



Commissioners:

Trey Bodenhamer (Chair)
Todd Vande Zande (Vice
Chair)
Phillip Jackson
Lacey Ragus
Rebecca Patterson
Carolyn Greenall
Robert Trim

**Planning Commission
Meeting Agenda
March 5, 2025 6:30 PM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

1. Call to Order / Roll Call

2. Announcements

- A. All interested parties may attend the meeting at the City Hall Council Chambers. For those unable to attend in person, the meeting may be accessed using the following link: <https://www.kennesaw-ga.gov/publicmeetings/>. Please note that the Planning Commission serves as an advisory board that makes recommendations to the Mayor and Council unless otherwise noted.
- B. Pending zoning applications may be viewed on an interactive map via the Planning & Zoning webpage or using the following link: <https://arcg.is/1q1ubX0>.
- C. New business items on this agenda will be heard by the Mayor and Council on March 17, 2025.

3. Approval of the Meeting Minutes

- A. Approval of Meeting Minutes: February 5, 2025

4. New Business

- A. **RZ2024-04** - Consideration to amend the zoning conditions for the property located at 2112 & 2114 Old 41 Hwy, and 1620 N. Roberts Rd (20017501190, 20017501210, 20017500210, 20017400080) as submitted by Fabric Housing Acquisitions, LLC. Said request is to amend the zoning conditions outlined in ordinances #2018-10 and #2022-09 to eliminate the ground floor commercial requirement and replace the two condominium buildings consisting of 9,750

sq. ft with a publicly accessible park along N. Roberts Road. Property consists of 4.57 +/- acres and lies in Land Lots 174, 175, 206, and 207 Tax Parcels 21, 121, 119, and 8.

- B. **LU2025-01** - Consideration for approval of a land use request located at 4227 Carillon Trace (20006400290) submitted by Mark Jackson. Said request is to obtain a home occupation business license to print and ship T-shirts. Property is zoned Planned Unit Development - Residential (PUD-R), consists of 0.79 +/- acres and lies in land lot 64, tax parcel 29.
- C. **RZ2025-01** - Consideration to rezone the property located at 2615 South Main Street (20016700990) from Light Industrial (LI) to Central Business District (CBD) as submitted by Highpoint Acquisitions, LLC. Said request is to rezone the property for the development of a mixed-used development consisting of 300 class A multifamily units and 5,000 sq. ft. of retail/commercial area. Property consists of 3.635 +/- acres and lies in land lot 167, tax parcel 99.
- D. **ZV2025-01** - Consideration for a variance application submitted by Highpoint Acquisitions, LLC for the properties located at 2615 & 2681 South Main Street (20016700990, 20016700140). Said request is to vary from the minimum floor area and average minimum floor area required for multifamily development in the Central Business District (CBD). Property consists of 7.096 +/- acres and lies in land lot 176, tax parcels 99 and 44.

5. Staff Comment

6. Adjourn

**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
February 5, 2025
6:30 PM**

1. Call to Order / Roll Call

Chairman Jackson called the meeting to order at 6:29 p.m.

Roll Call: Commissioner Jackson, Commissioner Bodenhamer, Commissioner Vande Zande, Commissioner Greenall, and Commissioner Trim

Absent: Commissioner Patterson and Commissioner Ragus

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

Speakers Present: N/A

2. Election of Officers

Mr Simmons explained the officer election process for Chairman and Vice Chairman of the Planning Commission.

Mr. Simmons opened the floor for nominations for Chairman.

Commissioner Jackson expressed that he was honored to serve as Chairman for 2024, but no longer wished to continue in the role. Commissioner Jackson nominated Commissioner Bodenhamer as Chairman.

Hearing no other nominations, Mr. Simmons closed the floor. Commissioner Bodenhamer accepted the nomination as Chairman.

Vote taken. Commissioner Bodenhamer was declared elected unanimously, 4-0, as Chairman.

Mr. Simmons explained the role of Vice Chairman and opened the floor for nominations for Vice Chairman.

Commissioner Bodenhamer nominated Commissioner Vande Zande as Vice Chairman.

Hearing no other nominations, Mr. Simmons closed the floor. Commissioner Vande Zande accepted the nomination as Vice Chairman.

Vote taken. Commissioner Vande Zande declared elected unanimously, 4-0, as Vice Chairman.

3. Announcements

- A. All interested parties may attend the meeting at the City Hall Council Chambers. For those unable to attend in person, the meeting may be accessed using the following link: <https://www.kennesaw-ga.gov/publicmeetings/>. Please note that the Planning Commission serves as

an advisory board that makes recommendations to the Mayor and Council unless otherwise noted.

- B. Pending zoning applications may be viewed on an interactive map via the Planning & Zoning webpage or using the following link:
<https://arcg.is/1q1ubX0>.
- C. New business items on this agenda will be heard by the Mayor and Council on February 17, 2025.

4. Approval of the Meeting Minutes

- A. Approval of Meeting Minutes: November 6, 2024

Chairman Bodenhamer called for a motion to approve the meeting minutes from November 6, 2024.

Motion to approve the meeting minutes from November 6, 2024, by Commissioner Trim.

Seconded by Commissioner Greenall.

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 4-0. Motion carried.

5. New Business

- A. **MISC2025-01**- Consideration for approval to adopt the 2025 Official Zoning Map for the City of Kennesaw.

Ms. Chanelle Campbell introduced this agenda item. This is an ordinance to adopt the official 2025 zoning map for the City of Kennesaw, Georgia. The zoning map adoption is completed annually to reflect all approved rezonings that have occurred since the prior zoning map adoption. In 2024, there were two rezonings that will be updated and reflected on the new zoning map. The two rezonings included a rezoning from Light Industrial (LI) to Central Business District (CBD) for the renovation and redevelopment of a vacant structure for a Sherman-Williams located at 2573 Summers Street and a rezoning from R-15 Single Family Residential to Central Business District (CBD) for the construction of a mixed-use development along Cherokee Street. Staff advertised this case in the Marietta Daily Journal on January 17th, 2025, following proper public notification procedures.

Chairman Bodenhamer opened the floor for public comment. Hearing no public comment, Chairman Bodenhamer closed the floor to public comment.

Chairman Bodenhamer opened the floor for Commissioner comments and questions. Hearing no commissioner comments or questions, Chairman Bodenhamer closed the floor.

Chairman Bodenhamer called for a motion to approve the official 2025 zoning map for the City of Kennesaw.

Motion to approve the official 2025 Zoning map for the City of Kennesaw by Vice Chair

Vande Zande.

Seconded by Commissioner Jackson.

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 4-0. Motion carried.

6. Staff Comment

Mr. Darryl Simmons congratulated the new Planning Commission officers and stated he looks forward to 2025. He informed Commissioners that a couple rezoning applications would come before the Planning Commission in March and the agenda packet would be sent out as soon as possible. Mr. Simmons invited the Commissioners to call Ms. Campbell or himself if they had any questions about the applications. He also stated Staff would be working on bringing additional zoning ordinance sections for new uses and definitions before the Planning Commission later this year.

7. Adjourn

Chairman Bodenhamer called for a motion to adjourn.

Motion to adjourn by Commissioner Trim.

Seconded by Commissioner Greenall.

Meeting adjourned at 6:40 p.m.



Item Report

TO: The Planning Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: March 5, 2025

TITLE: **RZ2024-04** - Consideration to amend the zoning conditions for the property located at 2112 & 2114 Old 41 Hwy, and 1620 N. Roberts Rd (20017501190, 20017501210, 20017500210, 20017400080) as submitted by Fabric Housing Acquisitions, LLC. Said request is to amend the zoning conditions outlined in ordinances #2018-10 and #2022-09 to eliminate the ground floor commercial requirement and replace the two condominium buildings consisting of 9,750 sq. ft with a publicly accessible park along N. Roberts Road. Property consists of 4.57 +/- acres and lies in Land Lots 174,175, 206, and 207 Tax Parcels 21, 121, 119, and 8.

Summary:

Recommendation:

Zoning Administrator recommends approval of the request to withdraw without prejudice

Fiscal Impact:

Attachments:

1. RZ2024-04_2112 & 2114 Old 41 Hwy_Request to Withdraw
2. RZ2024-04_2112 & 2114 Old 41 Hwy_Staff Analysis
3. RZ2024-04_2112 & 2114 Old 41 Hwy_Application Packet

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
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TELEPHONE (407) 367-6233

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

February 11, 2025

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

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

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

Dear Darryl:

On behalf of the Applicant, Fabric Housing Acquisitions, LLC ("Applicant"); as well as, the Property Owners, please accept this correspondence as our withdrawal, without prejudice, of the above-referenced Application for Rezoning (Master Plan Amendment) which is pending for re-hearing before the City of Kennesaw Planning Commission and for hearing before the City of Kennesaw Mayor and City Council.

Thank you for your consideration and assistance in this request. If you have any questions or require additional information concerning the withdrawal, please do not hesitate to contact me.

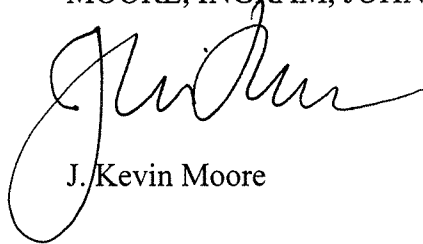
MOORE INGRAM JOHNSON & STEELE

Mr. Darryl Simmons
Zoning Administrator
Department of Community Development
City of Kennesaw, Georgia
Page 2 of 2
February 11, 2025

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

A handwritten signature in black ink, appearing to read 'J. Kevin Moore', is written over the printed name.

J. Kevin Moore

JKM:cc

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

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

JLV Kennesaw Crossing, LLC
JLV Kennesaw Mixed Use, LLC
(Via E-mail Only)

ZONING ADMINISTRATOR
DARRYL SIMMONS

**ASSISTANT ZONING
ADMINISTRATOR/PLANNER**
CHANELLE CAMPBELL



**COMMUNITY
DEVELOPMENT**
Planning and Zoning
2529 J.O. Stephenson

MAYOR AND COUNCIL
NOVEMBER 18, 2024 (POSTPONED)
DECEMBER 16, 2024 (POSTPONED)
JANUARY 21, 2025 (POSTPONED)

PLANNING COMMISSION
NOVEMBER 6, 2024

CONTACT US

OFFICE: (770) 590-8268
WEBSITE: www.kennesaw-ga.gov
EMAIL: zoningdept@kennesaw-ga.gov

**PUBLIC NOTICE SIGN & LEGAL
ADVERTISEMENTS**
OCTOBER 18, 2024
NOVEMBER 22, 2024
DECEMBER 27, 2024
FEBRUARY 14, 2025

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2024-04

Property Addresses

2112 & 2114 Old 41 Hwy; 1620 N. Roberts Rd

Applicant

Fabric Housing Acquisitions, LLC

Representative

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

Property Owner

JLV Kennesaw Crossing, LLC
JLV Kennesaw Mixed Use, LLC

Current Zoning

Planned Village Community (PVC)

Future Land Use Category

Community Activity Center (CAC)

Project Request: Amend rezoning conditions from Ordinance #2018-10 and #2022-09.

[Please see page 5 project request description.](#)

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: Yes

Historic District: No

Cemetery: No **Floodplain:** No **Stream:** No

Parcel ID #: 20017501190, 20017501210,
20017500210 & 20017400080

Land Lot #: 174, 175 **Tax Parcel #:** 119,121,21,8

Land Area: 4.547 +/-



Aerial view of subject property (Cobb Tax Assessor)



Aerial view of subject property (Cobb Tax Assessor)

RECOMMENDATION

Staff Recommendation: **DENIAL**

[Please see page 29 - 30 for basis for recommendation.](#)

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2024-04

AERIAL MAP

LOCATION:

The 4.547 +/- acre tract lies at the intersection of Old 41 Hwy and N. Roberts Rd. Surrounding uses to the south zoned county General Commercial (GC), county Low Rise Office (LRO), county Light Industrial (LI) and county Heavy Industrial (HI) with various commercial and office uses including Advance Auto Parts, Loud Security Systems and LGE Community Credit Union. To the north and east are zoned county Light Industrial (LI) with the FedEx Ground Warehouse to the north and office uses to the east. To the west is currently zoned county General Commercial (GC) and county Tourist Services (TS) district with uses including a Shell gas station and Waffle House.

BACKGROUND:

In 2018, the site was rezoned from General Commercial (GC) to Planned Village Community (PVC). The intent of the rezoning was to develop a mixed-use development consisting of a four-five story hotel, two (2) one-story retail building consisting of approximately 22,000 sq. ft, three (3) four-five story multifamily buildings and two (2) office condominium buildings consisting of 9,750 sq. ft.

The applicant submitted a rezoning application in 2022 to amend the master plan approved in 2018. The application requested to replace the hotel requirement with a mixed-use development consisting of 12,000 sq. ft. of ground floor commercial component and multifamily with no more than 208 additional units. The request was approved by Mayor and Council on November 21, 2022 with added stipulations including outdoor plaza spaces, a parking deck with enough spaces to meet the minimum standards found in [section 6.06.09](#) for the multifamily units and square footage of either commercial retail, office and/or eating and drinking establishment and an eight foot multi-use trail.



ADJACENT PROPERTY DETAILS

Surrounding Zoning Dist. and Future Land Use

North: No Street

Zoning: County Light Industrial (LI)

Future Land Use: County Industrial (I)

South: North Roberts Rd

Zoning: County General Commercial (GC), County Low Rise Office District (LRO) and County Heavy Industrial (HI)

Future Land Use: County Community Activity Center (CAC) and County Industrial (I)

East: No Street

Zoning: County Light Industrial (LI)

Future Land Use: County Industrial (I)

West: Old 41 Hwy

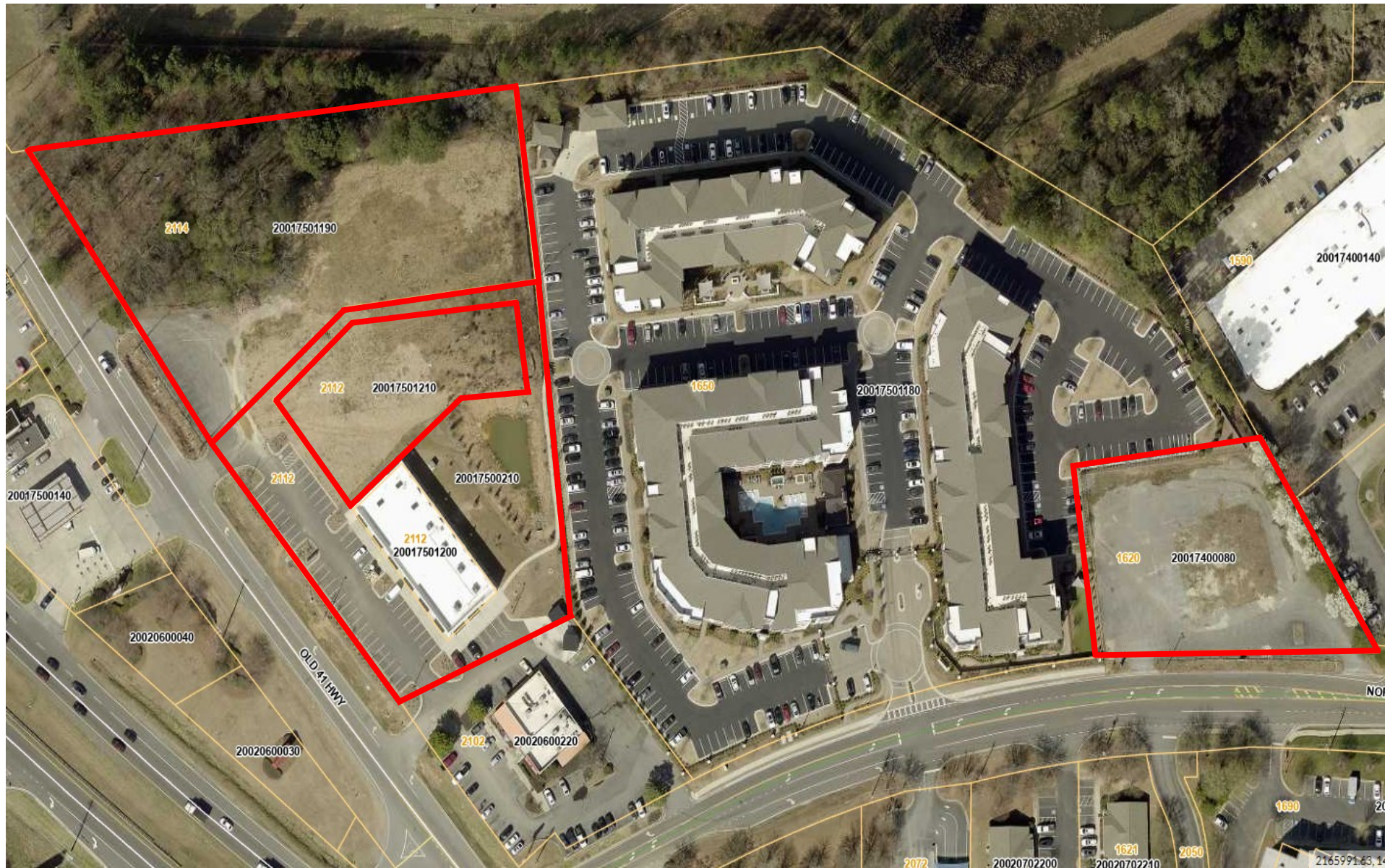
Zoning: County General Commercial (GC), County Tourist Service District (TS)

Future Land Use: County Industrial (I), County Community Activity Center (CAC)

[Please see pages 4 for zoning map.](#)

AERIAL VIEW

ZONING CASE #: RZ2024-04

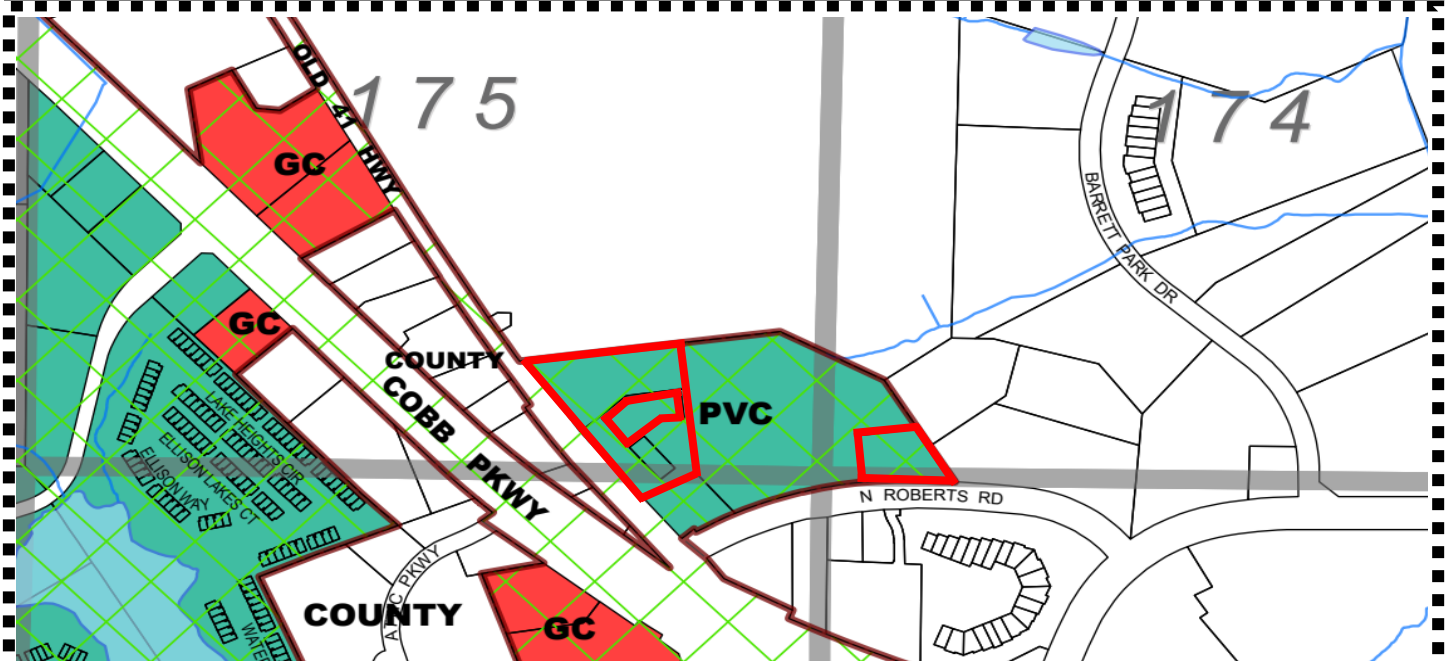


 = Approximate project location

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2024-04

ZONING MAP



LEGEND

Zoning Districts										Form Based Code		Zoning Overlays			
	NRC		PUD-R		R-20		RA-6		Open Space		Airport Hazard District		Acworth City Limits		
	CBD		HGB		NS		PVC		R-30		RM-8		Kennesaw City Limits		
	CRC		HI		OI		R-10		R-40		RM-12		Kennesaw Mtn Nat'l Battlefield		
	FST		LI		PBSH		R-12		RA-4		RM-16		Land Lots		
	GC		MHP		PSC		R-15		RA-5		UVC		T-3		
									T-4L		T-4O		Historic Districts		
									T-5		Historic Preservation Village		Senior Living		
													139		
													Marietta City Limits		

PLANNED VILLAGE COMMUNITY(PVC)

The parcels were rezoned from General Commercial (GC) to Planned Village Community (PVC) in 2018. The Planned Village Community district is intended to create a vibrant, pedestrian-friendly commercial area within a village setting. The intent is to promote a mix of retail, dining and service businesses that fosters economic development and balances commercial needs with community focused development.

Per the [section 2.01.04](#) of the Unified Development Code, (1) Projects within the PVC should be designed to compact unified retail centers within the center of the community. (2) Projects developed within the PVC should occupy a quadrant of an intersection and only ingress and egress from a major or collector street or state highway. (3) Additionally, the desired quadrant location will provide for planned developments, one destination shopping, and service locations to serve [the] community, and to minimize traffic congestion.

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2024-04

DESCRIPTION OF ZONING REQUEST

This is a rezoning amendment request to amend the zoning conditions approved under ordinances #2018-10 and #2022-09, specifically eliminating the ground floor commercial requirement and placing the remaining 12,000 sq. ft. of required retail along N. Roberts Rd. The project would eliminate the two office condominium buildings consisting of 9,750 sq. ft.

PROJECT DETAILS

PROPOSED MULTI-FAMILY

Number of Apartment Units: 120

Average Unit Size: 954 SF

Number of Floors: 4

PROPOSED OFFICE RETAIL

12,000 sq. ft. (consists of four 3,000 sq. ft suites)

PROPOSED PARKING DETAILS

Residential - 189 spaces (1.58 space/unit)

Retail Area - 50 spaces (1/200 SF)

Overflow Parking - 7 spaces

PROPOSED TRAIL

8-foot multi-use path

EXISTING COMMERCIAL

10,000 sq. ft. of retail

PROPOSED UNIT COUNT AND AVG. SIZES

# UNITS	BEDROOMS	AVG SF *
64	1-Bedroom	754 SF
48	2-Bedrooms	1,143 SF
8	3-Bedrooms	1,449 SF
120 Units Total		1,115 SF

* Sq. ft. of Heated Space

Pre-Application Meeting

August 15, 2024

Application Submitted

September 19, 2024

Fees Paid

\$375.00

Certified Letters Mailed

October 17, 2024

PROPERTY DETAIL #1

Address: 2112 Old 41 Highway

Parcel ID: 20017501210, 20017500210,

20017501200

Acres: +/- 2.02

Property Owner: JLV KENNESAW MIXED USE LLC

Current Zoning: PVC

PROPERTY DETAIL #2

Address: 2114 Old 41 Highway

Parcel ID: 20017501190

Acres: +/- 2.27

Property Owner: JLV KENNESAW CROSSING LLC

Current Zoning: PVC

PROPERTY DETAIL #3

Address: 1620 N. Roberts Rd

Parcel ID: 20017400080

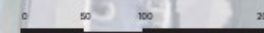
Acres: +/- 1.10

Property Owner: JLV KENNESAW MIXED USE LLC

Current Zoning: PVC

EXISTING SITE CONDITIONS

The construction of the multi-family known as "The Ellison" was completed in 2021; the project consisted of 3 four story buildings totaling 250 units with singular access from N. Roberts Rd. The same year the construction of a 10,000 sq. ft. retail building was completed on parcel fronting Old 41 Hwy. The site consists of a total of 482 parking spaces; 414 parking spaces for the residential units and 68 for the retail/restaurant component of the project.



SITE SURVEY (DENSITY DETAIL)

ZONING CASE #: RZ2024-04



UNIT MIX		UNIT RENTABLE AREA				TOTAL PROJECT MIX				TOTAL			
		HEATED*	BALCONY	TOTAL**	400	400L	TOTAL	HEATED*	GROSS*	UNIT	TOTAL	TOTAL	400/400L
TYPE	DESCRIPTION				UNITS	BEDS					UNITS	BEDS	
1 BEDROOM UNITS													
A1	1 BEDROOM / 1 BATH	722 SF	66 SF	788 SF	16	4	20	14,440 SF	15,790 SF	A1	20	20	14,440 SF
A1A	1 BEDROOM / 1 BATH	746 SF	66 SF	812 SF	16	16	32	23,872 SF	25,984 SF	A1A	32	32	23,872 SF
A2	1 BEDROOM / 1 BATH	737 SF	66 SF	803 SF	4	4	4	2,948 SF	3,212 SF	A2	4	4	2,948 SF
A3	1 BEDROOM / 1 BATH	759 SF	66 SF	825 SF	0	0	0	0 SF	0 SF	A3	0	0	0 SF
A4	1 BEDROOM / 1 BATH	804 SF	45 SF	849 SF	0	8	8	6,432 SF	6,792 SF	A4	8	8	6,432 SF
TOTALS					0	0	136	47,692 SF	51,748 SF		64	64	47,692 SF
2 BEDROOM UNITS													
B1	2 BEDROOM / 2 BATH	1,082 SF	66 SF	1,148 SF	8	4	12	12,864 SF	13,776 SF	B1	12	24	12,864 SF
B1A	2 BEDROOM / 2 BATH	1,075 SF	66 SF	1,141 SF	0	8	16	8,000 SF	8,126 SF	B1A	8	16	8,000 SF
B2	2 BEDROOM / 2 BATH	1,195 SF	142 SF	1,337 SF	12	12	24	18,704 SF	20,128 SF	B2	24	48	18,704 SF
B3	2 BEDROOM / 2 BATH	1,220 SF	168 SF	1,388 SF	0	4	4	4,880 SF	5,552 SF	B3	4	8	4,880 SF
TOTALS					0	0	48	35,148 SF	38,582 SF		48	96	35,148 SF
3 BEDROOM UNITS													
C1	3 BEDROOM / 2 BATH	1,440 SF	143 SF	1,583 SF	4	4	8	11,502 SF	12,736 SF	C1	8	24	11,502 SF
TOTALS					0	0	8	11,502 SF	12,736 SF		8	24	11,502 SF
TOTAL UNITS					0	0	292	114,432 SF	125,062 SF		120	284	114,432 SF
											UNIT AVERAGE		
											954 SF		

Residential

Zoning: PVC Planning Village Community

Building

- Type V-A Wood Construction
- NFPA 13R Fire Protection@ Residential

Total Site: Approx. 4.547 Acres

Residential - 4 Story Building

Average Unit Size: 954 SF

Residential - 4 Story Building

Building 460 Prototype

60 Units x 1 Building = 60

Building 460L Prototype

60 Units x 1 Building = 60

Total Units = 120 Units

Parking Required:

Residential - 210 spaces (1.75 space/unit)

Multi Family - 1.75 Spaces per unit

Parking Provided:

Residential - 189 spaces (1.58 space/unit)

189 Surface Parking

Existing Retail Area

Approx. 10,000 SF

Parking Required:

Retail - 50 spaces (1/200 SF)

50 Spaces Parking

Parking Provided:

Retail - 50 spaces (1/200 SF)

Overflow - 7 spaces



Multi Family Site

Approx. 198,068 SF / 4.547 Acres

PROPOSED SITE PLAN - RETAIL BUILDING

ZONING CASE #: RZ2024-04



PROPOSED RENDERING (PAGE 2 OF 5)



ZONING CASE #: RZ2024-04



PROPOSED RENDERING (PAGE 3 OF 5)



ZONING CASE #: RZ2024-04



1 BUILDING TYPE 460 L FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE 460 L REAR ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE		
NO.	DESCRIPTION	FINISH
1	CEILING	Acoustic Tile
2	FLOOR	Polished Concrete
3	WALL	Paint
4	DOOR	Stained Wood
5	WINDOW	Stained Wood
6	ROOF	Asphalt/Flt Shingles
7	CLADDING	Horizontal Siding
8	TRUSS BEARING	Exterior Insulation
9	FOUNDATION	Foundation
10	BASEMENT	Foundation
11	STAIRS	Stained Wood
12	BATH	Stained Wood
13	KITCHEN	Stained Wood
14	LIVING	Stained Wood
15	SLEEPING	Stained Wood
16	CLADDING	Horizontal Siding
17	TRUSS BEARING	Exterior Insulation
18	FOUNDATION	Foundation
19	BASEMENT	Foundation
20	STAIRS	Stained Wood
21	BATH	Stained Wood
22	KITCHEN	Stained Wood
23	LIVING	Stained Wood
24	SLEEPING	Stained Wood
25	CLADDING	Horizontal Siding
26	TRUSS BEARING	Exterior Insulation
27	FOUNDATION	Foundation
28	BASEMENT	Foundation
29	STAIRS	Stained Wood
30	BATH	Stained Wood
31	KITCHEN	Stained Wood
32	LIVING	Stained Wood
33	SLEEPING	Stained Wood
34	CLADDING	Horizontal Siding
35	TRUSS BEARING	Exterior Insulation
36	FOUNDATION	Foundation
37	BASEMENT	Foundation
38	STAIRS	Stained Wood
39	BATH	Stained Wood
40	KITCHEN	Stained Wood
41	LIVING	Stained Wood
42	SLEEPING	Stained Wood
43	CLADDING	Horizontal Siding
44	TRUSS BEARING	Exterior Insulation
45	FOUNDATION	Foundation
46	BASEMENT	Foundation
47	STAIRS	Stained Wood
48	BATH	Stained Wood
49	KITCHEN	Stained Wood
50	LIVING	Stained Wood
51	SLEEPING	Stained Wood
52	CLADDING	Horizontal Siding
53	TRUSS BEARING	Exterior Insulation
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57	BATH	Stained Wood
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59	LIVING	Stained Wood
60	SLEEPING	Stained Wood
61	CLADDING	Horizontal Siding
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63	FOUNDATION	Foundation
64	BASEMENT	Foundation
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66	BATH	Stained Wood
67	KITCHEN	Stained Wood
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69	SLEEPING	Stained Wood
70	CLADDING	Horizontal Siding
71	TRUSS BEARING	Exterior Insulation
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74	STAIRS	Stained Wood
75	BATH	Stained Wood
76	KITCHEN	Stained Wood
77	LIVING	Stained Wood
78	SLEEPING	Stained Wood
79	CLADDING	Horizontal Siding
80	TRUSS BEARING	Exterior Insulation
81	FOUNDATION	Foundation
82	BASEMENT	Foundation
83	STAIRS	Stained Wood
84	BATH	Stained Wood
85	KITCHEN	Stained Wood
86	LIVING	Stained Wood
87	SLEEPING	Stained Wood
88	CLADDING	Horizontal Siding
89	TRUSS BEARING	Exterior Insulation
90	FOUNDATION	Foundation
91	BASEMENT	Foundation
92	STAIRS	Stained Wood
93	BATH	Stained Wood
94	KITCHEN	Stained Wood
95	LIVING	Stained Wood
96	SLEEPING	Stained Wood
97	CLADDING	Horizontal Siding
98	TRUSS BEARING	Exterior Insulation
99	FOUNDATION	Foundation
100	BASEMENT	Foundation

PROPOSED RENDERING (PAGE 4 OF 5)

ZONING CASE #: RZ2024-04



EXTERIOR LEGEND		EXTERIOR NOTES	
1	WOOD	1. EXTERIOR FINISHES TO BE USED AS SHOWN ON THIS SHEET.	
2	BRICK	2. EXTERIOR FINISHES TO BE USED AS SHOWN ON THIS SHEET.	
3	CONCRETE	3. EXTERIOR FINISHES TO BE USED AS SHOWN ON THIS SHEET.	
4	STAINLESS STEEL	4. EXTERIOR FINISHES TO BE USED AS SHOWN ON THIS SHEET.	
5	GLASS	5. EXTERIOR FINISHES TO BE USED AS SHOWN ON THIS SHEET.	

1 BUILDING TYPE 460 L SIDE 1 ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE 460 L SIDE 2 ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
NO.	FINISH	LOCATION	REMARKS
1	WOOD	TRUSS BEARING	
2	BRICK	LEVEL 4	
3	CONCRETE	LEVEL 3	
4	STAINLESS STEEL	LEVEL 2	
5	GLASS	LEVEL 1	
6	WOOD	TRUSS BEARING	
7	BRICK	LEVEL 4	
8	CONCRETE	LEVEL 3	
9	STAINLESS STEEL	LEVEL 2	
10	GLASS	LEVEL 1	
11	WOOD	TRUSS BEARING	
12	BRICK	LEVEL 4	
13	CONCRETE	LEVEL 3	
14	STAINLESS STEEL	LEVEL 2	
15	GLASS	LEVEL 1	

PROPOSED RENDERING (PAGE 5 OF 5)



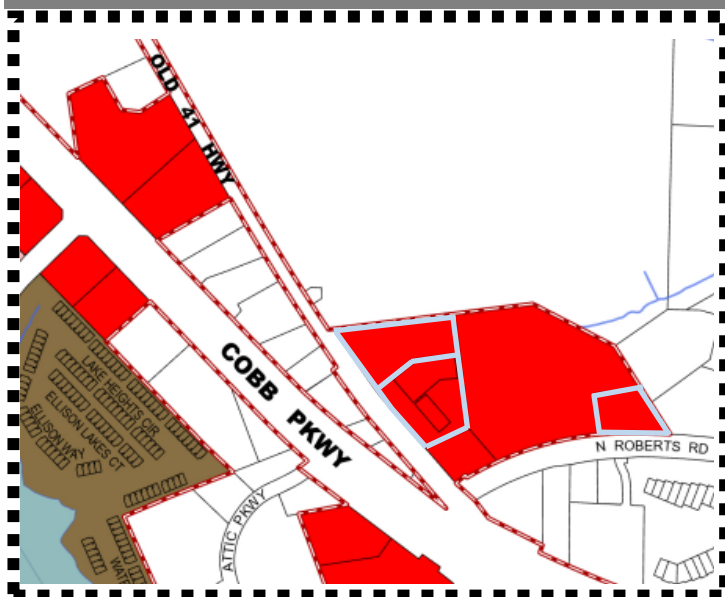
ZONING CASE #: RZ2024-04



STAFF ANALYSIS REPORT

ZONING CASE #: RZ2024-04

2022 COMPREHENSIVE PLAN - AREAS



LEGEND

- NAC - Neighborhood Activity Center
- CAC - Community Activity Center
- DAC - Downtown Activity Center
- RAC - Regional Activity Center
- RL - Residential Low/Medium

FUTURE LAND USE CATEGORY

CAC—COMMUNITY ACTIVITY CENTER

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

FUTURE LAND USE ANALYSIS

The Comprehensive Plan designates the subject property to the property as Community Activity Center (CAC). The Community Activity Center category aims to meet the immediate needs of several neighborhoods or communities. Encouraged land uses include low to medium intensity office, retail, and commercial services. Community Activity Center land uses are primarily located adjacent to Cobb Parkway with a portion of the Moon Station Road included. Cobb Parkway is home to retail and commercial uses, including strip mall retail centers, automobile services, restaurants and motels.

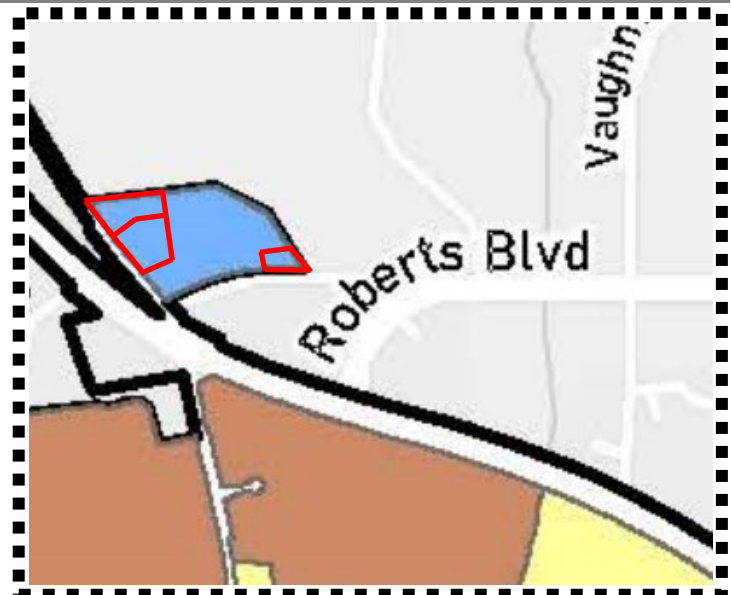
STAFF ANALYSIS REPORT

ZONING CASE #: RZ2024-04

2022 COMPREHENSIVE PLAN UPDATE

Kennesaw Areas

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



AREA DESIGNATION

COBB PARKWAY COMMERCIAL CORRIDOR

The Cobb Parkway Commercial Corridor is the most significant commercial corridor in Kennesaw. This approximately two-mile-long section of highway runs southeast to northwest through the lower third of the city limits. The corridor's appearance and function has been affected by vacant structures or structures that are in disrepair. Generally, there are no unifying architectural features, gateways or impressionable spaces or buildings that identify this corridor with a unique sense of place that is characteristic of Kennesaw; however, several segments of this corridor show promise.

AREA DESIGNATION ANALYSIS

The site is located within the Cobb Parkway Commercial Corridor. According to the Area Policy Matrix outlined in the Comprehensive Plan, development in this area should encourage redevelopment projects on multi-parcel basis, encourage a diverse mix of products and services and maintain adequate building and landscaping setbacks that promotes safety and market visibility. The project proposed eliminating the office component of the development and shifting the placement of the retail component from Old 41 Hwy to N. Roberts Rd. The intent of a commercial corridor is to enhance economic development by creating a dynamic environment where businesses can thrive by providing accessible commercial spaces and promoting pedestrian-friendly spaces.

FUTURE LAND USE CATEGORIES

- Regional Activity Center (RAC)
- Commercial Activity Center (CAC)
- Industrial (I)

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TRANSPORTATION DATA

ROAD #1	AERIAL OF ROAD #1
Roadway Name Old 41 Hwy Roadway Classification Arterials Speed Limit 45 MPH Jurisdictional Control City of Kennesaw Minimum Width of Right-of-Way requirement 100-feet	
ROAD #2	AERIAL OF ROAD #2
Roadway Name North Roberts Rd. Roadway Classification Minor Collectors Speed Limit 35 MPH Jurisdictional Control Cobb County Minimum Right-of-Way Requirement N/A	

STAFF ANALYSIS REPORT

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ENVIRONMENTAL

Floodplain:

- ☐ Yes
☐ No
☒ Not Verified

Wetlands:

- ☐ Yes
☐ No
☒ Not Verified

Drainage Basin:

- ☐ None
☐ FEMA 100-year floodplain area
☐ Flood Damage Prevention Ordinance¹
☐ Project subject to Cobb County Damage Prevention Requirements
☐ Dam Breach Zone (Upstream)²
☐ Owner/Developer is responsible for obtaining any required wetland permits from the United States Army Corps of Engineers

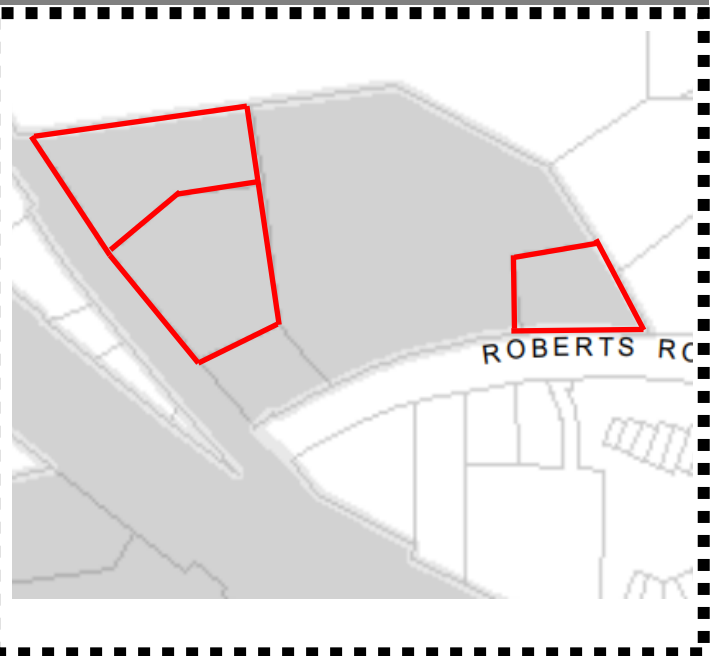
Streams and Creeks:

- ☐ Metropolitan River Protection Area³
☐ Chattahoochee River Corridor Tributary Area⁴
☐ Georgia Erosion-Sediment Control Law and County Ordinance⁵
☐ Georgia DNR Variance for work being done in 25-foot stream bank buffers (may be required)
☐ City Stream Buffer Required
☒ No Stream Buffer Required

Public Works Comments:

See page 28 for comments from Public Works.

