

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

**Livestream: www.kennesaw-ga.gov/publicmeetings/
February 3, 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 Deputy City Clerk Christie Burgner City Manager Jeff Drobney City Attorney Randall Bentley, Sr.
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1. Invocation

Mayor Easterling asked for a moment of silence to honor those effected by the recent plane crashes in Washington D.C. and Philadelphia.
City Attorney Randall Bentley, Jr. led the invocation.

2. Pledge of Allegiance

Lewis Bramlett led the Pledge of Allegiance.

3. Call to Order

Mayor Easterling called the meeting to order at 6:31 p.m.

4. Announcements

5. Presentations

6. Public Comment/Business from the Floor

Floor Opened for Public Comment at 6:31 p.m.
There was no public comment.
Floor Closed for Public Comment at 6:32 p.m.

7. Old Business

8. New Business

A. Appeal Hearing: Occupational Tax License for The Event Lounge

City Attorney Randall Bentley provided information on the proceedings of the appeal hearing regarding the suspension of the occupational tax certificate of The Event

Lounge by the Business License Manager due to alleged violations of the City of Kennesaw code of ordinances. The business owner made an appeal for a hearing before Mayor and Council where all deliberations will be in open session. Assistant City Attorney Jamie Wingler will present the city's case against The Event Lounge. The City Council may reverse, affirm or modify the suspension. All witnesses may be cross-examined by the business owner or by the city attorney. The City Clerk will send written notice of the Council's decision, and the business owner can appeal.

Assistant City Attorney Jamie Wingler presented an opening statement with facts of the case against The Event Lounge by listing the ordinance violations from November 2022, June 2023, and October 2024. Mr. Wingler quoted from the appeal letter from Mr. Swanson where he accepted full responsibility for the infractions. Mr. Wingler asked that the City Council uphold the 180-day suspension issued by the business license manager.

Mr. Gary Brent Swanson, co-owner of The Event Lounge, 1480 Shiloh Road, gave an opening statement. Mr. Swanson advised that he was a disabled Air Force veteran who is trying to become an entrepreneur with his brother in the City of Kennesaw. He stated that he was inexperienced as a businessman and took responsibility for the infractions as stated in his letter. Mr. Swanson addressed the first couple of citations regarding operating without a business license and a certificate of occupancy, in which he worked with the city to come into compliance. Mr. Swanson advised that the business is not a club. It is an event center for rent. The citations given were due to a Kennesaw State University (KSU) student event which got out of hand when more people than expected arrived. Mr. Swanson stated that Officer Luther has been extremely helpful with his knowledge of what is and what is not allowed to happen by ordinance guidelines. Mr. Swanson stated he would like to have a successful business in the city, wants to do the right thing and do what the city expects of them. He asked the Council to reconsider the six-month suspension as that would cause them to go out of business. Mr. Swanson asked for a second chance.

Mr. Wingler called forward Officer Scott Luther, who has been with the Kennesaw Police Department for 26 years. Officer Luther is familiar with The Event Lounge at 1480 Shiloh Road which is in the city limits. Included in Officer Luther's duties as Code Enforcement Officer is to write citations to business owners who are not in compliance. Mr. Wingler offered into evidence certified copies of ordinances 22-29, 18-66, 18-74, 22-2, 6-99, 18-28, 46-550, and 6-71 [Exhibits A-H] which are the ordinances noted in the violations given to The Event Lounge. Mr. Swanson advised Mr. Wingler did review those ordinances with him. Mr. Wingler then offered into evidence [Exhibit I] certified copies of the 2023 and 2024 citations and dispositions for The Event Lounge. Officer Luther explained that of the violations in Exhibit I, 'unsafe structure' was because the building had more people than allowed and 'nuisance' because of the trash left behind after the events. Officer Luther explained that he reviewed body cam footage of the KSU student event, it was difficult for police to get into the parking lot for The Event Lounge and people were parking across Cherokee Street. Officers noted that some event goers did leave when the police arrived. However, there were people outside the

building consuming alcohol. Mr. Swanson verified with Officer Luther that after his first visit, some issues had been remedied. Councilmember Jones asked if any of those attending the student events were minors. Officer Luther advised that the officers that were on the scene did not ask anyone for identification, but the students did not appear to be underage. Councilmember Viars inquired about the business license; Officer Luther advised they did not have a license at the onset. Mayor Easterling asked that it be pointed out that this was a student event and not a sanctioned KSU event. Officer Luther clarified with Councilmember Jones that The Event Lounge did have alcohol on premises, which would mean they are required to have an alcohol license/permit.

