or French toast sticks with one scrambled egg, slice of bacon 220-400 cal

EB&T COMBO* one egg your way, slice of bacon, toast 280 cal

SILVER DOLLAR PANCAKES with fruit cup 220 cal

FRUIT & YOGURT CUP 270 cal

CHICKEN FINGERS with French fries 540 cal

GRILLED CHEESE SANDWICH with chips 700 cal



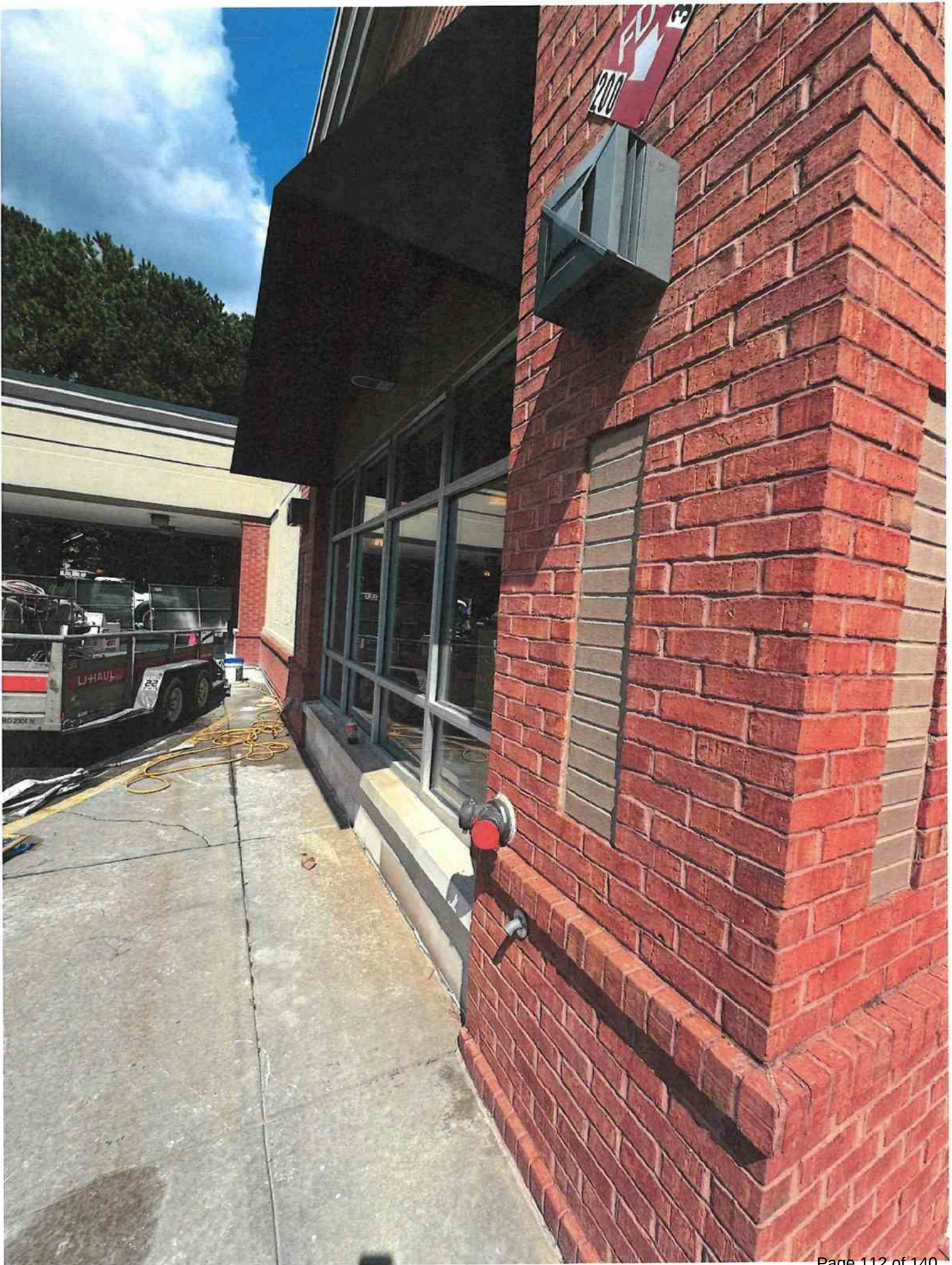
Mornings from Scratch™

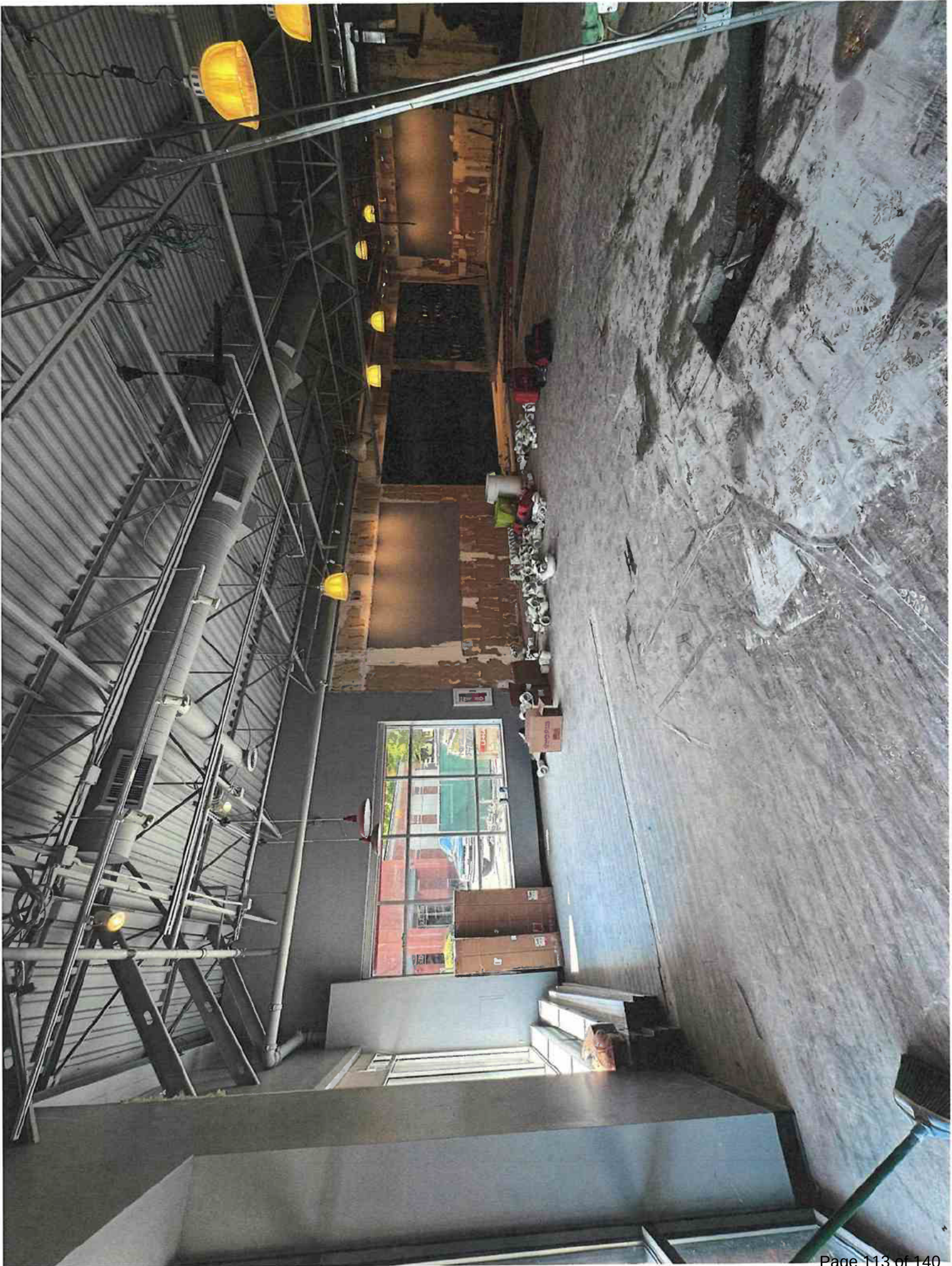
You'll find a lot of things in our kitchen—like coffee ground in-house, hand-cracked eggs, fresh fruit cut to order, and yes, real butter and whipped cream. What you won't find is a microwave. Why? Because we believe in using only the freshest ingredients prepared from scratch. If there's a better way, we haven't found it. We are committed to starting your day with taste, quality, and abundance so that your morning is made just right!