FEMA FLOOD ZONE MAP



Special Flood Hazard Areas

2018 Flood Zones

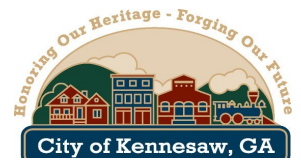
- AE
- AE, FLOODWAY
- X, 0.2 Pct Annual Chance
- Land Lots
- Kennesaw City Limits
- Subject Property

ADDITIONAL COMMENTS REGARDING PROJECT:

- Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be resolved in the plan review process.
- Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains and obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.
- Applicant will be responsible to meet all City of Kennesaw Development & Zoning Ordinance Standards, State, County and applicable Federal regulations as part of the plan review approval process. All conceptual representations submitted with the application and acted on by Mayor and Council does not relieve applicant and property owners from meeting all development standards.

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

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ZONING CASE #: RZ2024-04

ORDINANCE #2022-09 (PAGE 1 OF 11)

CITY OF KENNESAW GEORGIA

ORDINANCE NO. 2022-09, 2022

AN ORDINANCE TO AMEND CONDITIONS OF REZONING UNDER ORDINANCE #2018-10, 2018 FOR THE PROPERTIES LOCATED AT 2112 & 2114 OLD 41 HIGHWAY (LAND LOT 175 TAX PARCELS 21, 119 & 121)

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

WHEREAS, VARNER DEVELOPERS, have submitted an application to amend conditions of rezoning under ordinance #2018-10, 2018 for the properties located at 2112 Old 41 Highway (20017500210), 2112 Old 41 Highway (20017501210) and 2114 Old 41 Highway (20017501190, identified as Land Lot 175 and Tax Parcels 21, 119 & 121 (as more particularly described below). The amendment is to eliminate any mention of a hotel component and replace it with a Mixed-Use Development of approximately 4.316 +/- acres; and

WHEREAS, notice was advertised in the Marietta Daily Journal on October 14, 2022 and October 21, 2022, of a public hearing before the Kennesaw Planning Commission held on November 2, 2022 and the Mayor and Council on November 21, 2022 and;

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a meeting held on November 2, 2022 and;

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held on November 21, 2022

WHEREAS, the Mayor and Council have determined that the proposed amendment to the Official Zoning Map is in the public interest and meets the standards established in the Kennesaw Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.

SECTION 1. The Official Zoning Map of the City of Kennesaw, Georgia is hereby amended so as to change the previously approved zoning conditions under ordinance #2018-10, 2018 to eliminate any mention of a hotel component and replace it with a Mixed-Use Development of approximately 4.316 +/- acres for the following described property:

LEGAL DESCRIPTION OF TOTAL SITE

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ZONING CASE #: RZ2024-04

ORDINANCE #2022-09 (PAGE 2 OF 11)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 174, 175, 206 & 207 of the 20th District, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from a point at the intersection of the northwesterly right-of-way line of North Roberts Road (Variable R/W) with the northeasterly right-of-way line of Old Highway 41 (Variable R/W); thence along said right-of-way line of Old Highway 41 North 41 degrees 0 minutes 19 seconds West a distance of 175.00 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence continue Northwesterly along said right-of-way line North 41 degrees 0 minutes 19 seconds West a distance of 228.69 feet; thence 225.84 feet along an arc of a curve to the right, said curve having a radius of 1,730.66 feet and a chord bearing and distance of North 37 degrees 9 minutes 39 seconds West 225.68 feet to a point; thence North 33 degrees 56 minutes 58 seconds West a distance of 204.43 feet to a point; thence leaving said right-of-way line North 82 degrees 49 minutes 6 seconds East a distance of 517.77 feet to a point; thence North 82 degrees 49 minutes 6 seconds East a distance of 330.25 feet; thence South 62 degrees 34 minutes 4 seconds East a distance of 399.48 feet to a point; thence South 32 degrees 12 minutes 32 seconds East a distance of 436.81 feet to a point on said right-of-way line of North Roberts Road; thence along said right-of-way line the following courses and distances: North 87 degrees 10 minutes 20 seconds West a distance of 40.43 feet to a point; thence North 88 degrees 37 minutes 55 seconds West a distance of 127.46 feet to a point; thence 585.79 feet along an arc of a curve to the left, said curve having a radius of 1,334.05 feet and a chord bearing and distance of South 78 degrees 0 minutes 15 seconds West 581.09 feet to a point; thence North 41 degrees 22 minutes 57 seconds West a distance of 175.98 feet to a point; thence South 62 degrees 41 minutes 20 seconds West a distance of 197.70 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.52 acres more or less.

SECTION 2. BE IT FURTHER ORDAINED THAT the amendment to the Official Zoning Map outlined in Section 1 above is adopted to change the zoning conditions under ordinance #2018-10, 2018 with the following stipulations adhered to with this rezoning as follows:

STIPULATION AMENDMENT OVERVIEW

All zoning stipulations under ordinance #2018-10 shall remain in effect; however, any reference to a hotel shall be replaced with a Mixed-Use Development of approximately 4.316 +/- acres, referred to as "Mixed-Use Development (4.316 +/- acres)" and consists of the following:

1. Multi-family residential of type IIIA construction with a maximum number of 208 units with the average unit size consisting of 975 square feet.
2. A minimum of 12,000 square feet of ground floor retail commercial
3. Outdoor plaza spaces as shown on the site plan prepared by Niles Bolton Associates and dated on October 19, 2022.

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ORDINANCE #2022-09 (PAGE 3 OF 11)

4. A minimum of 6,000 square feet for leasing and amenity space for the multi-family residential.
5. A parking deck with enough spaces to meet the minimum standards found in section 6.06.09 for the number of multi-family units and the square footages of either commercial retail, office and/or eating and drinking establishments. Surface parking, as shown on the site plan, may count towards meeting this requirement.
6. Pedestrian access points connecting the proposed mixed-use development with the existing multi-family apartments.
7. An eight-foot multi-use trail.

Varner Developers and FedEx shall come to an agreement on how to reduce or eliminate any chance of noise and light pollution from the FedEx facility spilling over onto the proposed Mixed-Use Development to ensure protection of all parties involved.

STIPULATIONS APPLICABLE TO THE OVERALL MIXED-USE DEVELOPMENT

1. The revised stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form, which are currently in place concerning the Subject Property.
2. Varner Developers seek to rezone the Subject Property from GC to PVC in order to allow for the development and construction of a Mixed-Use Development in substantial conformity to the current revised site plan prepared by Planners and Engineers Collaborative, which is being submitted concurrently herewith.
3. The Subject Property consists of an approximate 13.52-acre tract of land, which shall be developed as a Mixed-Use Development including the components mentioned below with ancillary and permitted uses allowed under and pursuant to the PVC Zoning District, as follows:
 - a. A four-five story Hotel which will accommodate approximately 140 guest rooms with associated parking and commensurate amenities. A Mixed-Use Development (4.316 +/- acres) including the components mentioned above with ancillary and permitted uses allowed under and pursuant to the PVC Zoning District.
 - b. Two (2) one-story Class "A" Retail buildings consisting of a total amount of approximately 22,000 sq. ft. of Retail Commercial Space.
 - c. Three (3) four-five story Multi-Family buildings consisting of a total number of 274 Class "A", highly amenitized luxury Multi-Family homes.
 - d. Two (2) Office Condominium buildings consisting of a total 9,750 sq. ft. and consisting of approximately seven (7) Office Condo units ranging from 1,250 sq. ft. to 1500 sq. ft.
 - e. The positioning of future pedestrian connectivity to the Noonday Trail and other City and/or TCCID-planned pedestrian linkage and infrastructure.
4. Varner Developers shall be the Master Developer and will be involved with all aspects of the development including, but not limited to, all of the components located therein.
5. Concurrently with the issuance of final Certificates of Occupancy regarding the Multi-Family component, Varner Developers shall secure permits and commence the vertical construction of at least one of the two proposed retail buildings regarding the proposed Retail component as shown on the revised site plan.

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In addition, prior to the issuance of the final Multi-Family Certificates of Occupancy for the Multi-Family Development (4.316 +/- acres), Varner shall update the Master Protective Covenants for the Mixed-Use Development which shall include all phases. The Master Association will ultimately be responsible for the oversight, upkeep and maintenance of all entrance areas, common areas, community buildings and structures, open space areas, pedestrian connectivity and similar features contained within the overall Mixed-Use Development.

Varner Developers, shall guarantee (up to \$150,000.00) of the sums necessary for the demolition of the entirety of the shopping center, either within twenty-four (24) months from the Rezoning/Entitlement and/or prior to the issuance of Certificates of Occupancy regarding the Multi-Family component, whichever occurs first. If, for whatever reason, Varner Developers does not demolish the entirety of the existing shopping center within that time frame, then the City of Kennesaw shall be authorized to demolish the totality of the shopping center and place a lien on the retail and hotel components in an amount commensurate with the costs of demolition and associated remedial costs.

Varner Developers, upon the rezoning and entitlement of the Subject Property, either within twenty-four (24) months from the date of approval or prior to the issuance of Final Certificate of Occupancy permits for the Multi-Family component, whichever event first occurs, shall provide the City of Kennesaw with documentation which confirms that binding agreements with all existing tenants are in place reflecting the fact that the tenants' respective leases will terminate within a time frame which ensures that the entire shopping center (which solely references the multi-tenant building and NOT Hooter's Restaurant) will be demolished in its totality.¹

6. Prior to the issuance of the final Multi-Family Certificate of Occupancy, Varner Developers shall submit Master Protective Covenants for the Mixed-Use Development, which shall include all phases. Currently therewith, Master Association documents shall be submitted which will include all components of the proposed development. The Master Association will ultimately be responsible for the oversight, upkeep and maintenance of all entrance areas, common areas, community buildings and structures, Open Space areas, pedestrian connectivity and similar features contained within the overall Mixed-Use Development.
7. The Master Association shall have Architectural Design Regulations and other usual and customary Covenants and Restrictions to protect the quality and integrity of the Mixed-Use Development's architecture.
8. The architectural style and composition regarding the Mixed-Use Development shall be in reasonable conformity to the architectural renderings/elevations/photographs (depicting all components) which were submitted concurrently with the Applications on April 26, 2018 and May 1, 2018, respectively.

In addition, the architectural style and composition regarding the Mixed-Use Development (4.316 +/- acres) shall be in reasonable conformity to the architectural renderings/elevations/photographs (depicting all components) which were submitted concurrently with the Application on September 16, 2022. However, Varner will submit (under separate cover) renderings/elevations ("Imagery") depicting the

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architectural style and composition of the vertically-integrated components as seen from Old 41 Highway.

¹ The shopping center which is currently located on the Subject Property has experienced deferred maintenance, upkeep and attention. Many of its tenants operate businesses which are problematic on various levels and which, generally, do nothing to aesthetically enhance the Subject Property which is considered a "Gateway" to the City of Kennesaw.

In addition to the foregoing, the Multi-Family component's architectural style and composition (both interior and exterior) shall be in reasonable conformity to the photographs and additional imagery, which were submitted under separate cover on May 29, 2018.

9. Varner Developers agree to construct all of the necessary roadways and infrastructure improvements as more particularly shown and reflected on the current revised site plan. Additionally, Varner Developers agree to comply in all respects with the City's specifications concerning such infrastructure improvements, which are interior to the Mixed-Use Development.
10. Entrance signage shall be ground-based, monument-style signage with finish, materials and colors being in substantial conformity to the architectural style embodied in the Mixed-Use Development. Said signage may include building-attached, vertical marquee signage and other signage allowed under and pursuant to the City of Kennesaw Sign Ordinance. There shall be no temporary signs except for "Grand Opening" signage and signage indicating the coming development.
11. The entrance areas of the Mixed-Use Development shall be professionally designed, landscaped, maintained, irrigated and themed to the architectural style and composition of the proposed development.
12. Lighting with the proposed Mixed-Use Development shall be environmentally sensitive, decorative and themed to the architectural style and composition of the respective components of the development. Every effort shall be made to make all lighting as unobtrusive as possible.
13. All setback and buffer areas may be penetrated for purposes of grading, detention, utilities and storm water management as long as such encroachments satisfy City of Kennesaw developmental regulations and requirements.
14. All streets within the interior of the proposed Mixed-Use Development shall be private and shall be owned and maintained by Varner Developers and/or its successors in title and responsibility.
15. The granting of the following concurrent variances:
 - a. A reduction in the required parking spaces for high-rise Multi-Family luxury homes from 2.0 spaces per unit to 1.59 spaces per unit, which provides a minimum parking space count of 436 spaces.
 - b. A waiver of overall required parking spaces (parking ratio requirements) within the balance of the subject property to be reduced from 867 total spaces to 710 total spaces (a 6% reduction in required parking).
 - c. A reduction of the major side setback from twenty-five feet (25') to twenty feet (20').

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According to the Project's Multi-Family Developer and consistent with other information gleaned from the operational aspects of Multi-Family Communities in general, a parking ratio of 1.4 - 1.7 parking spaces per unit is sufficient for Multi-Family residents and guests. More specifically, Newport Developer Partners, LLC ("Newport") has stated that its last two Urban Multi-Family Communities were parked at 1.4 -1.41 parking spaces per unit, respectively. Newport's latest surfaced parked developed property is Aldridge Town Village, which is located just north of Town Center Mall. The parking ratio at that particular property is 1.50 for a Multi-Family Luxury Home Development at a density of 30 units per acre.

Ideally, the Multi-Family parking ratios which Newport currently uses provide 1.5 spaces for 1 bedroom homes, 1.75 spaces for 2 bedroom homes and 2.0 spaces for 3 bedroom homes. With Newport's anticipated mix of homes, that yields an overall ratio of 1.63 parking spaces per unit; however, alternatively, Newport also uses a ratio of 1.0 space per bedroom, which results in a 1.50 parking ratio per unit for its anticipated mix.

Evidently, current market indicators and trends are pointing in the direction of less parking rather than more parking particularly in light of ride services (such as Uber, Lyft, etc.) proliferating and the notable aversion of "millennials" concerning the ownership of cars makes sense of having less parking spaces for the overall development and less parking for the Multi-Family Community. Therefore, rather than establishing a "hardship" in connection with the granting of the requested parking ratio variances, it is important to note that the granting of said variances will not set an adverse precedent (and, in fact, are pointing the other way to the future) and do not impair the purpose, spirit and intent of the City's Zoning Ordinance regarding parking ratio requirements.²

16. Notwithstanding anything herein to the contrary, the maximum number of residential units shall not exceed 274 units and no more than 208 units for the proposed 4.316 +/- acre Mixed-Use Development.

17. Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or his designee as needed or necessary.

18. In the event that Varner Developers does not close on the Subject Property; is determined to be undevelopable by Varner Developers; or, if at least one (1) developmental permit is not issued within a twenty-four (24) month period from the date of approval by the Mayor and City Council then the Subject Property's zoning classification shall revert to its current classification of GC without further action by the City of Kennesaw or the owner of the Subject Property.

19. Compliance with recommendations from the Manager of Cobb County International Airport ("McCollum Field") with respect to the height of buildings and construction equipment (such as cranes, etc.) utilized in connection with the construction of the Mixed-Use Development.

20. Recognizing the complexity, costs and developmental challenges associated with the development of Kennesaw Crossing, the City has indicated that it will consider

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subsequent requests by Varner Developers, together with supporting documentation and evidence to sufficiently demonstrate:

- i. "But -for" the requested incentives, Varner Developers' project would have difficulty going forward;
- ii. Positive economic impact for the City of Kennesaw; and,

² Without a doubt, the consensus among Multi-Family Developers is that parking problems are untenable with the result being that proximity to the targeted demographics' luxury Multi-Family residences is much more important than the extra parking which historically goes unused. Finally, the positioning, configuration and number of parking spaces is a critical design issue inherent with all High-End Multi-family Communities and the Developers of those Communities.

- iii. Any other such material as may be reasonably required by the City of Kennesaw. However, nothing contained herein shall be construed to legally obligate the City of Kennesaw to provide any incentives for Varner Developers' proposed project.

21. Varner Developers agree to voluntarily convey and donate an easement in perpetuity to allow the construction of the Multi-Use Trail as shown on the revised site plan submitted concurrently herewith in order to ensure connectivity between Old Highway 41 and North Roberts Road, traversing the Subject Property, in order to ultimately connect to the Noonday Creek Trail System.

STIPULATIONS APPLICABLE TO THE NON-RESIDENTIAL COMPONENTS OF THE PROPOSED MIXED-USE DEVELOPMENT

1. Varner Developers propose a Hotel a Mixed Use Development (4.316 +/- acres) as stated verbatim in the "Stipulations Amendment Overview" section, Retail and Office Condo Space by utilizing the Mixed-Use Concept by varying facades, roof elevations and other aesthetically pleasing treatments in substantial conformity to the architectural renderings/elevations/ photographs & other imagery which were mentioned hereinabove and is attached.
2. The architectural style and composition shall be substantially similar to the architectural renderings/elevations and imagery or as may be approved during the Plan Review Process. It is understood that said architectural imagery is conceptual in nature and shall be refined, clarified and focused as the Mixed- Use Development proceeds through the Plan Review Process. Additionally, it is also understood that the positioning of certain components of the architecture; for example, windows, and patios and other such features, etc. may be revised during the final Plan Review Process as well.
3. The proposed Non-Residential components shall include a flexible mix of Hotel, a Mixed Use Development (4.316 +/- acres), Commercial, Retail and Office Space which will also include ancillary Commercial type uses for the Multi-Family Residential component (consisting of Leasing Offices, Recreational Amenities, Business Center, etc.).
4. Landscaping for the proposed development shall be pursuant to a specific landscape plan, which shall be submitted during the Plan Review Process, with reference being

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- made to said landscape plan for more particular delineation and location of the plantings and species to be planted.
5. Parking area lighting shall be a maximum height of thirty feet (30') and shall be environmentally sensitive, energy efficient, horizontal cut-off luminaries, which will eliminate light pollution in order to prevent illumination from penetrating outside of the boundaries of the Subject Property.
 6. Hooded security lighting shall be utilized on the buildings within the Non-Residential areas as required by Kennesaw Developmental Regulations.
 7. Varner Developers agree to install and construct site lighting to a site lighting/ photometric plan, which shall be submitted to the City Staff for review and approval during the Plan and Review Process.
 8. Dumpsters will be positioned so as to prevent visual intrusion from streets, connection points to the community spaces and, wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during their emptying. At grade trash compaction shall also be allowed and screened as appropriate.
 9. Any exhaust from restaurant facilities, which may be constructed, shall be filtered and/or attenuated to minimize odors.
 10. There shall be no outdoor paging system, phone bells or loud speakers. However, outdoor music systems and outdoor musical performances shall be allowed.
 11. The following uses shall be prohibited:
 - a. Video arcades as a primary use.
 - b. Adult themed book and novelty stores as a primary use.
 - c. Automotive sales, repair and/or service facilities.
 - d. Movie theaters.
 - e. Gas stations and convenience stores with gas sales.
 - f. Pawn shops.
 - g. Automotive wash service.
 - h. Boat sales and repairs.
 - i. Boarding and breeding kennels.
 - j. Dry cleaning plants.
 - k. Farm equipment sales and service.
 - l. Lumber, hardware and other building material establishments.
 - m. Mobile home and travel trailer sales.
 - n. Motorcycle sales and service.
 - o. Check cashing establishments.
 - p. Service stations.
 - q. Station terminals for bus and/or rail passenger service.
 - r. Taxi stands.
 - s. Tattoo parlors.
 - t. Massage parlors.
 - u. Pool halls.
 - v. Package stores (except within the context of wine/spirits sold in a market or specialty shop).
 12. The Non-Residential components will include pedestrian walkways between the proposed buildings and throughout the parking area subject to review and approval by the City's Staff. There will be pedestrian connectivity between the Non-Residential and the Residential components, including sidewalks along the Subject Property's

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respective frontages on North Roberts Road and Old Highway 41 and the use of a multi-use path/trail as shown on the revised site plan and as mentioned above.

STIPULATIONS APPLICABLE TO THE RESIDENTIAL (MULTI-FAMILY LUXURY HOMES) COMPONENT OF THE PROPOSED MIXED-USE DEVELOPMENT

1. Within the Residential area of the proposed Mixed-Use Development (9.0± acres) there shall be a total maximum number of 274 highly amenitized Class A Luxury Multi-Family Homes.

Within the Residential area of the proposed Mixed-Use Development (4.316 +/- acres) there shall be a total maximum number of 208 highly amenitized Class A Luxury Multi-Family Homes, in addition to the stipulations as outlined below.

2. The proposed Residential Community shall have state of the art recreational facilities and amenities for the use and enjoyment of its residents as follows:
 - a. Conveniently located pool area, which will include a clubhouse, which will feature a lounge and flex coffee-style bar area.
 - b. A fitness center which will be fully equipped and which shall contain a separate yoga studio.
 - c. An outside courtyard and connectivity to existing and planned pedestrian connectivity by virtue of multi-use sidewalks and TCCID's existing or proposed Circulator Route.
 - d. Bicycle racks and storage.
 - e. Pet spa and dog walk area.
 - f. Controlled/gated vehicular and pedestrian access.
3. Floor plans and finishes within the Multi-Family homes shall consist, at a minimum, of the following:
 - a. A minimum of 9 feet ceiling heights from floor to finished ceilings and greater and a minimum of 10 feet between floors.
 - b. Wood framed cabinetry or its equivalent.
 - c. Enhanced granite, Corian, marble or other solid surface countertops.
 - d. High-end appliances consistent with luxury apartment and condominium finishes.
 - e. Deep stainless-steel kitchen sinks.
 - f. Wood-inspired plank flooring throughout.
 - g. Spacious, open floor plans including spacious walk-in closets.
 - h. High-speed internet wiring in all units.
 - i. Upgraded lighting package throughout each unit.
 - j. Brushed nickel or chrome bathroom and kitchen fixtures.
 - k. Wood-inspired plank flooring in all bathrooms and laundry rooms. Also, tile tub surround and tile showers in select units.
 - l. Window treatments throughout the units to present a uniform appearance.
 - m. First class landscape and hardscape throughout the proposed developed.
 - n. Energy efficient construction, which will meet and exceed the Georgia Energy Code.
 - o. Double paned, insulated windows in all units; and
 - p. Controlled access to buildings, parking and amenity areas.

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2024-04

ORDINANCE #2022-09 (PAGE 10 OF 11)

4. The leases concerning the luxury Multi-Family homes shall not include any provisions for indemnification, financial assistance or any other components requiring the signature of a Guarantor.
5. The overall lighting within the proposed development shall be environmentally sensitive, decorative and themed to the architectural style and composition of the buildings
6. Pedestrian lighting style and concept will be subject to review and approval by the Planning and Zoning Administrator during the Plan Review process. Additionally, hooded lighting shall be utilized on the buildings and throughout the walkways and surface parking areas.
7. Signage for the proposed development shall be ground-based, monument style and shall be constructed in the style and of the materials, which are complimentary to the proposed architecture as aforementioned and shall include vertical, building-attached marquee-type signage.
8. Compliance with recommendations from the City Engineer and Public Works Director with respect to hydrology, detention and downstream considerations.
9. Compliance with recommendations from the City Engineer and Public Works Director with respect to traffic and transportation issues. Additionally, compliance with the recommendations from the Traffic Assessment/Traffic Impact Study ("TIS") prepared by Calyx Engineers which was submitted under separate cover on May 29, 2018. Additionally, compliance with the following:
 - a. The construction of deceleration lanes and a dedicated and turning lanes as recommended by Calyx's TIS and based upon local City of Kennesaw standards.
 - b. Points of ingress/egress to the site with respect to turning movements shall follow the recommendations of Calyx Engineers with ultimate review and approval by the City of Kennesaw Staff.
10. All construction and employee vehicles and equipment will be parked and otherwise located on the Subject Property during the development of infrastructure and construction of the buildings unless agreements with adjacent property owners are negotiated.
11. Landscaping for the entrance area, signage areas, amenity and courtyard areas and all other common areas immediately surrounding the proposed buildings shall be professionally designed, implemented and maintained.³
12. All landscaping referenced herein shall be approved by the City of Kennesaw Arborist as a part of the Plan Review process and incorporated into the overall landscape plan for the proposed development.
13. All utilities servicing units within the proposed development shall be located underground.
14. Any retaining walls exposed to public rights-of-way or adjacent properties shall be faced with hard surfaced materials such as brick, stone, stacked stone and/or split-faced segmented block wall.
15. Any sidewalk, curb or guttering damaged or destroyed during construction shall be repaired or fully replaced during the completion of the project.

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2024-04

ORDINANCE #2022-09 (PAGE 11 OF 11)

³ The Multi-Family luxury home Developer is Newport Developer Partners, LLC and its President/ CEO, Robert F. Krause, Jr. As he did as a Principal of Post Properties, Mr. Krause and Newport will ensure the installation of compelling landscaping including colorful seasonal plantings and indigenous vegetation.

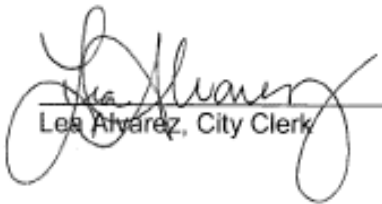
SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses, and phrases are severable, and if any section, paragraph, sentence, clause, and phrase are declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance.

SECTION 4. BE IT FURTHER ORDAINED THAT this Ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

PASSED AND ADOPTED by the Kennesaw City Council on this 21st day of November 2022.

ATTEST:

CITY OF KENNESAW:


Lea Alvarez, City Clerk




Derek Easterling, Mayor

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2024-04

PLANNING AND ZONING

Site Visit:

☒ Yes
☐ No

Staff Member:

Name: Chanelle Campbell
Date of Visit: 10/24/24

Land Use Recommendation:

Mixed – use development is compatible

Historic Preservation:

Not in the historic district

Cemetery Preservation:

No cemeteries on site; however site is located adjacent to the Roberts Cemetery in Cobb County.

Variance Approved in 2018 for the following:

- Reduction of parking from 2.0 to 1.59
- Reduction of overall parking for the entire site from 867 to 710 spaces
- Reduction of major side setback from 25 feet to 20 feet

DEPARTMENT COMMENTS

ENGINEERING:

No Comments

PUBLIC WORKS:

- Old Hwy 41 Improvement - per approved site plan in 2019, commercial site will include paving overlay Old 41 Hwy in required areas.

BUILDING SERVICES:

No Comments

COBB COUNTY FIRE:

None provided

COBB COUNTY WATER:

None provided

STAFF ANALYSIS:

The applicant, Fabric Housing Acquisition, LLC is requesting to amend the rezoning conditions on parcels 20017501190, 20017501210, 20017500210 & 20017400080. In 2018, Mayor and Council approved the rezoning of the parcels from General Commercial (GC) to Planned Village Community (PVC) with the intent of developing a mixed-used development. The proposal included a four-five story hotel, two (2) one story retail buildings consisting of approximately 22,000 sq. ft. retail commercial space, three (3) four-five story multi-family buildings consisting of 274 units and two (2) office condominium buildings consisting of a total of 9,750 sq. ft.

In 2022, the applicant received approval from Mayor and Council to amend the initial rezoning conditions eliminating the hotel stipulation from the development and replacing it with a mixed-used development to consist of:

1. Multi-family residential of type IIIA construction with a maximum number of 208 units with the average unit size consisting of 975 square feet.
2. A minimum of 12,000 square feet of ground floor retail commercial
3. Outdoor plaza spaces as shown on the site plan prepared by Niles Bolton Associates and dated on October 19, 2022. (Exhibit A, Please see page 31)
4. A minimum of 6,000 square feet for leasing and amenity space for the multifamily residential
5. A parking deck with enough spaces to meet the minimum standards found in section 6.06.09 for the number of multi-family units and the square footages of either commercial retail, office and/or eating establishments. Surface parking as shown on the site plan, may count towards meeting this requirement.
6. Pedestrian access points connecting the proposed mixed-use development with existing multi-family apartment.
7. An eight foot multi-use trail.

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2024-04

The submitted application requests the elimination of ground retail from the proposed mixed used development fronting Old 41 Hwy and the relocation of the required 12,000 sq. ft. retail component to parcel with frontage on N. Roberts Rd. The new proposal includes eliminating the two office condominium buildings totaling 9,750 sq. ft. and reducing the number of proposed multifamily units from 208 to 120, with an average unit size of 954 sq. ft.

Old 41 Hwy falls within the Cobb Parkway Commercial Corridor intended to enhance economic development by creating a dynamic environment where businesses can thrive by providing accessible commercial spaces and promoting pedestrian-friendly spaces. The corridor aims to provide accessible commercial spaces and promote pedestrian-friendly areas. It is characterized by multi-parcel redevelopment projects that encourages a diverse mix of products and services while maintaining adequate building and landscaping setbacks to promote safety and market visibility.

Historically, the development pattern along both Cobb Parkway and Old 41 Hwy has been commercial, with office and retail services fronting both sides of these roadways. According to [section 2.01.04.08](#), the Planned Village Community (PVC) zoning district is intended for planned developments serving as destination shopping and service locations for the community and aimed at reduce traffic congestion.

Old 41 Hwy hosts a variety of retail and commercial uses, including retail centers, automobile services, restaurants and office spaces. The development of residential units along Old 41 would be contrary to the existing development pattern of retail, commercial, and office space currently in place; for these reasons, staff recommends denial of the proposed amendments to the master plan.

ZONING ADMINISTRATOR'S RECOMMENDATION: **DENIAL**

Based on the findings outlined in the analysis section of this staff report, City staff recommends **denial** to amend the zoning conditions as outlined in the request case #RZ2024-04.

PLANNING COMMISSION RECOMMENDATION:

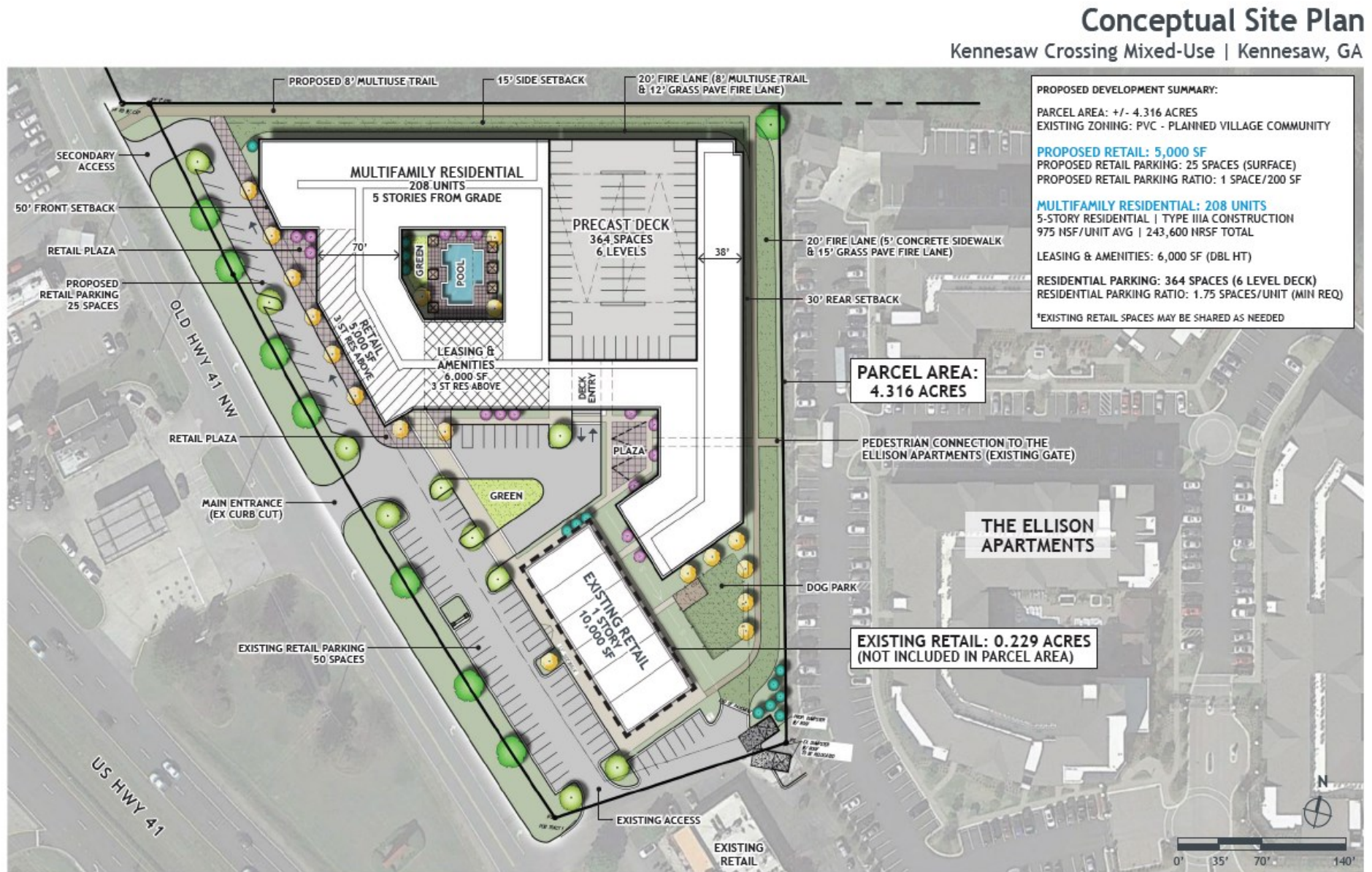
The Planning Commission, at their regularly scheduled meeting on November 6, 2024 recommended approval of the request to amend the zoning conditions as outlined by the applicant with conditions that sidewalks be added along the frontage of Old 41 Hwy and N. Roberts Rd.

MAYOR AND COUNCIL DECISION:

To be determined on December 16, 2024

APPENDIX A - ORD #2022-09 PROPOSED SITE PLAN

ZONING CASE #: RZ2024-04



VARNER DEVELOPERS | OCTOBER 19, 2022

NILES BOLTON ASSOCIATES

ZONING CASE #: RZ2024-04





REZONING APPLICATION

Required Fee \$375.00

Date Received 09/19/2024

Staff's Initials CMC

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

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

Date of Consultation 08/14/2024; 09/13/2024

Staff's Initials _____

REZONING PROPERTY ADDRESS 2112 & 2114 Old 41 Highway; 1620 N. Roberts Road

Land Lot 174, 175, 206, 207 Tax Parcel 21, 121, 119, 8 Lot Size 4.547+/-

Resident Population 0 Housing Units 0 Other Buildings Existing Retail Building

Zoning Request from:

Present Zoning PVC To: PVC

For the purpose of: Master Plan Amendment

APPLICANT EMAIL

Applicant Name: Fabric Housing Acquisitions LLC

Applicant Address 233 South Wacker Drive, Suite 4700, Chicago, IL 60606

(Phone #) _____

Applicant Signature BY: Moore Ingram Johnson & Steele, LLP

Date September 19, 2024

Signed, sealed and delivered in presence of: J. Kevin Moore, Attorneys for Applicant

September 19, 2024

Notary

Commission Expires: January 10, 2027



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

(Fax #) _____

(Work #) _____

(Cell #) _____

Representative Signature BY: J. Kevin Moore, Attorneys for Applicant and Titleholders

Date September 19, 2024

Signed, sealed and delivered in presence of: Carolyn E. Cook

September 19, 2024

Notary

Commission Expires: January 10, 2027

Date



TITLEHOLDER: JLV Kennesaw Crossing, LLC

(Phone #) _____

Signature BY: John L. Varner, Manager

Address 120 Interstate North Parkway, Suite 154, Atlanta, GA 30339

Signed, sealed and delivered in presence of: Carolyn E. Cook

September 18, 2024

Notary

Commission Expires: January 10, 2027

Date





CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Each applicant must complete a separate form

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

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

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

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

Not Applicable.

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

Not Applicable.

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

I certify that the foregoing information is true and correct, this 19th day of September, 2024
Fabric Housing Acquisitions LLC

Applicants Signature BY:

J. Kevin Moore, Moore Ingram Johnson & Steele, LLP
Attorneys for Applicant and Titleholders

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

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



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Each applicant must complete a separate form

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

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

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

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

Not Applicable.

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

Not Applicable.

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

I certify that the foregoing information is true and correct, this 19th day of September, 2024
Moore Ingram Johnson & Steele, LLP

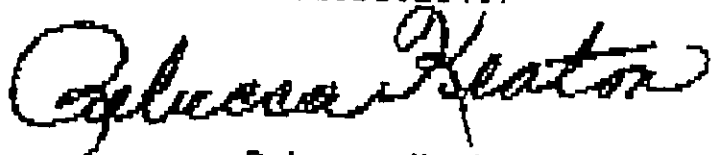
Applicants Signature BY: J. Kevin Moore

J. Kevin Moore; Georgia Bar No. 519728
Attorneys for Applicant and Titleholders

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

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

Deed Book 15570 Pg 6492
Filed and Recorded Sep-12-2018 03:01pm
2018-0118489
Real Estate Transfer Tax \$2,750.00
0332018023457


Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

After recording return to

David A. Weissmann
3495 Piedmont Road
Building 11, Suite 950
Atlanta, Georgia 30305

STATE OF GEORGIA

COUNTY OF COBB

TRUSTEE'S DEED

THIS DEED made this 5th day of September, 2018, between **SUNTRUST BANK, formerly known as TRUST COMPANY BANK, AS TRUSTEE UNDER AGREEMENT WITH THOMAS C. ERWIN III, DATED AUGUST 20, 1992 AS RENAMED THE THOMAS C. ERWIN, III REVOCABLE TRUST DATED MAY 13, 1997, AS AMENDED AND RESTATED ON MAY 14, 2012 ("Grantor") and JLV KENNESAW CROSSING, LLC, a Georgia limited liability company ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns, where the context hereof requires or permits).**

WITNESSETH THAT: Grantor, for and in consideration of the sum of ten and no/100ths Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property (the "Property"), to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 174, 175, 206 AND 207 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT A, WHICH BY REFERENCE IS INCORPORATED HEREIN IN ITS ENTIRETY.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever, in **FEE SIMPLE**: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IT IS THE INTENT and express desire of the parties hereto and it is further expressly acknowledged and agreed that, notwithstanding that Grantee may be affiliated with Lender, neither Grantor nor Grantee intends that there be, and there shall not in any event be, a merger of any of the leasehold interest by the lease described on Exhibit B attached hereto and made a part hereof (the "Ground Lease") with the title or other interest of Grantee arising by virtue of this conveyance, and Grantor and Grantee expressly provide that the Ground Lease and leasehold interest created by the Ground Lease on the one hand, and the title hereby conveyed on the other hand, be, and shall remain at all times, separate and distinct, unless and until Grantee evidences contrary intent with regard to the Property, or any portion or portions thereof, at any time or times.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed t by its duly authorized representatives he day and year first above written.

Signed, sealed, and delivered
In the presence of:

Felicia Cleveland
Unofficial Witness

Debra Kay Brooks
Notary Public

My Commission Expires:

August 29, 2021

SUNTRUST BANK, formerly known as
TRUST COMPANY BANK, AS TRUSTEE
UNDER AGREEMENT WITH THOMAS C.
ERWIN III, DATED AUGUST 20, 1992 as
renamed the Thomas C. Erwin, III
Revocable Trust dated May 13, 1997, as
amended and restated on May 14, 2012

By:

Robin Boyd
Name: Robin Boyd

Title: Vice President

[BANK SEAL]

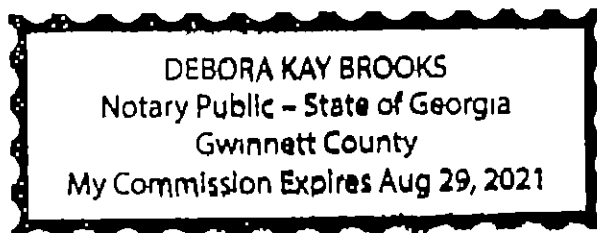


EXHIBIT A
LEGAL DESCRIPTION

TRACTS I and IV

All that tract or parcel of land lying and being in Land Lots 174, 175 and 206 of the 20th District, 2nd Section of Cobb County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin placed at the intersection of the northwesterly right-of-way of Roberts Road (70-foot right-of-way) and the northeasterly right-of-way of Old U.S. Highway 41 (100-foot right-of-way); running thence along the northeasterly right of way of U.S. Highway 41 and following the curvature thereof a distance of 200.0 feet (said curve having a chord distance of 199.97 feet with a bearing of north 42 degrees 3 minutes west) to a point; running thence along the northeasterly right of way of Old U.S. Highway 41 and following the curvature thereof 500.0 feet (said curve having a chord distance of 499.68 feet with a bearing of north 41 degrees 18 minutes west) to a point; leaving said northeasterly right of way, running thence north 80 degrees 49 minutes east a distance of 180.0 feet to a point; running thence north 9 degrees 11 minutes west 133.1 feet to a point; running thence north 80 degrees 49 minutes east 600.8 feet to an iron pin found; running thence south 65 degrees 9 minutes 30 seconds east a distance of 181.3 feet to a point; running thence south 9 degrees 11 minutes east a distance of 496.4 feet to a point on the northwesterly right of way of Roberts Road; running thence along the northwesterly right of way of Roberts Road and following the curvature thereof 369.7 feet (said curve having a chord distance of 368.62 feet with a bearing of south 70 degrees 31 minutes 30 seconds west) to a point; running thence along the northwesterly right of way of Roberts Road and following the curvature thereof 150.0 feet (said curve having a chord distance of 149.98 feet with a bearing of south 61 degrees 53 minutes west) to an iron pin; running thence north 42 degrees 36 minutes 30 seconds west a distance of 19.0 feet to an iron pin; running thence south 47 degrees 23 minutes 30 seconds west a distance of 50.3 feet to a point on the northeasterly right of way of Old U.S. Highway 41, said point being the **POINT OF BEGINNING**; shown as Tracts I and IV and containing 11.31 acres on that certain plat of survey entitled "Kennesaw Crossing Shopping Center Prepared for NAJCO, Inc., Wachovia Bank, Chicago Title Insurance Company," prepared by David W. Lynah Surveyors, bearing the seal and certification of David W. Lynah, Georgia Registered Land Surveyor No. 1845, dated March 1, 1999.