Mr. Wingler then called Business License Manager LaMaya Edmonds forward. Ms. Edmonds has been employed with the city for three years and her duties as Business License Manager include application intake, renewals, and regulatory licensing. Ms. Edmonds advised she is familiar with The Event Lounge. She advised she did send a suspension letter; a certified copy of that letter was entered into evidence as [Exhibit J]. Ms. Edmonds learned of the eight citations The Event Lounge received and then issued the suspensions. Ms. Edmonds advised she gave a 30 day suspension for the 2022 infractions, 60 day suspension for the 2023 infractions, and 90 day suspension for the 2024 infractions to total the 180-day suspension. A certified copy of Mr. Swanson's appeal letter was entered into evidence as [Exhibit K]. A certified copy of the appeal hearing notification package was entered into evidence as [Exhibit L]. Mr. Swanson clarified with Officer Luther that there was no written citation for Ordinance 6-7, it was a verbal warning. Mr. Swanson inquired why the suspensions were written in 2024 for issues that occurred in 2023 and 2024. Ms. Edmonds advised that the city does give businesses the opportunity to rectify issues, and some Event Lounge issues were corrected, but because issues continued, she wrote the suspension. Mr. Swanson and Ms. Edmonds discussed Mr. Swanson calls/questions to her department about alcohol licensing, and that he was directed to contact an attorney as his questions were more than what an employee could advise on. Mayor Pro Tem Ferris asked why Ms. Edmonds waited to issue all citations after the three incidents and not as each occurred. Ms. Edmonds stated that each business is given time to correct issues. Mr. Wingler interjected that the June 2023 citations were not resolved until Mr. Swanson went to court in December 2024, where he did plead guilty and pay the fines for the 2023 and 2024 citations. That concluded the City's evidence.

Darryl Swanson, co-owner of The Event Lounge, and retired veteran spoke on behalf of his brother Mr. Gary Brent Swanson. Mr. D Swanson stated that he occupied the space before The Event Lounge, had a current lease, and assisted with the renovation that caused the first citation (2022). He stated he did not realize that a new certificate of occupancy would be needed when his dog training business changed to The Event Lounge. He stated has a good relationship with the landlord, spent lots of money doing renovations, and got his brother on board for the current business. Mr. D Swanson advised that a six month suspension would not be sustainable for the business to survive. He understands that he and his brother have a lot to learn about the event business. He stated that one of the student events were supposed to have approximately 50 people present, many more showed up, and they did have law

enforcement in attendance. Mayor Easterling and Councilmember Jones asked for clarification of the security measures. Officer Luther advised that there were two uniformed officers present (neither were Kennesaw Police); one was still in PTO training while the other was transferring departments. Mr. GB Swanson stated that the students were advised of the need for security on the premises, and they did have security. The Swanson's were not aware of the status of the officers' training.

Mr. Wingler closed his case with a reminder to Council that Mr. Swanson plead guilty to the citations and admitted guilt in his appeal letter. Mr. Wingler asked Council to uphold the 180-day suspension.

Councilmember Viars inquired about the Swanson's ability to attain an alcohol license from the City of Kennesaw. Ms. Edmonds advised that since the violations were alcohol related it could effect his ability. He would have to apply and work through the process for that determination to be made. Ms. Edmonds explained to Councilmember Jones that if the alcohol license is denied, he would have to wait for the offenses to drop off his record to reapply in two years.

Mr. Gary Brent Swanson closed by thanking the Council for the opportunity to speak on behalf of The Event Lounge. He stated that while Mr. Wingler repeatedly pointed out that he admitted guilt, Mr. Swanson sees this as his way to take accountability and responsibility for his actions. Mr. Swanson stated he would be moving forward with a better understanding of the regulations and asked the Council to change the suspension.

Motion by Councilmember Viars to modify the suspension to 90 days (all suspensions to run concurrently). Seconded by Mayor Pro Tem Ferris. Discussion held. The suspension became effective January 1, 2025.

Vote taken, motion approved (4-1). The nay vote was Councilmember Jones. Motion passed.

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.

City Manager Dr. Jeff Drobney and Assistant City Finance Director Jennifer Gordy shared a presentation regarding House Bill (HB) 581 and the Statewide Floating Homestead Exemption and FLOST [See [Exhibit](#)]. Dr. Drobney explained that the City of Kennesaw's property value "freeze" is always more beneficial to residents than the "floating Homestead" in HB581. Ms. Gordy provided an example of Kennesaw's exemption versus HB581 exemption, which indicates that the city's is more beneficial.

Therefore, staying in the HB581 program has no benefit for residents. Staff recommends to opt-out of HB581. This is the third and final public hearing for this matter.

Motion by Councilmember Jones to approve Resolution 2025-08 to Opt Out of Statewide Homestead Exemption. Seconded by Councilmember Viars.

Floor opened for Public Comment at 7:36 p.m.

There was no public comment.

Floor closed for Public Comment at 7:37 p.m.

Councilmember Jones thanked Dr. Drobney and Ms. Gordy for their third presentation regarding the exemption.

Vote taken. Motion approved unanimously (5-0). Motion passed.

11. Consent Agenda

Motion by Mayor Pro Tem Ferris to approve the Consent Agenda engross. Seconded by Councilmember Gutierrez.

Vote taken. Motion approved unanimously (5-0). Motion passed.

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.

Resolution 2025-09

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.

Business License Manager LaMaya Edmonds presented information for 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 Road, Suite 201. Ms. Edmonds advised that the applicant had completed the required alcohol workshop, signs have been posted and properly advertised, the current application is on file with the business license office, and the Finance Director recommends approval.

Motion by Councilmember Jones to approve the alcohol license for Keke's Breakfast Cafe. Seconded by Councilmember Viars.

Vote taken. Motion approved unanimously (5-0). Motion passed.

Mayor Easterling commented that Keke's Breakfast Cafe does have an upcoming ribbon cutting.

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.

Public Works Director Ricky Stewart advised that his department had received a dedication request for Grenadine Circle at Hickory Grove. This street was inspected, passed a one-year warranty period and has been reinspected for its current condition. A quit claim deed has been completed. However, if council accepts the dedication, Mr. Stewart recommends the city require a warranty deed.