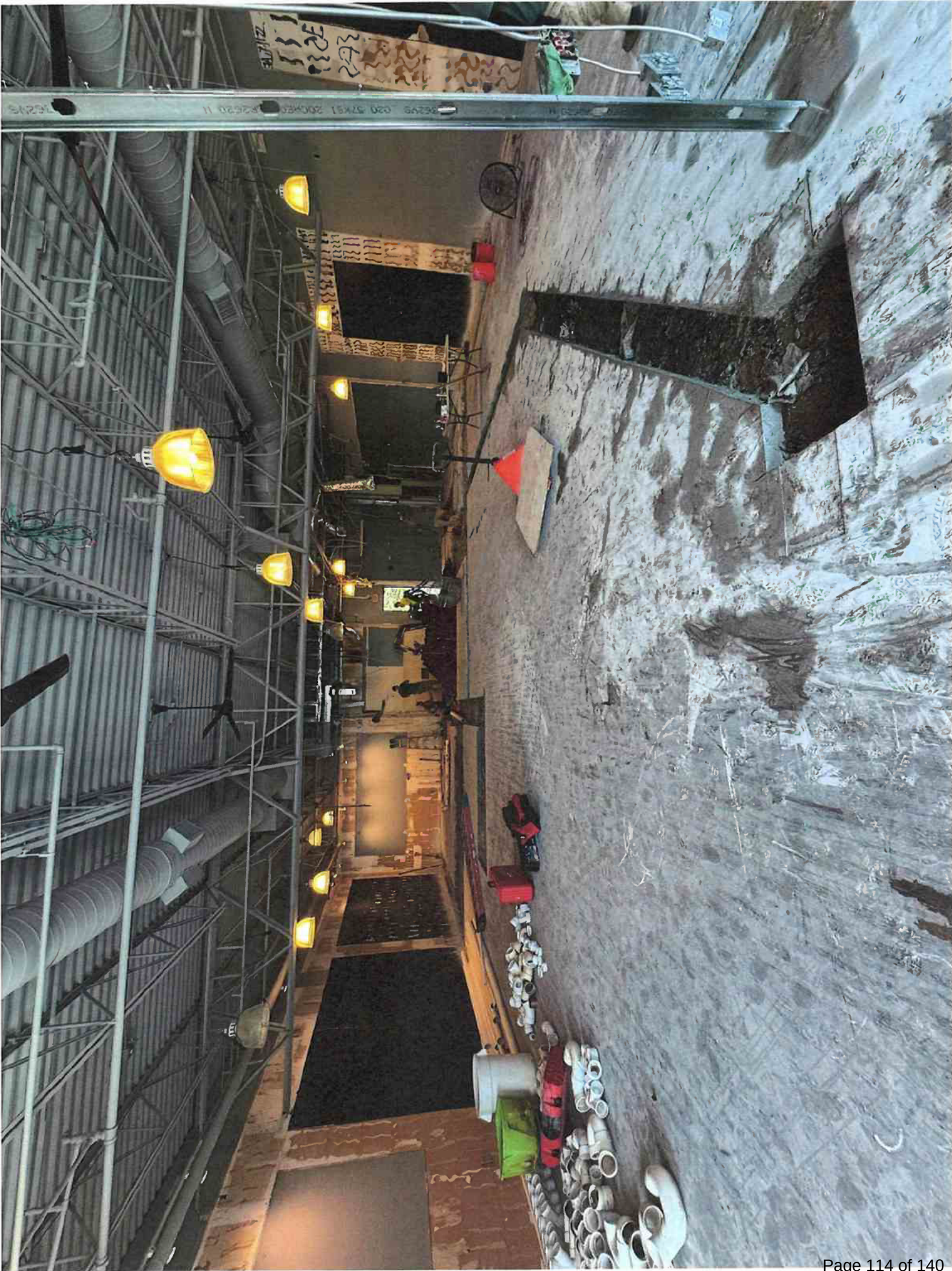
KEKES.COM  

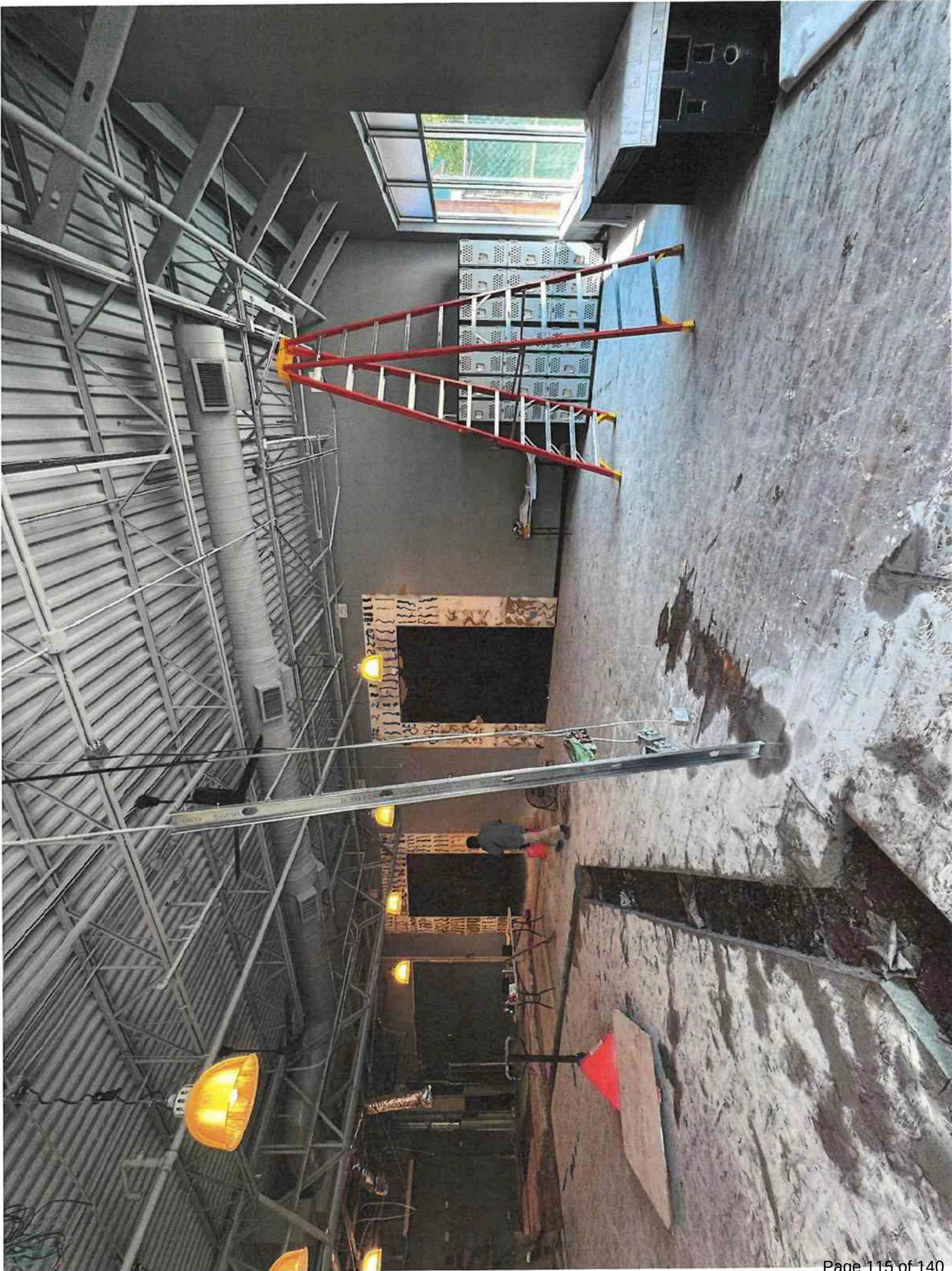
2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request. Additions or substitutions may affect meal price. *Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions. †Indicates gluten-free item that meets the FDA specified definition of less than 20 ppm for a gluten-free claim. Please note that cafes are not set up as a strictly gluten-free environment. Due to shared preparation and cooking areas in our kitchen and the risk of cross-contact, we cannot guarantee that any item is free of any allergen. We do not maintain halal or kosher kitchens. Please inform server of any allergies.