TRACT II

All that tract or parcel of land lying and being in Land Lots 174 and 175 of the 20th District, 2nd Section, Cobb County, Georgia, more particularly described as follows:

TO FIND THE POINT OF BEGINNING OF TRACT II, commence at an iron pin placed at the intersection of the northeast right-of-way of Old U.S. Highway 41 (100-foot right-of-way) and the northwest right-of-way of Roberts Road (70-foot right-of-way); running thence north 47 degrees 23 minutes 30 seconds east a distance of 50.3 feet to an iron pin; running thence south 42 degrees 36 minutes 30 seconds east a distance of 19.0 feet to an iron pin placed on the northwesterly right-of-way of Roberts Road; running thence northeasterly along the curve of the

northwestern right-of-way of Roberts Road a distance of 150.0 feet (said curve having a chord distance of 149.98 feet with a bearing of north 61 degrees 53 minutes east); running thence northeasterly along the curve of the northwestern right-of-way of Roberts Road a distance of 369.7 feet (said curve having a chord distance of 368.62 feet with a bearing of north 70 degrees 31 minutes 30 seconds east) to the POINT OF BEGINNING OF TRACT II; running thence north 9 degrees 11 minutes west a distance of 496.4 feet to a point; running thence south 65 degrees 9 minutes 30 seconds east a distance of 219.0 feet to an iron pin; leaving said northwestern right of way, running thence south 35 degrees 08 minutes 30 seconds east a distance of 450.0 feet to an iron pin placed on the northwesterly right-of-way of Roberts Road; running thence south 88 degrees 51 minutes west along the northwesterly right-of-way of Roberts Road a distance of 36.2 feet to a point; leaving said northwesterly right-of-way, running thence north 35 degrees 2 minutes 30 seconds west a distance of 180.0 feet to a point; running thence south 72 degrees 4 minutes 30 seconds west a distance of 140.0 feet to a point; running thence south 18 degrees 02 minutes 30 seconds east a distance of 120.0 feet to the northwesterly right-of-way of Roberts Road; running thence southwesterly along the curve of the northwesterly right-of-way of Roberts Road a distance of 144.1 feet (said curve having a chord distance of 144.01 feet with a bearing of south 80 degrees 38 minutes west) to the POINT OF BEGINNING OF TRACT II; shown as Tract II and containing 2.12 acres on that certain plat of survey entitled "Kennesaw Crossing Shopping Center Prepared for: NAJCO, Inc., Wachovia Bank, Chicago Title Insurance Company," prepared by David W. Lynch Surveyors, bearing the seal and certification of David W. Lynch, Georgia Registered Land Surveyor No. 1845, dated March 1, 1999.

TRACT III

All that tract or parcel of land lying and being in Land Lot 175 of the 20th District, 2nd Section, Cobb County, Georgia; more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at an iron pin placed at the intersection of the northeast right-of-way of Old U.S. Highway 41 (100-foot right-of-way) and the northwest right-of-way of Roberts Road (70-foot right-of-way); running thence along the curve of the northeast right-of-way of Old U.S. Highway 41 a distance of 200.00 feet (said curve having a chord distance of 199.97 feet with a bearing of north 42 degrees 03 minutes west); running thence along the curve of the northeast right-of-way of Old U.S. Highway 41 a distance of 500.0 feet (said curve having a chord distance of 499.68 feet with a bearing of north 41 degrees 18 minutes west) to the POINT OF BEGINNING; running thence north 36 degrees 38 minutes 30 seconds west along the northeast right-of-way of Old U.S. Highway 41 a distance of 150.0 feet to an iron pin found; leaving said northeast right of way, running thence north 80 degrees 49 minutes east a distance of 249.2 feet to a point; running thence south 9 degrees 11 minutes east a distance of 133.1 feet to a point; running thence south 80 degrees 49 minutes west a distance of 180.0 feet to the POINT OF BEGINNING; shown as Tract III and containing 0.65 acres on that certain plat of survey entitled "Kennesaw Crossing Shopping Center Prepared for: NAJCO, Inc., Wachovia Bank, Chicago Title Insurance Company," prepared by David W. Lynch Surveyors, bearing the seal and certification of David W. Lynch, Georgia Registered Land Surveyor No. 1845, dated March 1, 1999.

All that tract or parcel of land lying and being in Land Lot 174 of the 20th District, 2nd Section of Cobb County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin placed at the intersection of the northwesterly right-of-way of Roberts Road (70-foot right-of-way) and the northeasterly right-of-way of Old U.S. Highway 41 (100-foot right-of-way) running thence north 47 degrees 23 minutes 30 seconds east a distance of 50.3 feet to an iron pin; running thence south 42 degrees 36 minutes 30 seconds east a distance of 19.0 feet to an iron pin; running thence along the northwesterly right-of-way line of Roberts Road and following the curvature thereof a distance of 150.0 feet (said curve having a chord distance of 149.98 feet with a bearing of north 61 degrees 53 minutes east) to a point; continuing thence along the northwesterly right-of-way of Roberts Road and following the curvature thereof a distance of 369.7 feet (said curve having a chord distance of 368.62 feet with a bearing of north 70 degrees 31 minutes 30 seconds east) to a point; continuing thence along the northwesterly right-of-way of Roberts Road and following the curvature thereof a distance of 144.1 feet (said curve having a chord distance of 144.01 feet with a bearing of north 82 degrees 3 minutes east) to the POINT OF BEGINNING; leaving said northwesterly right of way, running thence north 18 degrees 02 minutes 30 seconds west a distance of 120.0 feet to a point; running thence north 72 degrees 04 minutes 30 seconds east a distance of 140.0 feet to a point; running thence south 35 degrees 8 minutes 30 seconds east a distance of 180.0 feet to a point on the northwesterly right-of-way of Roberts Road; thence following the northwesterly right-of-way of Roberts Road and following the curvature thereof a distance of 200.0 feet (said curve having a chord distance of 199.90 feet with a bearing of south 87 degrees 08 minutes west) to the POINT OF BEGINNING; shown as Tract V and containing 0.53 acres on that certain plat of survey entitled "Kennesaw Crossing Shopping Center Prepared for NAJCO, Inc., Wachovia Bank, Chicago Title Insurance Company," prepared by David W. Lynah Surveyors, bearing the seal and certification of David W. Lynah, Georgia Registered Land Surveyor No. 1245, dated March 1, 1999,

TOGETHER WITH the buildings and improvements presently located on said land until the expiration or earlier termination of the lease.

EXHIBIT B

Lease dated December 17, 1969, between The Trust Company of Georgia, as the duly qualified and acting Trustee of the Trust created by Item VI of the Last Will and Testament of Mrs. Elsie C. Erwin, deceased, as Lessor, and Cousins Properties Incorporated, a Delaware corporation, as Lessee, for certain real property located in Fulton County, Georgia, as amended by that certain First Amendment to Lease dated December 15, 1977, between Trust Company Bank, formerly Trust Company of Georgia, as the duly qualified and acting Trustee of the Trust created by Item VI of the Last Will and Testament of Mrs. Elsie C. Erwin, deceased, as Lessor, and Lessee, wherein certain real property located in Land Lots 174, 175 and 206 of the 20th Land District, Second Section of Cobb County, Georgia, commonly known as Kennesaw Crossing Shopping Center was substituted for the real property located in Fulton County, Georgia, as further amended by that certain Second Amendment to Lease dated April 15, 1984, between Lessor and Lessee, as assigned by that certain Lease Assignment and Conveyance dated March 8, 1999, between Cousins Properties Incorporated, a Georgia corporation, as Assignor, and Najjar Holdings, LLC, a Georgia limited liability company, as Assignee, recorded in Deed Book 12282 Page 490, Cobb County, Georgia records, as terminated as of April 30, 2009, according to that certain Affidavit Concerning Termination of Leasehold Estate, executed by James N. Nevin, Vice-President of SunTrust Bank, f/k/a Trust Company Bank, f/k/a Trust Company of Georgia, as Trustee of the Elsie C. Erwin Trust and the Thomas C. Erwin, III Revocable Trust, dated July 15, 2009, recorded July 16, 2009 in Deed Book 14710, Page 3710, aforesaid records, as reinstated according to that certain Affidavit Concerning Reinstatement of Leasehold Estate by James N. Nevin, Vice-President of Sun Trust Bank, f/k/a Trust Company Bank, f/k/a Trust Company of Georgia, as Trustee of the Elsie C. Erwin Trust and the Thomas C. Erwin, III Revocable Trust, and recorded January 23, 2012 in Deed Book 14913, Page 2987, aforesaid records, as further amended by that certain Third Amendment to Lease dated January 24, 2011, between Sun Trust Bank, Inc. f/k/a SunTrust Bank, N.A. d/b/a SunTrust Bank, Atlanta, as sole Trustee of the Thomas C. Erwin, III Revocable Trust, as Lessor, and The Piedmont Bank, successor to Najjar Holdings, LLC, as Lessee, as assigned by The Piedmont Bank to TPB RE Holdings LLC, a Delaware limited liability company pursuant to that certain Assignment and Conveyance of Leasehold Estate dated February 28, 2012, recorded in Deed Book 14924, Page 5176 Cobb County, Georgia records, as further amended by Fourth Amendment to Lease dated as of June 28, 2018 Sun Trust Bank, Inc. f/k/a SunTrust Bank, N.A. d/b/a SunTrust Bank, Atlanta, as sole Trustee of the Thomas C. Erwin, III Revocable Trust, as Lessor, and TPB RE Holdings LLC, as assigned to JLV Kennesaw Crossing, LLC, as further assigned to Sea Marshes Development, LLC.

Deed Book 15604 Pg 1751
Filed and Recorded Feb-07-2019 02:47pm
2019-0013980
Real Estate Transfer Tax \$1,000.00
0332019002097


Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Record and Return to:
MARTIN BAGWELL LUKE, P.C.
J. Marshall Martin III, Esq.
400 Northridge Road, Suite 1225
Atlanta, GA 30350

GENERAL WARRANTY DEED

4
THIS INDENTURE, made this 1st day of February, 2019, between **JLV KENNESAW CROSSING, LLC**, a Georgia limited liability company, as party of the first part, hereinafter referred to as "Grantor", and **JLV KENNESAW MIXED USE, LLC.**, a Georgia limited liability company, as party of the second part, hereinafter referred to as "Grantee", (the words "Grantor" and "Grantee" to include their respective heirs, successors, successors-in-title and assigns where the context requires or permits).

WITNESSETH THAT:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee all that tract or parcel of land lying and being in Cobb County, together with all improvements located thereon, and as more particularly described on Exhibit "A" attached hereto and made a part hereof.

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

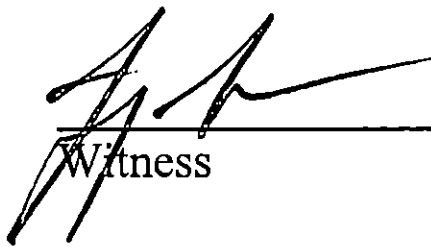
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever, subject to taxes and assessments for the year 2019 and subsequent years, not due and payable.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

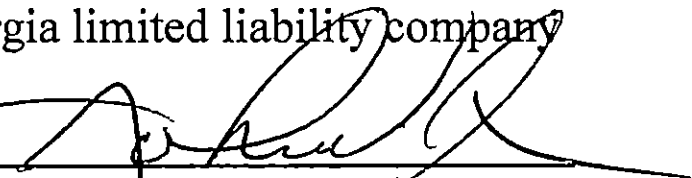
Signed, sealed and delivered
in the presence of:

GRANTOR:

JLV KENNESAW CROSSING, LLC,
a Georgia limited liability company



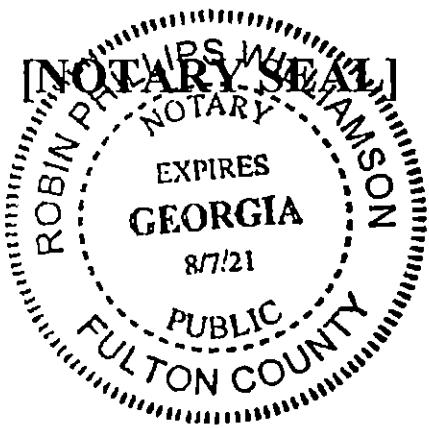
Witness

By: 
Name: John L. Varner
Title: Manager



Notary Public

My Commission Expires: _____



[COMPANY SEAL]

Exhibit "A"**Legal Description****Retail Parcel**

All that tract or parcel of land lying and being in Land Lots 175 and 206 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at an iron pin set at the intersection of the Northwesternly Right of Way of Roberts Road (variable Right of Way), and the Easterly Right of Way of Old U.S. Highway 41 (100' right of Way); thence running along said Right of Way of Old U.S. Highway 41 along a curve to the left an arc length of 199.89 feet, (said curve having a radius of 3,333.25 feet, with a chord bearing of North 39° 17' 03" West, and a chord length of 199.86 feet) to an iron pin set and the TRUE POINT OF BEGINNING; thence running along a curve to the right an arc length of 315.39 feet, (said curve having a radius of 4033.97 feet, with a chord bearing of North 39° 51' 50" West, and a chord length of 315.31 feet); thence leaving said Right of Way North 48° 59' 41" East a distance of 191.82 feet to an iron pin set; thence North 82° 48' 21" East a distance of 203.15 feet to an iron pin set; thence South 07° 07' 54" East a distance of 316.11 feet to an iron pin set; thence South 66° 31' 49" West a distance of 200.00 feet to the TRUE POINT OF BEGINNING.

Said tract contains 2.273 Acres (99,027 Square Feet).

Office Parcel

Tract 1 as described on that certain Minor Subdivision Plat prepared for Kennesaw Crossing, LLC of Kennesaw Crossing, prepared by Technical Survey Services, dated November 6, 2018.

All that tract or parcel of land lying and being in Land Lots 174 & 207 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at an iron pin set at the northerly Right of way of Roberts Road (Variable R/W) and the northeasterly Right of Way of Old U.S. Highway 41 (100' R/W), thence running along said Right of Way of Roberts Road the following courses: North 50° 08' 19" East a distance of 50.30 feet to an iron pin set; thence South 39° 51' 41" East a distance of 19.00 feet to an iron pin set; thence North 64° 37' 49" East a distance of 149.98 feet to an iron pin set; thence running along a curve to the right an arc length of 445.51 feet, (said curve having a radius of 1375.95 feet, with a chord bearing of North 75° 09' 16" East, and a chord length of 443.57 feet) to an iron pin set and the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way North 07° 10' 54" West a distance of 181.76 feet to an iron pin set; thence North 82° 49' 06" East a distance of 200.07 feet to an iron pin set;

1415526

thence South 32° 23' 21" East a distance of 237.81 feet to a 1/2" rebar and cap found on the northerly Right of Way of Roberts Road (Variable R/W); thence running along said Right of Way along a curve to the left an arc length of 235.49 feet, (said curve having a radius of 4142.07 feet, with a chord bearing of North 89° 54' 21" West, and a chord length of 235.45 feet) to an iron pin set; thence along a curve to the left an arc length of 67.90 feet, (said curve having a radius of 1375.95 feet, with a chord bearing of South 85° 50' 38" West, and a chord length of 67.89 feet) to the TRUE POINT OF BEGINNING,

Said tract contains 1.103 Acres (48,038 Square Feet).

Tract 4 as described on that certain Minor Subdivision Plat prepared for Kennesaw Crossing, LLC of Kennesaw Crossing, prepared by Technical Survey Services, dated November 6, 2018



Printed: 9/18/2024

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
John Varner

JLV KENNESAW MIXED USE LLC

Payment Date: 11/7/2023

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	20017400080	10/15/2023	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$61.29	\$333.57	\$0.00	\$0.00	\$7,066.33	\$0.00	



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

2023 Property Tax Bill

Parcel ID	Tax District		Bill #						
20017400080	3/3-BOND - KENNESAW CITY		237234						
Property Owner/Location/Description			Fair Market Value	Taxable Value					
JLV KENNESAW MIXED USE LLC 1620 N ROBERTS RD			553,190	221,276					
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	221,276		0		221,276		7.7500000000		\$1,714.89
BOND	221,276		0		221,276		1.5000000000		\$331.91
Exemptions:									
Interest will accrue monthly at a rate of .96% per month, based on an annual calculation of Federal Prime Rate (8.5%) plus 3%. To arrive at the new monthly interest rate, divide the Federal Prime Rate by 12. This annual interest rate will changes when the Federal Reserve announces the new bank prime loan rate each January (House Bill 960).									
Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960).									
Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov									
			Current Year Tax		\$2,046.80				
			Interest		\$0.00				
			Penalty		\$0.00				
			Other Fees		\$0.00				
			Payments Received		\$2,046.80				
			Other Amounts Due		\$0.00				
			Total Due		\$0.00				
			Due Date		12/01/2023				



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

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

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

Parcel ID: 20017400080
Amount Due: \$0.00
Bill#: 237234
Due Date: 12/01/2023

AMOUNT PAID

JLV KENNESAW MIXED USE LLC
120 INTERSTATE NORTH PKWY SUITE 154
ATLANTA, GA 30339

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



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

Printed: 9/18/2024

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:

JLV KENNESAW MIXED USE LLC

Payment Date: 1/1/0001

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	20017500210	10/15/2024	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid		Balance
\$0.00	\$0.00	\$0.00	\$0.00			\$0.00



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KENNESAW, GA 30144-2780
(770) 429-4542

2023 Property Tax Bill

Parcel ID	Tax District		Bill #						
20017500210	3/3-BOND - KENNESAW CITY		237744						
Property Owner/Location/Description			Fair Market Value	Taxable Value					
JLV KENNESAW MIXED USE LLC 2112 OLD 41 HWY			100	40					
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	40		0		40		7.7500000000		\$0.31
BOND	40		0		40		1.5000000000		\$0.06
Exemptions:									
Interest will accrue monthly at a rate of .96% per month, based on an annual calculation of Federal Prime Rate (8.5%) plus 3%. To arrive at the new monthly interest rate, divide the Federal Prime Rate by 12. This annual interest rate will changes when the Federal Reserve announces the new bank prime loan rate each January (House Bill 960).									
Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960).									
Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov									
			Current Year Tax		\$0.00				
			Interest		\$0.00				
			Penalty		\$0.00				
			Other Fees		\$0.00				
			Payments Received		\$0.00				
			Other Amounts Due		\$0.00				
			Total Due		\$0.00				
			Due Date		12/01/2023				



City of Kennesaw
PROPERTY TAX DIVISION
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KENNESAW, GA 30144-2780

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City of Kennesaw Property Tax Division and
include the Parcel ID on your check.

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

Parcel ID: 20017500210
Amount Due: \$0.00
Bill#: 237744
Due Date: 12/01/2023

AMOUNT PAID

JLV KENNESAW MIXED USE LLC
120 INTERSTATE NORTH PKWY STE 154
ATLANTA, GA 30339

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



Printed: 9/18/2024

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
John Varner

JLV KENNESAW MIXED USE LLC

Payment Date: 11/7/2023

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2023	20017501210	10/15/2023	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$97.16	\$528.77	\$0.00	\$0.00	\$11,201.23	\$0.00



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City of Kennesaw
PROPERTY TAX DIVISION
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KENNESAW, GA 30144-2780
(770) 429-4542

2023 Property Tax Bill

Parcel ID	Tax District		Bill #	
20017501210	3/3-BOND - KENNESAW CITY		238628	
Property Owner/Location/Description			Fair Market Value	Taxable Value
JLV KENNESAW MIXED USE LLC 2112 OLD 41 HWY			876,890	350,756
Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate = Net Tax
CITY OF KENNESAW	350,756	0	350,756	7.7500000000 \$2,718.36
BOND	350,756	0	350,756	1.5000000000 \$526.13
Exemptions:				
Interest will accrue monthly at a rate of .96% per month, based on an annual calculation of Federal Prime Rate (8.5%) plus 3%. To arrive at the new monthly interest rate, divide the Federal Prime Rate by 12. This annual interest rate will changes when the Federal Reserve announces the new bank prime loan rate each January (House Bill 960).				
Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960).				
Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov				

Current Year Tax	\$3,244.49
Interest	\$59.53
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$3,304.02
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/01/2023



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

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money order, Discover, Mastercard, AMEX,
VISA.
3% fee and \$3.50 per transaction fee added to
debit/credit card payments. \$1.25 fee per
ECheck transaction paid online.

Parcel ID: 20017501210
Amount Due: \$0.00
Bill#: 238628
Due Date: 12/01/2023

AMOUNT PAID

JLV KENNESAW MIXED USE LLC
120 INTERSTATE NORTH PKWY SUITE 154
ATLANTA, GA 30339

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



Printed: 9/18/2024

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
John Varner

JLV KENNESAW CROSSING LLC

Payment Date: 11/7/2023

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2023	20017501190	10/15/2023	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$67.35	\$366.53	\$0.00	\$0.00	\$7,764.55	\$0.00



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PROPERTY TAX DIVISION
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KENNESAW, GA 30144-2780
(770) 429-4542

2023 Property Tax Bill

Parcel ID	Tax District		Bill #						
20017501190	3/3-BOND - KENNESAW CITY		238624						
Property Owner/Location/Description			Fair Market Value	Taxable Value					
JLV KENNESAW CROSSING LLC 2114 OLD 41 HWY			607,850	243,140					
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	243,140		0		243,140		7.7500000000		\$1,884.34
BOND	243,140		0		243,140		1.5000000000		\$364.71

Exemptions:

Interest will accrue monthly at a rate of .96% per month, based on an annual calculation of Federal Prime Rate (8.5%) plus 3%. To arrive at the new monthly interest rate, divide the Federal Prime Rate by 12. This annual interest rate will changes when the Federal Reserve announces the new bank prime loan rate each January (House Bill 960).

Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960).

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

Current Year Tax	\$2,249.05
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$2,249.05
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/01/2023



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

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

Parcel ID: 20017501190
Amount Due: \$0.00
Bill#: 238624
Due Date: 12/01/2023

AMOUNT PAID

JLV KENNESAW CROSSING LLC
120 INTERSTATE NORTH PKWY SUITE 154
ATLANTA, GA 30339

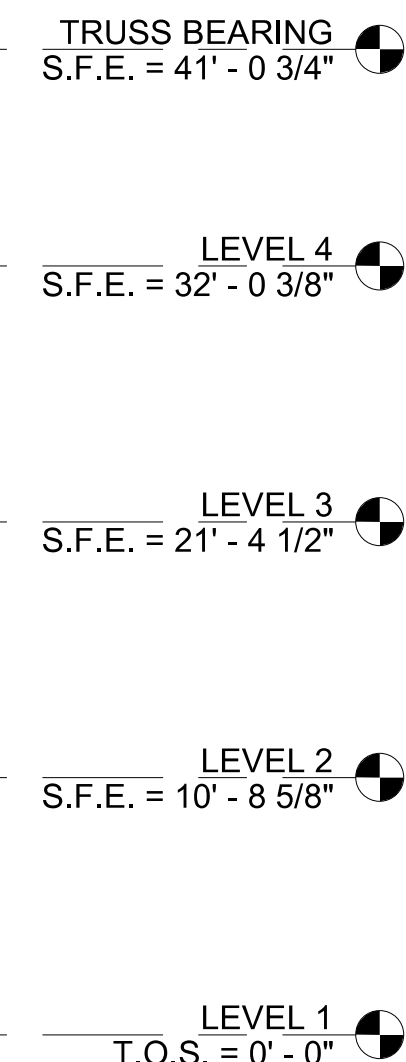
City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780

FDC

1. DECORATIVE LIGHTING, CENTER OVER GARAGE DOORS.
2. REFER TO CIVIL DRAWINGS FOR SITE RETAINING WALLS AND GRADING INFORMATION
3. COVER ALL JOINTS BETWEEN CEMENTITIOUS BOARD WITH 3-1/2" BATTEN STRIPS
4. Z-FLASHING AT HORIZONTAL BREAK AT FLOOR/CEILING FOR BOARD AND BATTEN

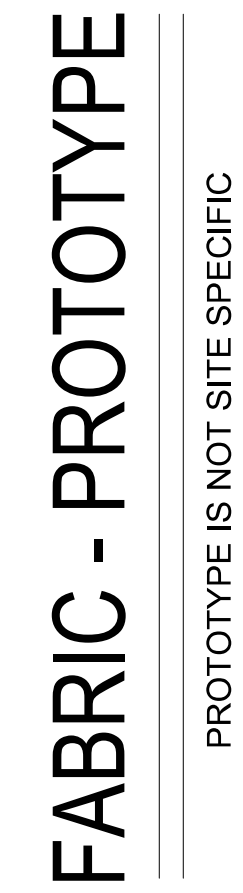


1 BUILDING TYPE 460 FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE 460 REAR ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
NO.	MATERIAL DESCRIPTION	MANUFACTURER	REMARKS
	CEMENTITIOUS TRIM - DARK		
BR-1	BRICK	BASIS OF DESIGN: TBD	
C3B-1	CEMENTITIOUS SIDING	BASIS OF DESIGN: TBD	HIGH REFLECTIVE WHITE SW 7757
CLS-1	CEMENTITIOUS LAP SIDING- 6"EXPOSURE	BASIS OF DESIGN: TBD	HIGH REFLECTIVE WHITE SW 7757
CLS-2	CEMENTITIOUS LAP SIDING- VARIED EXPOSURE	BASIS OF DESIGN: TBD	MODERNE WHITE SW 6168
CLS-3	CEMENTITIOUS LAP SIDING- 6"EXPOSURE	BASIS OF DESIGN: TBD	CLASSIC FRENCH GRAY SW 0077
CLS-4	CEMENTITIOUS LAP SIDING- VARIED EXPOSURE	BASIS OF DESIGN: TBD	CLASSIC FRENCH GRAY SW 0077
CPL-1	CEMENTITIOUS PANEL -	BASIS OF DESIGN: TBD	MODERNE WHITE SW 6168
CPL-2	CEMENTITIOUS PANEL-	BASIS OF DESIGN: TBD	
RGL-1	THREE LINE METAL RAILING WITH VERTICAL PICKETS	BASIS OF DESIGN: TBD	
SGL	ROOF SHINGLES	BASIS OF DESIGN: TBD	
WND	VINYL-INSULATED GLAZING	BASIS OF DESIGN: TBD	

**FABRIC**[illegible]

REVISION		
DATE	DESCRIPTION	REV

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BUILDING TYPE 460 - PERSPECTIVES

OB NUMBER: 2350701

DRAWN BY TA	CHECKED BY JT / IH
----------------	-----------------------

A05.32



**dwell
design
studio**

**1280 HIGHTOWER TRAIL
ATLANTA, GA 30350
PHONE: 770.864.1035
dwelldesignstudio.com**



FABRIC - PROTOTYPE

PROTOTYPE IS NOT SITE SPECIFIC

FABRIC

[illegible]

REVISION	DATE	DESCRIPTION	REV
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REET NAME: _____

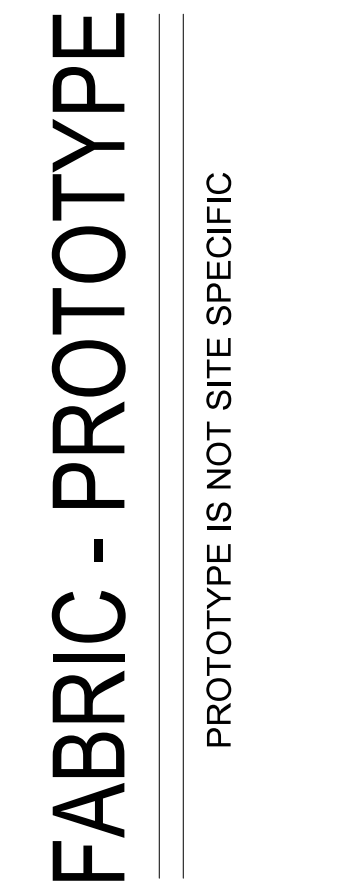
BUILDING TYPE
460L -
OVERALL
ELEVATIONS

OB NUMBER: 2350701

DRAWN BY	CHECKED BY
TA	JT / JH

A05.40

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ALL DIMENSIONS AS NOTED ON THIS DRAWING ARE AND ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 30 x 42 INCHES.

PROJECT NAME:
BUILDING TYPE
460L -
PERSPECTIVES

OB NUMBER: 2350701

DRAWN BY TA	CHECKED BY JT / IH
----------------	-----------------------

A05.42





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

10/16/24

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

Subject: City of Kennesaw Zoning Application (Case# RZ2024-04)
2112 Old 41 Hwy, 2114 Old 41 Hwy & 1620 N. Roberts Rd, Kennesaw, GA 30144
Parcel #: 20017501190, 20017501210, 20017400080 & 20017500210

Dear Ms. Mabry,

Attached, please find a zoning application submitted by Fabric Housing Acquisition, LLC to amend the zoning conditions for the above subject property. Because this case is within a half-mile from unincorporated Cobb County, this letter and enclosed application are being provided in accordance with the House Bill 489 Intergovernmental Agreement.

This case is set to go before the Kennesaw Planning Commission on November 6th at 6:30 p.m. for public hearing and Mayor and Council on November 18th at 6:30 p.m. for public hearing as well.

Thank you for your attention. Should you have any questions, you may call me at 770-590-8268 or send an e-mail to dsimmons@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Enclosure: Zoning Application

cc: Jessica Guinn, AICP, Community Development Agency Director (Via E-mail)
Dr. Jackie McMorris, Cobb County Manager (Via E-mail)
Phillip Westbrook, Senior Planner, Cobb County Community Development (Via E-mail)
Donald Wells, Intergovernmental Coordinator/Planner III, Cobb County Community Dev. (Via E-mail)
Dr. Jeff Drobney, City Manager, City of Kennesaw (Via E-mail)
Chanelle Campbell, Assistant Zoning Administrator & Planner, City of Kennesaw (Via E-mail)
Rebecca Goldstein, Community Development Administrative Assistant, City of Kennesaw (Via E-mail)

**CITY OF KENNESAW
LAND USE NOTICE**
APPLICATION # RZ2024-04
PURPOSE Amend the rezoning conditions
DATE OF PUBLIC MEETING 11/18/2024 TIME 6:30PM
DATE OF PUBLIC MEETING 11/18/2024 TIME 6:30PM
PLACE: CITY HALL KENNESAW, GA
Due to the priority for public health and safety,
the City of Kennesaw will implement a public meeting
protocol / system for community participation
in compliance to social distancing protocol.
For specific public meeting guidelines and access to all
application information please visit our website
[HTTP://WWW.KENNESAW-GA.GOV](http://www.kennesaw-ga.gov)
FOR FURTHER INFORMATION PLEASE CALL:
PLANNING AND ZONING DEPARTMENT 770-435-8268

10.18.2024 11:55

**CITY OF KENNESAW
LAND USE NOTICE**

APPLICATION # **RZ2024-04**

PURPOSE **Amend the rezoning conditions**

DATE OF PUBLIC MEETING: **11/6/2024** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **11/18/2024** TIME: **6:30PM**

PLACE: **CITY HALL KENNESAW, GA**

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

HTTP://WWW.KENNESAW-GA.GOV

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

10.18.2024 11:56



**CITY OF KENNESAW
LAND USE NOTICE**
APPLICATION # RZ2024-04
PURPOSE Amend the rezoning conditions
DATE OF PUBLIC MEETING: 11/6/2024 TIME: 6:30PM
DATE OF PUBLIC MEETING: 11/18/2024 TIME: 6:30PM
PLACE: CITY HALL KENNESAW, GA
Due to the priority for public health and safety,
the City of Kennesaw will implement a public meeting
protocol system for community participation
in compliance to social distancing protocol.
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application information please visit our website
[HTTP://WWW.KENNESAW-GA.GOV](http://www.kennesaw-ga.gov)
FOR FURTHER INFORMATION PLEASE CALL:
PLANNING AND ZONING DEPARTMENT 770-590-8268

WARNING/NOTICE
PRIVATE PARKING
NO PARKING
ANY VEHICLE
VIOLATING THIS
NOTICE WILL BE
TOWED AT
OWNER'S RISK
953-1176
1176-1176
1176-1176
1176-1176

10.18.2024 11:53

**WARNING/NOTICE
PRIVATE PARKING**
ALL UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY AT
OWNER'S EXPENSE
AND RISK TO:
Marietta Wrecker
Service, Inc.
100 Airport Rd • Marietta GA
770 953-1176
OPEN 24 HOURS
\$175.00 FEE & \$25 A DAY
STORAGE - CASH ONLY
NO DEPOSIT FOR 3 DAYS

CITY OF KENNESAW LAND USE NOTICE

APPLICATION # **RZ2024-04**

PURPOSE **Amend the rezoning conditions**

DATE OF PUBLIC MEETING: **1/13/2025** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **1/21/2025** TIME: **6:30PM**

PLACE: **CITY HALL KENNESAW, GA**

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

[HTTP://WWW.KENNESAW-GA.GOV](http://www.kennesaw-ga.gov)

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

12.19.2024 11:50

**CITY OF KENNESAW
LAND USE NOTICE**

APPLICATION # **RZ2024-04**

PURPOSE **Amend the rezoning conditions**

DATE OF PUBLIC MEETING: **1/13/2025** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **1/21/2025** TIME: **6:30PM**

PLACE: **CITY HALL KENNESAW, GA**

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

[HTTP://WWW.KENNESAW-GA.GOV](http://www.kennesaw-ga.gov)

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

12.19.2024 11:52

**CITY OF KENNESAW
LAND USE NOTICE**

APPLICATION # **RZ2024-04**

PURPOSE **Amend the rezoning conditions**

DATE OF PUBLIC MEETING: **1/13/2025** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **1/21/2025** TIME: **6:30PM**

PLACE: **CITY HALL KENNESAW, GA**

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

HTTP://WWW.KENNESAW-GA.GOV

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

12.19.2024 10:07

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

ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 10/16/24 13:04 by rmill-tj

Acct #: 110016

Ad #: 442524

Status: New WHOLD

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

Start: 10/18/2024 Stop: 10/18/2024

Times Ord: 1

Times Run: ***

LEG 1.00 X 2.96 Words: 200

Total LEG 2.96

Class: 8003 PUBLIC HEARING

Rate: LEGL

Cost: 30.00

Ad Descrpt: PH-7909 RZ2024-04

Descr Cont: MDJ-7909 GPN-16 CITY OF K

Given by: CHANELLE CAMPBELL

P.O. #:

Contact: LEA ALVAREZ

Phone: (770)424-8274

Fax#:

Email: LALVAREZ@KENNESAW-GA.GOV

Agency:

Created: rmill 10/16/24 13:00

Last Changed: rmill 10/16/24 13:04

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 10/18

AUTHORIZATION

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

Name (print or type)

Name (signature)

.

MDJ-7909
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for a rezoning request submitted by Fabric Housing Acquisitions, LLC. Said request is to amend the zoning conditions for parcels located at 2112 Old 41 Highway, 2114 Old 41 Highway, and 1620 N. Roberts Road (20017501190, 20017501210, 20017400080 & 20017500210), and lies in Land Lots 174 and 175, Tax Parcels 119, 121, 8, 21 of the 20th District, 2nd Section, Cobb County Georgia.

Said meetings shall be held before the Planning Commission on November 6, 2024 at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on November 18, 2024 at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, GA. Any interested persons may attend and be heard relative thereto.

Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link:

<https://www.kennesaw-ga.gov/publicmeetings/>

Any interested citizens are invited to email kennesawcouncil@kennesaw-ga.gov.

10:18-2024

**MDJ-7909
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE**

Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for a rezoning request submitted by Fabric Housing Acquisitions, LLC. Said request is to amend the zoning conditions for parcels located at 2112 Old 41 Highway, 2114 Old 41 Highway, and 1620 N. Roberts Road (20017501190, 20017501210, 20017400080 & 20017500210) and lies in Land Lots 174 and 175, Tax Parcels 119, 121, 8, 21 of the 20th District, 2nd Section, Cobb County Georgia.

Said meetings shall be held before the Planning Commission on November 6, 2024 at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on November 18, 2024 at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, GA. Any interested persons may attend and be heard relative thereto.

Mayor and Council will be conducting their meeting in person and you can

8003	Public Hearing
------	----------------

access the meeting via the following link: <https://www.kennesaw-ga.gov/publicmeetings/>
Any interested citizens are invited to email kennesawcouncil@kennesaw-ga.gov.

10:18-2024



Community Development
Planning & Zoning Department
2529 J. O. Stephenson
Kennesaw, GA 30144

CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was mailed out on October 17, 2024. in accordance with the application requirements.

MOORE INGRAM JOHNSON & STEELE, LLP

October 21, 2024

Date

BY:

J. Kevin Moore

Applicant or Authorized Agent

Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

Sworn and subscribed before me this 21st day of October 2024

Carolyn E. Cook

Notary Public

My Commission Expires: January 10, 2027



Attach to this document a copy of the property/s that have been served notification along with the documentation supplied in the certified mailing.

MOORE INGRAM JOHNSON & STEELE, LLP

Attorneys at Law
326 Roswell Street, Suite 100
Marietta, Georgia 30060
(770) 429-1499

October 17, 2024

RE: NOTIFICATION OF NEARBY MASTER PLAN AMENDMENT APPLICATION

Applicant: Fabric Housing Acquisitions LLC
Applicant's
Representative: J. Kevin Moore, Esq., Moore Ingram Johnson & Steele, LLP
(770) 429-1499 – jkm@mijs.com
Property: 2112 and 2114 Old 41 Highway; 1620 N. Roberts Road
Parcel ID Nos.: 20017501190; 20017501210; 20017500210; and 20017400080

To Whom It May Concern:

The undersigned and this firm represent Fabric Housing Acquisitions LLC, who is the Applicant in the proposed Master Plan Amendment of certain property located in the City of Kennesaw, Cobb County, Georgia. This correspondence is to formally notify you the City of Kennesaw Planning and Zoning Department has received a Master Plan Amendment Application for property within two hundred (200) feet of your property. As a nearby property owner, you have the right to be informed of potential Master Plan changes.

The Application details are as follows:

Applicant Name:	Fabric Housing Acquisitions LLC
Property Address:	2112 and 2114 Old 41 Highway; 1620 N. Roberts Road
Parcel Identification Nos.:	20017501190; 20017501210; 20017500210; 20017400080
Description of Proposal:	Amend Conditions to the Master Plan

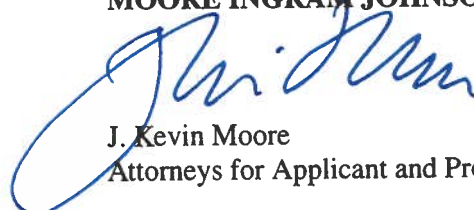
The Application will be reviewed and voted on at Public Hearings by the Planning Commission and the Mayor and City Council. The meeting details are as follows:

Planning Commission Meeting	Mayor and City Council Meeting
Date: November 6, 2024	Date: November 18, 2024
Time: 6:30 p.m.	Time: 6:30 p.m.