Motion by Councilmember Jones to approve Resolution 2025-10 to accept the dedication of Grenadine Circle to the City of Kennesaw with the condition that a warranty deed is completed. Seconded by Councilmember Gutierrez.

Vote taken. Motion approved unanimously (5-0). Motion passed.

16. Recreation and Culture

17. Community Development

18. Public Comment/Business from the Floor

Floor opened for public comment at 7:40 p.m.

ANDREW BRAMLETT [City Resident]: Mr. Bramlett presented local history about John Wesley Dobbs.

JOHN GREENE [City Resident]: Mr. Greene addressed ponding on the property at the corner of Watts and Main which he feels could present a public health issue. Public Works Director Ricky Stewart advised that the owners have an active grading permit and the ponding is an erosion control measure.

Floor closed for public comment at 7:47 p.m.

19. City Manager's Report

Dr. Drobeny exited the meeting at 7:40 p.m.

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.

Mayor Easterling advised that Acworth Police Chief Mark Cheatham is replacing Jesse Evans on the 911 Advisory Board by virtue of appointment.

Motion by Mayor Pro Tem Ferris to accept a resignation letter from Zach Buffington from the Historic Preservation Commission. Seconded by Councilmember Jones. Vote taken. Motion approved unanimously (5-0). Motion passed.

21. Council Reports & Discussions

Councilmember Gutierrez stated that he learned a valuable marriage lesson, that when the weather warms up he got upgraded from husband to landscaper, and he has been getting his tan back a little.

Mayor Pro Tem Ferris advised that while everyone felt like spring was in the air, to enjoy it because they might have a surprise coming as we are not through February yet. While he was out in the community this weekend, Mr. Ferris saw a lot of people out with their kids and dogs at Depot Park and Swift Cantrell, which is a positive thing.

Councilmember Jones thanked Mayor Easterling for the moment of silence at the onset of the meeting for the victims of the plane crashes in Philadelphia and Washington D.C. Mr. Jones stated that both cities hold an important place in his life. Mr. Jones also recounted how he tried to take his son to Frozen Cow today only to find out they were closed, so he and his son took gas station ice cream to Depot Park.

Councilmember Orochena stated that her family was enjoying the spring like weather.

Councilmember Viars commented that the Book Swap that occurred the same weekend as the caboose ribbon cutting was a huge success and is one of her favorite events. Ms. Viars thanked the Bramletts for their volunteer work with the Book Swap, and all the other volunteers that were at the event.

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 7:51 p.m. The next regularly scheduled meeting will be held on Monday, February 10, 2025 at 6:30 p.m. in the Council Chambers.

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Pat Ferris

Madelyn Orochena

Tracey Viars

Antonio Jones

Anthony Gutierrez

CLERK'S CERTIFICATION

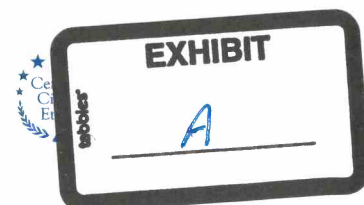
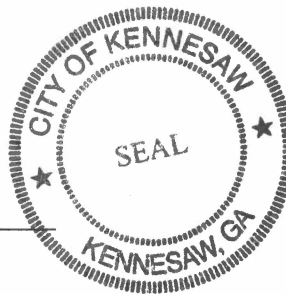
CITY OF KENNESAW
GEORGIA, COBB COUNTY

I, Christie Burgner, hereby certify that I am the Deputy City Clerk for the City of Kennesaw and the lawful custodian of the books and records of said municipality, and as such do hereby certify the attached Kennesaw Code of Ordinances Chapter 22, "Businesses," Article 1, "Occupation Taxes and Regulatory Fees," Division 2, "Administration and Enforcement," Section 22-29, "Revocation and appeal," is a true and correct copy of records on file at City Hall.

WITNESS, my hand and Seal of the City of Kennesaw, Georgia, on this 3rd day of February 2025.

ATTEST:


Christie Burgner, Deputy City Clerk



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)

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



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CLERK'S CERTIFICATION

CITY OF KENNESAW
GEORGIA, COBB COUNTY

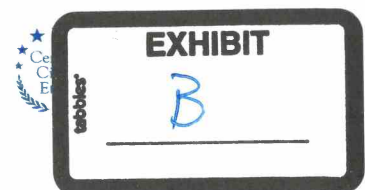
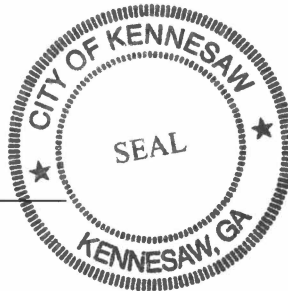
I, Christie Burgner, hereby certify that I am the Deputy City Clerk for the City of Kennesaw and the lawful custodian of the books and records of said municipality, and as such do hereby certify the attached Kennesaw Code of Ordinances Chapter 18, "Buildings and Building Regulations," Article 5, "Permits," Section 18-66, "Permit application," is a true and correct copy of records on file at City Hall.

WITNESS, my hand and Seal of the City of Kennesaw, Georgia, on this 3rd day of February 2025.