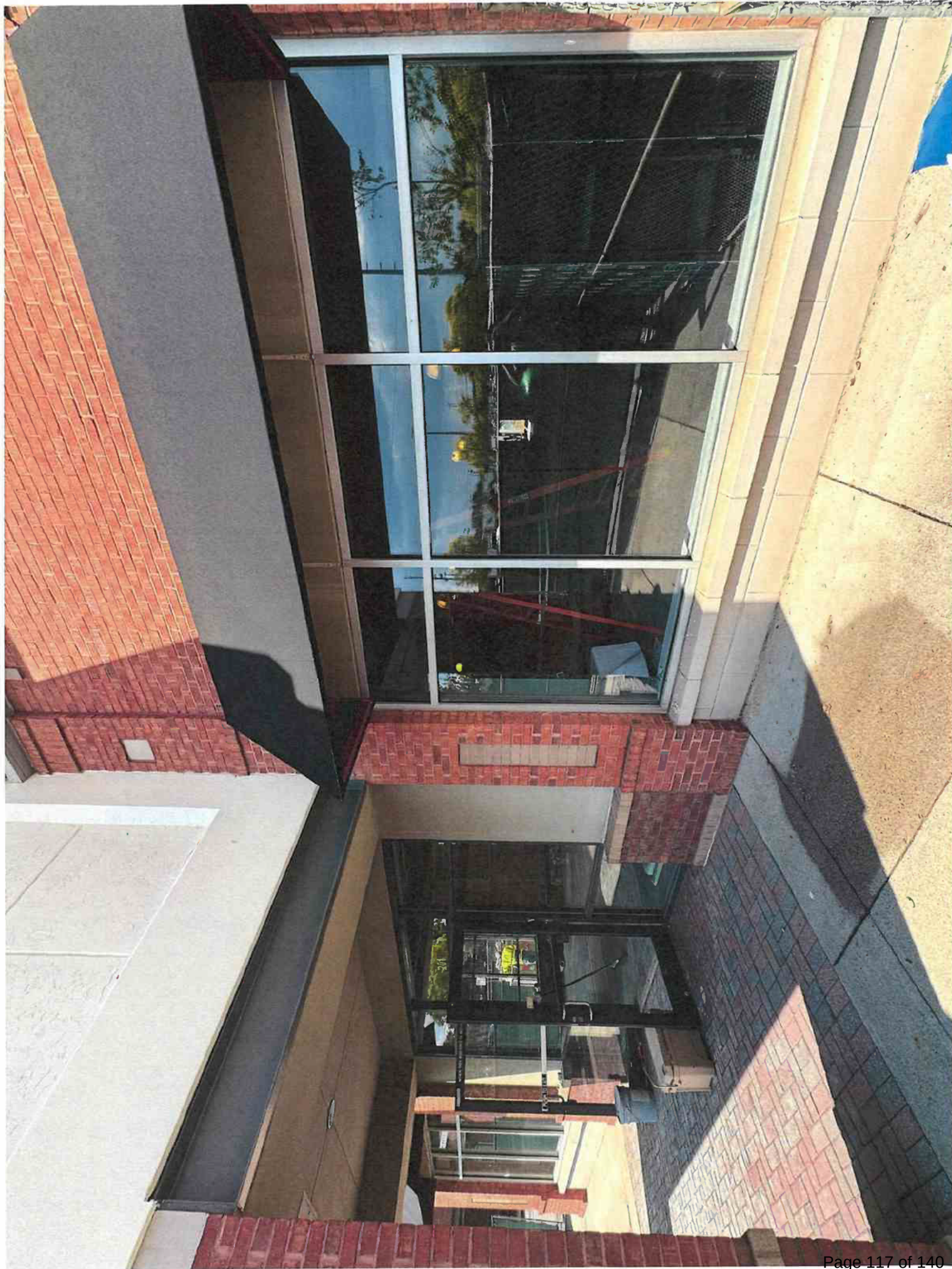








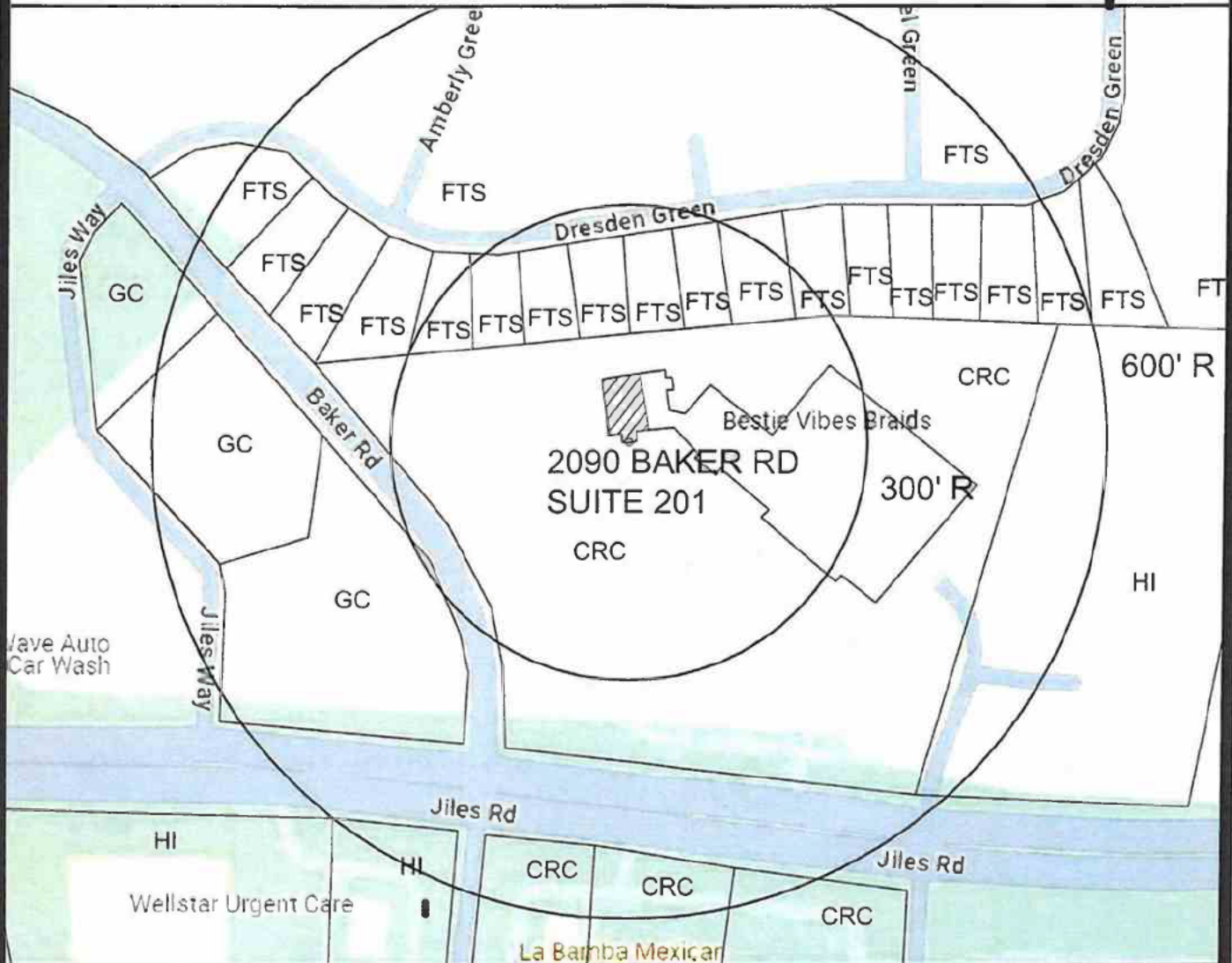




ATLANTA ENGINEERING SERVICES, INC. HAS NOT
PERFORMED A BOUNDARY LINE SURVEY AS PER
THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

ATLANTA ENGINEERING SERVICES

918 HOLCOMB BRIDGE ROAD, SUITE 201
ROSWELL, GEORGIA 30076
PHONE: 770-316-1720



Distance Measurements:

Residence: 2180 Dresden Green - 625'
Church: Shilow Comm., 3860 Cherokee St - 3330'
School Grounds: Baker Elem., 2361 Baker Rd - 4815'
College: Kennesaw State, 430 Bartow Ave - 7920'
Housing Authority: Marietta Housing, 4173 J. Kienel Dr - 2069'

Public Park: Fairfax Park, 2253 Baywater Dr - 2258'
Hospital: Wellstar, 3805 Cherokee St - 2828'
Public Building: Post Office, 2001 Duncan Dr - 10929'
Alcohol Treatment Cl: Hopequest, 5345 Crossroads Dr - 15840'

OWNER:

ALCOHOLIC LICENSE SURVEY FOR:

ASHLEY SWAN
2090 BAKER RD, SUITE 201
KENNESAW, GA 30144

Business name: **KEKE'S BREAKFAST CAFE**

Site Address: 2090 BAKER RD, SUITE 201
KENNESAW, GA 30144

COBB COUNTY
STATE OF GEORGIA
JOB. NO. 2024-3484
DWN. BY: ELA
DATE: 08-09-2024



NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY ATLANTA ENGINEERING SERVICES, INC. OR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

GENERAL NOTES:

1. THIS MAP IS A SPECIAL PURPOSE MAP INTENDED FOR SOLE USE OF THE OWNER FOR AN ALCOHOL LICENSE.
2. ALL MATTERS OF TITLE ARE EXCEPTED.
3. THIS PLAT IS NOT FOR RECORDING.
4. EQUIPMENT USED FOR MEASUREMENTS: SURVEY MEASURING WHEEL AND GOOGLE EARTH. COBB COUNTY GIS MAPS USED.
5. DISTANCES MEASURED BY STRAIGHT LINE.



(GRAPHIC SCALE - IN FEET)
1 inch = 300 ft.



APPROVED
H. Mainwaring
Center for Environmental Health
COBB PUBLIC HEALTH
DATE *10-3-24*
CENTER FOR ENVIRONMENTAL HEALTH

Alpha Fowler Bryan, M.D.
District Health Director

FOOD SERVICE ESTABLISHMENT PLAN AND SPECIFICATION REVIEW

FSP-033-006740

☒ New

☐ Re-model

☐ Change of ownership

Name of Establishment:

KeKe's Breakfast Cafe

Address of Establishment:

2090 Baker Rd. Kennesaw, Ga 30144

Approval of these plans and specifications does not constitute endorsement or acceptance of the completed establishment. A final inspection of each completed establishment with the necessary equipment is required to determine if the facility complies with the Rules and Regulations governing food service establishments.

A permit must be obtained from Cobb & Douglas Public Health and all applicable fees must be paid before this facility may operate as a food service establishment.