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

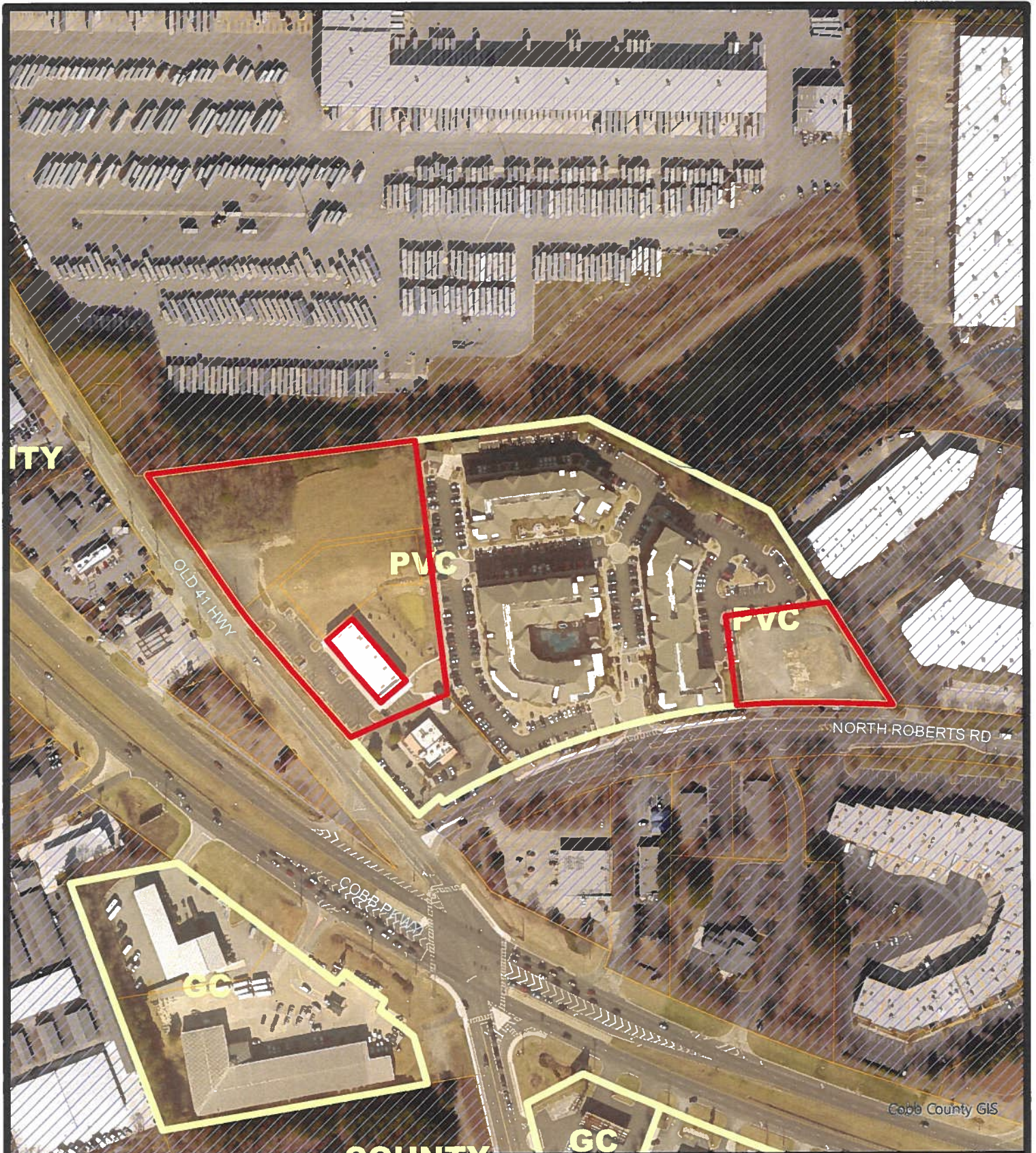
Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



J. Kevin Moore
Attorneys for Applicant and Property Owners

Enclosures



CASE NUMBER		LAND USE OR ZONING		2112, 2114 Old 41 Hwy & 1620 N Roberts Rd Land Lot 175, Tax Parcels 21, 119 & 121 Land Lot 174, Tax Parcel 08  Subject Property	
		FROM	TO		
AV	LU			 ZONING  KENNESAW CITY LIMITS  COBB COUNTY  LAND LOT	Scale: 1" = 250' Print Date: 9/20/2024 RZ2024_004
AX	RZ 2024-003	PVC	PVC		
DX	AV – Administrative Variance DX – De-annexation				
HBR	HBR – Historic Board Review				
SLUP	LU – Land Use RZ – Re-zoning SLUP – Special Land Use				
ZV	ZV – Variance				
 CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268				Direct Consulting MAJOR Lee Murray CITY CLERK	



REZONING APPLICATION

Required Fee \$375.00

Date Received 09/19/2024

Staff's Initials CMC

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

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

Date of Consultation 08/14/2024; 09/13/2024

Staff's Initials _____

REZONING PROPERTY ADDRESS 2112 & 2114 Old 41 Highway; 1620 N. Roberts Road

Land Lot 174, 175, 206, 207 Tax Parcel 21, 121, 119, 8 Lot Size 4.547+/-

Resident Population 0 Housing Units 0 Other Buildings Existing Retail Building

Zoning Request from:

Present Zoning PVC To: PVC

For the purpose of: Master Plan Amendment

APPLICANT EMAIL

Applicant Name: Fabric Housing Acquisitions LLC

Applicant Address 233 South Wacker Drive, Suite 4700, Chicago, IL 60606

(Phone #) _____

Moore Ingram Johnson & Steele, LLP

Applicant Signature BY: [Signature] Date September 19, 2024

Signed, sealed and delivered in presence of: Carolyn E. Cook September 19, 2024

Notary _____ Date _____
Commission Expires: January 10, 2027



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

(Fax #) _____ (Work #) _____ (Cell #) _____

Representative Signature BY: [Signature] Date September 19, 2024

Signed, sealed and delivered in presence of: Carolyn E. Cook September 19, 2024

Notary _____ Date _____
Commission Expires: January 10, 2027



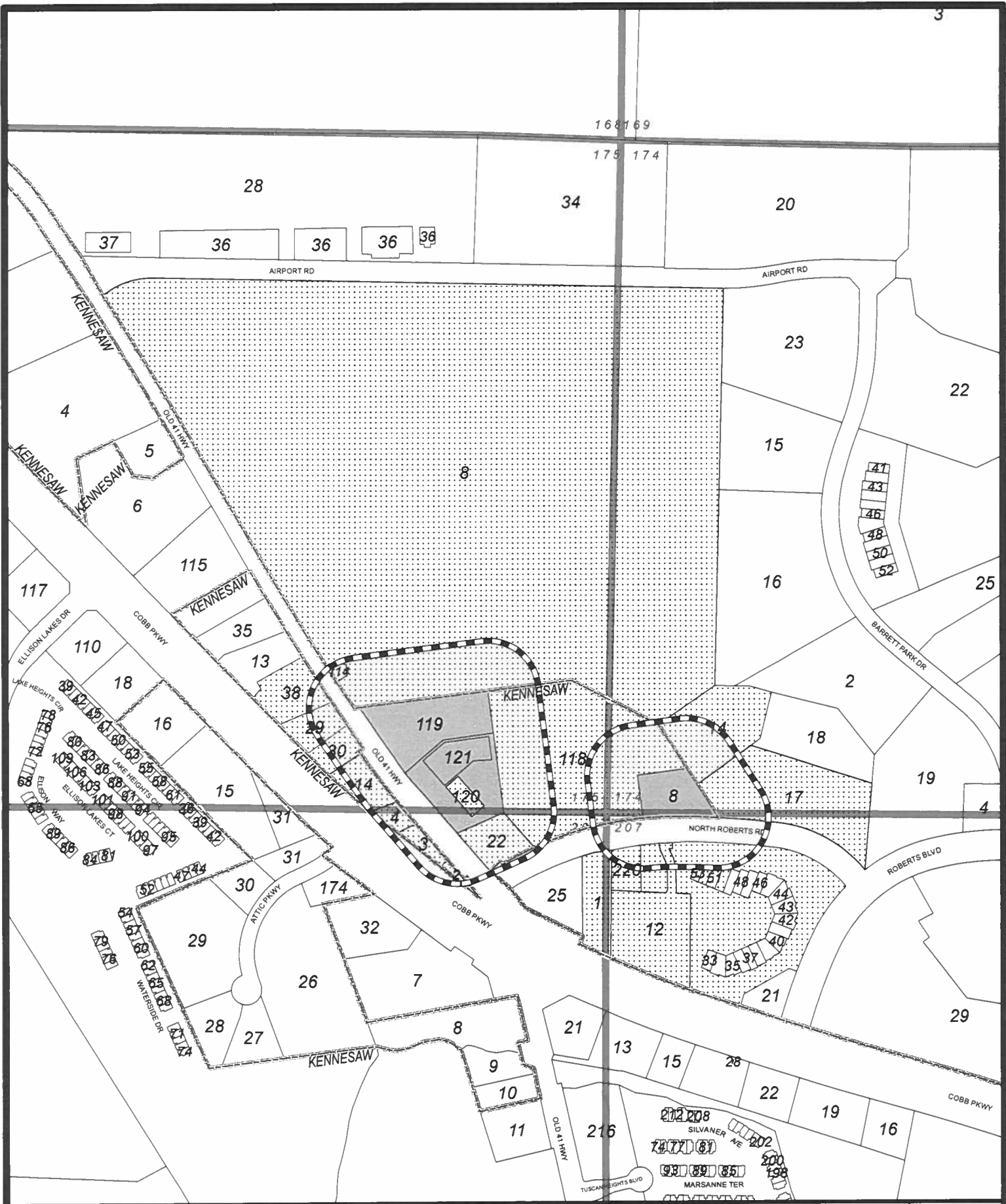
TITLEHOLDER: JLV Kennesaw Crossing, LLC (Phone #) _____
JLV Kennesaw Mixed Use, LLC

Signature BY: [Signature] Address 120 Interstate North Parkway, Suite 154, Atlanta, GA 30339

Signed, sealed and delivered in presence of: Carolyn E. Cook September 18, 2024

Notary _____ Date _____
Commission Expires: January 10, 2027





-  Subject Parcel
-  200' Radius
-  Properties Notified

2112, 2114 Old 41 Hwy & 1620 N Roberts Rd
Land Lot 175, Tax Parcels 21, 119, & 121
Land Lot 174, Tax Parcel 08

RZ2024-004
200' PROPERTY NOTIFICATION



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

David Estroff
 Mayor
Jim Blasing
 City Clerk

Date: 9/30/2024
 RZ2024_004


 1" = 500'

7022 0410 0001 4901 6935

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Street and Apt.

City, State, ZIP+4

Tax Parcel - 20017501180
 PAC ELLISON LLC
 POST OFFICE BOX A3878
 CHICAGO, IL 60690

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

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City, State, ZIP+4

Tax Parcel - 20017501200
 ETHAN WAID REAL ESTATE LLC
 316 HARVEST VIEW TERRACE
 WOODSTOCK, GA 30188

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City, State, ZIP+4

Tax Parcel - 20020600220
 3700 DEKALB TECHNOLOGY PARKWAY LLC
 450 EAST PACES FERRY ROAD
 ATLANTA, GA 30305

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Postage

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Total Postage

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Street and Apt.

City, State, ZIP+4

Tax Parcel - 20017400140
 DIODATI RAY L. & DIODATI RICH
 POST OFFICE BOX 2595
 KENNESAW, GA 30156

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

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fee

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Sent To

Street and Apt. No.

City, State, ZIP+4

Tax Parcel - 20017400170
 DIODATI RAY L. & DIODATI RICH
 POST OFFICE BOX 2595
 KENNESAW, GA 30156

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

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

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Postage

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Total Postage

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Street and Apt. No.

City, State, ZIP+4

Tax Parcel - 20017500980
 FEDEX GROUND PACKAGE SYSTEM, INC.
 1000 FEDEX DRIVE
 MOON TOWNSHIP, PA 15108

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

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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Street and Apt.

City, State, ZIP

Tax Parcel - 20017500140
LANG, INC.
1613 OLD HUNTERS TRACE
MARIETTA, GA 30062

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City, State, ZIP

Tax Parcel - 200175008290
D & S PROPERTY, LLC
307 BROOKE AVENUE
CANTON, GA 30114

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☐ Adult Signature Restricted Delivery \$

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City, State, ZIP

Tax Parcel - 20017500300
WAFFLE HOUSE, INC.
ATTENTION: TAX DEPARTMENT
POST OFFICE BOX 6450
NORCROSS, GA 30091-6450

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage \$

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Street and Apt.

City, State, ZIP

Tax Parcel - 20017500380
GREER REAL ESTATE HOLDINGS LLC
419 PONDEROSA TRAIL
DALLAS, GA 30132

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

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage \$

Sent To

Street and Apt.

City, State, ZIP

Tax Parcel - 20017501140
NOBLE BEN F.
438 CHOWNING PLACE
MARIETTA GA 30064

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OFFICIAL USE

Certified Mail Fee

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

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage \$

Sent To

Street and Apt.

City, State, ZIP

Tax Parcel - 20020600010
KARLEBACH PROPERTY MANAGEMENT LLC
833 HALLBROOK LANE
MILTON, GA 30004

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

See Reverse for Instructions

7022 0410 0001 4901 7055

CERTIFIED MAIL® RECEIPT

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Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

Tax Parcel – 20020660020
 GEORGIA STATE HIGHWAY DEPT.
 C/O TRANSPORTATION DEPT.
 2 CAPITOL SQUARE, S.W., SUITE 300
 ATLANTA, GA 30334-0000

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

See Reverse for Instructions

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

Tax Parcel – 20020690030
 GEORGIA STATE HIGHWAY DEPT.
 C/O TRANSPORTATION DEPT.
 2 CAPITAL SQUARE, S.W., SUITE 1150
 ATLANTA, GA 30334-0000

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

See Reverse for Instructions

7022 0410 0001 4901 7079

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

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Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

Tax Parcel – 20020600040
 GEORGIA STATE HIGHWAY DEPT.
 C/O TRANSPORTATION DEPT.
 2 CAPITOL SQUARE, S.W., SUITE 300
 ATLANTA, GA 30334-0000

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

See Reverse for Instructions

7022 0410 0001 4901 7086

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

Tax Parcel - 20020700120
 LGE COMMUNITY CREDIT UNION
 POST OFFICE BOX 1188
 MARIETTA, GA 30061

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

See Reverse for Instructions

7022 0410 0001 4901 7093

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

Tax Parcel – 20020700500
 KEYCHEM INTERNATIONAL, INC.
 1690 ROBERTS BLVD., SUITE 118
 KENNESAW GA 30144

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

See Reverse for Instructions

7022 0410 0001 4901 7109

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

Tax Parcel – 20020700510
 KEYCHEM INTERNATIONAL, INC.
 1690 ROBERTS BLVD., SUITE 118
 KENNESAW, GA 30144

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

See Reverse for Instructions

7022 0410 0001 4901 7116

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

\$

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

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

Tax Parcel – 20020700520
RYTECH MANAGEMENT, LLC
1690 ROBERTS BLVD, UNIT 120
KENNESAW, GA 30144

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

See Reverse for Instructions



7022 0410 0001 4901 7123

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

\$

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

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

Tax Parcel – 20020700530
STEV B'S PIZZA ENTERPRISES, INC.
1690 ROBERTS BLVD., N.W., SUITE 121
KENNESAW GA 30144

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

See Reverse for Instructions



7022 0410 0001 4901 7130

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

\$

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

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

Tax Parcel – 20020702200
REDHOUSE LLC
5201 OLD GAYDON ROAD
POWDER SPRINGS, GA 30127

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

See Reverse for Instructions



7022 0410 0001 4901 7147

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

\$

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

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

Tax Parcel – 20020702210
B & J TRUST
C/O MARY BULLOCK WARREN ANGELUCCI
4014 STONEBRIDGE LANE
RANCHO SANTE FE, CA 92091

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

See Reverse for Instructions



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

9590 94 2132 39

R7 2024-04

United States
Postal Service

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

CITY OF KENNESAW
 Alternatives and Zoning
 City of Kennesaw
 2529 J.O. Stephenson Avenue
 Kennesaw, GA 30144

Abstract

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

9590 9406 2046 0656

R72024-04

United States
Postal Service

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

Attention: Planning & Zoning
City of Kennesaw
5555 J.O. Stephenson Avenue
Kennesaw, GA 30144

2

ATLANTA GA RPDC 302
21 OCT 1971 7 L

9590 0656 2078 2730 93

RZ2024-04

United States
Postal Service

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

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

ATLANTA GA RPDC 302

9590 2098 2132 09

RZ2024-04

**United States
Postal Service**

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tax Parcel - 20020702200
REDHOUSE LLC
5201 OLD GAYDON ROAD
POWDER SPRINGS, GA 30127



9590 9402 7567 2098 2132 39

2. Article Number (Transfer from service label)

7022 0410 0001 4901 7130

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
Guy Walters 10/21/24
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Priority Mail Express®
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail (over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tax Parcel - 20017501140
NOBLE BEN F.
438 CHOWNING PLACE
MARIETTA GA 30064



9590 9402 7567 2098 2131 54

2. Article Number (Transfer from service label)

7022 0410 0001 4901 7031

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tax Parcel - 20017400140
DIODATI RAY L. & DIODATI RICH
POST OFFICE BOX 2595
KENNESAW, GA 30156



9590 9402 7567 2098 2130 93

2. Article Number (Transfer from service label)

7022 0410 0001 4901 6966

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tax Parcel - 20017400170
DIODATI RAY L. & DIODATI RICH
POST OFFICE BOX 2595
KENNESAW, GA 30156



9590 9402 7567 2098 2131 09

2. Article Number (Transfer from service label)

7022 0410 0001 4901 6973

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
Marie Walter 10/21/24
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Priority Mail Express®
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail (over \$500)

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
Marie Walter 10/21/24
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Priority Mail Express®
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail (over \$500)

USPS TRACKING #



9590 9402 7567 2018 2132 84 R22024-04

United States
Postal Service

Sender: Please print your name, address, and ZIP+4® in this box.
Oct 28 2024

CITY OF KENNESAW Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

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

USPS TRACKING #



9590 9402 7567 2018 2132 84 R22024-04

United States
Postal Service

Sender: Please print your name, address, and ZIP+4® in this box.
Oct 28 2024

CITY OF KENNESAW Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

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

USPS TRACKING #



9590 9402 7567 2018 2132 84 R22024-04

United States
Postal Service

Sender: Please print your name, address, and ZIP+4® in this box.
Oct 28 2024

CITY OF KENNESAW Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

As in past elections,
USPS Postage & Fees Paid
USPS
If you chipper, please mail early.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tax Parcel - 20020700120
LGE COMMUNITY CREDIT UNION
POST OFFICE BOX 1188
MARIETTA, GA 30061



9590 9402 7567 2098 2132 22

2. Article Number (Transfer from service label)

7022 0410 0001 4901 7086

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tax Parcel - 20017500080
FEDEX GROUND PACKAGE SYSTEM, INC.
1000 FEDEX DRIVE
MOON TOWNSHIP, PA 15108



9590 9402 7567 2098 2131 16

2. Article Number (Transfer from service label)

7022 0410 0001 4901 6980

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

COMPLETE THIS SECTION ON DELIVERY

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

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

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature [Signature] ☐ Agent ☐ Addressee
- B. Received by (Printed Name) Justin Brown C. Date of Delivery 8/04/20
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tax Parcel - 20017501200
ETHAN WARD REAL ESTATE LLC
316 HARVEST VIEW TERRACE
WOODSTOCK, GA 30188



9590 9402 7567 2098 2132 84

2. Article Number (Transfer from service label)

7022 0410 0001 4901 6942

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature [Signature] ☐ Agent ☐ Addressee
- B. Received by (Printed Name) Justin Brown C. Date of Delivery 10-12-20
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

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

Domestic Return Receipt

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

USPS TRACKING#
ATLANTA GA RPDC 302
9590 9122 157205 111123
21 OCT 2024 PM 3 L

RZ2024-04

RECEIVED

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box*
OCT 23 2024

CITY OF KENNESAW
Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

279799

COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

Tax Parcel - 20017500140
LANG, INC.
1613 OLD HUNTERS TRACE
MARIETTA, GA 30062



9590 9402 7567 2098 2131 23

2. Article Number (Transfer from service label)

7022 0420 0001 4901 6997

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

Domestic Return Receipt

A. Signature

☐ Agent

 Addressee

C. Date of Delivery

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

3. Service Type

☐ Adult Signature☐ Adult Signature
☒ Certified Mail®☐ Certified Mail Return☐ Collect on Delivered

ed Mail

ed Mail Res
\$500)

300

3. Service Type

☐ Adult Signature ☐ Adult Signature ☐ Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

ed Mail

ed Mail Restricted Delivery
\$.500}

100

1000 JOURNAL OF CLIMATE

☐ Priority Mail Express®☐ Registered Mail™

Registered Mail Delivery

☐ Signature Confirmation

☐ Signature Confirmation
Restricted Delivery

Domestic Return Recola

Polizine

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tax Parcel - 20017501180
PAC ELLISON LLC
POST OFFICE BOX A3878
CHICAGO, IL 60690



9590 9402 7567 2098 2152 19

2. Article Number (Transfer from service label)

7022 0410 0001 4901 7154

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

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 7567 2088 2152 19

9590 9402 7567 2088 2152 19

9590 9402 7567 2088 2152 19

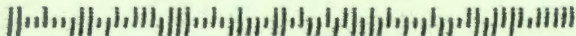
United States
Postal Service

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

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

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

-279799



R22024 Page 97 of 392

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

USPS TRACKING #
ATLANTA GA RPDC 302



9590 9402 7567 2098 2203 67

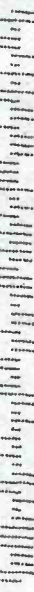
United States
Postal Service

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

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



12/26



United States
Postal Service

9590 9402 7567 2098 2203 29



USPS TRACKING #

RECEIVED
DEC 27 2024
CITY OF KENNESAW

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

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

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

USPS TRACKING #

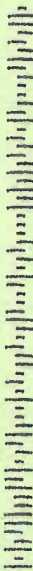


9590 9402 7567 2098 2151 89

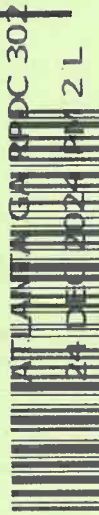
United States
Postal Service

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

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



USPS TRACKING #

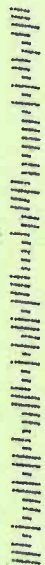


9590 9402 7567 2098 2203 12

United States
Postal Service

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tax Parcel - 20017400170
DIODATI RAY L. & DIODATI RICH
POST OFFICE BOX 2595
KENNESAW, GA 30156



9590 9402 7567 2098 2203 12

2. Article Number (Transfer from service label)

9589 0710 5270 0464 3889 32

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tax Parcel - 2002070221
B & J TRUST
C/O MARY BULLOCK WARRE
4014 STONEBRIDGE LANE
RANCHO SANTEFE, CA 92091



9590 9402 7567 2098 2151 89

2. Article Number (Transfer from service label)

9589 0710 5270 0464 3889 32

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
B. Received by (Printed Name) Agent
C. Date of Delivery 12/23/03

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



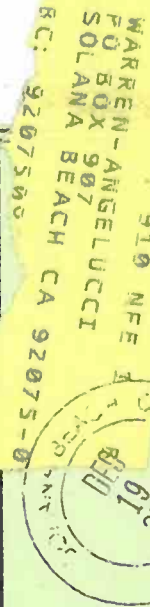
3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature
B. Received by (Printed Name) Agent
C. Date of Delivery 12/23/03

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



3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

- Delivery Restricted Delivery
- Signature Confirmation
- Signature Confirmation Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

ON ☐ YES ☐ NO: Is delivery address different from item 1? If YES, enter delivery address below: If NO, enter YES or NO.

Delivery Restricted Delivery
Signature Confirmation
Signature Confirmation Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail (over \$500)
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery

9589 0710 5270 0464 3889 32

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tax Parcel - 20017500140
LANG, INC.
1613 OLD HUNTERS TRACE
MARIETTA, GA 30062



9590 9402 7567 2098 2203 67

2. Article Number (Transfer from service label)

9589 0710 5270 0464 3889 32

Domestic Return Receipt

52 699E 4940 0225 0720 699E



Page 69

95106 VG WANSANNENK
5652 XOB EICIFJO LTSD
HCH ILIVODIO & TAY ILIVODIO
07100471002 - Parcel 1

to: ☐ YES ☐ NO: Is delivery address different from item 1? If YES, enter delivery address below: If NO, enter YES or NO.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
B. Received by (Printed Name) Agent
C. Date of Delivery 12/23/03

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tax Parcel - 20017500300
WAFFLE HOUSE, INC.
ATTENTION: TAX DEPARTMENT
POST OFFICE BOX 6450
NORCROSS, GA 30091-6450

Page 100 of 339



9590 9402 7567 2098 2202 82

2. Article Number (Transfer from service label)

9590 9402 7567 2098 2202 82

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



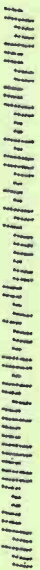
9590 9402 7567 2098 2202 82

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

United States
Postal Service

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

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



USPS TRACKING #

ATLANTA GA RPDC 302



RECEIVED

9590 9402 7567 2098 2152 57

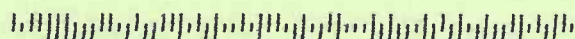
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

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

CITY OF KENNESAW

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



USPS TRACKING #



RECEIVED

9590 9402 7567 2098 2203 50

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

United States
Postal Service

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

CITY OF KENNESAW

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tax Parcel – 20020702200
 REDHOUSE LLC
 5201 OLD GAYDON ROAD
 POWDER SPRINGS, GA 30127



9590 9402 7567 2098 2152 57

2. Article Number (Transfer from service label)

9589 0710 5270 0464 3890 90

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Amy WATKINS

C. Date of Delivery

12/26/21

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tax Parcel – 20017500080
 FEDEX GROUND PACKAGE SYSTEM, INC.
 1000 FEDEX DRIVE
 MOON TOWNSHIP, PA 15108



9590 9402 7567 2098 2203 50

2. Article Number (Transfer from service label)

9589 0710 5270 0464 3889 49

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Amy WATKINS

C. Date of Delivery

12/26/21

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

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

ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 12/20/24 09:45 by rmill-tj

Acct #: 110016

Ad #: 454966

Status: New WHOLD

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

Start: 12/27/2024 Stop: 12/27/2024

Times Ord: 1

Times Run: ***

LEG 1.00 X 2.48 Words: 200

Total LEG 2.48

Class: 8003 PUBLIC HEARING

Rate: LEGL

Cost: 30.00

Ad Descrpt: PH-9421 RZ2024-04

Descr Cont: MDJ-9421 GPN-16 CITY OF K

Given by: REBECCA GOLDSTEIN

P.O. #:

Contact: LEA ALVAREZ

Phone: (770)424-8274

Fax#:

Email: LALVAREZ@KENNESAW-GA.GOV

Agency:

Created: rmill 12/20/24 09:42

Last Changed: rmill 12/20/24 09:45

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 12/27

AUTHORIZATION

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

Name (print or type)

Name (signature)

.

MDJ-9421
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for a rezoning request submitted by Fabric Housing Acquisitions, LLC. Said request is to amend the zoning conditions for parcels located at 2112 Old 41 Highway, 2114 Old 41 Highway, and 1620 N. Roberts Road (20017501190, 20017501210, 20017400080 & 20017500210), and lies in Land Lots 174 and 175, Tax Parcels 119, 121, 8, 21 of the 20th District, 2nd Section, Cobb County Georgia. Said meetings shall be scheduled for hearing and adoption by the Mayor and Council on January 21, 2025 at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, GA. Any interested persons may attend and be heard relative thereto. Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.kennesaw-ga.gov/publicmeetings/>
12:27-2024

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

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 02/11/25 12:12 by khick-tj

Acct #: 110016

Ad #: 464779

Status: New WHOLD

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

Start: 02/14/2025 Stop: 02/14/2025
Times Ord: 1 Times Run: ***
LEG 1.00 X 2.71 Words: 200
Total LEG 2.71
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 30.00
Ad Descrpt: PH-1528 2112 & 2114 OLD41
Descr Cont: MDJ-1528 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: 2112 & 2114 OLD 41 H
Created: khick 02/11/25 11:58
Last Changed: khick 02/11/25 12:12

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

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 02/14

AUTHORIZATION

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

Name (print or type)

Name (signature)

MDJ-1528
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE
Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for a rezoning request submitted by Fabric Housing Acquisitions, LLC. Said request is to amend the zoning conditions for parcels located at 2112 Old 41 Highway, 2114 Old 41 Highway, and 1620 N. Roberts Road (20017501190, 20017501210, 20017400080 & 20017500210), and lies in Land Lots 174 and 175, Tax Parcels 119, 121, 8, 21 of the 20th District, 2nd Section, Cobb County Georgia. Said meetings shall be held before the Planning Commission on March 5, 2025 at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on March 17, 2025 at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, GA. Any interested persons may attend and be heard relative thereto. Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.kennesaw-ga.gov/publicmeetings/>
2:14-2025

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

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

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

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

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

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

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

November 8, 2024

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

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

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

Dear Darryl:

Please accept this correspondence as the request of Applicant and Owners in the above-referenced Application for Master Plan Amendment to table the pending Application from the November 12, 2024, Mayor and City Council Work Session and November 18, 2024, Mayor and City Council Hearing Agenda to the respective agenda dates in December 2024. As we discussed, there appears to be outstanding items or issues arising out of the initial rezoning in 2018; as well as, the subsequent master plan amendment approved in 2022, which need to be addressed and resolved with City Staff prior to consideration by the Mayor and City Council. Moreover, the additional time will provide the Applicant an opportunity to continue its work with City Staff to incorporate potential revisions in response to expressed concerns. In this regard, this correspondence also serves to request a meeting with you and the City Manager to review any outstanding items or issues from prior approvals to determine how best this Applicant may address the situation and satisfy the City's concerns.

MOORE INGRAM JOHNSON & STEELE

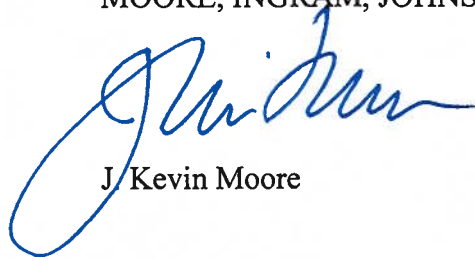
Mr. Darryl Simmons
Zoning Administrator
Department of Community Development
City of Kennesaw, Georgia
Page 2 of 2
November 8, 2024

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

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

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

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

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

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

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SUITE 401
JACKSONVILLE, FLORIDA 32256
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BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

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SUITE 375
LEXINGTON, KY 40509
TELEPHONE (859) 309-0026

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SUITE 625
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

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

December 2, 2024

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

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

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

Dear Darryl:

Please accept this correspondence as the request of Applicant and Owners in the above-referenced Application for Master Plan Amendment to table the pending Application from the December 9, 2024, Mayor and City Council Work Session and December 16, 2024, Mayor and City Council Hearing Agenda to the respective agenda dates in January 2025. Applicant continues its work on revising the master plan to incorporate City Staff comments. Moreover, the additional time will provide the Applicant an opportunity to continue its work with City Staff to incorporate potential revisions in response to expressed concerns; as well as, address outstanding items or issues arising out of the initial rezoning in 2018 and the subsequent master plan amendment approved in 2022.

Therefore, we respectfully request the Application be tabled to be presented at the Mayor and City Council Work Session on January 13, 2025, and subsequently be heard before the Mayor and City Council on January 21, 2025.

MOORE INGRAM JOHNSON & STEELE

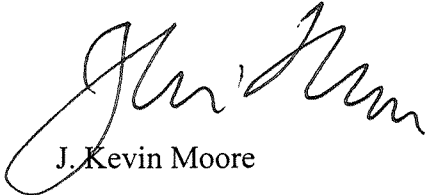
Mr. Darryl Simmons
Zoning Administrator
Department of Community Development
City of Kennesaw, Georgia
Page 2 of 2
December 2, 2024

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

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

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

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

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

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

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

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

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

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

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

January 6, 2025

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

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

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

Dear Darryl:

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

Therefore, we respectfully request the Application be tabled to be presented at the Mayor and City Council Work Session on February 10, 2025, and subsequently be heard before the Mayor and City Council on February 17, 2025.

MOORE INGRAM JOHNSON & STEELE

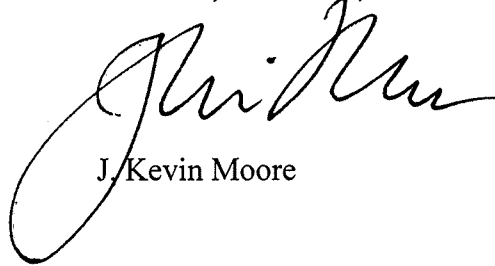
Mr. Darryl Simmons
Zoning Administrator
Department of Community Development
City of Kennesaw, Georgia
Page 2 of 2
January 6, 2025

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

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

A handwritten signature in black ink, appearing to read "J. Kevin Moore", is written over the printed name.

J. Kevin Moore

JKM:cc

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

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

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

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

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

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

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

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

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

January 13, 2025

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

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

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

Dear Darryl:

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

MOORE INGRAM JOHNSON & STEELE

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

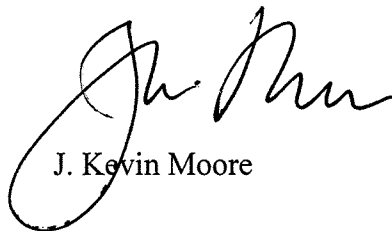
Therefore, we respectfully request the Application be tabled to again be heard by the Planning Commission on March 5, 2025, and presented at the Mayor and City Council Work Session on March 10, 2025, and subsequently heard before the Mayor and City Council on March 17, 2025.

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

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

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

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

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



Item Report

TO: The Planning Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: March 5, 2025

TITLE: **LU2025-01** - Consideration for approval of a land use request located at 4227 Carillon Trace (20006400290) submitted by Mark Jackson. Said request is to obtain a home occupation business license to print and ship T-shirts. Property is zoned Planned Unit Development - Residential (PUD-R), consists of 0.79 +/- acres and lies in land lot 64, tax parcel 29.

Summary:

Recommendation: Zoning Administrator recommends approval with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or employees at this location. Nor shall there be any evidence of a home-based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

Fiscal Impact:

Attachments:

1. LU2025-01_4227 Carillon Trce_Staff Analysis
2. LU2025-01_4227 Carillon Trce_Application Packet

ZONING ADMINISTRATOR
DARRYL SIMMONS

**ASSISTANT ZONING
ADMINISTRATOR/PLANNER**
CHANELLE CAMPBELL

CONTACT US

OFFICE: (770) 590-8268
WEBSITE: www.kennesaw-ga.gov
EMAIL: zoningdept@kennesaw-ga.gov



2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

MAYOR AND COUNCIL
MARCH 17, 2025

PLANNING COMMISSION
MARCH 5, 2025

LEGAL ADVERTISEMENTS
FEBRUARY 14, 2025

PUBLIC NOTICE SIGN
FEBRUARY 14, 2025

APPLICATION SUBMITTED
JANUARY 09, 2025

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-01

Property Addresses

4227 Carillon Trce NW

Applicant

Mark Jackson (Apricorn Hut, LLC)

Representative

N/A

Property Owner

Thomas & Suzanne Jackson

Current Zoning

Planned Unit Development - Residential (PUD-R)

Future Land Use Category

Planned Unit Development (PUD)

Project Request: Land use permit to acquire a business license for home occupation.

[Please see page 4 for project request description.](#)



Street view of subject property (Tax Assessor)

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: Yes

Historic District: No

Cemetery: No **Floodplain:** No **Stream:** No

Parcel ID #: 20006400290

Land Lot #: 64 **Tax Parcel #:** 29

Land Area: 32,375 sq. ft.

Proposed Building SQFT: N/A

Proposed Streets: N/A

RECOMMENDATION

Staff Recommendation

Approval with conditions

Planning Commission Recommendation

To be determined on March 5, 2025

[Please see page 16 for basis for recommendation.](#)

ADJACENT PROPERTY DETAILS

Surrounding Zoning Dist. and Future Land Use

North: No Street

Zoning: Planned Unit Development - Residential

Future Land Use: Planned Unit Development

South: No Street

Zoning: Planned Unit Development - Residential

Future Land Use: Planned Unit Development

East: Legacy Park Cir NW

Zoning: Planned Unit Development - Residential

Future Land Use: Planned Unit Development

West: Carillon Trce NW

Zoning: Planned Unit Development - Residential

Future Land Use: Planned Unit Development

[Please see pages 2 for zoning map.](#)

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-01

DESCRIPTION OF ZONING REQUEST

This is a land use permit request for a home occupational business license. The applicant is requesting to obtain a home business license to print and ship T-shirts.

Please see page 7 - 8 for photos of the equipment used

Please see page 9 for sketch of work space in home

- **Pre-Application Meeting:** January 6, 2025
- **Application Submitted:** January 9, 2025
- **Fees Paid:** \$250.00
- **Certified Letters Mailed:** February 14, 2025

4.04.05 HOME OCCUPATION

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

Site Visit:

☐ Yes
☒ No

Staff Member:

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

Land Use Recommendation:

Home occupational use is compatible

Historic Preservation:

Not in a historic district

Cemetery Preservation:

No cemeteries on site

GOOGLE STREET VIEW OF THE RESIDENCE



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-01

ZONING MAP



LEGEND

Zoning Districts

CBD	HGB
CRC	HI
FST	LI
GC	MHP
NRC	NS

OI	PBSH
PSC	PUD-R
PVC	R-10

Zoning Overlays

Airport Hazard District
Historic Districts
Historic Preservation Village
Senior Living

BACKGROUND

The site is currently zone Planned Unit Development - Residential (PUD - R), with a single family home sitting on 32,375 sq. ft. lot recorded as part of Pod D know as Carillon in 1995. The structure was built by John Wieland Home developer as park of the Legacy Park development.

The property sits on lot 18 within the subdivision and measures 32,375 square footage. The property was built according to the outlined development standards:

- Density: 2.12 lots/acre
- Setbacks:
 - Front: 25'
 - Rear: 25'
 - Side: 7.5' (15' Between Houses)
- Average lot size: 20,561 sq. ft.
- Total Number of Lots: 25

AREA MAP

LOCATION:

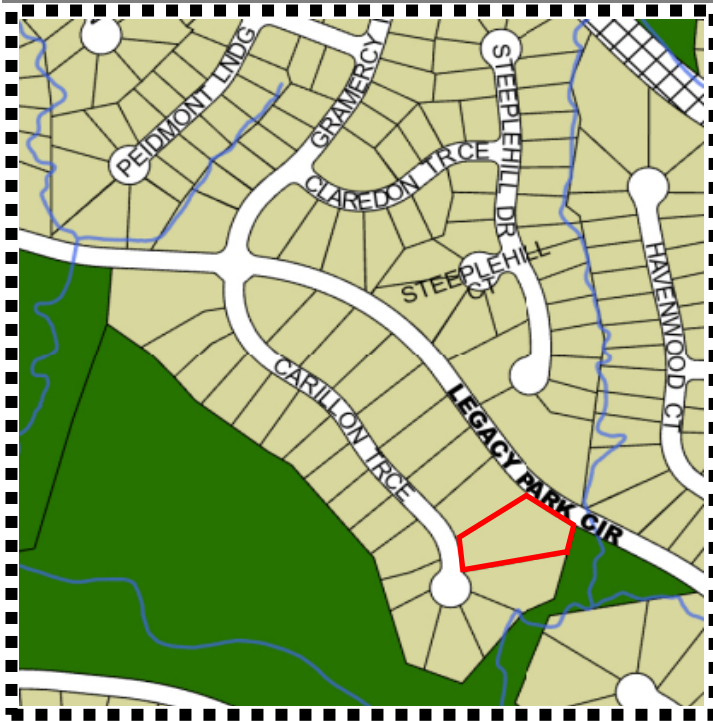
The 0.79 +/- acre lot is located off Carillon Trce NW within the Legacy Park subdivision. The subject property is surrounded by single family dwelling units that sits on lots averaging 20,561 sq. ft., and is abutted by residential zoning district Planned Unit Development - Residential.



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-01

2022 COMPREHENSIVE PLAN UPDATE



LEGEND

	I - Industrial
	PI - Public Service/Institutional
	PRC - Park/Recreation/Conservation
	RL - Residential Low/Medium
	RH - Residential High
	PUD - Planned Unit Development
	TCU - Transportation Communication Utilities

Planned Unit Development (PUD)

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

Recommendations:

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

FUTURE LAND USE ANALYSIS

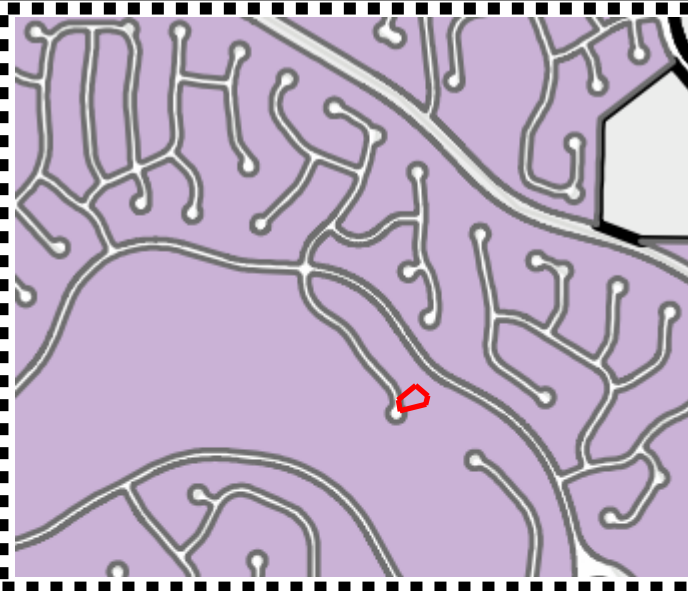
The Comprehensive Plan designates the future land use for the property as Planned Unit Development (PUD). The intent of the PUD is to encourage efficient land use by integrating various land uses into a cohesive plan, reducing sprawl, and preserving green spaces while fostering a sense of community cohesion.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

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-01

COMPREHENSIVE PLAN - AREAS



LEGEND

-  Historic Central Business District
-  In-Town Living
-  Jiles and Baker

COMPATIBLE FUTURE LAND USE

- Neighborhood Activity Center (NAC)
- Park/Recreation/Conservation (PRC)
- Planned Unit Development (PUD)
- Residential Low (RL)

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

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

JILES AND BAKER

The Jiles and Baker area is a unique blend of older and newer housing developments mixed with neighborhood-compatible retail. This is the largest of the residential character areas in land area and in population. Located in the northwest quadrant of the City, the area spans from Moon Station Road west to near the Acworth city limits and from Main Street north to Baker Road. Single-family detached residential is the predominant land use. Most of the homes are part of a neighborhood or planned unit developments. Notable public features of the area include the Kennesaw Community Trail and being adjacent to Swift-Cantrell Park.