ATTEST:

Christie Burgner

Christie Burgner, Deputy City Clerk



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)

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

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CLERK'S CERTIFICATION

CITY OF KENNESAW
GEORGIA, COBB COUNTY

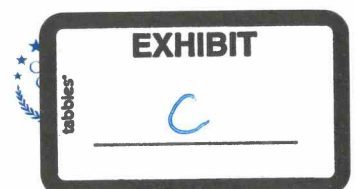
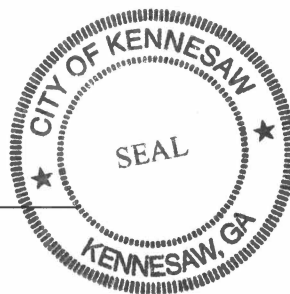
I, Christie Burgner, hereby certify that I am the Deputy City Clerk for the City of Kennesaw and the lawful custodian of the books and records of said municipality, and as such do hereby certify the attached Kennesaw Code of Ordinances Chapter 18, "Buildings and Building Regulations," Article 5, "Permits," Section 18-74, "Certificates," is a true and correct copy of records on file at City Hall.

WITNESS, my hand and Seal of the City of Kennesaw, Georgia, on this 3rd day of February 2025.

ATTEST:

CBurgner

Christie Burgner, Deputy City Clerk



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)

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

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COUNCIL

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CLERK'S CERTIFICATION

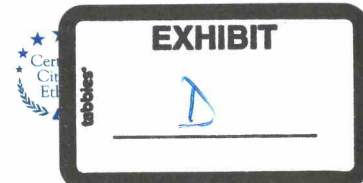
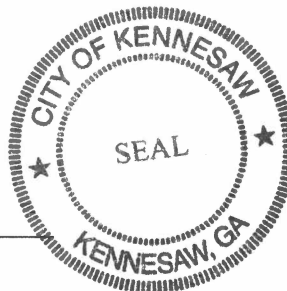
CITY OF KENNESAW
GEORGIA, COBB COUNTY

I, Christie Burgner, hereby certify that I am the Deputy City Clerk for the City of Kennesaw and the lawful custodian of the books and records of said municipality, and as such do hereby certify the attached Kennesaw Code of Ordinances Chapter 22, "Businesses," Article 1, "Occupation Taxes and Regulatory Fees," Division 1, "Generally," Section 22-2, "Scope and levy—Businesses with no location in Georgia," is a true and correct copy of records on file at City Hall.

WITNESS, my hand and Seal of the City of Kennesaw, Georgia, on this 3rd day of February 2025.

ATTEST:

Christie Burgner, Deputy City Clerk



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)

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Pat Ferris

Madelyn Orochena

Tracey Viars

Antonio Jones

Anthony Gutierrez

CLERK'S CERTIFICATION

CITY OF KENNESAW
GEORGIA, COBB COUNTY

I, Christie Burgner, hereby certify that I am the Deputy City Clerk for the City of Kennesaw and the lawful custodian of the books and records of said municipality, and as such do hereby certify the attached Kennesaw Code of Ordinances Chapter 6, "Alcoholic Beverages," Article 3, "Prohibitions and Restrictions," Section 6-99, "Breaking of packages; consumption on premises; possession of alcoholic beverages on unlicensed premises; spirituous or alcoholic liquors," is a true and correct copy of records on file at City Hall.

WITNESS, my hand and Seal of the City of Kennesaw, Georgia, on this 3rd day of February 2025.

ATTEST:



Christie Burgner, Deputy City Clerk



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.

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Pat Ferris

Madelyn Orochena

Tracey Viars

Antonio Jones

Anthony Gutierrez

CLERK'S CERTIFICATION

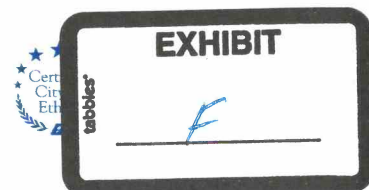
CITY OF KENNESAW
GEORGIA, COBB COUNTY

I, Christie Burgner, hereby certify that I am the Deputy City Clerk for the City of Kennesaw and the lawful custodian of the books and records of said municipality, and as such do hereby certify the attached Kennesaw Code of Ordinances Chapter 18, "Buildings and Building Regulations," Article 3, "Existing Buildings," Section 18-28, "Unsafe structures and equipment," is a true and correct copy of records on file at City Hall.

WITNESS, my hand and Seal of the City of Kennesaw, Georgia, on this 3rd day of February 2025.

ATTEST:

Christie Burgner, Deputy City Clerk



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)

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Pat Ferris

Madelyn Orochena

Tracey Viars

Antonio Jones

Anthony Gutierrez

CLERK'S CERTIFICATION

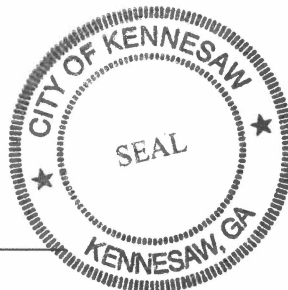
CITY OF KENNESAW
GEORGIA, COBB COUNTY

I, Christie Burgner, hereby certify that I am the Deputy City Clerk for the City of Kennesaw and the lawful custodian of the books and records of said municipality, and as such do hereby certify the attached Kennesaw Code of Ordinances Chapter 46, "Stormwater Utility and Environment," Article 9, "Nuisances," Section 46-500, "Declaration of nuisance conditions," is a true and correct copy of records on file at City Hall.