Plans Reviewed by:

H. Mainwaring
Title: Environmental Health Specialist

Date: *10-3-24*

Plan Review Exception List

This establishment must meet all requirements for a food service operation. Copies of the Food Service Rules and Regulations are available at our website: www.cobbanddouglaspublichealth.org or at our office.

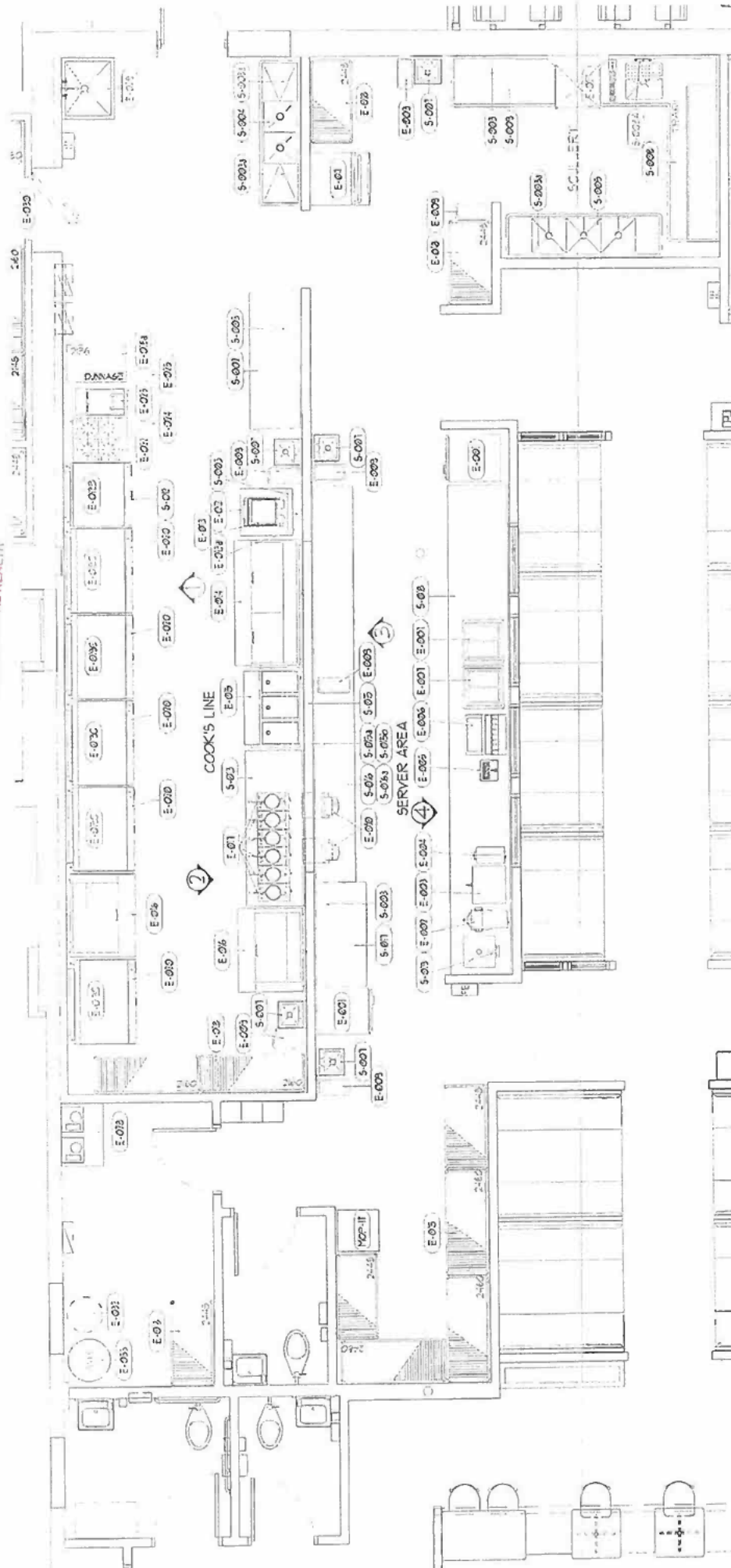
- Item 1: The minimum size hot water heater for this facility is one with 100 gallons of storage with at least 106,633 BTUs)
- Item 2: The floor, walls and ceilings coverings must be constructed of smooth, durable, easily cleanable material. Accepted coverings include quarry, ceramic and industrial grade vinyl tile for floors; frp and stainless steel for wall; and, vinyl coated tiles for ceilings.
- Item 3: Ensure adequate ventilation of restrooms and cooking areas. All light fixtures must be shielded.
- Item 4: All exterior and restroom doors must be tight fitting and self-closing.
- Item 5: Hand sinks are required in the kitchen area and serving line area. A three compartment sink and mop sink are required. Plumbing must be adequately sized and meet plumbing codes. Indirect drains are required for ice storage/machines.
- Item 6: All refrigeration must be capable of maintaining 41° F or less; all hot holding equipment must be capable of maintaining 135° or above. The facility must have thermometers in all coolers and monitor temperatures. °
- Item 7: All storage shelving must have a 6" clearance and floor mounted equipment must be easily moveable or sealed to adjacent walls or spaced adequately to facilitate cleaning.
- Item 8: Owner is to develop an Employee Health Policy that complies with foodservice regulations.
- Item 9: The facility must contact the Water Department in regards, to the grease trap. Contact Brett Bass at (770) 528-8433 or by email at brett.bass@cobbcounty.org. Contact Emily Krajewski at (770) 419-6430 or by email at emily.krajewski@cobbcounty.org. Provide a copy of the documentation to the health department once received.
- Item 10: The Cobb County Fire Marshal Department must be contacted to update the agency if a change of ownership occurred. A Certificate of Occupancy from the Fire Marshal Department must be provided if the facility is newly constructed or if major renovations have been made to the facility. Provide a copy of the CO to the Health Department.