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-01

TRANSPORTATION DATA

ROAD #1

AERIAL OF ROAD #1



Roadway Name

Carillon Trce NW

Roadway Classification

Local

Speed Limit

25-MPH

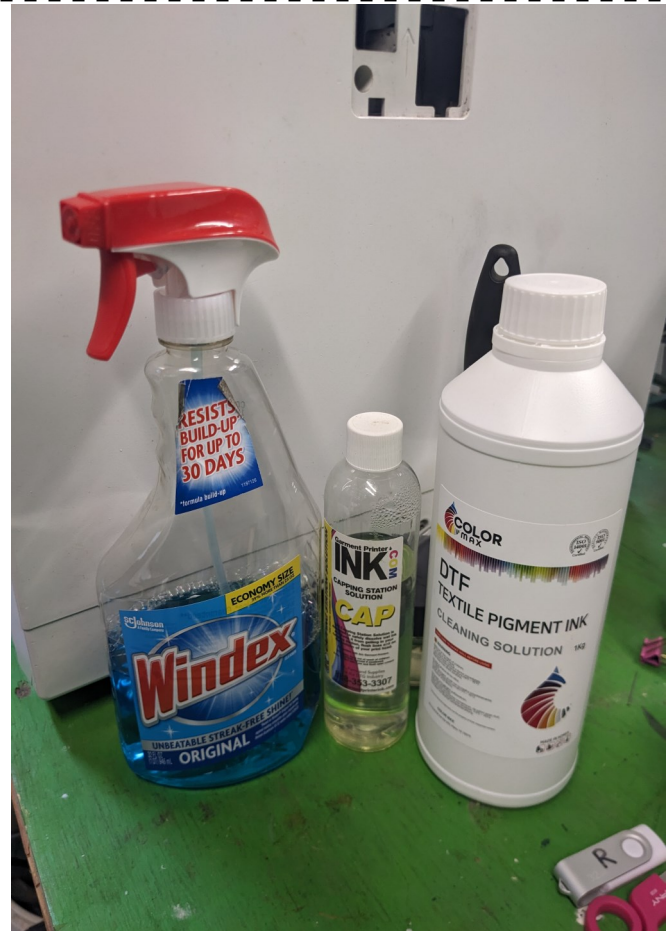
Minimum Right-of-Way Requirement

50-feet minimum

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-01

TYPE OF EQUIPMENT USED - PHOTOS PROVIDED BY THE APPLICANT



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-01

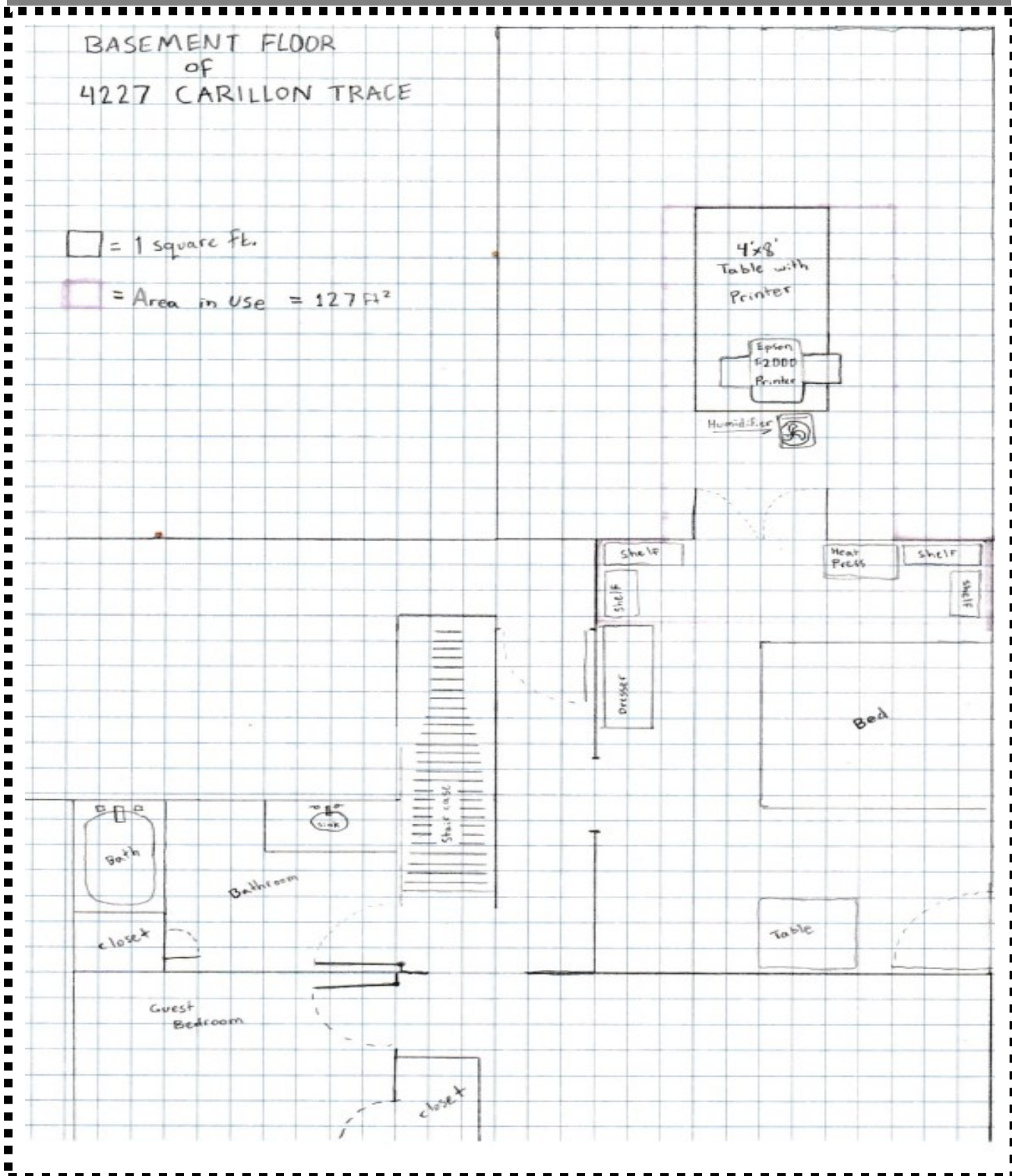
TYPE OF EQUIPMENT USED - PHOTOS PROVIDED BY THE APPLICANT



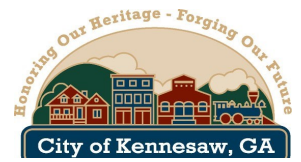
STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-01

PROPOSED FLOOR PLAN OF WORKSPACE LOCATED IN THE KITCHEN



STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-01

HOA MANAGEMENT APPROVAL LETTER



November 6, 2024

Thomas and Suzanne Jackson
4227 Carillon Trace
Kennesaw, Georgia 30144

Re: 4227 Carillon Trace

Dear Mr. and Mrs. Jackson:

We understand that your son, Mark Jackson, is starting a business (Apricorn Hut LLC) and will be using your residence at 4227 Carillon Trace as the home office. Legacy Park is a covenant-guided community and Exhibit C paragraph 2(r) of the Declaration provides:

Any business, trade, or similar activity, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (i) the existence or operation of the business activity is **not apparent** or detectable by sight, sound, or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Properties; (iii) the business activity does not involve regular visitation of the Unit by clients, customers, suppliers, or other business invitees or door-to-door solicitation of residents of the Properties; and (iv) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

We understand that the plan for your business will fall within the rules set out above. Of course, any violation of the Covenants would warrant notice to you and appropriate action from the HOA.

Good luck in your new endeavor. Please contact the HOA office should you require any additional information.

Sincerely,

Lisa Neff
Property Manager

4201 Legacy Park Circle, Kennesaw, Georgia 30144
770-919-2556 * Fax 770-919-0066 * www.legacypark.org

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-01

STAFF ANALYSIS:

The applicant, Mark Jackson of Apricorn Hut, LLC, is requesting a Land Use Permit for the operations of a home occupation at the property located at 4227 Carillon Trce NW, zoned Planned Unit Development - Residential (PUD - R). The applicant has applied for a Land Use Permit to print and ship T-shirts.

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

Staff has analyzed the request based on the standards for decision outlined in [section 4.04.05](#) with the following observations :

1. Safety, health, welfare, and moral concerns involving the surrounding neighborhood

The proposed use will not generate excessive noise, nor will it emit smoke, odor, dust or vibrations detectable to the normal senses outside the dwelling unit that will affect the safety, health, welfare and moral concerns of the surrounding property owners.

2. Parking and traffic consideration

No additional traffic shall be generated by the home occupation other than would normally be expected in a residential neighborhood, as the applicant plans to ship items using the United State Postal Service (USPS).

3. Number of nonrelated employees

The applicant will be the only employee connected to the functioning of the business.

4. Number of commercial and business deliveries

There will be minimal delivery through the USPS.

5. The city's general presumption that residential neighborhoods should not allow non-compatible business uses

Staff finds that the residential nature of the community will not be affected as there will be no clients visiting the property or external indication that a business exist.

6. Compatibility of the business use to the neighborhood

Staff finds that if granted the land use permit, the business will not be detrimental to the character or livability of the surrounding homes and the residential viability of the dwelling is maintained with the home occupation being minor to the use of the premises as a residence. There will be no exterior indication of the home occupation or variation from the residential character of the principal use or foot traffic that would indicate the presence of a business.

7. Hours of operation

The applicant plans to operate the business from Monday-Friday between the hours of 11 a.m. - 5 p.m.

8. Existing business uses in the vicinity

The property is zoned residential, there are no other existing business in the vicinity.

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-01

STAFF ANALYSIS:

9. Effect on property values of surrounding property

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

10. Circumstances surrounding neighborhood complaints

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

11. Intensity of the proposed business use

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

12. Location of use within the neighborhood

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

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

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

Based on the analysis completed by Staff, the Zoning Administrator, recommends **approval with the following conditions** for case #LU2025-01.

Conditions:

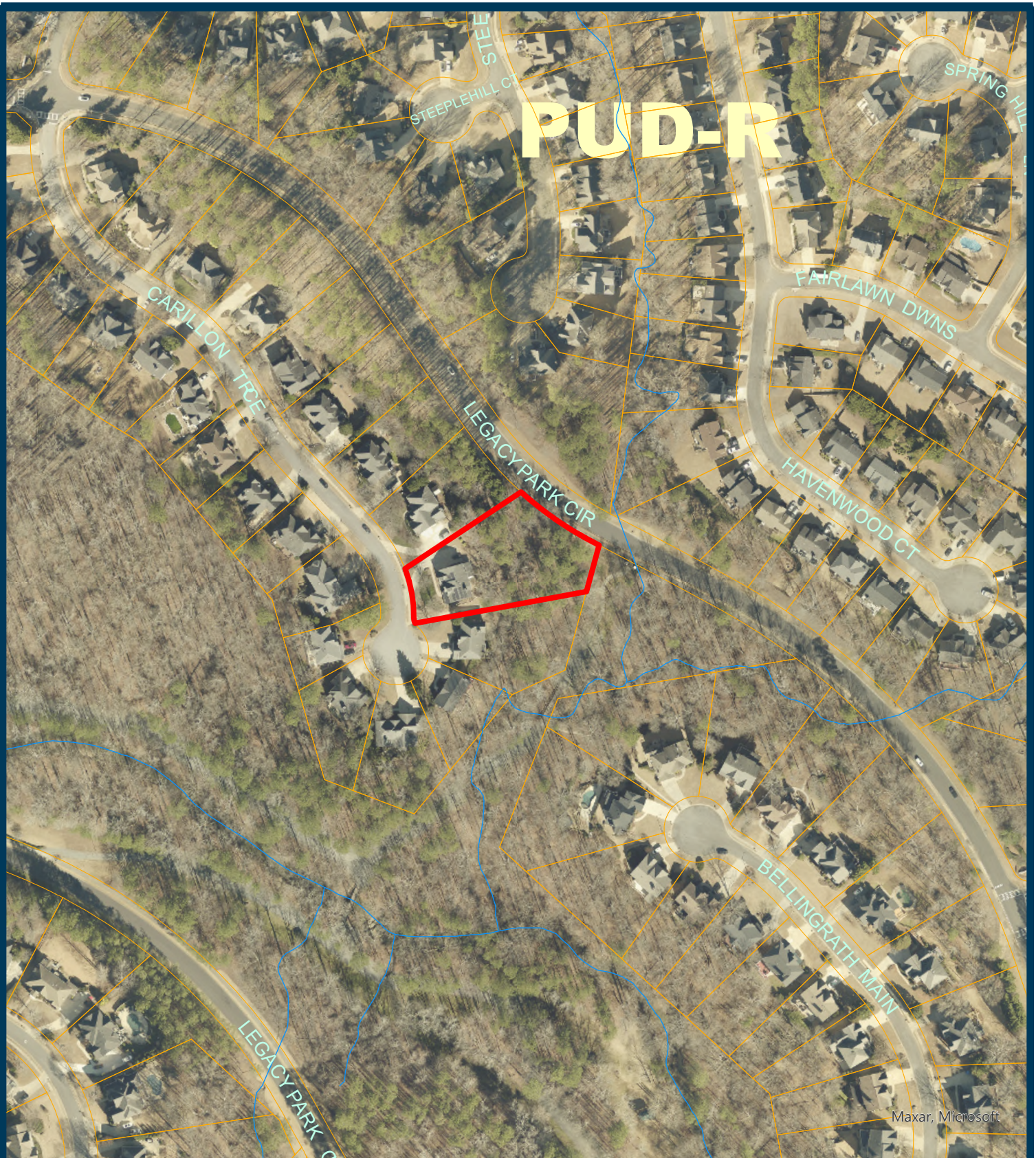
1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or employees at this location. Nor shall there be any evidence of a home based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

PLANNING COMMISSION RECOMMENDATION:

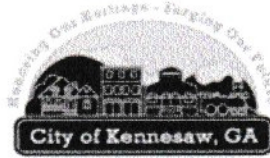
To be determined on March 5, 2025

MAYOR AND COUNCIL DECISION:

To be determined on March 17, 2025



CASE NUMBER		LAND USE OR ZONING		4227 Carillon Trace Land Lot 29, Tax Parcel 64  Subject Property	 Scale: 1" = 200' Print Date: 1/13/2025 LU2025_001
FROM	TO				
AV	LU 2025-001	PUD-R	Home Based Business	CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268 <i>Derek Esterling</i> MAYOR <i>Don Harvey</i> CITY CLERK	
AX	RZ				
DX	AV – Administrative Variance	 ZONING			
HBR	AX – Annexation	 KENNESAW CITY LIMITS			
SLUP	HBR – Historic Board Review	 COBB COUNTY			
ZV	LU – Land Use	 LAND LOT			
	RZ – Re-zoning				
	SLUP – Special Land Use				
	ZV – Variance				



LAND USE & SPECIAL LAND USE APPLICATION

Required Fee \$250.00

Date Received 01/09/24

Staff's Initials CMC

☒ LAND USE APPLICATION

☐ SPECIAL LAND USE APPLICATION

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

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

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

Date of Consultation Jan 6, 2025

Staff's Initials CMC

PURPOSE OF LAND USE REQUEST home business, business license application
For printing on and shipping T-shirts

LAND USE PROPERTY ADDRESS 4227 Carillon Trace, Kennesaw, GA 30144

Land Lot _____ Tax Parcel 20006400296 Lot Size 32,375 S.F. Current Zoning PUD

APPLICANT Mark Jackson of Apricorn Hut LLC

APPLICANT EMAIL [REDACTED]

Applicant address 4227 Carillon Trace, Kennesaw, GA, 30144

(Home#) _____ (Fax#) _____ (Work#) _____

(Cell#) [REDACTED]

Applicant Signature [Signature]

Signed, sealed and delivered in presence of:

Notary

REPRESENTATIVE _____

(Fax #) _____ (Work#) _____ (Cell#) _____

Representative Signature _____

Signed, sealed and delivered in presence of:

Notary

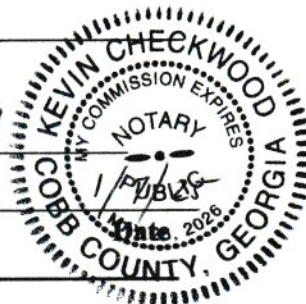
TITLEHOLDER: Thangshu Jackson Jr -Telephone: [REDACTED]

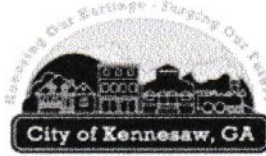
Signature: [Signature]

Address: 4227 Carillon Trace

Signed, sealed and delivered in presence of:

Notary





CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

A separate form must be completed by each applicant).

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

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

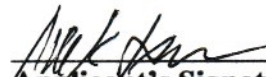
Please supply the following information that will be considered as the required disclosure:

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

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

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

I certify that the foregoing information is true and correct, this 7th day of January, 2025



Applicant's Signature

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

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

February 13, 2025

Subject: Please Take Notice - Notification of Nearby Zoning Application
4227 Carillon Trace, Kennesaw, GA, 30144 – 20006400290

To whom it may concern,

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

The application details are as follows:

Applicant Name: Mark Jackson

Property Address: 4227 Carillon Trace

Parcel Identification Number: 20006400290

Description of Proposal: Consideration for approval of a land use request to obtain a home occupation business license to print and sell T-shirts.

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

Planning Commission Meeting	Mayor & Council Meeting
------------------------------------	------------------------------------

Date: 3/5/25

Date: 3/17/25

Time: 6:30 p.m.

Time: 6:30 p.m.

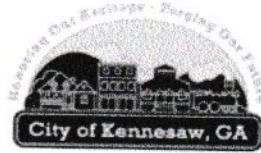
Both meetings occur in the City Hall Council Chambers located at 2529 J. O. Stephenson Avenue, Kennesaw, GA 30144. You may appear in person or be represented by an attorney to present any objections you may have. The application is enclosed for your review. This notice is being sent to you by order of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

Applicant Signature



Date

2-13-25



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

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

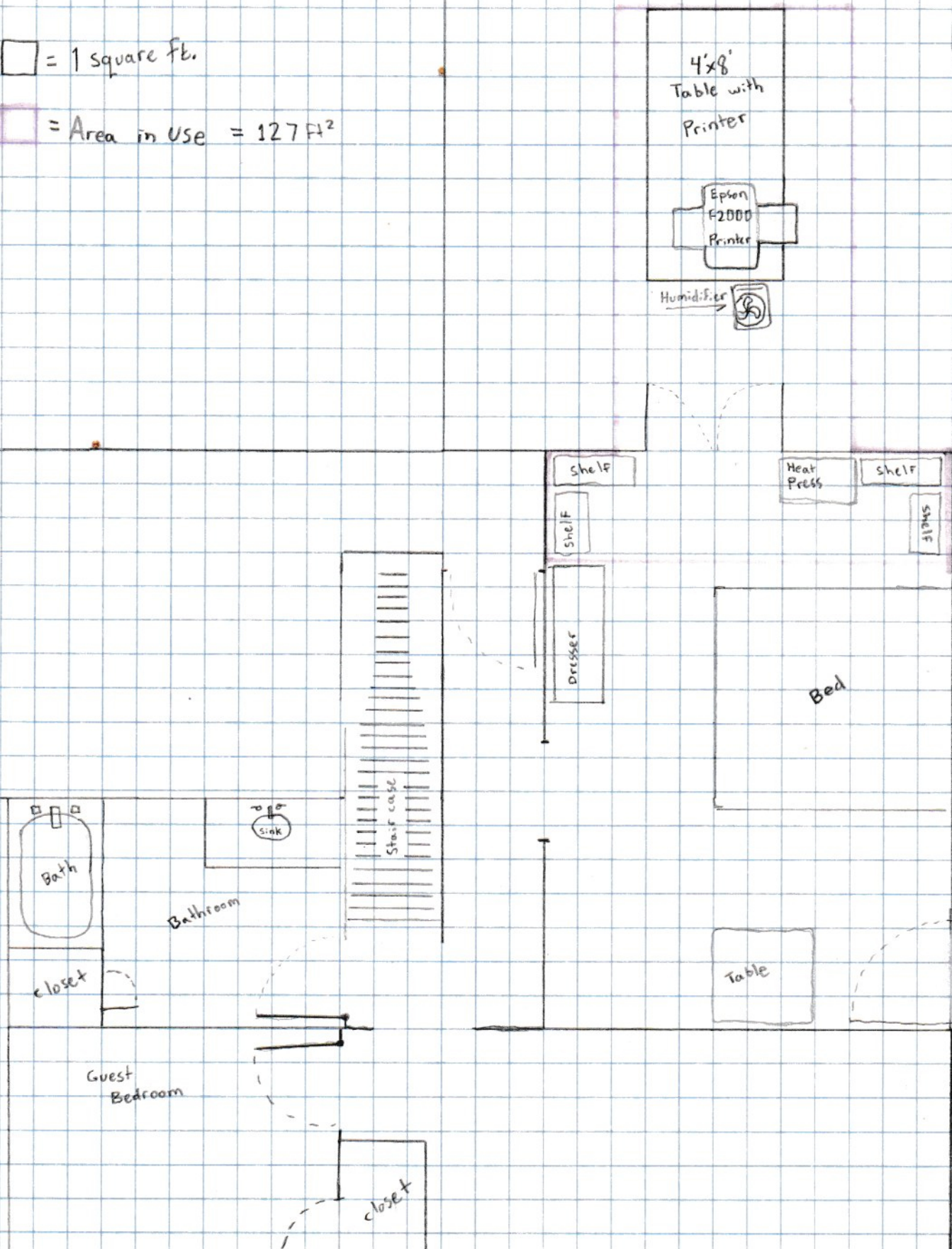
COMMENTS:

(1) Safety, health, welfare, and moral concerns involving the surrounding neighborhoods.	no concerns. business is safe, uninteruptive, discreet, indoors.
(2) Parking and traffic considerations.	light traffic street no additional traffic due to business USPS used for mail
(3) Number of non-related employees.	2 non employees live at residence
(4) Number of commercial and business deliveries.	0-2 incoming packages perday
(5) The City's general presumption that residential neighborhoods should not allow non-compatible business uses.	permission granted by HOA
(6) Compatibility of the business use to the neighborhood.	compatible. business is discreet
(7) Hours of operation.	11am-5pm M-F
(8) Existing business uses in the vicinity.	none or unknown
(9) Effect on property valued of surrounding property.	none
(10) Circumstances surrounding neighborhood complaints.	none thus far
(11) Intensity of the proposed business use; and	low intensity, unseen
(12) Location of use within the neighborhood.	operation contained indoors. basement of residence

BASEMENT FLOOR
of
4227 CARILLON TRACE

□ = 1 square ft.

□ = Area in Use = 127 ft²





November 6, 2024

Thomas and Suzanne Jackson
4227 Carillon Trace
Kennesaw, Georgia 30144

Re: 4227 Carillon Trace

Dear Mr. and Mrs. Jackson:

We understand that your son, Mark Jackson, is starting a business (Apricorn Hut LLC) and will be using your residence at 4227 Carillon Trace as the home office. Legacy Park is a covenant-guided community and Exhibit C paragraph 2(r) of the Declaration provides:

Any business, trade, or similar activity, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (i) the existence or operation of the business activity is *not apparent* or detectable by sight, sound, or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Properties; (iii) the business activity does not involve regular visitation of the Unit by clients, customers, suppliers, or other business invitees or door-to-door solicitation of residents of the Properties; and (iv) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

We understand that the plan for your business will fall within the rules set out above. Of course, any violation of the Covenants would warrant notice to you and appropriate action from the HOA.

Good luck in your new endeavor. Please contact the HOA office should you require any additional information.

Sincerely,

Lisa Neff
Property Manager

4201 Legacy Park Circle, Kennesaw, Georgia 30144
770-919-2556 * Fax 770-919-0066 * www.legacypark.org

2/26/25

Dear Chanelle,

Per your request, I want you to know that Mark Jackson's use of our property at 4227 Carillon Trace, NW; Kennesaw, GA 30144 is under my approval for printing and mailing t-shirts.

If you have any questions, please don't hesitate to give me a call, [REDACTED]; or via email: [REDACTED].

Thank you.

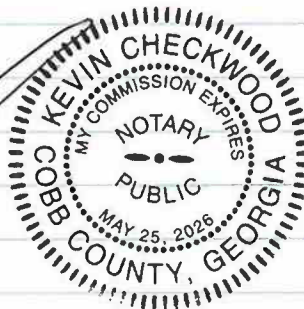
Best regards,

Thomas Jackson

Thomas Jackson (Tom)

Kevin Checkwood

2/26/2025







EPSON

SureColor F2000

PRECISION

EPSON EXTRA DYE

Red = F2000
January 2012
not (symmetric)
transport
Right
12

SV7071ZZZ_02AX 50708
2017-03
2022-02



EPSON®
T7360
SC6CLL

CL Cleaning
清洗
クリーニング

Best before
Utiliser de
préférence avant le
Haltbar bis
Preferibilmente entro
Mejor antes de
Melhor antes de
Использовать до
有効期 / 推奨使用期限
YYYYMMDD

20240307
ME

700ml
Porto 60002
Seiko Epson Corp.

EPSON®
T7360
SC6CLL

CL Cleaning
清洗
クリーニング

Best before
Utiliser de
préférence avant le
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Melhor antes de
Использовать до
有効期 / 推奨使用期限
YYYYMMDD

20240307
ME

700ml
Porto 60002
Seiko Epson Corp.



WH

Replacement for :

EPSON
DTG
T725A00
600 ml

Recycled
OEM
Cartridge



WH

Replacement for :

EPSON
DTG
T725A00
600 ml

Recycled
OEM
Cartridge



WH

Replacement for :

EPSON
DTG
T725A00
600 ml

Recycled
OEM
Cartridge

EPSON®
T7252
SC6C60

Cyan
シアン
C

Best before
Utiliser de préférence avant le
Haltbar bis
Preferibilmente entro
Mejor antes de
Melhor antes de
Использовать до
Baik Sebelum
推奨使用期限
YYYYMMDD

20201225
MI

600ml
US Patent: epson.com/patent

Cyan
シアン
C

EPSON®
T7253
SC6M60

Magenta
マゼンタ
M

Best before
Utiliser de préférence avant le
Haltbar bis
Preferibilmente entro
Mejor antes de
Melhor antes de
Использовать до
Baik Sebelum
推奨使用期限
YYYYMMDD

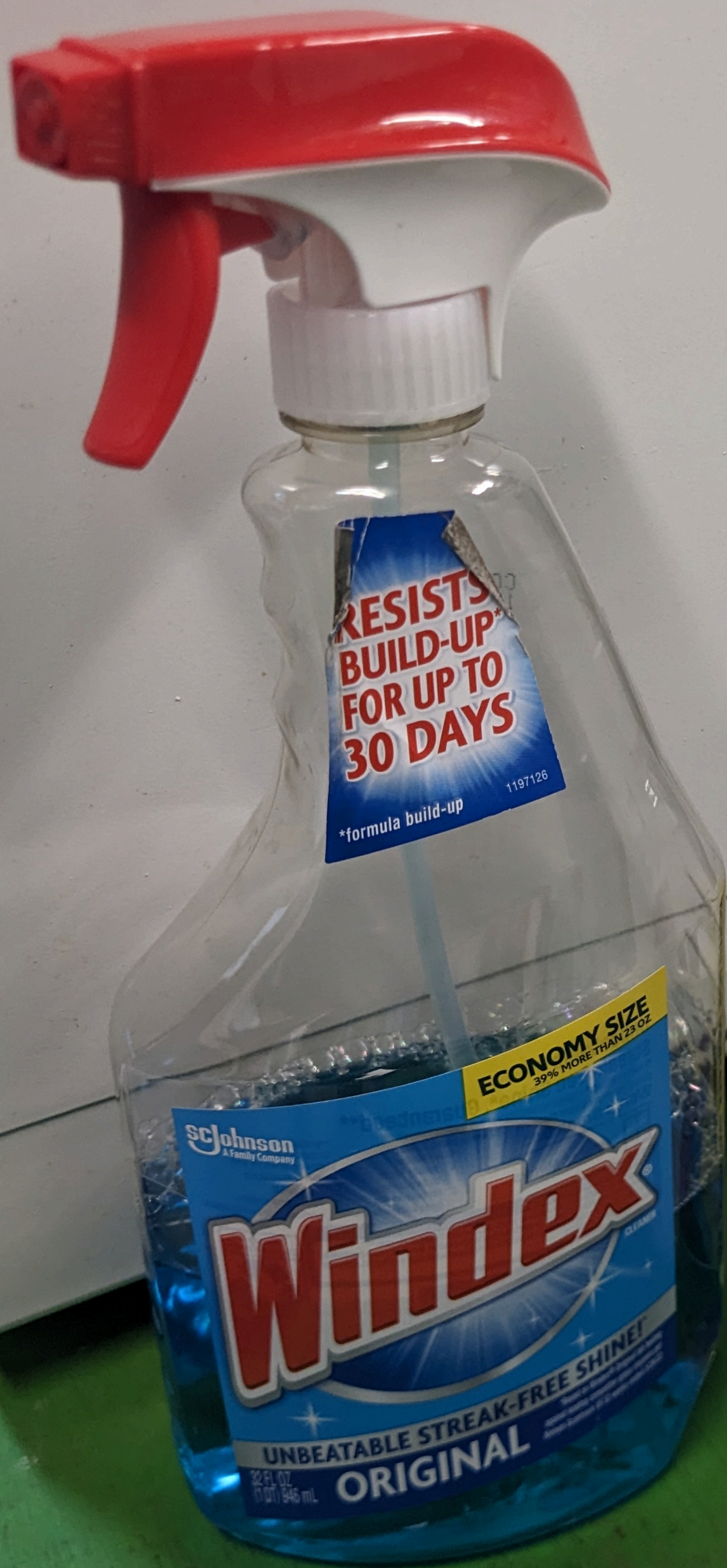
20210110
MF

600ml
US Patent: epson.com/patent

SureColor F2000



EPSON ULTRACHROME
DG INK





OWNER/DEVELOPER: JOHN WIELAND HOMES
1950 SULLIVAN ROAD
ATLANTA, GEORGIA 30337
PH: (770)986-1400
CONTACT: KIRK CULLER
GREENHORN & O'MARA, INC.
2110 NEWMARKET PARKWAY, SUITE 208
MARIETTA, GEORGIA 30067
PH: (770) 888-9555

- SURVEYOR'S NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF
ON FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 0.2" PER ANGLE AND
WAS ADJUSTED USING THE COMPASS RULE.
2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE
OBTAINED BY A FIELD SURVEY USING A LEITZ SET 3 TOTAL STATION.
3. THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE BY THE COORDINATE
METHOD AND IS FOUND TO BE ACCURATE WITHIN ON FOOT IN 125,985 FEET.
4. ACREAGE WAS COMPUTED FROM DIMENSIONS AS SHOWN ON THIS PLAT.
5. THE BEARINGS SHOWN ON THIS PLAT WERE COMPUTED FROM FIELD
ANGLES BASED ON A MAGNETIC MERIDIAN.
6. DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL.
7. THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAY & EASEMENTS AS
SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

REVISION # 1 WAS REVIEWED AND APPROVED BY:

APPROVED BY CITY ENGINEER, KENNESAW, GEORGIA.

J.O. Stephens 12-18-95
MAYOR OF KENNESAW DATE

filed in Office 1-10-96 @ 12:50pm

Plat Book 159 pg 94

Jay C. Stephenson, Clerk DP

CURVE DATA						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHD. BEARING
1	525.00	27° 21' 58"	250.76	127.82	248.38	N 47° 07' 23" W
2	625.00	51° 55' 03"	556.33	304.28	547.16	N 59° 41' 56" W
3	740.00	03° 04' 08"	39.63	19.82	39.63	N 84° 07' 26" W
4	262.70	17° 11' 58"	78.86	39.15	78.86	S 84° 07' 27" E
5	262.70	11° 34' 19"	55.82	27.01	63.74	S 18° 44' 35" E
6	262.70	13° 39' 26"	62.62	31.46	62.62	S 31° 25' 27" E
7	262.70	17° 12' 34"	78.90	39.75	78.61	S 46° 51' 28" E
8	283.43	15° 40' 00"	77.50	38.99	77.26	S 47° 37' 44" E
9	283.43	08° 25' 11"	58.47	23.40	65.54	S 50° 55' 09" E
10	195.00	08° 06' 06"	28.08	1.07	28.06	S 34° 30' 07" E
11	195.00	03° 04' 14"	10.45	5.23	10.45	S 40' 00' 46" E
12	145.00	27° 15' 54"	69.00	35.17	68.35	S 28° 03' 26" E
13	145.00	15° 51' 02"	40.11	20.19	39.99	S 36° 30' 28" E
14	20.00	52° 54' 51"	18.47	9.95	17.82	S 72° 52' 29" E
15	50.00	57° 59' 00"	50.60	27.71	48.47	S 60° 28' 21" E
16	50.00	57° 59' 00"	50.60	27.71	48.47	S 60° 28' 21" E
17	50.00	57° 59' 00"	50.60	27.71	48.47	S 60° 28' 21" E
18	50.00	57° 59' 00"	50.60	27.71	48.47	S 60° 28' 21" E
19	50.00	60° 44' 01"	53.00	29.30	50.55	N 30° 28' 21" E
20	50.00	45° 41' 22"	39.87	21.06	38.82	N 22° 24' 20" W
21	20.00	48° 14' 24"	16.84	8.95	16.35	N 21° 27' 52" W
22	525.00	14° 55' 22"	130.30	66.23	313.45	N 53° 43' 15" W
23	525.00	23° 36' 24"	300.34	170.75	79.78	N 09° 08' 52" E
24	195.00	12° 36' 00"	115.46	57.96	115.22	S 40° 02' 24" E
25	195.00	20° 44' 49"	70.61	35.70	70.22	N 31° 19' 29" W
26	145.00	11° 19' 20"	28.65	14.37	28.61	N 36° 02' 13" W
27	625.00	04° 57' 01"	50.00	27.02	53.98	S 36° 15' 55" E
28	625.00	03° 03' 22"	25.52	12.55	25.52	N 30° 30' 59" E
29	625.00	10° 03' 40"	104.05	55.02	109.61	N 43° 43' 16" E
30	625.00	16° 57' 37"	98.70	49.71	98.34	N 39° 18' 04" W
31	333.43	10° 06' 09"	110.20	55.24	110.06	S 53° 48' 10" E
32	333.43	07° 40' 52"	44.70	22.38	44.67	N 51° 37' 19" W
33	625.00	08° 50' 14"	96.40	48.30	96.30	S 63° 16' 22" E
34	212.70	15° 01' 28"	65.91	28.05	55.56	N 57° 30' 59" E
35	212.70	15° 01' 33"	65.91	28.05	55.56	S 75° 12' 16" E
36	625.00	14° 55' 49"	166.30	87.66	162.10	N 18° 03' 22" E

27	625.00	04*57'01"	54.00	27.02	53.98	S	36°12'55"	E	W
28	333.43	00*26'42"	2.59	1.29	2.59	N	30°38'18"	E	W
29	625.00	10*03'40"	100.75	50.02	100.61	N	30°38'18"	E	W
30	333.43	07*06'09"	98.20	39.71	98.14	N	30°38'18"	E	W
31	625.00	10*06'09"	110.20	55.24	110.06	S	53°48'10"	E	W
32	333.43	07*40'52"	44.70	22.38	44.67	N	51°37'19"	E	W
33	625.00	08*50'14"	96.40	48.30	96.30	S	53°16'12"	E	W
34	212.70	15*00'28"	55.71	28.03	55.56	N	47°56'30"	E	W
35	625.00	10*06'09"	100.75	50.02	100.61	S	75°12'43"	E	W
36	212.70	04*47'49"	166.30	87.66	162.10	N	18°03'22"	E	W

OWNER'S ACKNOWLEDGEMENT:
COUNTY OF COBB

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH DULY AUTHORIZED AGENTS, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF THE PUBLIC FOR ROADS, STREETS, PARKS, DRAINS, AND EASEMENTS, AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISE A TOTAL OF 1.304 ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

SUBDIVIDER [Signature]
DATE April 17, 1995

CITY OF KENNESAW CERTIFICATIONS:

N/A (THIS SUBDIVISION CONTAINS SEWERAGE)

APPROVED BY DEPT. OF PUBLIC HEALTH, COBB COUNTY, GEORGIA

DATE, 7 SIGNED

APPROVED BY CITY ENGINEER, KENNESAW, GEORGIA.

DATE _____ SIGNED _____

PURSUANT TO THE LAND SUBDIVISION ORDINANCE OF THE CITY OF KENNESAW, GEORGIA,
ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS
GIVEN FINAL APPROVAL BY THE MAYOR AND CITY COUNCIL OF KENNESAW, GEORGIA ON

8-21-95 J.O. Stashaw
DATE MAYOR OF KENNESAW

COBB COUNTY WATER SYSTEM

No permanent structures shall be constructed within ten feet (10') of the edge of a permanent water or sewer easement on front or rear setbacks or within two feet (2') on side setbacks. (SEE COBB CODE SECTION 3-26-53)

Benny Carver 8-17-4

COBB COUNTY WATER DEPARTMENT

Barry Carter 8-17-95
COBB COUNTY WATER SYSTEM/DATE

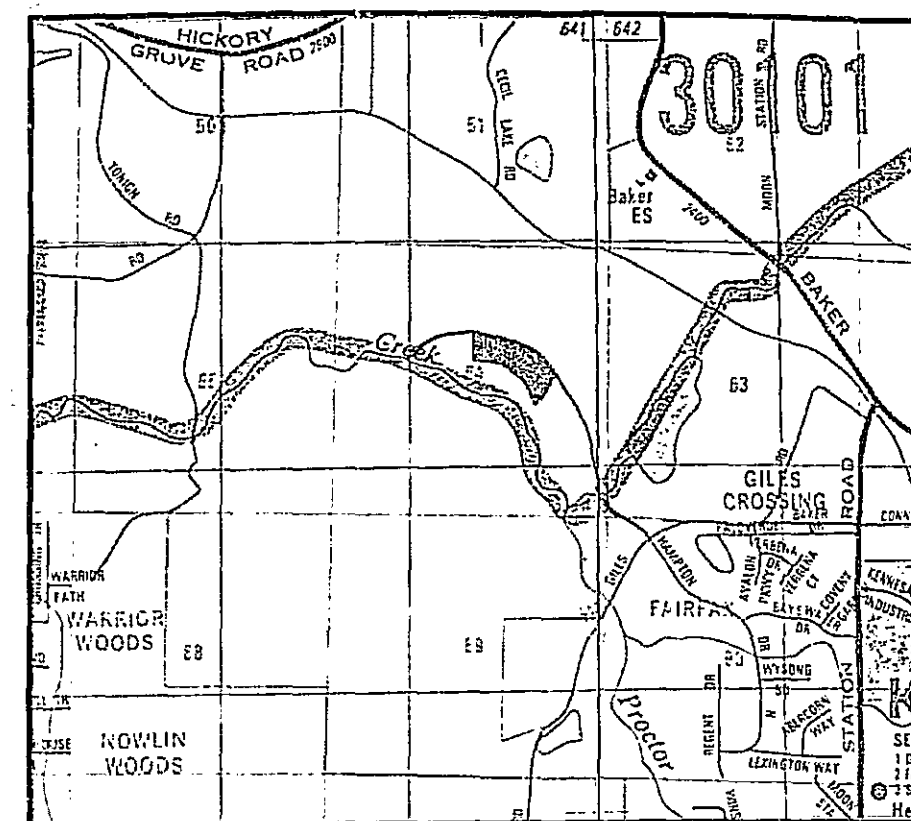
LEGEND

	P/P	ELECTRIC POWER POLE
	DHE	OVERHEAD ELECTRIC
	SD	EXISTING STORM DRAIN
	SS	EXISTING SANITARY SEWER
	JS	EXISTING JUNCTION BOX (JB)
	ES	EXISTING SANITARY SEWER MANHOLE
	CP	IRON PIN SET (IPS)
	PM	EXISTING PROPERTY MONUMENT
	SE	SANITARY SEWER / STORM DRAIN EASEMENT
	AL	(L.L.L.) APPROXIMATE LAND LOT LINE
	BL	BUILDING SETBACK LINE (BSL)
	PL	DEDICATED EASEMENT (PER THIS PLAT)
	DE	DEDICATED EASEMENT (PREVIOUS)
	SA	FREE SAVE AREA
	UE	UTILITY EASEMENT
	HW	HEADWALL (HW)
	CB	CATCH BASIN (CB)
	DI	DROP INLET (DI)
	SE	SANITARY SEWER EASEMENT
	SD	STORM DRAIN EASEMENT
	AD	ADJACENT LOT ADJACENTS
	N/F	NOW OR FORMERLY
	FB/P	PLAT BOOK & PAGE
	CV	CURVE NUMBER
	LN	LOT NUMBER
	CL	CENTERLINE CURVE DATA FOR CARILLON TRACE
	LA	LAND LOT NUMBER

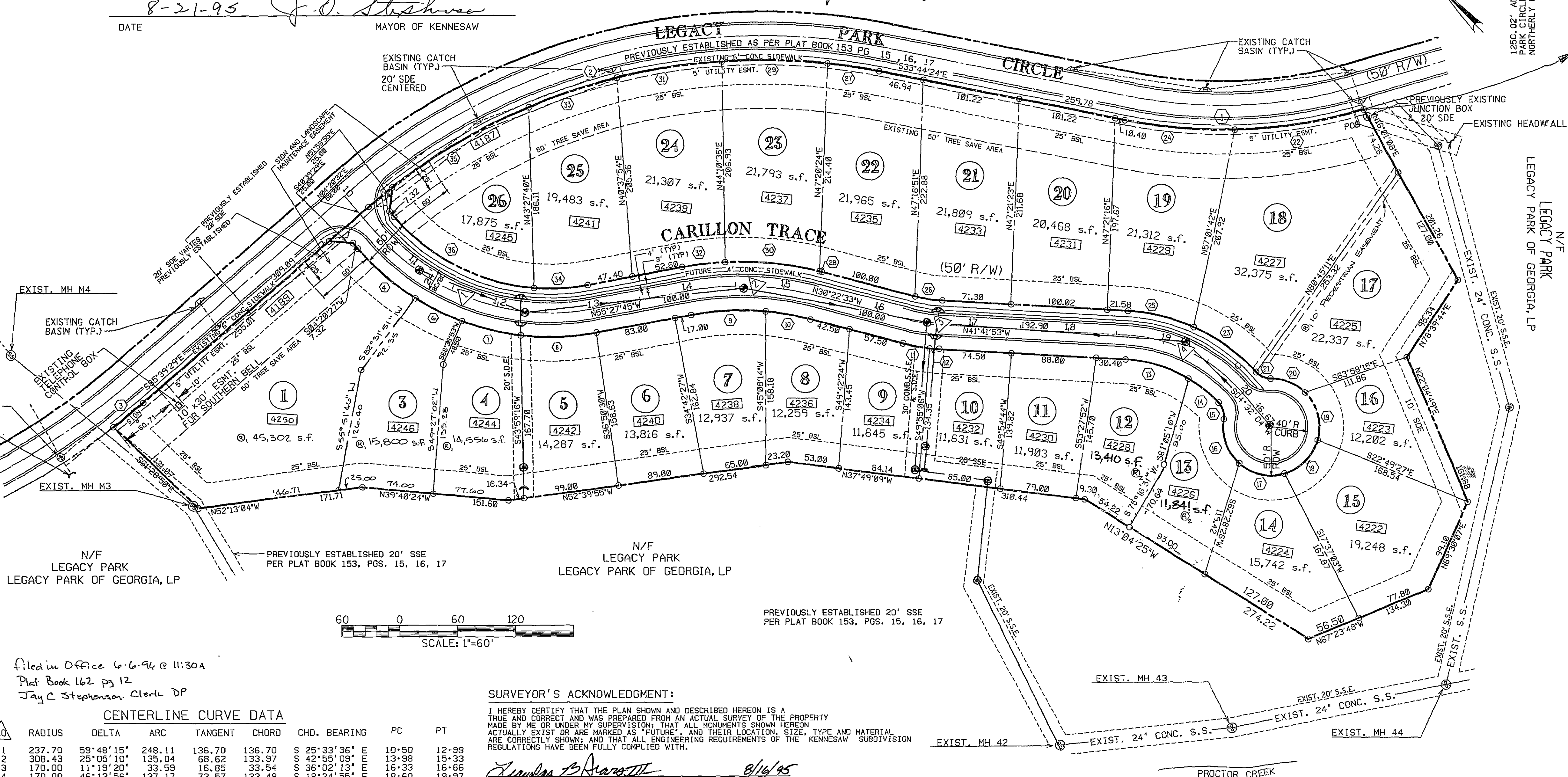
REVISION # 2 WAS REVIEWED AND APPROVED BY:

APPROVED BY CITY ENGINEER, KENNESAW, GEORGIA. DATE _____

John R. Haynie 5/22/96
MAYOR OF KENNESAW DATE



LOCATION MAP



SURVEYOR'S ACKNOWLEDGMENT:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT ALL THE SUPERIOR AND ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE KENNESAW SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.