WITNESS, my hand and Seal of the City of Kennesaw, Georgia, on this 3rd day of February 2025.

ATTEST:

Christie Burgner, Deputy City Clerk



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)

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Pat Ferris

Madelyn Orochena

Tracey Viars

Antonio Jones

Anthony Gutierrez

CLERK'S CERTIFICATION

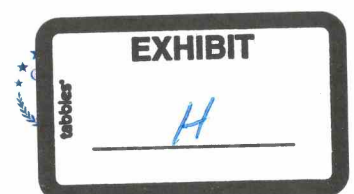
CITY OF KENNESAW
GEORGIA, COBB COUNTY

I, Christie Burgner, hereby certify that I am the Deputy City Clerk for the City of Kennesaw and the lawful custodian of the books and records of said municipality, and as such do hereby certify the attached Kennesaw Code of Ordinances Chapter 6, "Alcoholic Beverages," Article 2, "Licenses," Section 6-71, "Closed function," is a true and correct copy of records on file at City Hall.

WITNESS, my hand and Seal of the City of Kennesaw, Georgia, on this 3rd day of February 2025.

ATTEST:


Christie Burgner, Deputy City Clerk



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)

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Pat Ferris

Madelyn Orochena

Tracey Viars

Antonio Jones

Anthony Gutierrez

CLERK'S CERTIFICATION

CITY OF KENNESAW
GEORGIA, COBB COUNTY

I, Christie Burgner, hereby certify that I am the Deputy City Clerk for the City of Kennesaw and the lawful custodian of the books and records of said municipality, and as such do hereby certify the attached citations and dispositions of citations related to The Event Lounge are true and correct copies of records on file at City Hall.

WITNESS, my hand and Seal of the City of Kennesaw, Georgia, on this 3rd day of February 2025.

ATTEST:

A handwritten signature in blue ink, appearing to read "CBurgner", is written over a horizontal line.

Christie Burgner, Deputy City Clerk



INQUIRY-PRINT

KENNESAW MUNICIPAL COURT

01/14/2025

16:35:33

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

INQUIRY-PRINT

KENNESAW MUNICIPAL COURT

01/14/2025

16:35:34

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

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		ID EXPIRES		[REDACTED] 027		
SCARS/MARKS/TATTOOS			ENDORSEMENTS								
STREET			CITY	STATE GA	ZIP CODE	PROBATION / PAROLE		[REDACTED]			
DATE OF ARREST NA		LOCATION OF ARREST NA									
DEFENDANT EMAIL			DEFENDANT CELL #								

VEHICLE(s)

TAG / REG	STATE	EXPIRATION	VIN NA	YEAR	MAKE	MODEL / COLOR
-----------	-------	------------	-----------	------	------	---------------

CHARGE(S)

IN VIOLATION OF ☒ GEORGIA CODE	VIOLATION LEVEL ☒ MUST APPEAR BEFORE JUDGE
CODE SECTION	CODE DESCRIPTION
IN VIOLATION OF ☐ COUNTY ORDINANCE ☒ CITY ORDINANCE	
CODE SECTION 18-66	CODE DESCRIPTION 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 <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	<i>Cert. Mailed 0.1 6-23-23</i>
2529 J.O. Stephenson Ave.	COURT DATE: AUGUST 15, 2023
Kennesaw, Ga. 30144	COURT TIME: 0900
PHONE: 770-429-4531	

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
 CITATION NUMBER

NCIC NUMBER

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	TIME OF DAY		
LOCATION OF OCCURRENCE 1480 Shiloh Rd					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 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
-----------	-------	------------	-----------	------	------	---------------

CHARGE(S)

IN VIOLATION OF ☒ GEORGIA CODE CODE SECTION	CODE DESCRIPTION	VIOLATION LEVEL ☒ MUST APPEAR BEFORE JUDGE
IN VIOLATION OF ☐ COUNTY 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

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: **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
DAY OF WEEK Wednesday	MONTH June	DAY 21	YEAR 2023	TIME OF DAY		
LOCATION OF OCCURRENCE 1480 Shiloh Rd					LOCATION DESCRIPTION	

PERSON(S)

DEFENDANT	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] 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		VIOLATION LEVEL ☒ MUST APPEAR BEFORE JUDGE
CODE SECTION	CODE DESCRIPTION	
IN VIOLATION OF ☐ COUNTY ORDINANCE ☒ CITY ORDINANCE		
CODE SECTION 18-74	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, 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 *A73276*

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 972	JUV	R	S	HGT	WGT	HAIR	EYES
OTN	PLACE OF BIRTH	OLN / ID NUMBER	STATE GA	TYPE OF ID DL	ID EXPIRES 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

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: **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	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 972	JUV	R	S	HGT	WGT	HAIR	EYES
	OTN	PLACE OF BIRTH		IDENTIFICATION 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 CELL #				
DEFENDANT EMAIL											

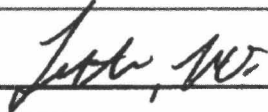
VEHICLE(s)

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	VIOLATION 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		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.		

MA0024038
 SWANSON, GARY BRENT
 COURT-DATE: 12/17/2024

MA

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	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 972	JUV	R	S	HGT	WGT	HAIR	EYES
	OTN	PLACE OF BIRTH		PLN / IN 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 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	VIOLATION LEVEL ☒ MUST APPEAR BEFORE JUDGE
IN VIOLATION OF ☐ COUNTY ORDINANCE CODE SECTION	☒ CITY ORDINANCE 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. 2014-18, Alt., 11-3-14)

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		
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.		