APPROVED

H. Manigault

DATE 10-3-24

COBB PUBLIC HEALTH
CENTER FOR ENVIRONMENTAL HEALTH



ITEM NO	QTY	DESCRIPTION	MANUFACTURER / MODEL	VOLTS	PH	LOAD ON THE ATT	REMARKS	4W	CU	FLU	5 BT	WATE	G-AS	MTN	ATT	REMARKS
8-000	75	E-6 CORNER PROTECTOR	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-
8-000A	101	90 PLATING (E-6) 3 LINE	WOOD SUPPLIER	-	-	-	-	-	-	-	-	-	-	-	-	-
8-000B	101	6-5 PLATING (BETWEEN LINE)	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-
8-001	1	80 WORK TABLE - PREP	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-
8-003	6	5-8 WALL SHELF (PER PLAN)	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-
8-003A	4	1/2" WALL SHELF (PER PLAN)	NETEL / VARIOUS	-	-	-	-	-	-	-	-	-	-	-	-	-
8-004	1	PREP SINK	STAINLESS FABRICATOR	-	-	-	-	-	-	-	3"	-	-	-	T.B.D.	DRAIN TO FA.
8-004A	1	PREP SINK FAUCET	KNOXHE / 114-160	-	-	-	-	10"	10"	-	-	-	-	-	4"	-
8-006	1	3 COMPARTMENT SINK	STAINLESS FABRICATOR	-	-	-	-	-	-	-	2"	-	-	-	T.B.D.	DRAIN TO FA.
8-006A	2	3 COMPARTMENT SINK FAUCET	GRUNGE / 114-80	-	-	-	-	10"	10"	-	-	-	-	-	3"	-
8-006B	1	3 SINK HANGER	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8-007	6	HAND SINK WALL MOUNTED	KNOXHE / 114-160	-	-	-	-	-	-	-	110"	-	-	-	16"	-
8-007A	6	HAND SINK FAUCETS	GRUNGE / 114-80	-	-	-	-	10"	10"	-	-	-	-	-	16"	-
8-008	1	FIXED DISPENSE W/AGE OVER SINK	STAINLESS FABRICATOR	-	-	-	-	-	-	-	10"	-	-	-	T.B.D.	DRAIN TO FA.
8-008A	1	PRE-PURGE FAUCET	GRUNGE / 114-160	-	-	-	-	10"	10"	-	-	-	-	-	16"	MTD. ON 3-20A
8-009	1	CLEAN DISINFECTANT	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-
8-010	1	TICKET RAIL HOLDER	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-
8-011	1	HOIST PLATE CABLE	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-
8-012	1	EQUIPMENT STAND	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-
8-013	7	50 WORK TABLE - EAT/FL	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-
8-014	6	50 WORK TABLE - PLATES	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-
8-015	1	PASS-THRU WINDOW / 3 TIER	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-
8-016A	1	PASS-THRU HEAT LAMP	HATCO / GRA-4803	120	1	13.4A	J-BOX	-	-	-	-	-	-	-	-	MTD. THRU PASS-BEY
8-016B	1	PASS-THRU HEAT LAMP	HATCO / GRA-4803	120	1	13.4A	J-BOX	-	-	-	-	-	-	-	-	MTD. THRU PASS-BEY
8-016	1	WARM CO. PICK-UP CONTAINER	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-
8-017	1	TO-GO CONTAINER	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-
8-018	1	BEVERAGE COUNTER	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-
8-019	1	UTILITY DUMP SINK	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	10"	-	-	16"	-
8-019A	1	DECK MOUNT FAUCET	GRUNGE B-300L	-	-	-	-	10"	10"	-	-	-	-	-	16"	MTD. ON COATED