 REGISTERED GEORGIA LAND SURVEYOR
 LEONIDAS B. SEARS III
 REGISTRATION NO. 2628

ENGINEERS-ARCHITECTS-PLANNERS-SCIENTISTS-SURVEYORS-PHOTOGRAMMETRISTS

GREENHORNE & O'MARA, INC.
2110 NEWMARKET PARKWAY, SUITE 208, MARIETTA, GA. 30067
(770) 988-9555

ANNAPOLIS,MD-ATLANTA,GA-DENVER,CO-DULUTH,GA-FAIRFAX,VA
GREENBELT,MD-FREDERICKSBURG,VA-MECHANICSBURG,PA-ORLANDO,FL
RALEIGH,NC-ROCKVILLE,MD-TAMPA,FL-WALDORF,MD-WEST PALM BEACH,FL

FINAL PLAT

FOR
CARILLON SUBDIVISION
LEGACY PARK ~ POD D
LAND LOT 64 20TH DIST. 2ND SECTION
CITY OF KENNESAW GEORGIA

DESIGN	N/A	SCALE	1" = 60'
--------	-----	-------	----------

DESIGN	SCALE	
KCP DRAWN	1	OF
LBS CHECKED	SHEET	
8-15-95 DATE	6365 JOB No.	FILE

Page 141 of 392

RETURN TO:

MORRIS & SCHEIDER, P.C.
2781 WHITLEY ROAD
ATLANTA, GEORGIA 30339

96-1751B

Cobb County, Georgia

Paid \$265.70 Real Estate Transfer Tax
Date 10-8-96
Jay C. Stephenson
Clerk of Superior Court

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

10.00

This Indenture made this 27th day of September, in the year One Thousand Nine Hundred Ninety-Six, between JOHN WIELAND HOMES, INC., of the County of COBB, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and THOMAS W. JACKSON, JR. and SUZANNE S. JACKSON, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 64 of the 20th District, 2nd Section, Cobb County, Georgia, and being Lot T8 of CARILLON LEGACY PARK - POD D, as per plat recorded in Plat Book 162, Page 12, Cobb County, Georgia records.

265.70

Subject to all easements and restrictions of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

JOHN WIELAND HOMES, INC.

BY: Haley A. Ewald

SELLER

TITLE



This Indenture made this 27th day of September, in the year One Thousand Nine Hundred Ninety-Six, between JOHN WIELAND HOMES, INC., of the County of COBB, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and THOMAS W. JACKSON, JR. and SUZANNE S. JACKSON, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 64 of the 20th District, 2nd Section, Cobb County, Georgia, and being Lot 18 of CARILLON LEGACY PARK - POD D, as per plat recorded in Plat Book 162, Page 12, Cobb County, Georgia records.

Subject to all easements and restrictions of record.

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

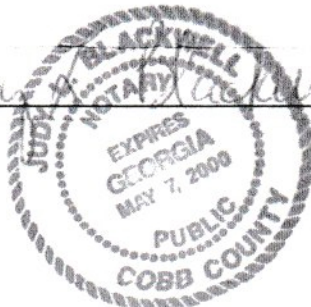
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public



JOHN WIELAND HOMES, INC.

BY:

SELLER

BY:

SELLER

CORPORATE
SEAL

(CORPORATE SEAL)

TITLE

FILED AND RECI
96 OCT -8 AM
H.C. Stephens
00300 01/20/96 DMR



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

2024 Property Tax Bill

Parcel ID	Tax District		Bill #	
20006400290	3/3-BOND - KENNESAW CITY		269635	
Property Owner/Location/Description			Fair Market Value	Taxable Value
JACKSON THOMAS W JR & SUZANNE S 4227 CARILLON TRCE			432,960	173,184
Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate = Net Tax
CITY OF KENNESAW	173,184	173,184	0	7.7500000000 \$0.00
BOND	173,184	173,184	0	1.5000000000 \$0.00



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

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

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

Parcel ID: 20006400290
Amount Due: \$0.00
Bill#: 269635
Due Date: 12/01/2024

AMOUNT PAID

JACKSON THOMAS W JR & SUZANNE S
4227 CARILLON TRCE
KENNESAW, GA 30144-6192

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



Printed: 1/9/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
Tom Jackson

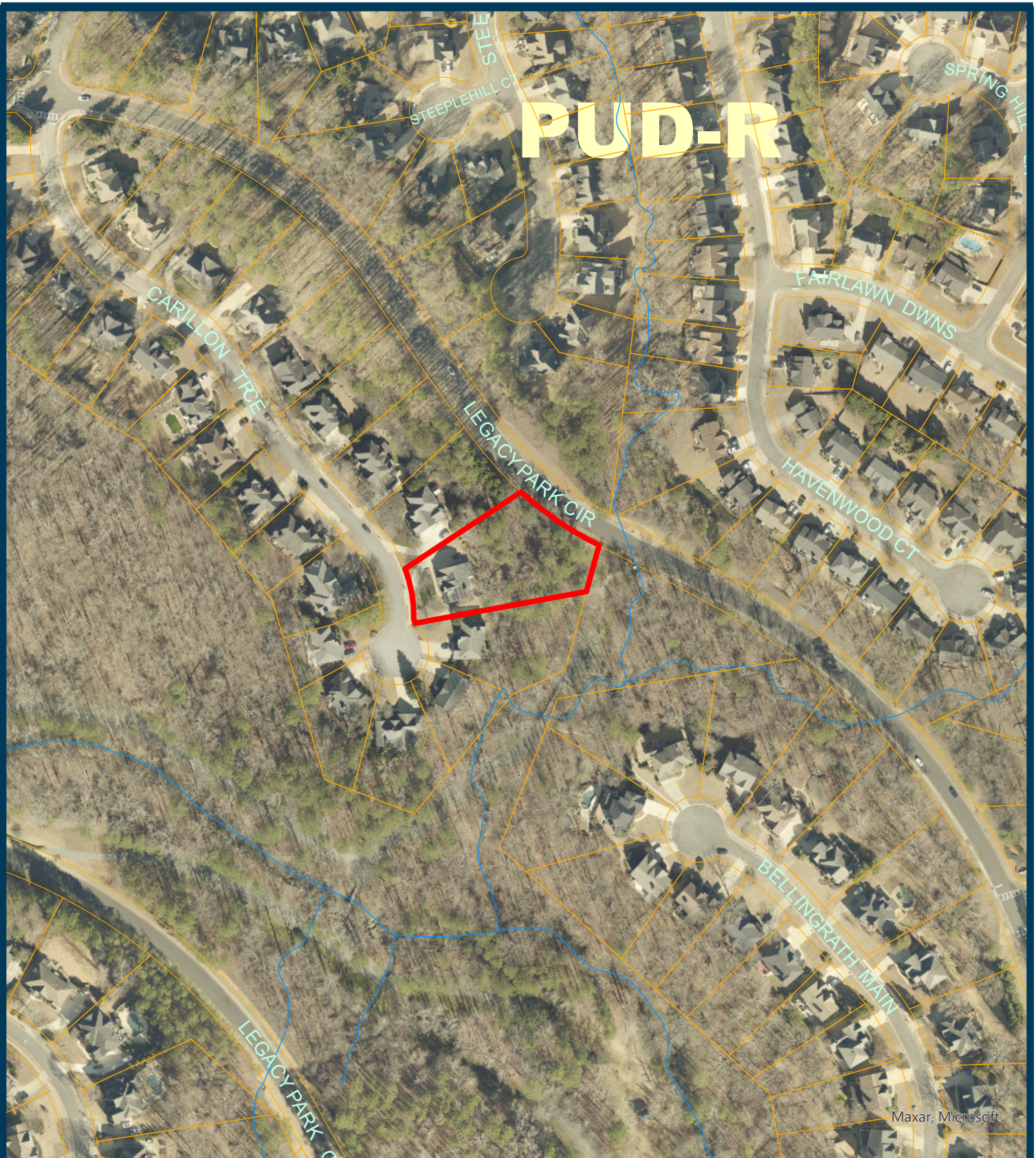
JACKSON THOMAS W JR & SUZANNE S

Payment Date: 9/30/2024

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2024	20006400290	10/15/2024	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.36	\$0.00



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



CASE NUMBER		LAND USE OR ZONING		4227 Carillon Trace Land Lot 29, Tax Parcel 64  Subject Property	 Scale: 1" = 200' Print Date: 1/13/2025 LU2025_001
FROM	TO				
AV	LU 2025-001	PUD-R	Home Based Business	CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268 <i>Derek Esterling</i> MAYOR <i>Don Harvey</i> CITY CLERK	
AX	RZ				
DX	AV – Administrative Variance	 ZONING			
HBR	AX – Annexation	 KENNESAW CITY LIMITS			
SLUP	HBR – Historic Board Review	 COBB COUNTY			
ZV	LU – Land Use	 LAND LOT			
	RZ – Re-zoning				
	SLUP – Special Land Use				
	ZV – Variance				



Tax Parcel - 20006400280

GEORGE CHRIS
4225 CARILLON TRACE
KENNESAW GA 30144

Tax Parcel - 20006402180

EIS MICHAEL & MELISSA
4153 HAVENWOOD CT
KENNESAW GA 30144

Tax Parcel - 20006400230

PLUM STREET HOMES LLC
6851 ROSWELL RD
SANDY SPRINGS GA 30328-2401

Tax Parcel - 20006402170

PRUITT REGINALD MARGARET A
4151 HAVENWOOD CT
KENNESAW GA 30144-0

Tax Parcel - 20006400220

HARRELL SHEONNY & ELISHA
4230 CARILLON TRACE NW
KENNESAW GA 30144

Tax Parcel - 20006401200

COLE ROBERT & CANDACE
3975 BELLINGRATH MAIN
KENNESAW GA 30144-0000

Tax Parcel - 20006402190

WILLIAMSON FAMILY TRUST C/O JIMMY
STALLINGS
4155 HAVENWOOD CT NW
KENNESAW GA 30144-7343

Tax Parcel - 20006400240

GEORGE RAYMOND T & WENDY A
4226 CARILLON TRACE NW
KENNESAW GA 30144

Tax Parcel - 20006400250

SLINN KRISTIN MICHELLE & THOMAS II
4224 CARILLON TRACE NW
KENNESAW GA 30144

Tax Parcel - 20006400260

MARBURY JOSEPH & ANDREA BISHOP-MARB
4222 CARILLON TRC
KENNESAW GA 30144-0000

Tax Parcel - 20006401440

ALEXANDER GEDDES O & MORRISON COLLEEN
A
4188 STEEPLEHILL DR NW
KENNESAW GA 30144

Tax Parcel - 20006400210

MORGAN ANDREW & RUTH
4232 CARILLON TRCE
KENNESAW GA 30144-6192

Tax Parcel - 20006400310

ALARCON JUAN G & MOLINAMEJIA NATALIA
4231 CARILLON TRCE
KENNESAW GA 30144

Tax Parcel - 20006400300

HOWARD JEFFREY W & MARY C
4229 CARILLON TRCE
KENNESAW GA 30144-6192

Tax Parcel - 20006400270

HESTER KEVIN & FATIMA
4223 CARILLON TRACE NW
KENNESAW GA 30144

Tax Parcel - 20006401190

COBELLI JAMES N & NANCY K
3974 BELLINGRATH MAIN NW
KENNESAW GA 30144

Tax Parcel - 20006402160

WAITIMU CATHERINE W & MAINA HAZRON
4149 HAVENWOOD CT NW
KENNESAW GA 30144

Tax Parcel - 20006402000

LEGACY PARK COMM ASSOC INC
4201 LEGACY PARK CIR
KENNESAW GA 30144

Tax Parcel - 20006400320

RADFORD SEAN M & KAY W
4233 CARILLON TRCE
KENNESAW GA 30144

56 0056 1281 0225 0120 6856

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Kennesaw, GA 30144

OFFICIAL USE

Certified Mail Fee \$4.95

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

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.01

Total Postage and Fees \$5.96

Sent To **HARRELL SHEONNY +ELISHA**
 Street and Apt. No., or PO Box No. **4230 CARILLON TRACE NW**
 City, State, ZIP+4® **KENNESAW, GA 30144**

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

98 0056 1281 0225 0120 6856

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OFFICIAL USE

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.01

Total Postage and Fees \$5.96

Sent To **GEORGE CHRIS**
 Street and Apt. No., or PO Box No. **4225 CARILLON TRACE**
 City, State, ZIP+4® **KENNESAW, GA 30144**

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

10 1056 1281 0225 0120 6856

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.75

Total Postage and Fees \$5.70

Sent To **PLUM STREET HOMES LLC**
 Street and Apt. No., or PO Box No. **6851 ROSWELL RD**
 City, State, ZIP+4® **SANDY SPRINGS, GA 30328-2401**

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9589 0710 5270 1871 9501 49

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Kennesaw, GA 30144

OFFICIAL USE

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

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.01

Total Postage and Fees \$5.96

Sent To **ALABACON JUNG + MCINAMIELIA NATALIA**
 Street and Apt. No., or PO Box No. **4231 CARILLON TRACE**
 City, State, ZIP+4® **KENNESAW, GA 30144**

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Certified Mail Fee \$4.95

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

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.01

Total Postage and Fees \$5.96

Sent To **HESTER KEVIN + FATIMA**
 Street and Apt. No., or PO Box No. **4225 CARILLON TRACE NW**
 City, State, ZIP+4® **KENNESAW, GA 30144**

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Certified Mail Fee \$4.95

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

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.01

Total Postage and Fees \$5.96

Sent To **WILLIAMSON FAMILY TRUS C/O JIMMY STALLINGS**
 Street and Apt. No., or PO Box No. **4155 HAVENWOOD CT NW**
 City, State, ZIP+4® **KENNESAW, GA 30144-7343**

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Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy)	\$	\$4.10
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$1.01

Total Postage and Fees \$9.96

02/14/2025

SLAITIMU CATHERINE & MAINA HAZROV
4149 HAVENWOOD CT NW
KENNESAW, GA 30144

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Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy)	\$	\$4.10
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

02/14/2025

SEAN KRISTIN MICHELLE & THOMAS II
4223 CARILLON TRACE NW
KENNESAW, GA 30144

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

☐ Return Receipt (hardcopy)	\$	\$4.10
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$1.01

Total Postage and Fees \$9.96

02/14/2025

ALEXANDER GEDDES O & MORRISON COLEEN A
4188 STEEP HILL DR NW
KENNESAW, GA 30144

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Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy)	\$	\$4.10
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$1.01

Total Postage and Fees \$9.96

02/14/2025

COLE ROBERT & CAMDACE
3975 BELLINGRATH MAIN
KENNESAW, GA 30144

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Kennesaw, GA 30144

Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy)	\$	\$4.10
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☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

02/14/2025

RADFORD SEAN M & KAY W
4223 CARILLON TRACE
KENNESAW, GA 30144

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☐ Return Receipt (hardcopy)	\$	\$4.10
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☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$1.01

Total Postage and Fees \$9.96

02/14/2025

ELIS MICHAEL & MELISSA
4153 HAVENWOOD CT
KENNESAW, GA 30144

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.01

Total Postage and Fees \$9.96

Sent To
HOWARD JEFFREY W & MARY C
4226 CARILLON TRACE
KENNESAW, GA 30144

Postmark Here

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.01

Total Postage and Fees \$9.96

Sent To
CORRELL, JAMES N & NANCY K
3974 BELLINGRATH MAIN
KENNESAW, GA 30144

Postmark Here

02/14/2025

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.01

Total Postage and Fees \$9.96

Sent To
LEGACY PARK COMM ASSOC INC
4201 LEGACY PARK CIR
KENNESAW, GA 30144

Postmark Here

02/14/2025

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.01

Total Postage and Fees \$9.96

Sent To
GEORGE RAYMOND T & WENDY A
4226 CARILLON TRACE
KENNESAW, GA 30144

Postmark Here

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.01

Total Postage and Fees \$9.96

Sent To
MARBURY JOSEPH & ANDREA
4222 CARILLON TRACE
KENNESAW, GA 30144

Postmark Here

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.01

Total Postage and Fees \$9.96

Sent To
MORGAN, ANDREW & RUTH
4232 CARILLON TRACE
KENNESAW, GA 30144

Postmark Here

02/14/2025

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Certified Mail Fee \$4.85

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

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.01

Total Postage and Fees \$9.96

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0257 65

SEP 10 KENNESAW, GA

Send To
HOWARD, JEFFREY W & MARY C
4229 CARILLON TRACE
KENNESAW, GA 30144

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Postage \$1.01

Total Postage and Fees \$9.96

Postmark Here

02/14/2025

0257 65

SEP 10 KENNESAW, GA

Send To
COBELL, JAMES N & NANCY K
3974 BELLINGRATH MAIN
KENNESAW, GA 30144

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

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Postage \$1.01

Total Postage and Fees \$9.96

Postmark Here

02/14/2025

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SEP 10 KENNESAW, GA

Send To
LEGACY PARK COMM ASSOC INC
4201 LEGACY PARK CIR
KENNESAW, GA 30144

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

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Postage \$1.01

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Postmark Here

02/14/2025

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SEP 10 KENNESAW, GA

Send To
GEORGE RAYMOND T & WENDY A
4226 CARILLON TRACE
KENNESAW, GA 30144

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Postage \$1.01

Total Postage and Fees \$9.96

Postmark Here

02/14/2025

0257 65

SEP 10 KENNESAW, GA

Send To
MARBURY JOSEPH & ANDREA
4222 CARILLON TRACE
KENNESAW, GA 30144

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.01

Total Postage and Fees \$9.96

Postmark Here

02/14/2025

0257 65

SEP 10 KENNESAW, GA

Send To
MORGAN, ANDREW & RUTH
4232 CARILLON TRACE
KENNESAW, GA 30144

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$1.01
Total Postage and Fees	\$9.96

02/14/2025

PRUITT REGINALD MARGARET A
 4151 HAVENWOOD CT
 KENNESAW, GA 30144

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

9589 0710 5270 1871 9500 40

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

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 02/11/25 12:46 by khick-tj

Acct #: 110016

Ad #: 464787

Status: New WHOLD

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

Start: 02/14/2025 Stop: 02/14/2025
Times Ord: 1 Times Run: ***
LEG 1.00 X 2.47 Words: 200
Total LEG 2.47
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 30.00
Ad Descrpt: PH-1529 4227 CARILLO TRAC
Descr Cont: MDJ-1529 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: 4227 CARILLO TRACE
Created: khick 02/11/25 12:13
Last Changed: khick 02/11/25 12:46

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

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 02/14

AUTHORIZATION

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

Name (print or type)

Name (signature)

MDJ-1529
GPN-16
CITY OF KENNESAW
Land Use Permit Request
Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for a land use permit request submitted by Mark Jackson for property located at 4227 Carillon Trace. Said request is to obtain a home occupational business license to allow for the printing and selling of T-shirts. Property consists of 0.79 +/- acres, lies in Land Lot 64, Tax Parcel 29 and is zoned Planned Unit Development - Residential (PUD-R). Said meetings shall be held before the Planning Commission on March 5, 2025 at 6:30 p.m. and the Mayor and Council will hold a public hearing on March 17, 2025 at 6:30 p.m. both meetings to be held at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative thereto.
Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.kennesaw-ga.gov/publicmeetings/>
2:14-2025



**CITY OF KENNESAW
LAND USE NOTICE**

APPLICATION # **LU2025-01**

PURPOSE Home based business license to print and sell T-shirts.

DATE OF PUBLIC MEETING: **3/5/2025** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **3/17/2025** TIME: **6:30PM**

PLACE: **CITY HALL KENNESAW, GA**

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

HTTP://WWW.KENNESAW-GA.GOV

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

02.14.2025 09:44

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

RADFORD SEAN + KAY W
4233 CARLTON TRACE
KENNESAW, GA 30144

9590 9402 8295 3094 6487 69

2. Article Number (Transfer from service label)

9589 0710 5270 1871 9500 33

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

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

PRUITT REGINALD MARGARET A
4151 HANENWOOD CT
KENNESAW, GA 30144

9590 9402 8295 3094 6487 52

2. Article Number (Transfer from service label)

9589 0710 5270 1871 9500 40

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

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

COBELL, JAMES N & NANCY K
3974 BELLINGRATH MAIN
KENNESAW, GA 30144

9590 9402 8295 3094 6488 68

2. Article Number (Transfer from service label)

9589 0710 5270 1871 9499 76

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

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KENNESAW, GA 30144-7343

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City of Kennesaw Planning & Zoning
2529 JO Stephenson Avenue
Kennesaw GA 30144

Zoning Case

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☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X	
1. Article Addressed to: WATIMU CATHERINE W & MAINA HAZRON 4149 HAVENWOOD CT NW KENNESAW, GA 30144		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1871 9500 19		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 8295 3094 6486 91		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X	
1. Article Addressed to: EIS MICHAEL & MELISSA 4153 HAVENWOOD CT KENNESAW, GA 30144		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1871 9500 26		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 8295 3094 6487 45		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

COLE ROBERT & CANDACE
3975 BEWINGRATH MAIN
KENNESAW, GA 30144



9590 9402 8295 3094 6487 38

2. Article Number (Transfer from service label)

9589 0710 5270 1871 9500 64

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

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

2-18-25

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

Domestic Return Receipt

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Zoning case
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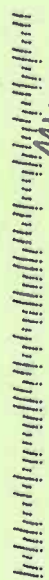
City of Kennesaw Planning & Zoning

30 Stephenson Avenue

Kennesaw, GA 30144

FEB 20 2025

CITY OF KENNESAW





Item Report

TO: The Planning Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: March 5, 2025

TITLE: **RZ2025-01** - Consideration to rezone the property located at 2615 South Main Street (20016700990) from Light Industrial (LI) to Central Business District (CBD) as submitted by Highpoint Acquisitions, LLC. Said request is to rezone the property for the development of a mixed-used development consisting of 300 class A multifamily units and 5,000 sq. ft. of retail/commercial area. Property consists of 3.635 +/- acres and lies in land lot 167, tax parcel 99.

Summary:

Recommendation:

Zoning Administrator recommends approval with conditions.

Fiscal Impact:

Attachments:

1. RZ2025-01 & ZV2025-01_2615 & 2681 S Main St_Staff Analysis
2. RZ2025-01_2615 S. Main St_Application Packet
3. RZ2025-01_2615 S. Main St_Traffic Impact Study

ZONING ADMINISTRATOR
DARRYL SIMMONS

**ASSISTANT ZONING
ADMINISTRATOR/PLANNER**
CHANELLE CAMPBELL

CONTACT US

OFFICE: (770) 590-8268
WEBSITE: www.kennesaw-ga.gov
EMAIL: zoningdept@kennesaw-ga.gov



2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

MAYOR AND COUNCIL
MARCH 17, 2025

PLANNING COMMISSION
MARCH 5, 2025

LEGAL ADVERTISEMENTS
FEBRUARY 14, 2025

PUBLIC NOTICE SIGN
FEBRUARY 14, 2025

APPLICATION SUBMITTED
OCTOBER 29, 2024

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-01/ZV2025-01

Property Addresses

2615 & 2681 South Main Street

Applicant

Highpoint Acquisitions, LLC.

Representative

Sams, Larkin, & Huff, LLP - Parks F. Huff, Esq.

Property Owner

Richards-Gilstrap Holdings, LLC & Old South Village LLC

Current Zoning

Light Industrial (LI) & Central Business District (CBD)

Future Land Use Category

Downtown Activity Center (DAC)

Project Request: Rezone Property from Light Industrial (LI) to Central Business District (CBD) and two (2) concurrent variances.

[Please see page 5 for project request and intent.](#)

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: Yes

Historic District: No

Cemetery: No **Floodplain:** No **Stream:** No

Parcel ID #: 20016700990 & 20016700140

Land Lot #: 167 **Tax Parcel #:** 99 & 140

Land Area: 7.096 +/- acres

Proposed Building SQFT: [See Page 4](#)

RECOMMENDATION

Staff Recommendation

Approval with conditions of the rezoning and **approval** of the two variance request.

[Please see page 22 - 25 for basis for recommendation.](#)



Aerial view of subject property

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-01/ZV2025-01

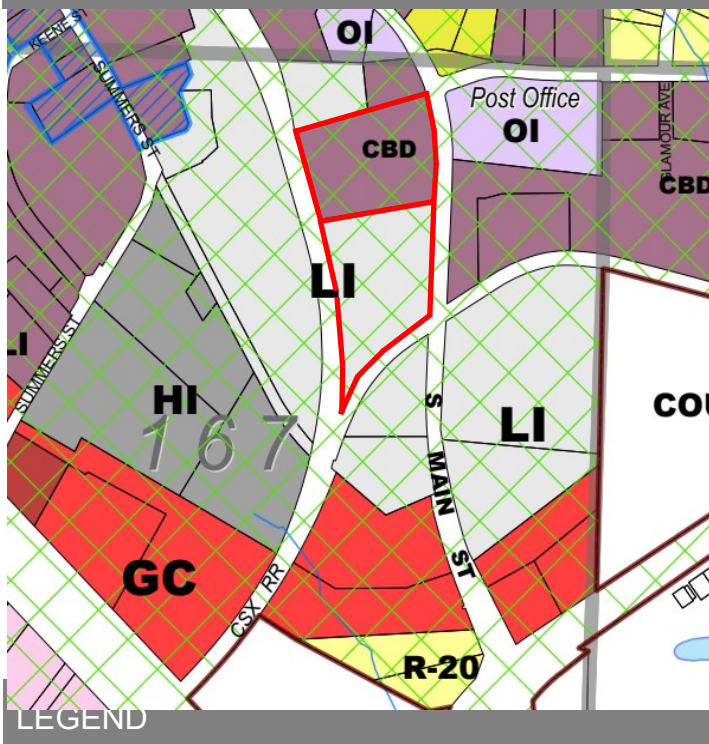
AERIAL MAP

LOCATION:

The 7.096 +/- acre tract is located on South Main Street with close proximity to the city's downtown. Surrounding uses includes a newly developed multifamily development known as "The Lacy" and United State Postal Service office to the east. To the north is a retail shopping strip currently being used as a Martial Arts & Fitness center. To the west is a lumber yard known as Builders First Source (BFS) Operations, while to the south are primarily retail and office suites with various uses including TopTech Mechanical Services, Dockins Tiles and Stone Work, and Ultimate Sports and Fitness Academy.



ZONING MAP



Zoning Districts

CBD	HGB	NRC	PUD-R
CRC	HI	NS	PVC
FST	LI	OI	R-10
GC	MHP	PBSH	R-12
		PSC	R-15

SURROUNDING ZONING DIS. AND FUTURE LAND USE:

North: No Street

Zoning: Central Business District (CBD) & Light Industrial (LI)

Future Land Use: Public Downtown Activity Center (DAC) & Public Service/Institutional (PI)

South: No Street

Zoning: Light Industrial (LI)

Future Land Use: Industrial (I)

East: S. Main Street

Zoning: Central Business District (CBD) & Office Institutional (OI)

Future Land Use: Downtown Activity Center (DAC) & Public Service/Institutional (PI)

West: No Street

Zoning: Light Industrial (LI)

Future Land Use: Community Activity Center (CAC)

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-01/ZV2025-01

BACKGROUND:

In 2009, the property located at 2615 South Main Street was rezoned to City Light Industrial (LI) with specific stipulations for auto impound, auto recovery, and wrecker services for use by Kennesaw Wrecker Company. Additional stipulations required all automobiles to be shielded by a combination of landscaping and improvements to the existing fence. The rezoning request was approved on November 6, 2009. Kennesaw Wrecker Company received their Certificate of Occupancy in 2010 and has been occupying the location since then.

Currently, 2681 South Main Street is an existing mobile home community known as Old South Village. The mobile park was built in the early 1980s and was purchased by Old South Village LLC, c/o Kodiak Ventures, in 2015. In 2023, the mobile home community consisted of 29 mobile home pad units, but the number has decreased over the years. In 2023, the Mayor and Council approved the rezoning of the property from Mobile Home Park (MPH) to Central Business District (CBD) as part of the CBD Expansion Project Phase 2. The intent of this rezoning is to support the continued development and revitalization of the downtown area.

EXISTING SITE CONDITIONS



Current Site Conditions (Cobb Tax Assessor)

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2025-01/ZV2025-01

DESCRIPTION OF ZONING REQUEST: REZONING AND VARIANCE

This is a rezoning and concurrent variance request submitted for 2615 & 2681 South Main Street.

REZONING:

The applicant seeks to change the zoning designation from Light Industrial (LI) to Central Business District (CBD) for the construction of a mixed-use development.

VARIANCE:

[Section 4.02.03\(G\)\(2\)\(c\) & 4.02.03\(G\)\(5\)\(c\)](#) Reduce the average floor area of residential units from 1,000 sq. ft. to a minimum of 900 sq. ft.

[Section 4.02.03\(G\)\(5\)\(d\)](#) Reduce the minimum multifamily floor area from 850 sq. ft. to 705 sq. ft.

PROJECT INTENT

The applicant is requesting to rezone the property to Central Business District (CBD) to construct a development that will consist of 300 class A multifamily units and 5,000 sq. ft. of commercial floor area.

Number of units proposed: 300

Proposed parking spaces: 525

- **Deck Parking:** 188
- **Parking Deck (The Lacy):** 100
- **Surface (Shared):** 237

New Construction Total SF: 340,000 sq. ft

- **Retail (Outparcel):** 2,500 sq. ft.
- **Retail (Ground Floor):** 2,500 sq. ft.
- **Apartments:** 335,000 sq. ft.

Proposed Amenities: Multifamily amenities will include a clubhouse with a coffee bar, fitness facilities, pool, outdoor grilling, dog park and gathering places.

Pre-Application Meeting

August 23, 2024

Application Submitted

October 28, 2024

Fees Paid

\$375.00 (Rezoning) + \$375 (Variance)

Certified Letters Mailed

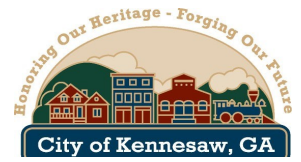
February 14, 2025

UNIFIED DEVELOPMENT CODE

Section 4.02.03 (B) - Lot size, setback and building height requirements

Min. Lot size, Widths, and Depths	None
Max. Lot Coverage (%)	87
Min. Front Yard	Established to "build-to-line" which equals the averaged distance from the property lines measured from existing structures along right-of-way adjoining properties as measured from existing structures.
Min. Side Yard	None
Min. Rear Yard	None
Max. Height	Subject to Historic District Design Guidelines.
Max. FAR (Floor Area/Lot Area)	1.10

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2025-01/ZV2025-01

PROJECT DETAILS

The applicant is seeking to rezone the property to Central Business District (CBD) with the intention of redeveloping it into a vibrant, walkable mixed-use project. This development will include a combination of retail spaces and multifamily residential units. Additionally, it will extend the city's Gateway Park along South Main Street, enhancing the area's appeal and connectivity. This project represents the second phase of The Lacy at South Main and is designed to cater to a target demographic of young professionals, active adults, and empty nesters, creating a diverse and thriving community.

- The project will include approximately 340,000 sq. ft of new construction, with residential accounting for 335,000 sq. ft of the construction total.
- The residential portion of the development will consist of 300 class A units, all of which will be market rate ranging between 700 - 1,450 sq (average 900 sq. ft.)

	Proposed Sq. Ft	Total number of units	Total RSF	% Breakdown
1 BDRM	750	180	135,000	60
2 BDRM	1,100	105	115,000	35
3 BDRM	1,400	15	19,500	5

- Approximately 5,000 sq. ft. of retail space will be included in the development. This retail space will be divided, with 2,500 sq. ft. located on the ground floor of Building 2, and the remaining 2,500 sq. ft. situated on South Main Street, directly across from The Lacy at South Main.
- The proposed conceptual plan includes a total of 525 parking spaces including a two-story parking deck, surface parking and designated parking located in Phase I, with site access provided by a single entry point from South Main Street.
- The proposed amenities for the development include:
 - A Clubhouse with a coffee bar
 - State of the art fitness facilities
 - A modern pool and outdoor grilling stations
 - Community courtyards, gathering places
 - Pedestrian connectivity
 - A dog park

This comprehensive development aims to create a vibrant, walkable community that seamlessly integrates residential, retail, and recreational spaces, enhancing the overall appeal and connectivity of the area.

PROPOSED SITE PLAN

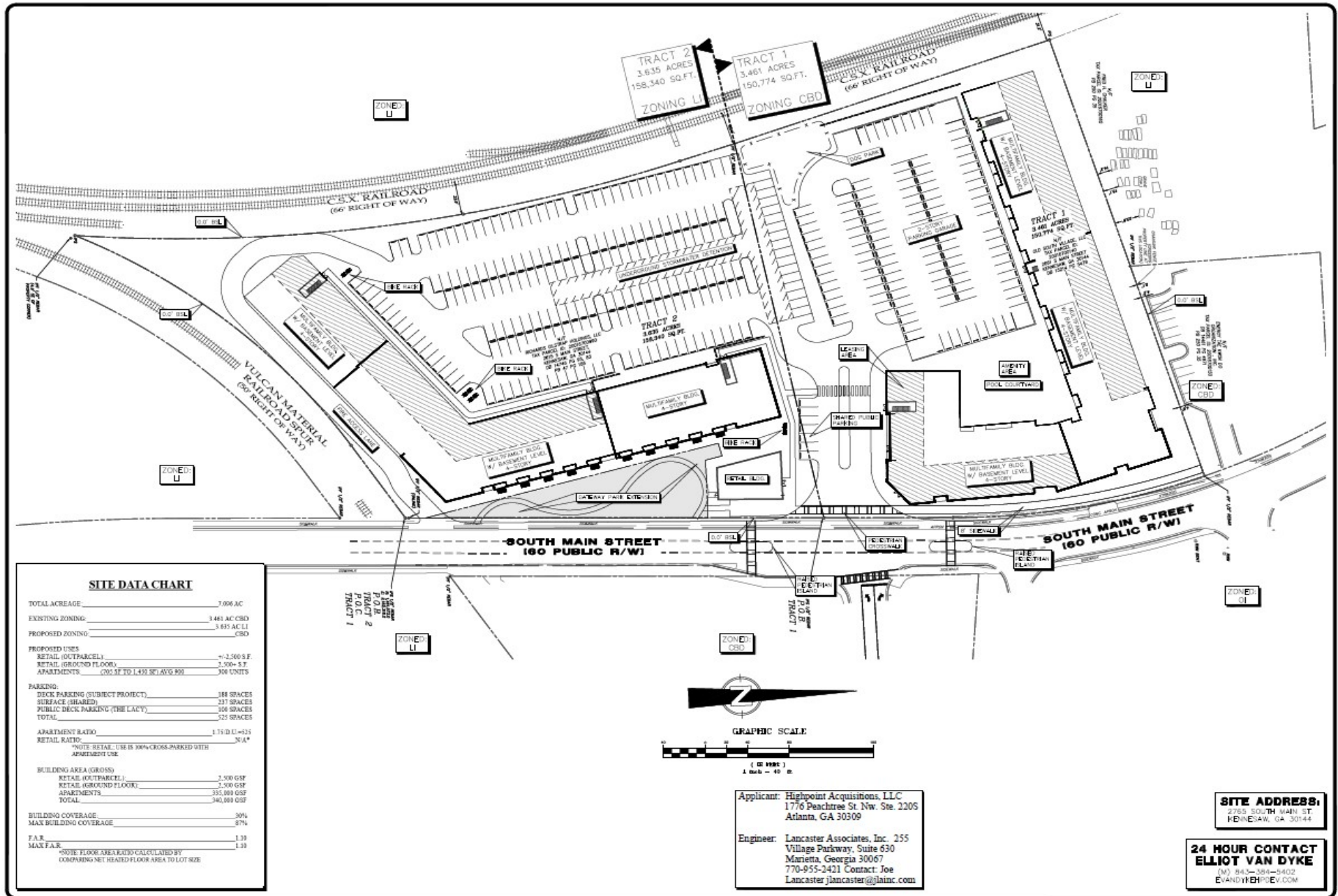
ZONING CASE #: RZ2025-01/ZV2025-01

RESIDENTIAL:
300 UNITS
60% 1-BEDROOM = 180 UNITS = 180 SPACES
@ 750 SF/UNIT = 135,000 RSF
35% 2-BEDROOM = 105 UNITS = 210 SPACES
@ 1,100 SF/UNIT = 115,000 RSF
5% 3-BEDROOM = 15 UNITS = 30 SPACES
@ 1,400 SF/UNIT = 19,500 RSF



PROPOSED SITE PLAN

ZONING CASE #: RZ2025-01/ZV2025-01



PROPOSED RENDERING (PAGE 1 OF 3)

ZONING CASE #: RZ2025-01/ZV2025-01



PROPOSED RENDERING (PAGE 2 OF 3)

ZONING CASE #: RZ2025-01/ZV2025-01



PROPOSED RENDERING (PAGE 3 OF 3)

ZONING CASE #: RZ2025-01/ZV2025-01

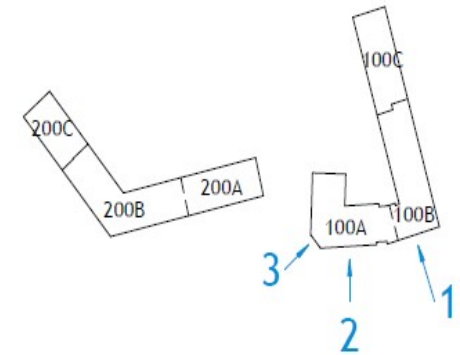


PROPOSED ELEVATIONS (PAGE 1 OF 7)

ZONING CASE #: RZ2025-01/ZV2025-01



ELEVATIONS - BUILDING 100



1 ELEVATION - BUILDING 100 - NORTHEAST
 A3-01 1/16" = 1'-0"



2 ELEVATION - BUILDING 100 - SOUTHEAST
 A3-01 1/16" = 1'-0"



3 ELEVATION - BUILDING 100 - SOUTHEAST CORNER
 A3-01 1/16" = 1'-0"

PROPOSED ELEVATIONS (PAGE 2 OF 7)

ZONING CASE #: RZ2025-01/ZV2025-01

ELEVATIONS - BUILDING 100



4 ELEVATION - BUILDING 100 - WEST
A3-02 1/16" = 1'-0"



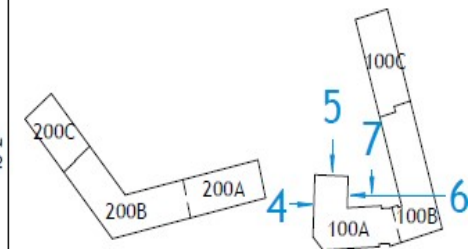
5 ELEVATION - BUILDING 100 - SOUTH
A3-02 1/16" = 1'-0"



6 ELEVATION - BUILDING 100 - POOL COURTYARD NORTH
A3-02 1/16" = 1'-0"



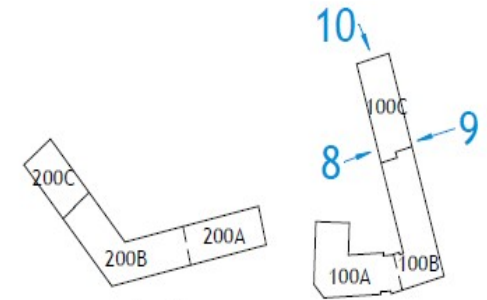
7 ELEVATION - BUILDING 100 - POOL COURTYARD WEST
A3-02 1/16" = 1'-0"



PROPOSED ELEVATIONS (PAGE 3 OF 7)

ZONING CASE #: RZ2025-01/ZV2025-01

ELEVATIONS - BUILDING 100



9 ELEVATION OVERALL - BUILDING 100 - NORTH
 A3-03 1/32" = 1'-0"



8 ELEVATION OVERALL - BUILDING 100 - SOUTH
 A3-03 1/32" = 1'-0"



10 ELEVATION - BUILDING 100 - EAST
 A3-03 1/32" = 1'-0"

A3-03

PROPOSED ELEVATIONS (PAGE 4 OF 7)

ZONING CASE #: RZ2025-01/ZV2025-01

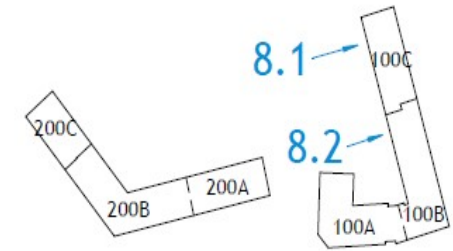


8.1 ELEVATION - BUILDING 100 - SOUTH 1
A3-04 1/16" = 1'-0"



8.2 ELEVATION - BUILDING 100 - SOUTH 2
A3-04 1/16" = 1'-0"

ELEVATIONS - BUILDING 100



PROPOSED ELEVATIONS (PAGE 5 OF 7)

ZONING CASE #: RZ2025-01/ZV2025-01

ELEVATIONS - BUILDING 100



9.2 ELEVATION - BUILDING 100 - NORTH 2

A3-05 1/16" = 1'-0"

PROPOSED ELEVATIONS (PAGE 6 OF 7)

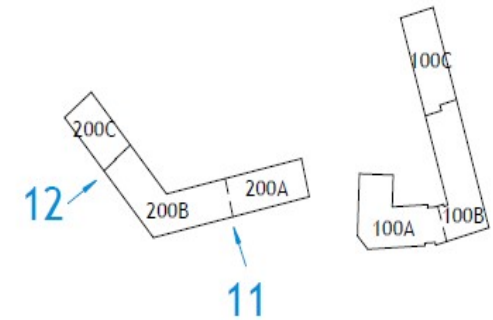
ZONING CASE #: RZ2025-01/ZV2025-01

ELEVATIONS - BUILDING 200



12 ELEVATION OVERALL - BUILDING 200 - SOUTH EAST

A3-06 1/32" = 1'-0"



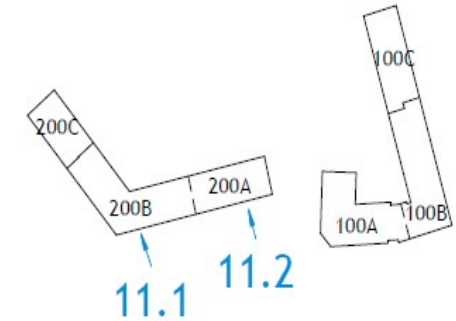
11 ELEVATION OVERALL - BUILDING 200 - EAST

A3-06 1/32" = 1'-0"

PROPOSED ELEVATIONS (PAGE 7 OF 7)

ZONING CASE #: RZ2025-01/ZV2025-01

ELEVATIONS - BUILDING 200



11.1 ELEVATION - BUILDING 200 - EAST 1
 A3-07 1/16" = 1'-0"

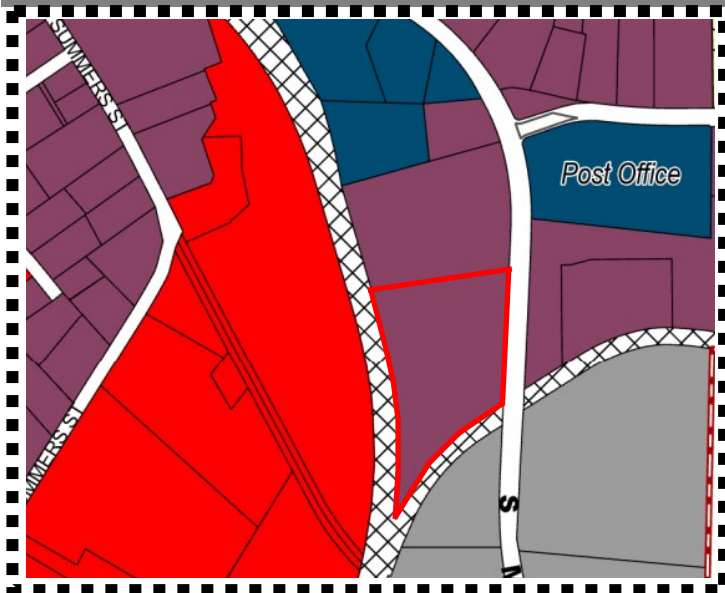


11.2 ELEVATION - BUILDING 200 - EAST 2
 A3-07 1/16" = 1'-0"

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-01/ZV2025-01

2022 COMPREHENSIVE PLAN - AREAS



LEGEND

- NAC - Neighborhood Activity Center
- CAC - Community Activity Center
- DAC - Downtown Activity Center
- RAC - Regional Activity Center
- RL - Residential Low/Medium

FUTURE LAND USE CATEGORY

DAC - DOWNTOWN ACTIVITY CENTER

This area is the traditional downtown of Kennesaw. As part of the Livable Centers Initiatives, the goal of this area is to create vibrant, walkable communities that offers increased mobility options, encourages healthy lifestyle and provide improved access to jobs and services.