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)

NAME (FIRST) GARY	NAME (MIDDLE) BRENT	NAME (LAST) SWANSON	DATE OF BIRTH & AGE [REDACTED] 1972	JUV	R	S	HGT	WGT	HAIR	EYES
OTN	PLACE OF BIRTH	OLN/ID NUMBER	STATE GA	TYPE OF ID DL	ID EXPIRES [REDACTED] 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	
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

Luther, S.O.

COURT INFORMATION

YOU ARE HEREBY ORDERED TO APPEAR BEFORE / REPORT TO THE

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

DEFENDANT SIGNATURE:

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.

MA0024039
SWANSON, GARY BRENT
COURT-DATE: 12/17/2024

MA

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	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 1972	JUV	R	S	HGT	WGT	HAIR	EYES
	OTN	PLACE OF BIRTH			IDENTIFICATION 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 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	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 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.

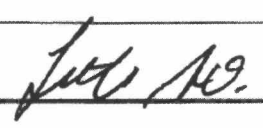
SHORT NARRATIVE DESCRIPTION

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.		

MA

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

MA0024050
SWANSON, GARY BRENT
COURT-DATE: 12/17/2024

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 972	JUV	R	S	HGT	WGT	HAIR	EYES	
	OTN	PLACE OF BIRTH		DL / ID NUMBER	STATE GA	TYPE OF ID DL		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.

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Pat Ferris

Madelyn Orochena

Tracey Viars

Antonio Jones

Anthony Gutierrez

CLERK'S CERTIFICATION

CITY OF KENNESAW
GEORGIA, COBB COUNTY

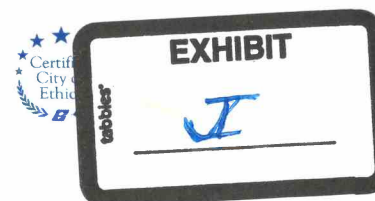
I, Christie Burgner, hereby certify that I am the Deputy City Clerk for the City of Kennesaw and the lawful custodian of the books and records of said municipality, and as such do hereby certify the attached City of Kennesaw Notice of Suspension letter to The Event Lounge dated December 20, 2024 is a true and correct copy of records on file at City Hall.

WITNESS, my hand and Seal of the City of Kennesaw, Georgia, on this 3rd day of February 2025.

ATTEST:

A handwritten signature in blue ink, appearing to read "Christie Burgner", is written over a horizontal line.

Christie Burgner, Deputy City Clerk



MAYOR

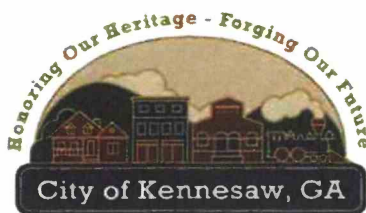
Derek Easterling

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



MAYOR

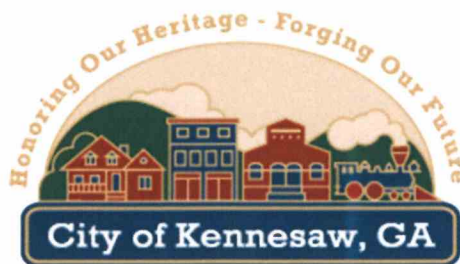
Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Pat Ferris

Madelyn Orochena

Tracey Viars

Antonio Jones

Anthony Gutierrez

CLERK'S CERTIFICATION

CITY OF KENNESAW
GEORGIA, COBB COUNTY

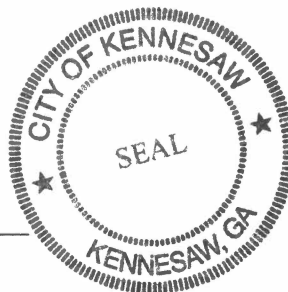
I, Christie Burgner, hereby certify that I am the Deputy City Clerk for the City of Kennesaw and the lawful custodian of the books and records of said municipality, and as such do hereby certify the attached Appeal Letter from Gary Swanson, owner of The Event Lounge dated January 8, 2025, is a true and correct copy of records on file at City Hall.

WITNESS, my hand and Seal of the City of Kennesaw, Georgia, on this 3rd day of February 2025.

ATTEST:

A handwritten signature in blue ink, appearing to read "CBurgner", is written over a horizontal line.

Christie Burgner, Deputy City Clerk



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

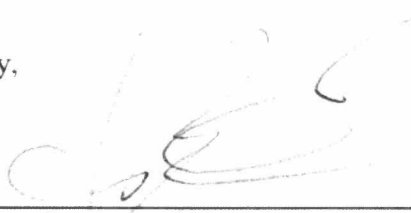
I, Gary Swanson, owner of The Event Lounge Kennesaw, am humbly requesting an appeal hearing for the decision to suspend the Occupational Tax Certificate for The Event Lounge Kennesaw located at 1480 Shiloh Rd NW Suite 300 Kennesaw, GA 30144 under the following considerations:

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,



Gary Brent Swanson
Owner
The Event Lounge Kennesaw

770-731-7196 w

8 JAN 25

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Pat Ferris

Madelyn Orochena

Tracey Viars

Antonio Jones

Anthony Gutierrez

CLERK'S CERTIFICATION

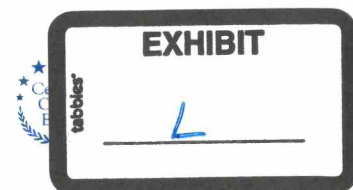
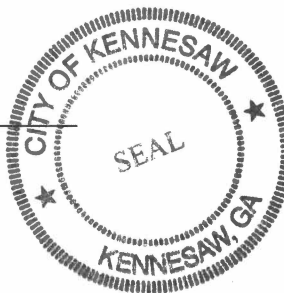
CITY OF KENNESAW
GEORGIA, COBB COUNTY

I, Christie Burgner, hereby certify that I am the Deputy City Clerk for the City of Kennesaw and the lawful custodian of the books and records of said municipality, and as such do hereby certify the attached City of Kennesaw Appeal Hearing Notification Package, including a signed hearing notification letter, charges and specifications, signed subpoena, and signed acknowledgement of receipt are true and correct copies of records on file at City Hall.

WITNESS, my hand and Seal of the City of Kennesaw, Georgia, on this 3rd day of February 2025.

ATTEST:

Christie Burgner, Deputy City Clerk



MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Pat Ferris

Madelyn Orochena

Tracey Viars

Antonio Jones

Anthony Gutierrez

SUBPOENA

City of Kennesaw

Date: January 24, 2025

Vs.

Kennesaw Citation Number:

The Event Lounge Kennesaw

A0023273, A0023275, A0023276,
A0023274, A0024037, A0024038,
A0024039, A0024049, A0024050

State of Georgia, Cobb County
City of Kennesaw

TO: Gary Brent Swanson
1480 Shiloh Road
Kennesaw, GA 30144

YOU ARE HEREBY COMMANDED

To appear as a witness in the above-named case on the **3rd day of February 2025 at 6:30 PM** in an appeal hearing before the Mayor and City Council of the City of Kennesaw to be held in the Council Chambers of the Kennesaw City Hall at 2529 J.O. Stephenson Avenue, Kennesaw, GA 30144 at the time aforesaid.

Lea Alvarez, City Clerk

Signature acknowledges service of this summons and receipt of copy of same.

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



MAYOR

Derek Easterling

City Manager

Jeff Drobney, IMCA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Pat Ferris

Madelyn Orochena

Tracey Viars

Antonio Jones

Anthony Gutierrez

This is to acknowledge receipt of a hand-delivered letter from the City Clerk regarding an Appeal Hearing scheduled for Monday, February 3, 2025, at 6:30 PM before the Mayor and City Council

X 

Date: 28 JAN 25

Gary Brent Swanson
The Event Lounge Kennesaw
1480 Shiloh Road
Kennesaw, GA 30144

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Pat Ferris

Madelyn Orochena

Tracey Viars

Antonio Jones

Anthony Gutierrez

January 24, 2025

Gary Brent Swanson
The Event Lounge Kennesaw, LLC
d/b/a The Event Lounge Kennesaw
1480 Shiloh Road
Kennesaw, GA 30144

RE: Occupational Tax Certificate
Notice of Suspension Appeal Hearing

Dear Mr. Swanson:

On December 20, 2024, the City of Kennesaw Business License Division issued 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.

In accordance with Section 22-21(d) of the Kennesaw Code of Ordinances, you have a right to appeal this decision to the Mayor and City Council. You exercised that right by submitting a written letter and filing with the City Clerk a notice of appeal for scheduling on the City Council agenda on January 8, 2025.

Pursuant to Section 22-21(d) of the Kennesaw Code of Ordinances, you are hereby notified of an appeal hearing before the Mayor and City Council on **Monday, February 3, 2025, at 6:30 PM** to be held in the Council Chambers of the Kennesaw City Hall at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia 30144.

The City Council may reverse or affirm, wholly or partly, or may modify the opinion, requirement, decision, or determination appealed from, and to that end shall have all the powers of the Business License Manager.

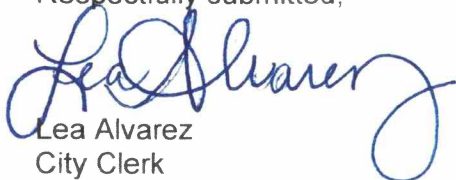
You have the right to present evidence and testimony from yourself and/or other witnesses at this appeal hearing. You also have the right to be represented by counsel at this appeal hearing.

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



The Kennesaw Code of Ordinances is available for your review on our website at www.kennesaw-ga.gov.

Respectfully submitted,


Lea Alvarez
City Clerk

Cc: Finance Director
City Attorney
Business License Manager
City Manager

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Pat Ferris

Madelyn Orochena

Tracey Viars

Antonio Jones

Anthony Gutierrez

CHARGES AND SPECIFICATIONS

AN APPEAL HEARING WILL OCCUR BEFORE THE MAYOR AND CITY COUNCIL ON MONDAY, FEBRUARY 3, 2025, AT 6:30 PM RELATIVE TO THE EVENT LOUNGE AND LICENSEE GARY BRENT SWANSON LOCATED AT 1480 SHILOH ROAD, KENNESAW, GEORGIA 30144.

Pursuant to the City of Kennesaw Ordinances Section 22-21 (d) a formal appeal hearing will be held by the Kennesaw City Council to determine action regarding the Occupational Tax Certificate for The Event Lounge Kennesaw.