Page 121 of 140

"E" EQUIPMENT CATEGORY

ITEM NO	QTY	DESCRIPTION	MANUFACTURER / MODEL	VOLTS	LOAD	OS	TYPE	REMARKS	KW	CALL	F.W	SIZE	FAST	GAS	TEST	APPL	REMARKS
E-001	2	SHOWER DOOR REHABILITATION	ATOSA / REHABILITATION	00	1	1.1A	0-SP	40"	-	-	-	-	-	-	-	-	-
E-002	1	TEA DISPENSER	BUNN-O-MATIC / T800	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-003	1	ICE TEA DISPENSER	BUNN-O-MATIC / T800-M-LB	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E-004	1	COFFEE DISPENSER	BUNN-O-MATIC / T7 DISC	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-005	1	COFFEE DISPENSER	BUNN-O-MATIC / T7 DISC	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-006	1	WATER FILTER	DK RESOURCE / BK-48-00P-G	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E-007	1	SOFA DISPENSER UNIT	BY VENDOR	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-008	2	DRINK IN GLASS RACK	UNICAIDE / STI	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E-009	0	SPARE PARTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E-010	LOT	TRASH CONTAINER	TED / ST GUINER	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E-011	1	COMETOR ROASTER	BAKING / COMETOR	00	1	0.8A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-012	1	ICE MACHINE W/ BIN	ATOSA / TRAMP-AP-1510-10N	00	1	1.1A	0-SP	64"	-	-	-	-	-	-	-	-	-
E-013	1	JOINT TOP PRESSER	ATOSA / REHABILITATION	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-014	1	PAVING PUMP	STAR / PGM	00	1	0.8A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-015	1	PANCA THER	PRINCE CASTLE / VENTISH	00	1	1.1A	0-SP	60"	-	-	-	-	-	-	-	-	-
E-016	1	REFRIGERATED PREP	ATOSA / REHABILITATION	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-017	1	3 WELL STEAM TABLE	VOLKATH / 30000	00	1	0.8A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-018	0	CONTOUR TOP STEAM JELL	APR STOTT / 0-30	00	1	0.8A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-019	2	REFRIGERATED PREP GAS-CLP	ATOSA / REHABILITATION	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-020	0	SAMPLE RICH	STAR / 0000	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-021	LOT	DRY STORAGE SHELVING	MODEL / VARIOUS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E-022	LOT	DUNNAGE RACK	CANVINO / DUNNAGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E-023	0	PLAT BRICKS 14"	ACQUITYP / GORP/AL-10-11	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-024	1	PLAT BRICKS 14"	ACQUITYP / GORP/AL-10-11	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-025	0	PLAT BRICKS 14"	ACQUITYP / GORP/AL-10-11	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-026	0	REFRIGERATED BULP M-100	ATOSA / REHABILITATION	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-027	0	SPARE PARTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E-028	1	30" RANGE W/ OVEN	ATOSA / 0000-000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E-029	1	RYER W/ 000 SPLASHES	ATOSA / 0000-000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E-030	2	EXHAUST HOOD DOOR-LIKE	CAPTIVE ARE / 0000P	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-031	2	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-032	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-033	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-034	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-035	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-036	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-037	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-038	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-039	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-040	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-041	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-042	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-043	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-044	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-045	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-046	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-047	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-048	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-049	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-050	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-051	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-052	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-053	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-054	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-055	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-056	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-057	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-058	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-059	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-060	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-061	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-062	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-063	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-064	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-065	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-066	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-067	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-068	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-069	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-070	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-071	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-072	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-073	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-074	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-075	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-076	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-077	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-078	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-079	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-080	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-081	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-082	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-083	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-084	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-085	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-086	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-087	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-088	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-089	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-090	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-091	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-092	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-093	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-094	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-095	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-096	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-097	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-098	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-	-	-	-	-	-	-	-
E-099	1	EXHAUST AIR EXTRACTOR	CAPTIVE ARE	00	1	1.1A	0-SP	34"	-	-							

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Kennesaw Walk Keke's, LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **03/18/2024** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **03/27/2024**.



Brad Raffensperger

Brad Raffensperger
Secretary of State



Secretary of State

OFFICE OF SECRETARY OF STATE
CORPORATIONS DIVISION
2 Martin Luther King Jr. Dr. SE
Suite 313 West Tower
Atlanta, Georgia 30334
(404) 656-2817
sos.georgia.gov/corporations

Articles of Organization

Article One

The name of the limited liability company is:

Kennesaw Walk Keke's, LLC

Article Two

(Check, and if applicable complete, one of the following)

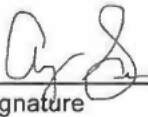
- ☒ The articles of organization shall be effective upon filing with the Secretary of State.
- ☐ The articles of organization shall be effective on: _____ at _____.
(Date) (Time)

[Note: The delayed effective date may not be later than 90 days after the filing date.]

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on

March 14, 2024

(Date)



Signature

Ashley Swan

Print Name*

- Capacity (choose one option only):
- ☐ Organizer
- ☐ Member
- ☒ Manager
- ☐ Attorney-in-fact

* Enter individual's legal name, i.e. first and last name without use of initials or nicknames. Middle names or initials may be included.



Jordan Swan
(407) 461-0327
Email: jordan.swan@kekes.com

December 2, 2024

Ms. LaMaya Edmunds
Business License Manager
City of Kennesaw
3080 Moon Station Rd
Kennesaw, GA 30144

RE: City of Kennesaw Alcoholic Beverage License Application of Kennesaw Walk
Keke's LLC d/b/a Keke's Breakfast Cafe - 2090 Baker Road, Suite 201, Kennesaw,
GA 30144

Dear Ms. Edmonds,

We are pleased to submit this letter to formally appoint Mr. Jeffrey Hillwig as the Local Alcohol Agent for Keke's Breakfast Cafe located at 2090 Baker Road, Suite 201, Kennesaw, GA 30144.

Please do not hesitate to contact us should you have any questions or require any additional information or documentation regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to be "JS" or similar, written over a horizontal line.

Jordan Swan
Managing Member



GEORGIA
DRIVER'S LICENSE

DRIVER'S LICENSE DL 

Governor: *B. Perdue*

Commissioner: *Spencer R. Moore*



4d DL NO. [REDACTED] 3 DOB [REDACTED] 1962
9 CLASS C 4b EXP [REDACTED] 2032
2 JEFFREY ALAN
1 HILLWIG
8 25 SILVER MAPLE LN
RABUN GAP, GA 30568-2126
RABUN
12 REST A
9a END NONE
4a ISS 10/08/2024
15 SEX M 18 EYES BLU
16 HGT 6'-00" 17 WGT 185 lb
5 DD 578310023170020000

♥ ORGAN DONOR

Jeffrey A. Hillwig

01/02/2019
www.dds.georgia.gov



10008642849

MEDICAL INFORMATION: BLOOD TYPE A-

CLASS: C-≤ 26,000 lbs. GVWR and Trailer ≤ 10,000 lbs. All recreational vehicles included

ENDORSEMENTS: NONE

RESTRICTIONS: A-None



DOB: 07/12/1962





Item Report

TO: The Honorable Mayor and City Council

FROM: Ricky Stewart, Public Works Director

DATE: February 3, 2025

TITLE: **Resolution: Dedication of Grenadine Circle in Villas at Hickory Grove**
Consideration for approval of a Resolution accepting the dedication of Grenadine Circle to the City of Kennesaw.

Summary:

The Developer of Villas at Hickory Grove has requested the dedication of a street to the City of Kennesaw. The street to be dedicated is Grenadine Circle, an area of 2.167 acres with 50' of Right of Way; The construction of the street and the installation of the storm system were inspected by the City while the development was being built to insure that all was to City standards and specifications. All inspections were passed and approved. The street has since gone through the one-year warranty period and re-inspection. Public Works is now satisfied that the street can be accepted.

Recommendation:

The Public Works Director recommends the acceptance of the street and requests the Mayor and Council approve the Resolution for dedication of the street.

Fiscal Impact:

Attachments:

1. RES 2025 - Villas at Hickory Grove Street Dedication
2. 8000 - QuitClaim Deed - City of Kennesaw - Turnover Streets - Villas at Hickory Grove - 08.13.24

**CITY OF KENNESAW
GEORGIA**

RESOLUTION NO. 2025-__, 2025

**RESOLUTION TO ACCEPT DEDICATION OF A STREET IN
VILLAS AT HICKORY GROVE**

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

WHEREAS, the City has been requested to accept the dedication of a street within
Villas at Hickory Grove; and

WHEREAS, the street to be dedicated is Grenadine Circle, an area of 2.167 acres with 50'
of Right of Way; and

WHEREAS, the Public Works Department has inspected and approved the construction
for compliance to City standards and specifications.

BE IT RESOLVED the Kennesaw City Council authorizes the Mayor to accept the
dedication of streets as shown in the attached plat and legal description.

BE IT FURTHER RESOLVED this Resolution shall become effective from and after its
adoption and execution by the Mayor.

PASSED AND ADOPTED by the Kennesaw City Council on this ____ day of February,
2025.

ATTEST:

CITY OF KENNESAW

Lea Alvarez, City Clerk

Derek Easterling, Mayor



Attorney Name: Sean R. Kasper
Direct Dial: (404) 926-4550
Email: seank@weissman.law

July 23, 2024

Mr. Ricky Stewart
Public Works Director
City of Kennesaw
3080 Moon Station Road
Kennesaw, GA 30144

VIA EMAIL: rstewart@kennesaw-ga.gov

RE: Acceptance and dedication of Roads to the City of Kennesaw Villas at Hickory Grove Subdivision

Dear Mr. Stewart:

Please accept the enclosed draft Warranty Deed conveying the streets in Villas at Hickory Grove subdivision to the City of Kennesaw. Also enclosed is the subdivision plat. Should this deed meet with your approval, we will have the deed executed and recorded. Should you require any changes or revisions to this document, please let me know.