FUTURE LAND USE ANALYSIS

The Comprehensive Plan designates the subject property to the west along South Main Street as Downtown Activity Center (DAC). The land use category consists of the traditional downtown of Kennesaw, that was highlighted as part Livable Center Initiative (LCI) study conducted in 2015. The study aims to create an economically viable and active Downtown Kennesaw that serves a multi-generational and is suitable for residents to live, work, play and shop. The goal of the Central Business District is to facilitate the redevelopment and revitalization of the downtown area. The subject property is located in close proximity to the Downtown Area and the proposal would align with the Comprehensive Plan for economic development by encouraging the creation of local business within the city.

The request to rezone to Central Business (CBD) aligns with the Comprehensive Plan. The proposed development will feature a mix of commercial and residential uses, serving as a catalyst for placemaking at the gateway to central downtown. This development aims to create a dynamic and vibrant environment that encourages pedestrian movement and provides convenient access to the amenities of downtown. The close proximity to central downtown will support the goals of the district by enhancing walkability and connectivity, ultimately contributing to the area's economic and social vitality.

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2025-01/ZV2025-01

TRANSPORTATION DATA:

AERIAL OF ROAD #1



ROAD #1

Roadway Name

South Main Street

Roadway Classification

Arterials

Speed Limit

25 MPH

Jurisdictional Control

City of Kennesaw

Minimum Width of Right-of-Way requirement

100-feet

AERIAL OF ROAD #2

ROAD #2

Roadway Name

N/A

Roadway Classification

N/A

Speed Limit

N/A

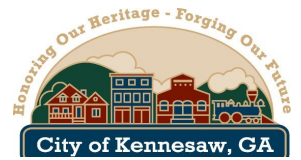
Jurisdictional Control

N/A

Minimum Width of Right-of-Way requirement

N/A

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2025-01/ZV2025-01

ENVIRONMENTAL

Floodplain:

- ☐ Yes
☒ No
☐ Not Verified

Wetlands:

- ☐ Yes
☒ No
☐ Not Verified

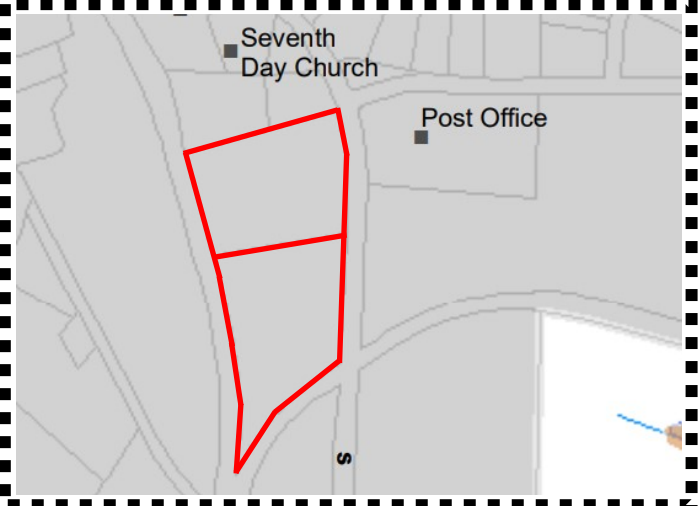
Drainage Basin:

- ☒ None
☐ FEMA 100-year floodplain area
☐ Flood Damage Prevention Ordinance¹
☐ Project subject to Cobb County Damage Prevention Requirements
☐ Dam Breach Zone (Upstream)²
☐ Owner/Developer is responsible for obtaining any required wetland permits from the United States Army Corps of Engineers

Streams and Creeks:

- ☐ Metropolitan River Protection Area³
☐ Chattahoochee River Corridor Tributary Area⁴
☐ Georgia Erosion-Sediment Control Law and County Ordinance⁵
☐ Georgia DNR Variance for work being done in 25-foot stream bank buffers (may be required)
☐ City Stream Buffer Required
☒ No Stream Buffer Required

FEMA FLOOD ZONE MAP



Special Flood Hazard Areas

2018 Flood Zones

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

ADDITIONAL COMMENTS REGARDING PROJECT:

- Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be resolved in the plan review process.
- Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains and obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.
- Applicant will be responsible to meet all City of Kennesaw Development & Zoning Ordinance Standards, State, County and applicable Federal regulations as part of the plan review approval process. All conceptual representations submitted with the application and acted on by Mayor and Council does not relieve applicant and property owners from meeting all development standards.

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

STAFF ANALYSIS REPORT

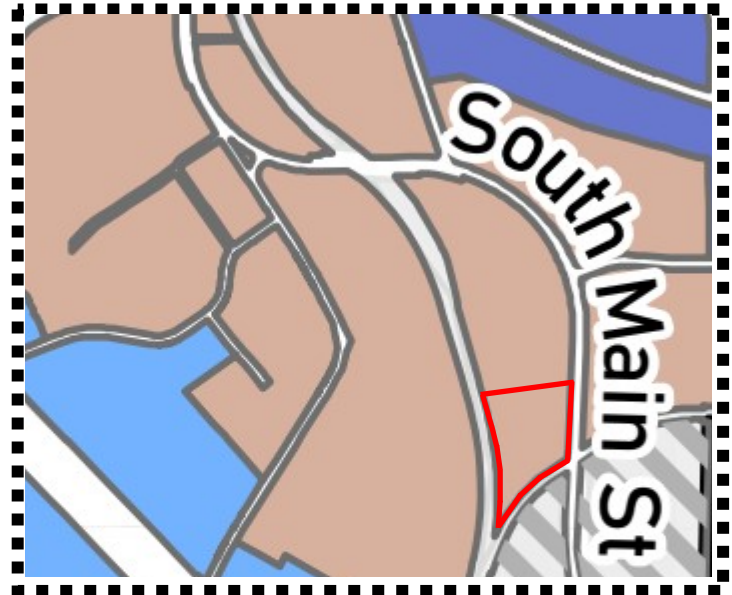


ZONING CASE #: RZ2025-01/ZV2025-01

2022 COMPREHENSIVE PLAN UPDATE

Kennesaw Areas

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



AREA DESIGNATION

HISTORIC CENTRAL BUSINESS DISTRICT

The Historic CBD area includes the Central Business District, the five historic districts and the study area of the City's Livable Centers Initiative (LCI). The area spans a distance along the northern edge of the Cobb Parkway Commercial Corridor from McCollum Parkway to near Jiles Road, northward to Matlock Drive on Moon Station Road, also northward to Pine Hill Drive on Cherokee Street and to South Main Street at McCollum Parkway. Currently, this area is composed of a mix of land uses, historical and cultural resources, businesses, homes and neighborhoods and architectural styles and elements. Overall, this area is in the process of revitalization and reinvestment.

AREA DESIGNATION ANALYSIS

The site is located within the Historic Central Business District. According to the Area Policy Matrix outlined in the Comprehensive Plan, development in this area should encourage pedestrian access to downtown and requires compatibility of infill development with the surrounding neighborhoods and businesses. The project proposes a blend of uses to create a dynamic and livable space and fulfilling economic and social goals as outlined in the Comprehensive Plan.

SURROUNDING NEIGHBORHOODS

- The Lacy Multifamily apartment
- The Devin's Shire Townhome subdivision
- Duncan Drive Townhomes
- Homestead Hills

NEARBY PUBLIC SCHOOLS

- Big Shanty Elementary School
- Palmer Middle School
- North Cobb High School

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2025-01/ZV2025-01

PLANNING AND ZONING	DEPARTMENT COMMENTS
Site Visit: ☒ Yes ☐ No Staff Member: Name: Chanelle Campbell Date of Visit: 02/21/2025 Land Use Recommendation: Mixed used development is a compatible use Historic Preservation: Not located in the historic district Cemetery Preservation: No cemeteries on site Required Parking: 563 parking spaces	Engineering: No Comments Public Works: Proposed traffic calming mechanism and plans to connect Phase I and II requires final review and approval by city staff. Building Services: No Comments Cobb County Fire: None provided Cobb County Water: None provided

STAFF ANALYSIS - REZONING

The applicant, Highpoint Acquisition, LLC is requesting to rezone the property located at 2615 South Main Street from Light Industrial (LI) to Central Business District (CBD). In 2009, the property was rezoned to City Light Industrial (LI) with specific stipulations for auto impound, auto recovery, and wrecker services for use by Kennesaw Wrecker Company. Additional stipulations required all automobiles were to be shielded by a combination of landscaping and improvements to the existing fence; the rezoning request was approved on November 6, 2009. Since then, the property has continued to operate as a wrecker company.

Staff has analyzed the request to rezone based on the standard for decision outlined in [section 10.01.02](#) Rezoning Procedures for Amending the Official Zoning Map and the requirement outline in [section 4.02.03](#) for the Central Business District (CBD) with the following observations:

The city's land use policy documents and Comprehensive plan supports the rezoning request. The proposed development will comply with the purpose and intent of the Central Business District as outline in the Unified Development Code [section 4.02.03](#), that states the intent of the Central Business District (CBD) is to not only preserve and protect the cultural and historic aspects of downtown Kennesaw, but to also develop a compact core to encourage and facilitate pedestrian movement and provide convenient access to the amenities of Historic Downtown Kennesaw. The flexibility of the zoning district allows for diverse development that will serve both residential and commercial needs. It promotes walkability and alternative modes of transportation, facilitating connectivity throughout the city's downtown.

The proposed rezoning to Central Business District (CBD) aims to transform the property into a mixed-use development that integrates commercial and residential spaces, promoting a vibrant, walkable community. This change will align with the city's Comprehensive Plan and contribute to the ongoing efforts to enhance the central downtown area.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-01/ZV2025-01

STAFF ANALYSIS - REZONING

The addition of the proposed amenities such as a dog park, community courtyards and gathering places etc., further creates a shared spaces that promotes a sense of belonging and cohesion among residents and visitors.

Sidewalks with a minimum width of 5-feet are shown throughout the development, along with the addition of a minimum 5-feet-wide concrete sidewalk extending from South Main Street, starting at The Lacy (post office area) to Sardis Street on the post office side of the street. The updates and implementation of the proposed new sidewalks will encourage walkability and promote alternative modes of transportation such as walking and biking. This will continue to facilitate a pedestrian-friendly environment leading to central downtown.



Image 1. Proposed sidewalk expansion along South Main St.

Additionally, the development proposes traffic calming measures and enhanced pedestrian connectivity with Phase I of the project. This includes the addition of crossing paths between phases and pedestrian crossing signals, further ensuring safety and accessibility for all residents and visitors.

The proposed conceptual plan and building elevations illustrate the presence of ground-floor retail in building two, fronting South Main Street, and upper-floor residences. Additionally, there will be more retail space in a standalone building fronting South Main Street, directly across from The Lacy at South Main. The development aims to create a vibrant streetscape and enhance the overall aesthetic appeal of the area.

Proposed building materials include brick and cementitious siding on featured architectural elements, ensuring compatibility with existing structures and contributing to the improved built environment along South Main Street. These materials blend seamlessly with the historic and modern architectural styles present in the area. The designed facades will help to promote a cohesive and attractive appearance, enhancing the pedestrian experience and the overall sense of place in downtown Kennesaw.

The property is currently adjacent to a cemetery located on parcel #20016700160 that is maintained by Sardis Missionary Baptist Church located at 2741 S. Main Street. According to [section 6.16.00](#) of the Unified Development Code, a 50-foot undisturbed natural buffer is required to protect the cemetery. The applicant plans to maintain this 50-foot undisturbed natural buffer, measured from the perimeter of the outermost burials within the cemetery. Additionally, if the topography allows, the buffer will be enhanced with a fence, which will be installed to ensure proper protection and delineation.

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2025-01/ZV2025-01

STAFF ANALYSIS - REZONING

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

Type of Use	Required Parking Spaces
Multi-Family Dwelling Units	1.75 spaces per dwelling unit
Neighborhood Retails Uses	1 space per 200 sq. ft. (net) of floor space
Eating and Drinking Establish-ment	1 space per 100 sq. ft. (net) of floor space

Required Parking Spaces Analysis:

Type of Use	Req. Parking	# of Units	# of Req. Parking
Multi-Family (Apartment)	1.75/unit	300	525
Commercial (Neighborhood Retail)	1 space per 200 sq. ft. (net) of floor space	2,500 sq. ft.	13
Commercial (Restaurant)	1 space per 100 sq. ft. (net) of floor space	2,500 sq. ft.	25

According to the requirements outlined in [section 6.06.00](#) of the Unified Development Code, the proposed project is required to provide five hundred sixty-three (563) parking spaces. However, the proposal includes a total of four hundred twenty-five (425) parking spaces on site. To address the parking shortfall on-site, the applicant proposes to utilize one hundred (100) additional designated parking located in the parking deck at 2652 South Main Street. Additionally, there will be 100% cross-parking for the commercial and residential use, ensuring sufficient parking availability for both residents and visitors. Cross parking will be employed to manage potential parking demand for the proposed commercial use, accommodating varying peak usage times and encouraging a more walkable environment. This approach not only optimizes parking space usage but also helps lower the environmental footprint of the development.

The proposed use, density, and overall character, as submitted by the applicant, are in conformance with the policy and intent of the Comprehensive Plan. The strategic location of the proposed development will contribute to the revitalization of South Main Street, ensuring that the development is concentrated and intentional. The presence of this development will foster a balanced mix of retail, entertainment, residential, and community gathering spaces, thereby facilitating economic growth and ensuring the viability of the city's downtown area

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2025-01/ZV2025-01

STAFF ANALYSIS - **VARIANCE**

The applicant has submitted a concurrent variance application to deviate from [Section 4.02.03\(G\)\(2\)\(c\)](#), [section 4.02.03\(G\)\(5\)\(c\)](#) and [Section 4.02.03\(G\)\(5\)\(d\)](#) of the Unified Development Code. The applicant is requesting to:

1. Reduce the minimum multifamily floor area from 850 sq. ft. to 705 sq. ft.
2. Reduce the average multifamily floor area from a minimum of 1,000 sq. ft. to a minimum of 900 sq. ft.

The applicant wishes to develop a diverse range of unit types and sizes, aimed at attracting young professionals and active adults/empty nesters. This approach not only enhances the marketability of the project but also promotes a more inclusive and vibrant community by offering a high-quality living space that is more moderately priced.

Below are the average floor areas for multifamily properties in the vicinity, with developments dating back the past decade:

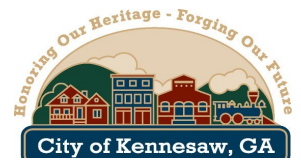
	KENNESAW	COBB	ATLANTA	SMYRNA	ATHENS
1 BDRM	799	830	812	759	760
2 BDRM	1182	1178	1187	1130	1028
3 BDRM	1312	1413	1578	1424	1274

[Section 9.02.00](#) of the Unified Development Code states that variances may be granted using the following criteria:

- A. There is extraordinary and exceptional conditions pertaining to the property because of its size, shape or topography;
- B. The application of the UDC standards to property creates practical difficulty or unnecessary hardship.
- C. The practical difficulty and/or unnecessary hardship are conditions which are peculiar to the property involved; and
- D. Relief, if granted, would not cause substantial detriment to the public good or impede the purposes and intent of the UDC

While no hardship or practical difficulties were highlighted by the applicant, the applicant cites the size and topography constraints of the site as the basis for the variance request. The site is bowl-shaped, with the perimeters sloping downward toward the interior at 1:1 slopes (or greater), resulting in up to 30 feet of elevation change across the site. In 2021, the Mayor and Council approved a variance request to reduce the average floor area of the residential units from 1,000 square feet to 935 square feet and to reduce the minimum square footage from 850 square feet to 705 square feet. The proposed variance aligns with the development standards approved for Phase I of the project and is consistent with the newer multifamily developments in the area.

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2025-01/ZV2025-01

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

Based on the findings outlined in the analysis section of this staff report, City staff recommends **approval with conditions** of the rezoning request from Light Industrial (LI) to Central Business District (CBD).

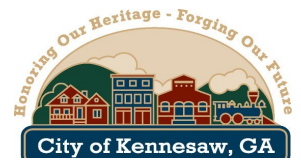
Further more City staff recommends **approval** of the following variance requests:

1. Reduce the minimum multifamily floor area from 850 sq. ft. to 705 sq. ft.
2. Reduce the average multifamily floor area from a minimum of 1,000 sq. ft. to a minimum of 900 sq. ft.

PROPOSED ZONING CONDITIONS:

1. The rezoning of the Subject Property to the Central Business District (CBD) zoning district shall be in accordance with the technical and conceptual site plans submitted concurrently with the application.
2. The Subject Property shall be developed as a mixed-use project, including highly amenitized Class A luxury apartments between 700 - 1450 sq. ft., a minimum of 5,000 square feet of commercial floor area (comprising of a minimum 2,500 square feet of ground-floor retail or commercial and a minimum 2,500 square feet of detached retail or commercial on the outparcel), and a minimum two-story parking deck.
3. The maximum number of residential multifamily units shall not exceed 300 units.
4. Prior to the issuance of Certificate of Occupancy for the last twenty (20) percent of residential units, the non-residential portion of the development will be required to obtain a certificate of completion.
5. The proposed retail and commercial use must adhere to the list of permitted uses as specified in the Central Business District (CBD) zoning regulations to ensure consistency with the intended character and purpose of the CBD. Additionally, the following uses shall be prohibited:
 - a. Adult themed book and novelty stores as a primary use.
 - b. Automotive sales, repair and/or service facility.
 - c. Pawn shop.
 - d. Boat sales and repairs.
 - e. Farm equipment sales and service.
 - f. Dry cleaning plant.
 - g. Lumber, hardware and other building material establishment.
 - h. Mobile home and travel trailer sales.
 - i. Motorcycle sales and services.
 - j. Boarding and breeding kennel.
 - k. Check cashing establishment.
 - l. Tattoo parlor.
 - m. Video arcades as a primary use.
 - n. Massage parlor.
 - o. Package store (except within the context of wine/spirits sold in a market or specialty shop).
 - p. Pool halls.
 - q. Movie theaters.

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2025-01/ZV2025-01

6. Prior to the issuance of the final Multi-family Certificate of Occupancy, a final plat shall be recorded combining the two parcel.
7. The site plan shall incorporate public space architectural and urban features consistent with the City wide Architectural Design Standards and the City of Kennesaw Historic District Design Standards including fountains, gardens, squares, courtyards, lighting, signage, and paving that blend the mixed uses. Applicant agrees that the maximum height of the overall development will adhere to the Historic District Design Guidelines.
8. The applicant shall utilize approved building materials that will assist with mitigating sound irritation due to the development's close proximity to the CSX railroad, ensuring maximum noise reduction for residents.
9. Proposed traffic calming measures and connectivity to Phase I must be thoroughly reviewed and approved by City Staff to ensure they meet all necessary safety and regulatory standards.
10. The developer agrees to construct all of the necessary roadways and infrastructure improvements as more particularly shown and reflected on the site plan. Additionally, the developer agrees to comply in all respects with the City's specifications concerning such infrastructure improvements which are interior to the Mixed-Use Development.
11. Per condition notated by the Historic Preservation Commission project design updates must be submitted to the Board at 80 percent or more for review and approval.
12. The architectural style and composition of the buildings to be constructed on the Subject Property shall be in reasonable conformity to the architectural renderings/elevations submitted for approval by the Historic Preservation Commission.
13. The developer agrees to maintain a 50-foot undisturbed buffer around the outermost burial in the adjacent cemetery. Additionally, if the topography permits, a fence will be installed to ensure proper protection and clear delineation of the cemetery.
14. Landscaping for the entrance area, signage areas, amenity and courtyard areas and all other common areas immediately surrounding the proposed buildings shall be professionally designed, implemented and maintained, which shall include the installation of an irrigation system in areas where appropriate.
15. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.
16. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
17. All utilities servicing the residences with the proposed community shall be underground.

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2025-01/ZV2025-01

18. The proposed development shall include amenities for use and enjoyment of its residents as follows:
- A Clubhouse with a coffee bar
 - State of the art fitness facilities
 - A modern pool and outdoor grilling stations
 - Community courtyards, gathering places
 - Pedestrian connectivity
 - A dog park
19. Proposed lighting for signs, parking lots, and entrance ways shall be environmentally sensitive and consistent with lighting styles utilized in the downtown streetscape design and approved under the City of Kennesaw Historic Design Standards and Citywide Design Guidelines.
20. Entrance signage shall be ground based, monument-style signage with finish, materials and colors being in substantial conformity to the architectural style embodied in the Mixed-Use Development. Said signage may include building-attached, vertical marquee signage and other signage allowed under and pursuant to the City of Kennesaw Sign Ordinance.
21. Dumpsters will be positioned so as to prevent visual intrusion from streets, connection points to the community spaces and, wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during their emptying. At grade trash compaction shall also be allowed and screened as appropriate.
22. Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or staff designee as needed or necessary.

PLANNING COMMISSION RECOMMENDATION:

To be determined on March 5, 2025

MAYOR AND COUNCIL DECISION:

To be determined on March 17, 2025



CASE NUMBER		LAND USE OR ZONING		2615 S. Main St		
		FROM	TO	Land Lot 167, Tax Parcel 99		
AV	LU					Subject Property 
AX	RZ 2025-001	LI	CBD			
DX	AV – Administrative Variance	 ZONING		CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268		
HBR	AX – Annexation	 KENNESAW CITY LIMITS				
SLUP	DX – De-annexation	 COBB COUNTY				
ZV	HBR – Historic Board Review	 LAND LOT				
	LU – Land Use			Scale: 1" = 297' Print Date: 12/17/2024 RZ2025_001		
	RZ – Re-zoning			City Clerk: <i>Lea Murray</i> Mayor: <i>Derek Easterday</i>		
	SLUP – Special Land Use					
	ZV – Variance					



GARVIS L. SAMS, JR.
(RETIRED)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100

TELEPHONE

FACSIMILE

October 28, 2024

VIA EMAIL:

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
2529 J. O. Stephenson Avenue
Kennesaw, GA 30144

Re: Applications of Highpoint Acquisitions, LLC to Rezone (with concurrent
Variances) a 3.635-Acre Tract from LI to CBD; Land Lot 167, 20th District, 2nd
Section

Dear Darryl:

This firm has been engaged by and represents Highpoint Acquisitions, LLC
("Highpoint") concerning the above-captioned Applications. In that regard, attached please find
the completed Rezoning and Variance Applications and supporting documentation, including the
following:

1. A copy of the deeds reflecting the record titleholders.
2. An overall legal description of the subject property, in Word format.
3. An 8½" x 11" copy of the proposed site plan, which includes the abutting CBD-zoned
parcel to the north that will be part of the proposed development.
4. A copy of the City of Kennesaw and Cobb County paid tax receipts.
5. By way of example, copies of renderings/elevations depicting the architectural style
and composition of the proposed retail commercial and the residential components.
6. Constitutional Challenges (Rezoning & Variances).



VIA EMAIL

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
October 28, 2024
Page 2

Once the Applications (Rezoning and Variance) have been processed, I will be contacting you to discuss potential issues which you and staff may have regarding the Applications. In the interim, please do not hesitate to contact me should you have any questions or need any additional information or documentation.

Very truly yours,

SAMS LARKIN & HUFF, LLP

A blue ink handwritten signature, appearing to be 'P. Huff', is written over the printed name and firm name.

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac
Attachments

cc: Dr. Jeff Drobney, City Manager (via email w/attachments)
Mr. Luke Howe, Economic Development Director (via email w/attachments)
Ms. Rashida Williamson, Zoning Clerk (via email w/attachment)
Mr. Ricky Stewart, Public Works Director (via email w/attachments)
Mr. Elliot Van Dyke, Highpoint (via email w/attachments)
Mr. Robert Jordan, III, Highpoint (via email w/attachments)



REZONING APPLICATION

Required Fee \$375.00

Date Received 10/29/24

Staff's Initials CMC

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

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

Date of Consultation 08/23/24

Staff's Initials CMC

REZONING PROPERTY ADDRESS 2615 South Main Street

Land Lot 167 Tax Parcel 20016700990 Lot Size 3.635 ac

Resident Population _____ Housing Units 300 Other Buildings 2,500 square feet-Retail

Zoning Request from:

Present Zoning LI To: CBD

For the purpose of: Multi-family Apartments and Retail

APPLICANT EMAIL evandyke@hpdev.com

Applicant Address 1776 Peachtree Street, NW, Suite 250, Atlanta, GA 30309

(Phone #) (678) 306-4239

Applicant Signature [Signature] Date 10-28-2024

Signed, sealed and delivered in presence of: Hannah Huff 10/28/2024
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Mar 14, 2028

REPRESENTATIVE Park Street Holdings, LLC SAMS, LARKIN & HUFF, LLP

(Fax #) (770) 426-6583 (Work#) (770) 422-7016 (Cell#) _____

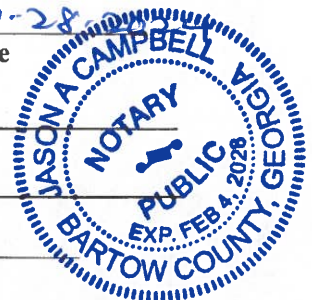
Representative Signature [Signature] Date 10-28-2024

Signed, sealed and delivered in presence of: Jason A. Campbell 10-28-2024
Notary
Richards-Gilstrap Holdings, LLC
PIN 20016700990

TITLEHOLDER: 2615 South Main Street (Phone #) _____

Signature: SEE ATTACHED SIGNATURE PAGES Address _____

Signed, sealed and delivered in presence of: _____
Notary Date





CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Each applicant must complete a separate form

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

No

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

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

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

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

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

I certify that the foregoing information is true and correct, this 25 day of October, 2024

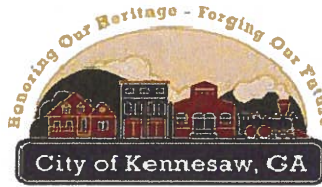
Applicants Signature

HIGHPOINT ACQUISITIONS, LLC

[Signature]

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

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



Community Development
Planning & Zoning Department
2529 J. O. Stephenson Ave.
Kennesaw, GA 30144

FORM WILL BE
COMPLETED AT
TIME NOTICES
ARE MAILED.

PLEASE TAKE NOTICE

That the undersigned has applied to the Planning Commission and Mayor and Council of the City of KENNESAW for the following:

The property referred to is located at:

and is within a 200 foot radius of your property. It is described as Land Lot _____ 20th District, 2nd Section, Tax Parcel _____ in the City of Kennesaw.

The said application will come up for hearing before the Planning Commission on _____ at 7:00 p.m., and the Mayor and Council on _____, at 6:30 p.m. in the City Hall Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. You may appear in person or by attorney and may present any objections, which you may have to the granting of this request. All documents relating to this application are enclosed for your review. The applicant, by order of the Planning

Commission, Mayor and Council, sends this notice to you.

Dated _____

Applicant _____



Community Development
Planning & Zoning Department
2529 J. O. Stephenson
Kennesaw, GA 30144

FORM WILL BE
COMPLETED AT
TIME NOTICES
ARE MAILED.

CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was mailed out on _____ in accordance with the application requirements.

Date

Applicant or Authorized Agent

Sworn and subscribed before me this _____ day of _____ 20____

Notary Public

Attach to this document a copy of the property/s that have been served notification along with the documentation supplied in the certified mailing.



**Community Development
Planning & Zoning Department
2529 J. O. Stephenson Ave.
Kennesaw, GA 30144**

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

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

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

**United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. -G St.
Washington, DC 2053**

ATTACHMENT TO APPLICATIONS FOR REZONING AND VARIANCES

Application Nos.: _____
PC Meeting Date: _____
Mayor and Council Meeting Date: _____

Applicant: Highpoint Acquisitions, LLC
Titleholder: RICHARDS-GILSTRAP HOLDINGS, LLC
Parcel: 20016700990 (2615 South Main Street)

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

RICHARDS-GILSTRAP HOLDINGS, LLC

Ruth Diane Richards

Printed Name: Ruth Diane Richards

Date: 10-28-24

Address: _____

Telephone No.: _____

Hannah Hurley
Signature of Notary Public

10/28/2024
Date

(Notary Seal)

HANNAH HURLEY
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Mar 14, 2028

CERTIFICATE REGARDING AUTHORITY TO PURSUE REZONING AND VARIANCES

1.

My name is Ruth Diane Richards. I am the officer who is delegated the responsibility for authenticating records of *Richards-Gilstrap Holdings, LLC*, a Domestic Limited Liability Company ("Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Kennesaw Rezoning and Variance Applications regarding certain real property owned by the Titleholder Company located in Kennesaw, Cobb County, Georgia.

2.

In accordance with the Requirements for completing a Kennesaw Rezoning and Variance Applications, I hereby attest on behalf of the Titleholder Company that I have reviewed the Rezoning and Variance Applications and related documents which are being filed simultaneously therewith on behalf of the Applicant and Titleholder (collectively, the "Applications") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Applications is in fact the seal of the Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder Company who executed the Applications does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Applications on behalf of the Titleholder Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Applications and the filing of the Applications on behalf of the Titleholder Company by the officer or other representative of the Applicant Company has been duly authorized by the Titleholder Company.

RICHARDS-GILSTRAP HOLDINGS, LLC

By: Ruth Diane Richards (CORPORATE SEAL)

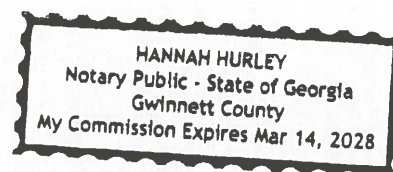
Print Name Ruth Diane Richards

Its: owner
Title

Date 10/28/2024

Hannah Hurley
Signature of Notary Public

NOTARY SEAL



AFTER RECORDING RETURN TO:
J. Christopher Geiger, PC
157 Reinhardt College Parkway, Suite 400
Canton, GA 30114

FILE NO. 09110344

Deed Book 14746 Pg 95
Filed and Recorded Dec-30-2009 01:29pm
2009-0162219
Real Estate Transfer Tax \$0.00

J.C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

WARRANTY DEED

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 23 day of December in the year of our Lord Two Thousand and Nine between

JAMES C. RICHARDS

("Grantor") of the State of Georgia, and

RICHARDS-GILSTRAP HOLDINGS, LLC

("Grantee") of the State of Georgia, (the terms "Grantor" and "Grantee" to include the singular and the plural, and shall be deemed to refer equally to each of said person, firms or entities, their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledge by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

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

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all person whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness
Unofficial Witness

James C. Richards (Seal)
JAMES C. RICHARDS

Notary Public
Notary Public
My Commission Expires:



EXHIBIT A

TRACT ONE:

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section of Cobb County, Georgia, in the City of Kennesaw, having an area of 1.16 acres, as shown on that certain plat of survey for Vincent Lee Rieke, prepared by W. B. Clonts, Ga. Registered Land Surveyor No. 2166, Tri-Line Surveying, Inc., dated 3-9-00, and more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the new west right of way of State Route 293—Old Highway 41 (aka South Main Street) and the northwest right of way of the Vulcan Materials Railroad Spur (50 foot right of way) and running thence along said railroad spur south 58 degrees, 17 minutes, 08 seconds west, a distance of 86.59 feet to an iron pin; continuing thence along said right of way and corner; along a curve to the left, an arc distance of 344.19 feet, (said arc subtended by a chord bearing of south 42 degrees, 28 minutes, 10 seconds west, a chord distance of 339.83 feet, and a radius of 623.43 feet) to an iron pin found on the east right of way of the CSX Railroad (66 foot right of way); running thence along said CSX Railroad right of way along a curve to the left, an arc distance of 371.04 feet, (said arc subtended by a chord bearing of north 0 degrees, 16 minutes, 37 seconds west, a chord distance of 370.05 feet, and a radius of 1465.40 feet) to a point and corner; running thence south 84 degrees, 04 minutes, 09 seconds east, a distance of 308.83 feet to an iron pin and corner on the new west right of way of State Route 293; running thence south 03 degrees, 05 minutes, 24 seconds west, a distance of 42.01 feet to an iron pin and the point of beginning.

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, Cobb County, Georgia, being 2.4721 acres as per plat of survey dated June 26, 2002, and prepared for Jeanne E. Rieky (sic) and Vincent L. Rieky (sic) by J.A. Evans Surveying Co., Inc., James A. Evans, Jr., G.R.L.S. No. 2167, and being more particularly described as follows:

Beginning at an iron pin located on the westerly side of the right of way of South Main Street, a/k/a Old Dixie Highway, a/k/a Old Highway 41, a/k/a State Route 293 (being a 60 foot right of way), which point is 72.63 feet north of the intersection of the westerly side of the right of way of South Main Street and the centerline of the Vulcan Materials Railroad Spur right of way, as measured along the westerly side of the right of way of South Main Street; from said beginning point, running thence North 84 degrees 04 minutes 09 seconds West for a distance of 312.17 feet to an iron pin and corner located on the easterly side of the right of way of CSX Railroad (being a right of way which is 66 feet in width); running thence along the arc of a curve to the left, in a counterclockwise direction along the easterly side of the right of way of CSX Railroad, having a radius of 1462.20 feet (said arc being subtended by a chord bearing North 11 degrees 43 minutes 28 seconds West a chord distance of 213.59 feet) for an arc distance of 213.78 feet to a point; running thence North 15 degrees 56 minutes 21 seconds West along the easterly side of the right of way of CSX Railroad for a distance of 54.98 feet to an iron pin and corner; running thence North 80 degrees 38 minutes 33 seconds East for a distance of 393.58 feet to an iron pin and corner located on the westerly side of the right of way of South Main Street; running thence South 03 degrees 05 minutes 24 seconds West along the westerly side of the right of way of South Main Street for a distance of 358.77 feet to an iron pin at the point of beginning.

(w)
JES
JR



Printed: 10/21/2024

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
JAMES RICHARDS

RICHARDS GILSTRAP HOLDINGS LLC

Payment Date: 9/26/2024

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2024	20016700990	10/15/2024	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$17,591.20	\$0.00



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



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

2024 Property Tax Bill

Parcel ID	Tax District		Bill #			
20016700990	3/3-BOND - KENNESAW CITY		260917			
Property Owner/Location/Description			Fair Market Value	Taxable Value		
RICHARDS GILSTRAP HOLDINGS LLC 2615 S MAIN ST			1,458,640	583,456		
Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate = Net Tax		
CITY OF KENNESAW	583,456	0	583,456	7.7500000000 \$4,521.78		
BOND	583,456	0	583,456	1.5000000000 \$875.18		
Exemptions:						
You are receiving this bill due to the finalization of your appeal. Interest will accrue monthly at a rate of .96% per month, based on an annual calculation of Federal Prime Rate (8.5%) plus 3%. To arrive at the new monthly interest rate divide the Federal Prime Rate by 12. This annual interest rate will change when the Federal Reserve announces the new bank prime loan rate each January (House Bill 960). Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960). Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov.					Current Year Tax	\$5,396.96
					Interest	\$103.62
					Penalty	\$0.00
					Other Fees	\$0.00
					Payments Received	\$5,500.58
					Other Amounts Due	\$0.00
					Total Due	\$0.00
					Due Date	12/01/2024



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

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

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

Parcel ID: 20016700990
Amount Due: \$0.00
Bill#: 260917
Due Date: 12/01/2024

AMOUNT PAID

RICHARDS GILSTRAP HOLDINGS LLC
2615 S MAIN ST
KENNESAW, GA 30144

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

LEGAL DESCRIPTION
OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 167, of the 20th District, 2ND Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap, said rebar having coordinates of North 1,461,573.0 and East: 2,162,318.2, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located the intersection of the northerly right of way line of Vulcan Material Railroad Spur (50 foot right of way) and the westerly right of way line of South Main Street (a.k.a. Old Dixie Highway) (a.k.a. Old Highway 41) (a.k.a. State Route 293) (60 foot public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said westerly right of way of South Main Street and proceed along said northerly right of way of Vulcan Material Railroad Spur the following courses and distances: S57°52'53"W a distance of 90.81 feet to a point; along a curve turning to the left with an arc length of 344.18 feet, having a radius of 623.43 feet, being subtended by a chord bearing of S42°01'04"W, and a chord length of 339.83 feet to a set 1/2 inch rebar with cap at the intersection of said northerly right of way line of Vulcan Material Railroad Spur and the easterly right of way line of C.S.X. Railroad (apparent 66 foot right of way); thence along said easterly right of way of C.S.X. Railroad the following courses and distances: along a curve turning to the left with an arc length of 371.04 feet, having a radius of 1465.40 feet, being subtended by a chord bearing of N00°43'43"W, and a chord length of 370.05 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 213.67 feet, having a radius of 1441.91 feet, being subtended by a chord bearing of N12°08'56"W, and a chord length of 213.47 feet to a point; N16°11'05"W a distance of 55.03 feet to a found 1/2 inch rebar; N16°52'30"W a distance of 318.05 feet to a set 1/2 inch rebar with cap; thence leaving said easterly right of way and proceed N74°20'31"E a distance of 244.66 feet to a found 1/2 inch rebar; thence N74°31'15"E a distance of 226.66 feet to a found 1/2 inch rebar on said westerly right of way of South Main Street; thence along said westerly right of way the following courses and distances: along a curve turning to the right with an arc length of 244.36 feet, having a radius of 690.20 feet, being subtended by a chord bearing of S07°26'04"E, and a chord length of 243.09 feet to a point; S02°33'44"W a distance of 123.01 feet to a point; S02°39'51"W a distance of 358.66 feet to a found 1/2 inch rebar; S02°21'27"W a distance of 39.52 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 309,115 square feet or 7.096 acres.