The alleged circumstances necessitating the hearing are as follows:

1. The incident, which forms the basis of the hearing, was the following violations:

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

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

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

Operating without an alcohol license, in violation of Section 6-31;

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

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; and

2. The witnesses that may be called at said hearing are the following: Owner, Gary Brent Swanson; Kennesaw Police Department Officer Scott Luther; Director of Building Services, Scott Banks, and Business License Manager, LaMaya Edmonds.
3. Documentary or physical evidence that may be tendered at said hearing are as follows: Certified copies of the Notice of Suspension letter from the Kennesaw Business License Division dated December 20, 2024; Certified copies of the Appeal Letter from Gary Brent Swanson dated January 8, 2025; Certified copies of the citations issued to Gary Brent Swanson in relation to The Event Lounge Kennesaw; Certified copies of the dispositions of citations on December 17, 2024; Certified copies of relevant city ordinances; Certified copies of the notice letter; Certified copies of the signed receipt of the notice letter; Certified copies of the signed subpoena; and certified copies of these charges and specifications.

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

50





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?

Exhibit M



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 Regular Meeting
& Public Hearing to Opt-Out of Homestead Tax Exemption
2/3/2025
Public Comment Sign-in**

	Name	Address	Topic
1	Andrew J. Bramlett	2990 Kennelwood Ct.	Local history
2	John Greene	2849 Dallas St NW	Watts + Main property
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KENNESAW HISTORY

John Wesley Dobbs

John Wesley Dobbs was born in 1882 and grew up on a farm near Kennesaw. His parents were formerly enslaved, and had lived near Kennesaw and Woodstock for most of their lives. Dobbs attended Morehouse College in the 1890s. He would spend the rest of his life in Atlanta. His family would be called the “Kennesaw Dobbses” by neighbors, and he would on occasion return to Kennesaw to visit family still living in the area.

Dobbs worked as a postal clerk onboard trains, and became known in Atlanta as a member of the Prince Hall Masons. In 1932, he was elected Grand Master. Dobbs became well-known as a the unofficial mayor of Atlanta’s Auburn Avenue and worked as the famed street’s largest booster. He was widely recognized as one of the most important men in Black Atlanta.

From the 1930s until his death, he led several voter registration efforts across Atlanta. During the early years of the Civil Rights movement, he became known for his support of MLK. He died on August 30, 1961, the same day Atlanta public schools began to desegregate. His grandson, Maynard Jackson, would be elected Mayor of Atlanta less than fifteen years later.



John Wesley Dobbs
Image from the Robert W. Woodruff Library

Presented by Andrew J. Bramlett at the February 3, 2025,
City of Kennesaw Mayor & Council Meeting

2025 KENNESAW/ACWORTH 9-1-1 ADVISORY BOARD

Members ratified by the City Council
Meet as needed in City Hall Training Room

MEMBERS	CONTACT INFORMATION
Jeff Drobney Kennesaw City Manager	jdrobney@kennesaw-ga.gov 770-424-8274 (w)
James Albright Acworth City Manager	jalbright@acworth-ga.gov 678 801-4024 (w)
Bill Westenberger Kennesaw Chief of Police	wwestenberger@kennesaw-ga.gov 770-422-2505 (w) 678-414-9651 (c)
Mark Cheatham Acworth Chief of Police	mcheatham@acworth-ga.gov 770-974-3111 (w)
Tracey Viars Kennesaw Councilmember	tviars@kennesaw-ga.gov
Steve Prather Acworth Alderman	sprather@acworth-ga.gov 770-974-3112 (w)
Brett North Acworth Alderman	bnorth@acworth.org 770-974-3112 (w)
Nikki McGraw Kennesaw Acworth 911 Director	nmcgraw@kennesaw-ga.gov 678-614-9891 (c)
Bill Johnson Cobb County Fire Chief	william.johnson@cobbcounty.org 770-528-8000 (w)
Melissa Alterio Cobb 911 Director	melissa.alterio@cobbcounty.org 770-499-4105 (w)
Tonya Poole Cobb 911 Deputy Director	tonya.poole@cobbcounty.org 770-499-4158 (w)
Kevin Gardner Cobb 911 Deputy Director	kevin.gardner@cobbcounty.org 770-590-5593 (w)
John Wright Metro Ambulance Communication Manager	john.wright@MAAS911.com

Kennesaw City Hall Training Room

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

Zach Buffington, PLS, EIT



January 22, 2025

The Honorable Derek Easterling
Mayor, City of Kennesaw
2529 J.O. Stephenson Ave.
Kennesaw, GA 30144

Dear Mayor Easterling,

Please accept this letter as formal notice of resignation from my appointment as a Commissioner on the Kennesaw Historic Preservation Commission (HPC), effective immediately.

It has been an honor to serve on the HPC over the last year and work alongside such dedicated individuals to promote historic preservation. However, because my firm, Patterson & Dewar Engineers, has been selected as the on-call engineer for the City of Kennesaw, I believe it's in the best interest of the HPC and myself to step down at this time.

Thank you for the opportunity to serve. I look forward to continuing to support the City in other capacities and wish the HPC continued success in its important mission.

Sincerely,

A handwritten signature in blue ink that reads "Zach V. Buffington".

Zach Buffington, PLS, EIT