Sincerely,

Weissman PC

Sean R. Kasper

Buckhead Office

Floor

Office 404.926.4500

Fax 404.926.4600

Web weissman.law

3500 Lenox Road

One Alliance Center, 4th

Atlanta, GA 30326

Record and Return to:

WEISSMAN PC
One Alliance Center, 4th Floor
3500 Lenox Road
Atlanta, Georgia 30326

STATE OF GEORGIA

COUNTY OF COBB

QUITCLAIM DEED

THIS INDENTURE, made as of the ____ day of July, 2024, between **KERLEY FAMILY HOMES, LLC**, a Georgia limited liability company (the "**Grantor**"), and **THE CITY OF KENNESAW**, a political subdivision of the State of Georgia (the "**Grantee**") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency whereof are hereby acknowledged, by these presents does hereby remise, release, and forever quitclaim unto the Grantee, all right, title, interest, claim, or demand, without limitation, which Grantor has or may have had in and to that certain tract or parcel of land lying and being in Cobb County, Georgia, and more particularly described on **Exhibit A** attached hereto (the "**Land**");

TOGETHER WITH all buildings, structures and improvements thereon and all rights, members, easements and appurtenances appertaining to the Land and all right, title and interest of the Grantor in and to public alleys, streets and rights-of-way adjacent to or abutting the Land (the Land, together with the foregoing, is hereinafter referred to as the "**Property**");

TO HAVE AND TO HOLD the Property 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 Grantee forever so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the Property or any rights therein.

[Signature(s) on following page]

IN WITNESS WHEREOF, the Grantor has set hereunto its hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

KERLEY FAMILY HOMES, LLC,
a Georgia limited liability company

Witness

By: _____ (SEAL)

Name: Joseph E. Kerley
Title: Member

Notary Public

My Commission Expires: 8.25.24

[Notary Seal]



EXHIBIT "A"
Villas at Hickory Grove Subdivision Phase 1& 2
Road Rights-of-Way

Grenadine Circle
(Exterior Portion)

All of that tract or parcel of land lying and being in Land Lot 26 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

Beginning at the intersection formed by the northwesterly right-of-way line of Hickory Grove Road (variable r/w) with the easterly right-of-way line of Grenadine Circle (50'r/w) and proceed S54°34'21"W for a distance of 51.61 feet to a point located on the westerly right-of-way line of Grenadine Circle (50'r/w); thence proceed around the exterior right-of-way line of Grenadine Circle (50'r/w) the following courses and distances: N21°04'16"W for a distance of 76.48 feet to a point; thence 41.31 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet and being subtended by a chord of N68°24'28"W, 36.77 feet to a point; thence S64°15'20"W for a distance of 168.92 feet to a point; thence 143.49 feet along the arc of a curve to the right, said curve having a radius of 175.00 feet and being subtended by a chord of S87°44'44"W, 139.51 feet to a point; thence 22.64 feet along the arc of a curve to the left, said curve having a radius of 20.00 feet and being subtended by a chord of S78°48'04"W, 21.45 feet to a point; thence 149.83 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet and being subtended by a chord of N47°47'06"W, 99.74 feet to a point; thence 22.64 feet along the arc of a curve to the left, said curve having a radius of 20.00 feet and being subtended by a chord of N05°37'44"E, 21.45 feet to a point; thence 87.85 feet along the arc of a curve to the right, said curve having a radius of 175.00 feet and being subtended by a chord of N12°25'28"W, 86.93 feet to a point; thence N01°57'24"E for a distance of 113.03 feet to a point; thence 23.48 along the arc of a curve to the right, said curve having a radius of 125.00 feet and being subtended by a chord of N07°20'26"E, 23.45 feet to a point; thence N 12°43'28"E for distance of 104.87 feet to a point; thence 28.65 feet along the arc of a curve to the left, said curve having a radius of 75.00 feet and being subtended by a chord of N01°46'57"E, 28.47 feet to a point; thence N09°09'34"W for a distance of 167.48 feet to a point; thence 101.90 feet along the arc of a curve to the right, said curve having a radius of 125.00 feet and being subtended by a chord of N14°11'41"E, 99.10 feet to a point; thence 24.16 feet along the arc of a curve to the left, said curve having a radius of 20.00 feet and being subtended by a chord of N02°56'15"E, 22.72 feet to a point; thence 143.56 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet and being subtended by a chord of N66°04'13"E, 99.09 feet to a point; thence 24.95 feet along the arc of a curve to the

left, said curve having a radius of 20.00 feet and being subtended by a chord of S51°55'26"E, 23.36 feet to a point; thence S87°39'44"E for a distance of 112.90 feet to a point; thence 200.93 feet along the arc of a curve to the right, said curve having a radius of 140.00 feet and being subtended by a chord of S46°32'48"E, 184.12 feet to a point; thence S05°25'53"E for a distance of 89.84 feet to a point; thence 60.23 feet along the arc of a curve to the right, said curve having a radius of 175.00 feet and being subtended by a chord of S04°32'45"W, 59.94 feet to a point; thence S14°24'22"W for a distance of 59.93 feet to a point; thence 46.44 feet along the arc of a curve to the left, said curve having a radius of 75.00 feet and being subtended by a chord of S03°19'57"E, 45.70 feet to a point; thence S21°04'16"E for a distance of 170.33 feet to a point; thence N83°53'53"E for a distance of 17.08 feet to a point; thence 21°04'16"E for a distance of 102.87 feet to a point; thence S68°55'44"W for a distance of 16.50 feet to a point; thence S21°04'16"E for a distance of 84.61 feet to the **Point of Beginning**.

Thence leaving said **Point of Beginning** for the exterior right-of-way of Grenadine Circle and proceeding N48°45'00"W for a distance of 157.07 feet to a point located at the intersection of the northwesterly interior right-of-way of Grenadine Circle (50' r/w) and the westerly interior right-of-way of Grenadine Circle (50' r/w), said point being the **Point of Beginning** for the interior right-of-way of Grenadine Circle.

From the **Point of Beginning** thus established, proceed along the interior right-of-way line of Grenadine Circle the following courses and distances: S64°15'20"W for a distance of 177.10 feet to a point; thence 256.78 feet along the arc of a curve to the right, said curve having a radius of 125.00 feet and being subtended by a chord of N56°53'38"W, 213.96 feet to a point; thence N01°57'24"E for a distance of 113.03 feet to a point; thence 14.10 feet along the arc of a curve to the right, said curve having a radius of 75.00 feet and being subtended by a chord of N07°20'26"E, 14.07 feet to a point; thence N12°43'28"E for a distance of 103.51 feet to a point; thence 49.11 feet along the arc of a curve to the left, said curve having a radius of 125.28 feet and being subtended by a chord of N02°05'15"E, 48.80 feet to a point; thence N09°09'34"W for a distance of 167.48 feet to a point; thence 132.86 feet along the arc of a curve to the right, said curve having a radius of 75.00 feet and being subtended by a chord of N41°35'21"E, 116.16 feet to a point; thence S87°39'44"E for a distance of 118.83 feet to a point; thence 129.17 feet along the arc of a curve to the right, said curve having a radius of 90.00 feet and being subtended by a chord of S46°32'48"E, 118.36 feet to a point; thence S05°25'53"E for a distance of 89.78 feet to a point; thence 42.98 feet along the arc of a curve to the right, said curve having a radius of 125.00 feet and being subtended by a chord of S04°33'23"W, 42.77 feet to a point; thence S14°24'22"W for a distance of 59.93 feet to a point; thence 77.40 feet along the arc of a curve to the left, said curve having a radius of 125.00 feet and being subtended by a chord of S03°19'57"E, 76.17 feet to a point; thence S21°04'16"E for a distance of 198.20 feet to a point; thence 37.23 feet along the arc

of a curve to the right, said curve having a radius of 25.00 feet and being subtended by a chord of S21°35'32"W, 33.88 feet to the **Point of Beginning**.

Said tract or parcel containing ± 2.167 acres or $\pm 113,986$ square feet.



1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

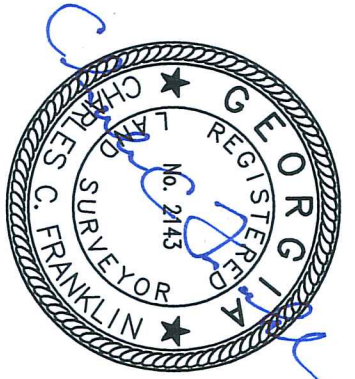
TOTAL AREA:

PB. 278, PG. 435 PHASE ONE
PB. 280, PG. 172 PHASE TWO

NOTE:
ALL STREETS ARE TO BE DEDICATED TO THE CITY OF KENNESAW FEE SIMPLE.

LSF#001298

RIGHT-OF-WAY PLAT FOR:
VILLAS AT HICKORY GROVE
LAND LOT 26, 20TH DISTRICT, 2nd SECTION
IN THE CITY OF KENESAW, COBB COUNTY, GEORGIA

[illegible]

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft

SHEET No.
1 OF 1

LEGAL DESCRIPTION
Villas at Hickory Grove Subdivision Phase 1& 2
Road Rights-of-Way

Grenadine Circle
(Exterior Portion)

All of that tract or parcel of land lying and being in Land Lot 26 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

Beginning at the intersection formed by the northwesterly right-of-way line of Hickory Grove Road (variable r/w) with the easterly right-of-way line of Grenadine Circle (50'r/w) and proceed S54°34'21"W for a distance of 51.61 feet to a point located on the westerly right-of-way line of Grenadine Circle (50'r/w); thence proceed around the exterior right-of-way line of Grenadine Circle (50'r/w) the following courses and distances: N21°04'16"W for a distance of 76.48 feet to a point; thence 41.31 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet and being subtended by a chord of N68°24'28"W, 36.77 feet to a point; thence S64°15'20"W for a distance of 168.92 feet to a point; thence 143.49 feet along the arc of a curve to the right, said curve having a radius of 175.00 feet and being subtended by a chord of S87°44'44"W, 139.51 feet to a point; thence 22.64 feet along the arc of a curve to the left, said curve having a radius of 20.00 feet and being subtended by a chord of S78°48'04"W, 21.45 feet to a point; thence 149.83 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet and being subtended by a chord of N47°47'06"W, 99.74 feet to a point; thence 22.64 feet along the arc of a curve to the left, said curve having a radius of 20.00 feet and being subtended by a chord of N05°37'44"E, 21.45 feet to a point; thence 87.85 feet along the arc of a curve to the right, said curve having a radius of 175.00 feet and being subtended by a chord of N12°25'28"W, 86.93 feet to a point; thence N01°57'24"E for a distance of 113.03 feet to a point; thence 23.48 along the arc of a curve to the right, said curve having a radius of 125.00 feet and being subtended by a chord of N07°20'26"E, 23.45 feet to a point; thence N 12°43'28"E for distance of 104.87 feet to a point; thence 28.65 feet along the arc of a curve to the left, said curve having a radius of 75.00 feet and being subtended by a chord of N01°46'57"E, 28.47 feet to a point; thence N09°09'34"W for a distance of 167.48 feet to a point; thence 101.90 feet along the arc of a curve to the right, said curve having a radius of 125.00 feet and being subtended by a chord of N14°11'41"E, 99.10 feet to a point; thence 24.16 feet along the arc of a curve to the left, said curve having a radius of 20.00 feet and being subtended by a chord of N02°56'15"E, 22.72 feet to a point; thence 143.56 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet and being subtended by a chord of N66°04'13"E, 99.09 feet to a point; thence 24.95 feet along the arc of a curve to the left, said curve having a radius of 20.00 feet and being subtended by a chord of S51°55'26"E, 23.36 feet to a point; thence S87°39'44"E for a distance of 112.90 feet to a point; thence 200.93 feet along the arc of a curve to the right, said curve having a radius of 140.00 feet and being subtended by a chord of S46°32'48"E, 184.12 feet to a point; thence S05°25'53"E for a distance of 89.84 feet to a point; thence 60.23 feet along the arc of a curve to the right, said curve having a radius of 175.00 feet and being subtended by a chord of S04°32'45"W, 59.94 feet to a point; thence S14°24'22"W for a distance of 59.93 feet to a point; thence 46.44 feet along the arc of a curve to the left, said curve having a radius of 75.00 feet and being subtended by a chord of S03°19'57"E, 45.70 feet to a point; thence S21°04'16"E for a distance of 170.33 feet to a point; thence N83°53'53"E for a distance of 17.08 feet to a point; thence 21°04'16"E for a distance of 102.87 feet to a point; thence S68°55'44"W for a distance of 16.50 feet to a point; thence S21°04'16"E for a distance of 84.61 feet to the **Point of Beginning**.

Thence leaving said **Point of Beginning** for the exterior right-of-way of Grenadine Circle and proceeding N48°45'00"W for a distance of 157.07 feet to a point located at the intersection of the northwesterly interior right-of-way of Grenadine Circle (50'r/w) and the westerly interior right-of-way of Grenadine Circle (50' r/w), said point being the **Point of Beginning** for the interior right-of-way of Grenadine Circle.

From the **Point of Beginning** thus established, proceed along the interior right-of-way line of Grenadine Circle the following courses and distances: S64°15'20"W for a distance of 177.10 feet to a point; thence 256.78 feet along the arc of a curve to the right, said curve having a radius of 125.00 feet and being subtended by a chord of N56°53'38"W, 213.96 feet to a point; thence N01°57'24"E for a distance of 113.03 feet to a point; thence 14.10 feet along the arc of a curve to the right, said curve having a radius of 75.00 feet and being subtended by a chord of N07°20'26"E, 14.07 feet to a point; thence N12°43'28"E for a distance of 103.51 feet to a point; thence 49.11 feet along the arc of a curve to the left, said curve having a radius of 125.28 feet and being subtended by a chord of N02°05'15"E, 48.80 feet to a point; thence N09°09'34"W for a distance of 167.48 feet to a point; thence 132.86 feet along the arc of a curve to the right, said curve having a radius of 75.00 feet and being subtended by a chord of N41°35'21"E, 116.16 feet to a point; thence S87°39'44"E for a distance of 118.83 feet to a point; thence 129.17 feet along the arc of a curve to the right, said curve having a radius of 90.00 feet and being subtended by a chord of S46°32'48"E, 118.36 feet to a point; thence S05°25'53"E for a distance of 89.78 feet to a point; thence 42.98 feet along the arc of a curve to the right, said curve having a radius of 125.00 feet and being subtended by a chord of S04°33'23"W, 42.77 feet to a point; thence S14°24'22"W for a distance of 59.93 feet to a point; thence 77.40 feet along the arc of a curve to the left, said curve having a radius of 125.00 feet and being subtended by a chord of S03°19'57"E, 76.17 feet to a point; thence S21°04'16"E for a distance of 198.20 feet to a point; thence 37.23 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet and being subtended by a chord of S21°35'32"W, 33.88 feet to the **Point of Beginning**.

Said tract or parcel containing ±2.167 acres or ±113,986 square feet.



Item Report

TO: The Honorable Mayor and City Council
FROM:
DATE: February 3, 2025
TITLE: Reports, Discussions, and Updates

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None



Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: February 3, 2025

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

Summary:

Recommendation:

Fiscal Impact:

Attachments:

None