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 167, of the 20th District, 2ND Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a set 1/2 inch rebar with cap, said rebar having coordinates of North 1,461,573.0 and East: 2,162,318.2, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located the intersection of the northerly right of way line of Vulcan Material Railroad Spur (50 foot right of way) and the westerly right of way line of South Main Street (a.k.a. Old Dixie Highway) (a.k.a. Old Highway 41) (a.k.a. State Route 293) (60 foot public right of way); thence along said westerly right of way the following courses and distances: N02°21'27"E a distance of 39.52 feet to a found 1/2 inch rebar; N02°39'51"E a distance of 358.66 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said westerly right of way of South Main Street and proceed S80°12'04"W a distance of 393.39 feet to a found 1/2 inch rebar on the easterly right of way line of C.S.X. Railroad (apparent 66 foot right of way); thence along said easterly right of way of C.S.X. Railroad N16°52'30"W a distance of 318.05 feet to a set 1/2 inch rebar with cap; thence leaving said easterly right of way and proceed N74°20'31"E a distance of 244.66 feet to a found 1/2 inch rebar; thence N74°31'15"E a distance of 226.66 feet to a found 1/2 inch rebar on said westerly right of way of South Main Street; thence along said westerly right of way the following courses and distances: along a curve turning to the right with an arc length of 244.36 feet, having a radius of 690.20 feet, being subtended by a chord bearing of S07°26'04"E, and a chord length of 243.09 feet to a point; S02°33'44"W a distance of 123.01 feet to a point, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 150,774 square feet or 3.461 acres.

LEGAL DESCRIPTION
TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 167, of the 20th District, 2ND Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap, said rebar having coordinates of North 1,461,573.0 and East: 2,162,318.2, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located the intersection of the northerly right of way line of Vulcan Material Railroad Spur (50 foot right of way) and the westerly right of way line of South Main Street (a.k.a. Old Dixie Highway) (a.k.a. Old Highway 41) (a.k.a. State Route 293) (60 foot public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said westerly right of way of South Main Street and proceed along said northerly right of way of Vulcan Material Railroad Spur the following courses and distances: S57°52'53"W a distance of 90.81 feet to a point; along a curve turning to the left with an arc length of 344.18 feet, having a radius of 623.43 feet, being subtended by a chord bearing of S42°01'04"W, and a chord length of 339.83 feet to a set 1/2 inch rebar with cap at the intersection of said northerly right of way line of Vulcan Material Railroad Spur and the easterly right of way line of C.S.X. Railroad (apparent 66 foot right of way); thence along said easterly right of way of C.S.X. Railroad the following courses and distances: along a curve turning to the left with an arc length of 371.04 feet, having a radius of 1465.40 feet, being subtended by a chord bearing of N00°43'43"W, and a chord length of 370.05 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 213.67 feet, having a radius of 1441.91 feet, being subtended by a chord bearing of N12°08'56"W, and a chord length of 213.47 feet to a point; N16°11'05"W a distance of 55.03 feet to a found 1/2 inch rebar; thence leaving said easterly right of way and proceed N80°12'04"E a distance of 393.39 feet to a found 1/2 inch rebar on said westerly right of way of South Main Street; thence along said westerly right of way the following courses and distances: along a curve turning to the right with an arc length of 244.36 feet, having a radius of 690.20 feet, being subtended by a chord bearing of S07°26'04"E, and a chord length of 243.09 feet to a point; S02°33'44"W a distance of 123.01 feet to a point; S02°39'51"W a distance of 358.66 feet to a found 1/2 inch rebar; S02°21'27"W a distance of 39.52 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 158,340 square feet or 3.635 acres.

TO THE MAYOR & CITY COUNCIL

KENNESAW, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, HIGHPOINT ACQUISITIONS, LLC, hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for a rezoning of certain real property lying and being in Kennesaw, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Zoning of the property seeks a rezoning from the existing category of Light Industrial ("LI") and Central Business District ("CBD") as established by the governing authority of Kennesaw, Georgia to the zoning category of Central Business District ("CBD") as submitted.

3.

The current LI and CBD zoning classification of the property and all intervening classifications between same and CBD as submitted are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

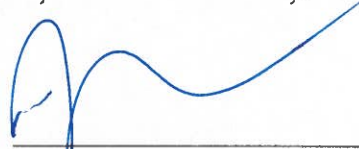
The zoning classification of LI and CBD and all intervening classifications between same and CBD as submitted as they presently exist violate the Applicant's right to the unfettered use of the property in that the existing zoning classification does not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

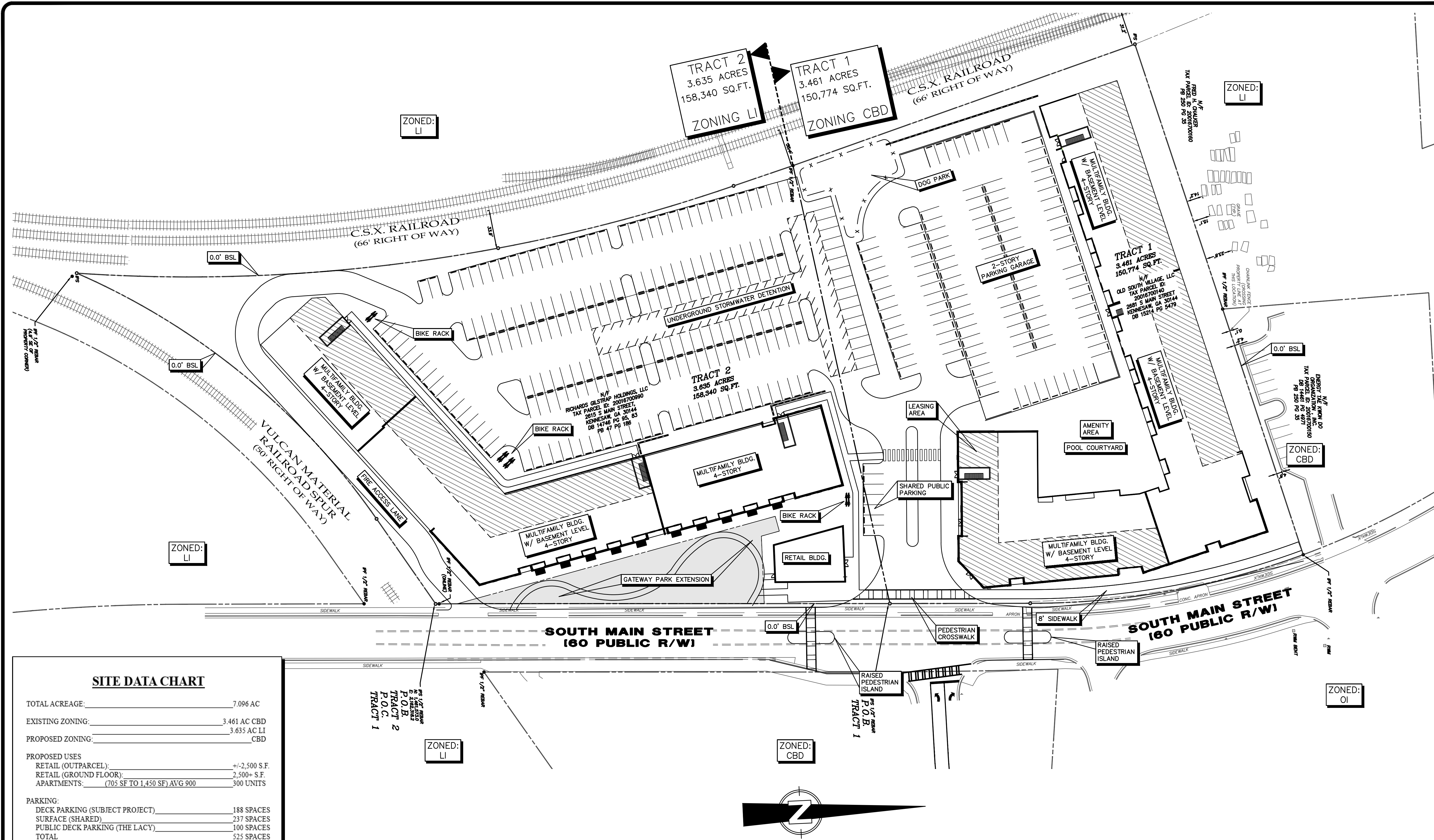
The Kennesaw Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 28th day of October, 2024.

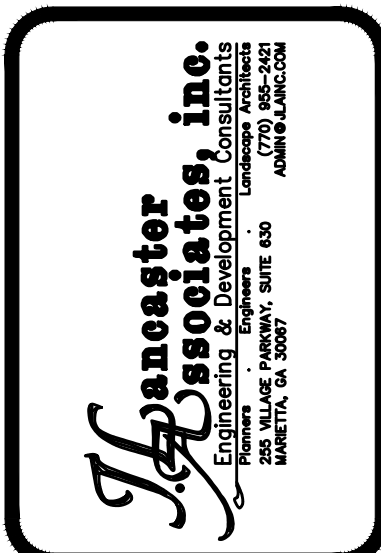
SAMS, LARKIN & HUFF, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

[illegible]

THIS DRAWING IS THE PROPERTY
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KENNESAW APARTMENT OWNER, LLC
1776 PEACHTREE ST. NW. STE. 2205
ATLANTA, GA 30309
843-384-5402

ZONING SITE PLAN

SOUTH MAIN ST. MIXED-USE PHASE 2

LL 167, 20TH DISTRICT, COBB COUNTY, GEORGIA

DRAWN BY X
CHECKED BY JL
DATE 02-12-25
SCALE 1" = 40'
JOB NO. 24010
CAD FILE 24010-ZONING.dwg
SHEET

Z-1

SOUTH MAIN MIXED-USE - PHASE II

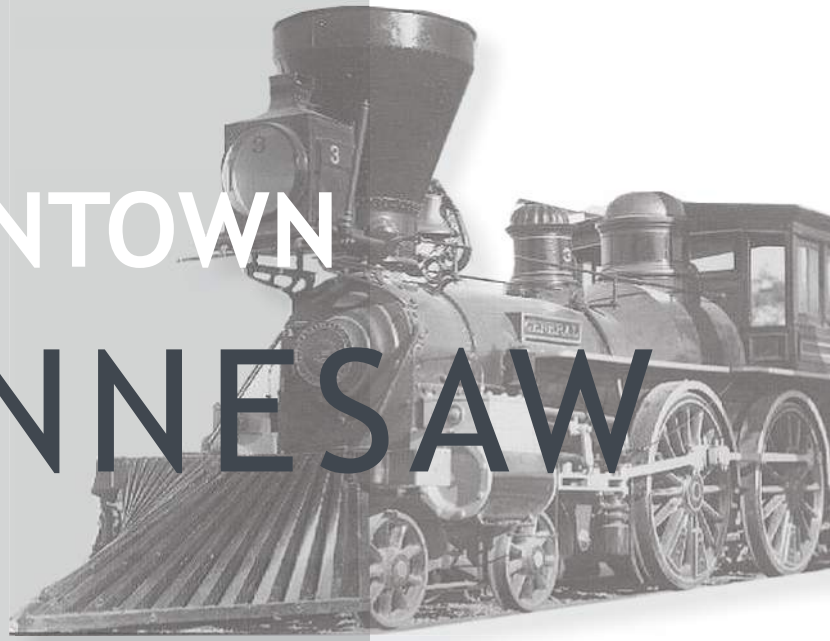
KENNESAW GA

OCTOBER 21, 2024

A RESIDENTIAL COMMUNITY DEVELOPED BY
HIGHPOINT DEVELOPMENT

NILES BOLTON ASSOCIATES

DOWNTOWN KENNESAW



RESTAURANTS



"Family owned and a favorite local eat in downtown Kennesaw that serves up classic comfort and southern American cuisine"

TRACKSIDE

Grill & Patio Bar



SURROUNDING DEVELOPMENT



SOUTH MAIN MIXED-USE - PHASE I



CIVIL WAR MUSEUM



SENIOR LIVING



INSPIRATION



LUMEN BRIARCLIFF
NORTH DRUID HILLS, GA



CAMDEN BUCKHEAD
ATLANTA, GA



OVERALL SITE PLAN



SITE PLAN

RESIDENTIAL:
300 UNITS
60% 1-BEDROOM = 180 UNITS = 180 SPACES
@ 750 SF/UNIT = 135,000 RSF
35% 2-BEDROOM = 105 UNITS = 210 SPACES
@ 1,100 SF/UNIT = 115,000 RSF
5% 3-BEDROOM = 15 UNITS = 30 SPACES
@ 1,400 SF/UNIT = 19,500 RSF



RENDERINGS



RENDERINGS



RENDERINGS



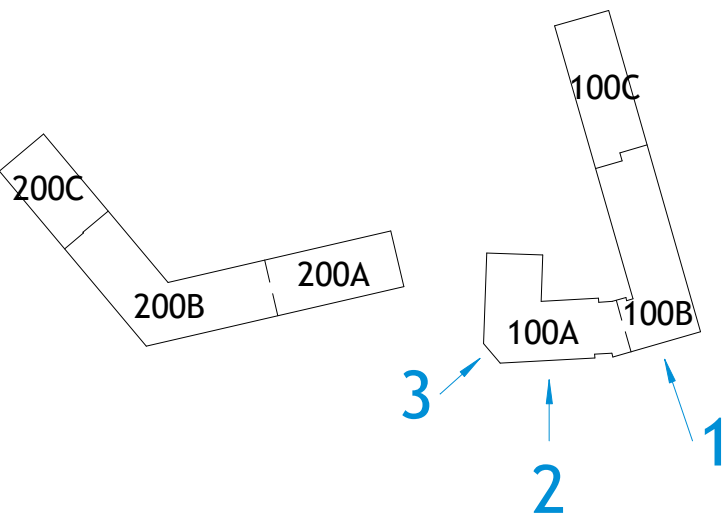
RENDERINGS



RENDERINGS



ELEVATIONS - BUILDING 100



1 ELEVATION - BUILDING 100 - NORTHEAST
A3-01 1/16" = 1'-0"



2 ELEVATION - BUILDING 100 - SOUTHEAST
A3-01 1/16" = 1'-0"



3 ELEVATION - BUILDING 100 - SOUTHEAST CORNER
A3-01 1/16" = 1'-0"

A3-01



4 ELEVATION - BUILDING 100 - WEST
A3-02 1/16" = 1'-0"



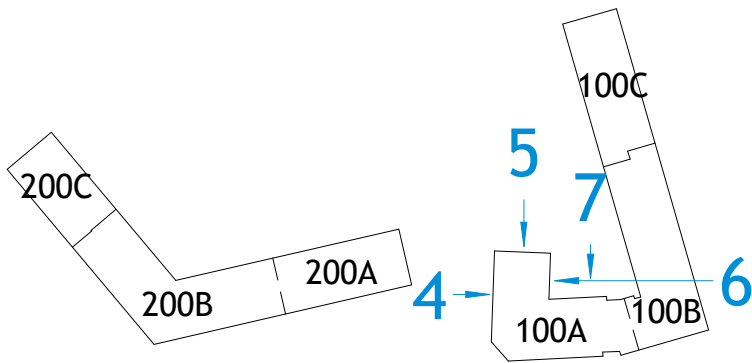
5 ELEVATION - BUILDING 100 - SOUTH
A3-02 1/16" = 1'-0"



6 ELEVATION - BUILDING 100 - POOL COURTYARD NORTH
A3-02 1/16" = 1'-0"



7 ELEVATION - BUILDING 100 - POOL COURTYARD WEST
A3-02 1/16" = 1'-0"



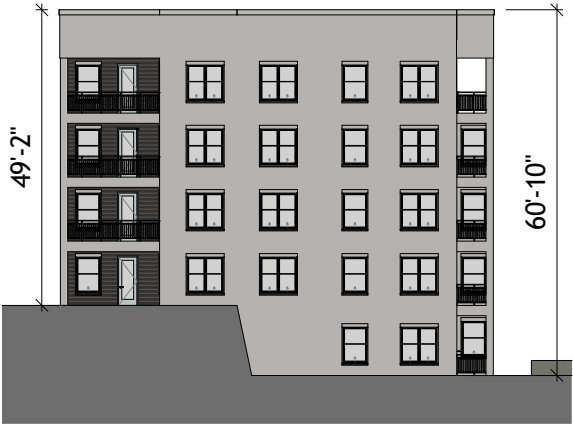
ELEVATIONS - BUILDING 100



9 ELEVATION OVERALL - BUILDING 100 - NORTH
A3-03 1/32" = 1'-0"



8 ELEVATION OVERALL - BUILDING 100 - SOUTH
A3-03 1/32" = 1'-0"



10 ELEVATION - BUILDING 100 - EAST
A3-03 1/32" = 1'-0"

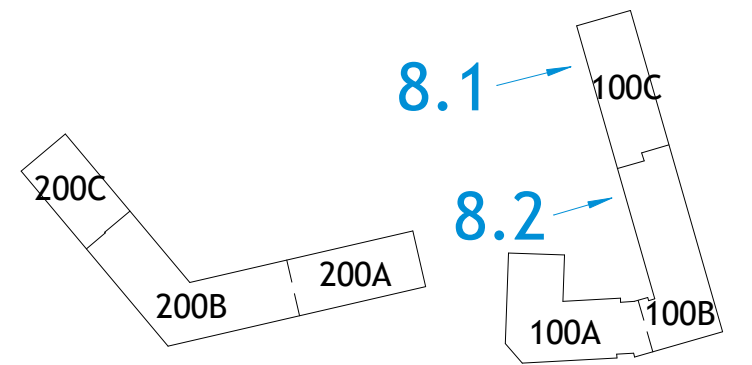
A3-03



8.1 ELEVATION - BUILDING 100 - SOUTH 1

A3-04 1/16" = 1'-0"

ELEVATIONS - BUILDING 100



8.2 ELEVATION - BUILDING 100 - SOUTH 2

A3-04 1/16" = 1'-0"

A3-04

ELEVATIONS - BUILDING 100



9.1 ELEVATION - BUILDING 100 - NORTH 1
A3-05 1/16" = 1'-0"



9.2 ELEVATION - BUILDING 100 - NORTH 2
A3-05 1/16" = 1'-0"

A3-05

ELEVATIONS - BUILDING 200

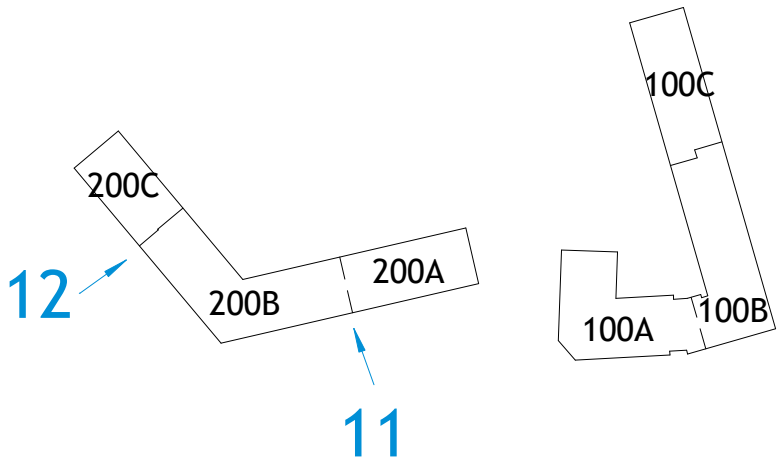


12

ELEVATION OVERALL - BUILDING 200 - SOUTH EAST

A3-06

1/32" = 1'-0"



11

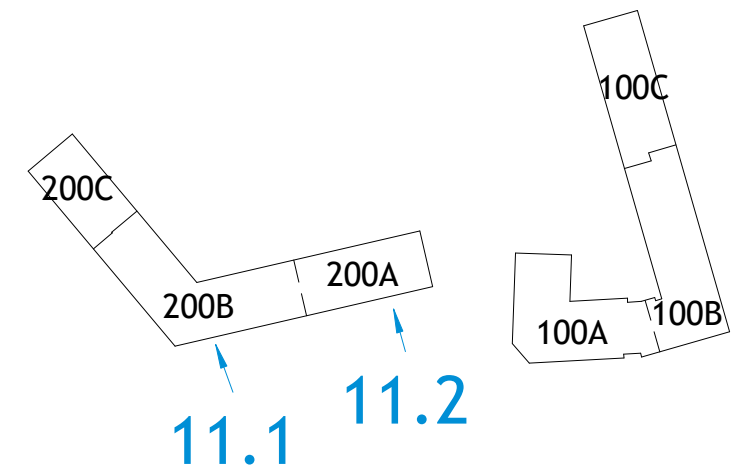
ELEVATION OVERALL - BUILDING 200 - EAST

A3-06

1/32" = 1'-0"



ELEVATIONS - BUILDING 200



11.1 ELEVATION - BUILDING 200 - EAST 1
A3-07 1/16" = 1'-0"



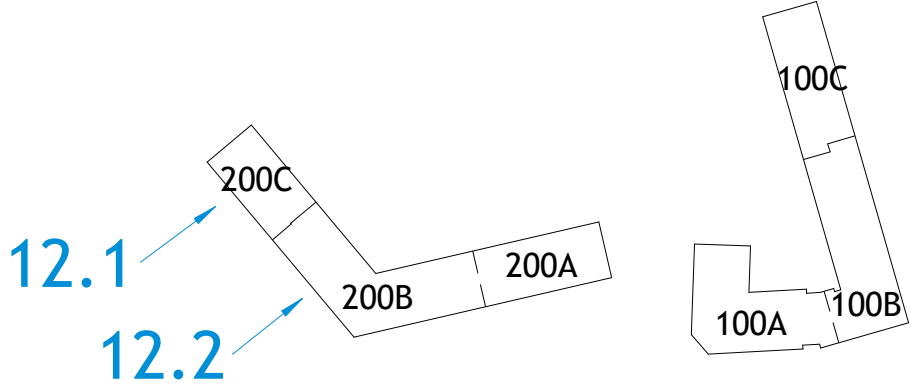
11.2 ELEVATION - BUILDING 200 - EAST 2
A3-07 1/16" = 1'-0"

A3-07

ELEVATIONS - BUILDING 200



12.1 ELEVATION - BUILDING 200 - SOUTHEAST 1
A3-08 1/16" = 1'-0"



12.2 ELEVATION - BUILDING 200 - SOUTHEAST 2
A3-08 1/16" = 1'-0"

A3-08

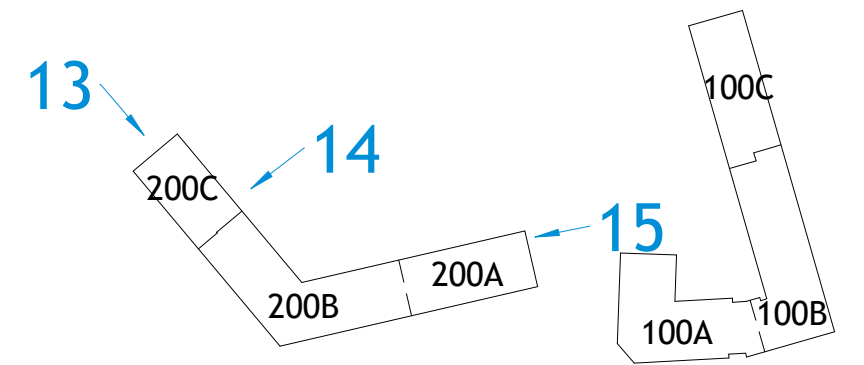


13 ELEVATION - BUILDING 200 - SOUTHWEST
A3-09 1/16" = 1'-0"



15 ELEVATION - BUILDING 200 - NORTH
A3-09 1/16" = 1'-0"

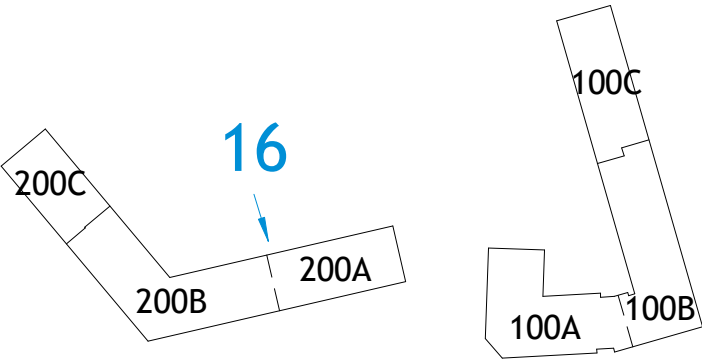
ELEVATIONS - BUILDING 200



14 ELEVATION OVERALL - BUILDING 200 - NORTHWEST
A3-09 1/16" = 1'-0"

A3-09

ELEVATIONS - BUILDING 200



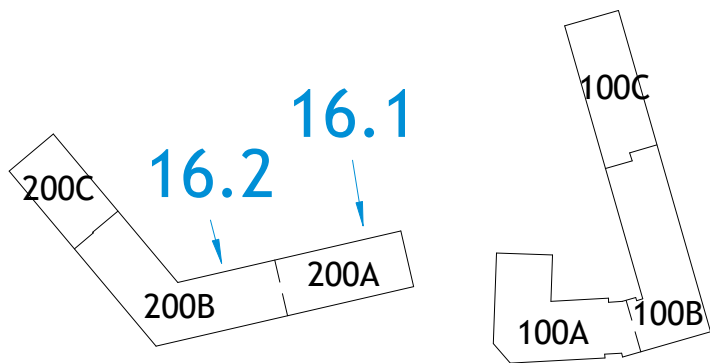
1 ELEVATION OVERALL - BUILDING 200 - WEST
A3-10 1/32" = 1'-0"

A3-10

ELEVATIONS - BUILDING 200



16.1 ELEVATION - BUILDING 200 - WEST 1
A3-11 1/16" = 1'-0"



16.2 ELEVATION - BUILDING 200 - WEST 2
A3-11 1/16" = 1'-0"

A3-11

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

12/27/2024

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

Subject: City of Kennesaw Zoning Application (Case# RZ2025-01, ZV2025-01)
2615 & 2681 S. Main St, Kennesaw, GA 30144
Parcel #: 20016700990 & 20016700140

Dear Ms. Mabry,

Attached, please find a zoning and variance application submitted by Highpoint Acquisitions, LLC to rezone parcel 20016700990 located at 2615 S. Main St from Light Industrial (LI) to Central Business District (CBD). The variance application seeks to reduce the minimum and average multifamily floor area for the multifamily portion of the development. Because this case is within a half-mile from unincorporated Cobb County, this letter and enclosed application are being provided in accordance with the House Bill 489 Intergovernmental Agreement.

This case is set to go before the Kennesaw Planning Commission on February 5th at 6:30 p.m. for public hearing and Mayor and Council on February 17th at 6:30 p.m. for public hearing as well.

Thank you for your attention. Should you have any questions, you may call me at 770-590-8268 or send an e-mail to dsimmons@kennesaw-ga.gov.

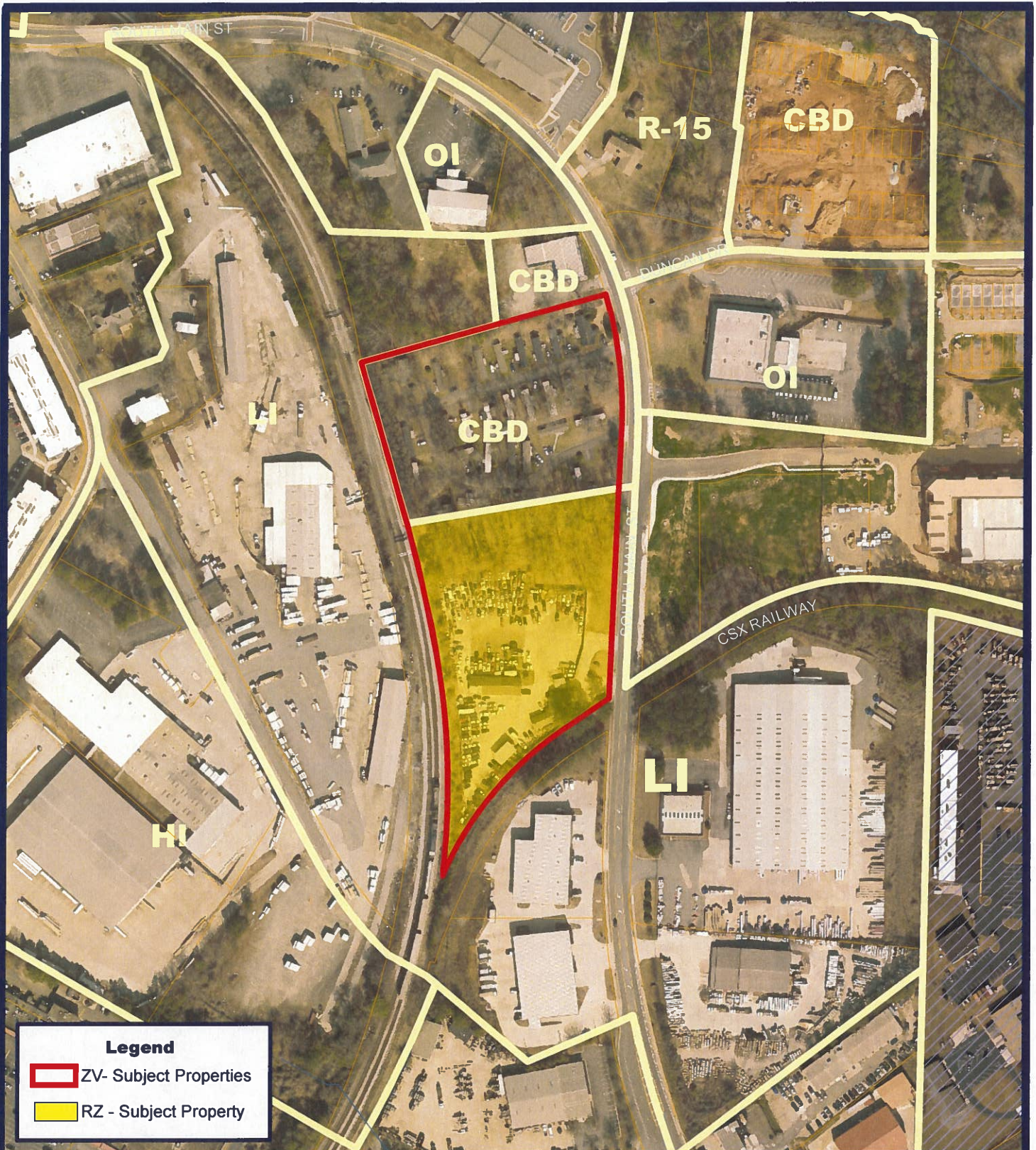
Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Enclosure: Zoning Application

cc: Jessica Guinn, AICP, Community Development Agency Director (Via E-mail)
Dr. Jackie McMorris, Cobb County Manager (Via E-mail)
Phillip Westbrook, Senior Planner, Cobb County Community Development (Via E-mail)
Donald Wells, Intergovernmental Coordinator/Planner III, Cobb County Community Dev. (Via E-mail)
Dr. Jeff Drobney, City Manager, City of Kennesaw (Via E-mail)
Chanelle Campbell, Assistant Zoning Administrator & Planner, City of Kennesaw (Via E-mail)
Rebecca Goldstein, Community Development Administrative Assistant, City of Kennesaw (Via E-mail)



Legend

ZV- Subject Properties

RZ - Subject Property

CASE NUMBER		LAND USE OR ZONING	
		FROM	TO
AV	LU		
AX	RZ 2025-001	LI	CBD
DX	AV – Administrative Variance	R-100 ZONING KENNESAW CITY LIMITS COBB COUNTY 99 LAND LOT	
HBR	AX – Annexation		
	DX – De-annexation		
	HBR – Historic Board Review		
SLUP	LU – Land Use		
ZV 2025-001	RZ – Re-zoning		
	SLUP – Special Land Use		
	ZV – Variance		

2615 & 2681 S. Main St

Land Lot 167,

Tax Parcels 14 & 99

CITY OF KENNESAW

PLANNING & ZONING DEPT.

770-590-6266

David Eastenberg
MAYOR

Lee Murray
CITY CLERK

Scale: 1" = 250'

Print Date: 12/30/2024

RZ2025_001

February 13, 2025

Subject: Please Take Notice - Notification of Nearby Zoning Application

2615 S Main Street, Kennesaw, GA, 30144 – 20016700990

To whom it may concern,

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

The application details are as follows:

Applicant Name: Highpoint Acquisitions, LLC.

Property Address: 2615 S Main Street

Parcel Identification Number: 20016700990

Description of Proposal: Request to rezone from Light Industrial (LI) to Central Business District (CBD) to develop multi-family apartments and retail.

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

Planning Commission Meeting

Date: 3/5/25

Time: 6:30 p.m.

Mayor & Council Meeting

Date: 3/17/25

Time: 6:30 p.m.

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

Applicant Signature



Parks F. Huff/Attorney for Applicant

Date

2-13-2025



REZONING APPLICATION

Required Fee \$375.00

Date Received 10/29/24
Staff's Initials CMC

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

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

Date of Consultation 08/23/24 Staff's Initials CMC

REZONING PROPERTY ADDRESS 2615 South Main Street

Land Lot 167 Tax Parcel 20016700990 Lot Size 3.635 ac

Resident Population _____ Housing Units 300 Other Buildings 2,500 square feet-Retail

Zoning Request from:

Present Zoning LI To: CBD

For the purpose of: Multi-family Apartments and Retail

APPLICANT EMAIL [REDACTED]

Applicant Address 1776 Peachtree Street, NW, Suite 250, Atlanta, GA 30309

(Phone #) [REDACTED]

Applicant Signature [Signature] Date 10-28-2024

Signed, sealed and delivered in presence of: [Signature] 10/28/2024
Notary Public - State of Georgia
Gwinnett County

REPRESENTATIVE MARK ST. HUBBS, AMS, LARKIN & HUFF, LLP

(Fax #) [REDACTED] (Work #) [REDACTED] (Cell #) _____

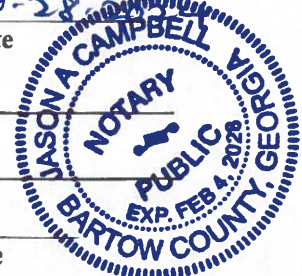
Representative Signature [Signature] Date 10-28-2024

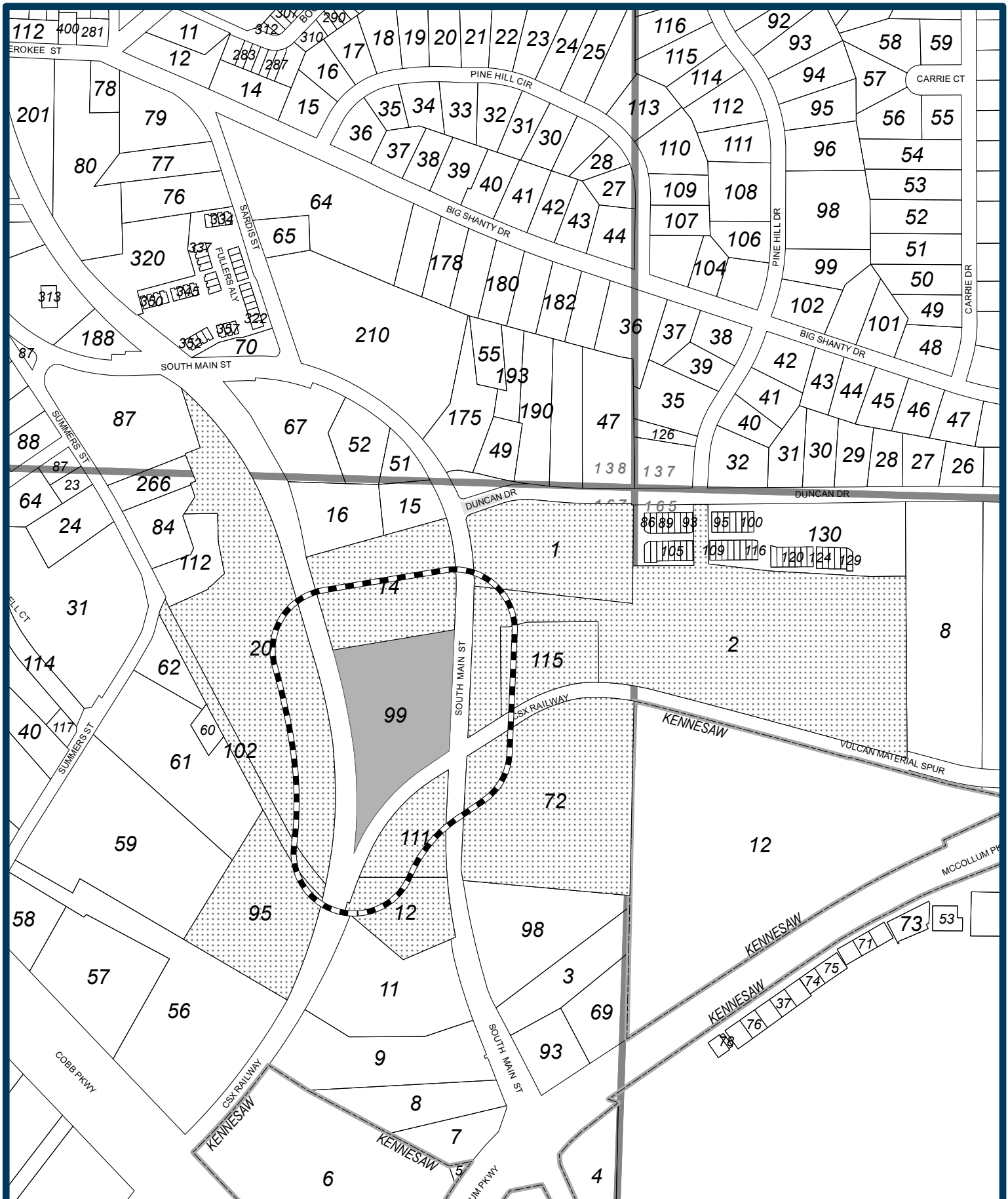
Signed, sealed and delivered in presence of: [Signature] 10-28-2024
Richards-Gilstrap Holdings, LLC
PIN 20016700990

TITLEHOLDER: 2615 South Main Street (Phone #) _____

Signature: SEE ATTACHED SIGNATURE PAGES Address _____

Signed, sealed and delivered in presence of: _____
Notary _____ Date _____





-  Subject Parcel
-  200' Radius
-  Properties Notified

2615 S. Main St
Land Lot 167,
Tax Parcel 99

RZ2025-001
200' PROPERTY NOTIFICATION



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

Derek Easton
 MANOR
Lee Moore
 CITY CLERK

Date: 12/17/2024

RZ2025-001



7020 0090 0000 0078 2233

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Sent To **Tax Parcel – 20016700019**
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KENNESAW GA 30144**

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

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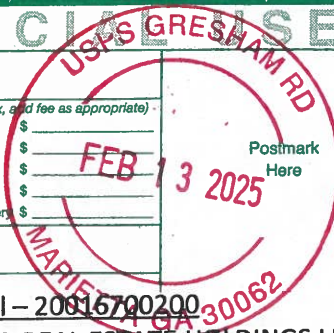
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Tax Parcel – 20016700200
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 Street and Apt. **C/O RYANN LLC**
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DENVER CO 80202**

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



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☐ Adult Signature Restricted Delivery \$

Postage

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Tax Parcel – 20016700950
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 Street and Apt. **C/O RYAN LLC**
 City, State, ZIP+4® **1999 BROADWAY STE 4100
DENVER CO 80202**

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Tax Parcel – 20016700720
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 Street and Apt. **2500 MAIN PARTNERS LLC**
 City, State, ZIP+4® **414 S 16TH ST STE 100
PHILADELPHIA PA 19146**

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Tax Parcel – 20016701020
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 Street and Apt. **C/O RYAN LLC**
 City, State, ZIP+4® **1999 BROADWAY STE 4100
DENVER CO 80202**

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Tax Parcel – 20016701110
 Sent To **MCNEEL & SON PROPERTIES LLC**
 Street and Apt. **PO BOX 2993**
 City, State, ZIP+4® **KENNESAW GA 30156**

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Tax Parcel – 20036700120

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City, State, Zip

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3063 ELLIS RD NW
KENNESAW GA 30152

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Tax Parcel – 20016701150

Sent To

Street and Apt.

City, State, Zip

STATION AT SOUTH MAIN LLC
820 TOPAZ VLY
CANTON GA 30114-8314

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Tax Parcel – 20016700020

Sent To

Street and Apt.

City, State, Zip

KENNESAW DEVELOPMENT OWNER
LLC
1776 PEACHTREE ST NW
ATLANTA GA 30309

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Street and Apt.

City, State, Zip

OLD SOUTH VILLAGE LLC C/O KODIAK
VENTURES
PO BOX 684448
MARIETTA GA 30068

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City, State, Zip

METHODIST CHURCH
OLD HWY 41
KENNESAW GA 30144

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Tax Parcel – 20013800520

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Street and Apt.

City, State, Zip

SOUTH ATLANTIC CONFERENCE
ASSOCIATION OF
3978 MEMORIAL DR
DECATUR GA 30032

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Tax Parcel – 20013800670

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SARDIS BAPTIST CHURCH

City, State, ZIP+4®

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 KENNESAW GA 30144

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☐ Adult Signature Restricted Delivery \$

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Tax Parcel – 20016700160

Street and Apt. No.,

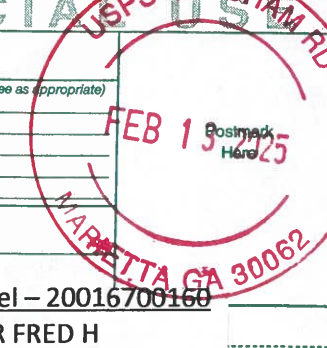
CHALKER FRED H

City, State, ZIP+4®

1951 TROPHY DR
 MARIETTA GA 30062

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

\$

Sent To

Tax Parcel – 20016700150

Street and

ENERGY TAE KWON DO ORGANIZATION INC

City, State,

2689 SOUTH MAIN ST

City, State, ZIP+4®

KENNESAW GA 30144

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

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

\$

Sent To

Tax Parcel – 20013801750

Street and Apt. N

BYRD HUGH EDWARD

City, State, ZIP+4®

2716 SOUTH MAIN ST

City, State, ZIP+4®

KENNESAW GA 30144-3538

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

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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Sent To

Tax Parcel – 20013800490

Street and Apt. No., or

WINFREY HORACE J SR EXECUTOR

City, State, ZIP+4®

TAYLOR JESSIE MAE ESTATE

City, State, ZIP+4®

PO BOX 188

City, State, ZIP+4®

KENNESAW GA 30144-0188

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UNITED STATES POSTAL SERVICE PARTY
2680 SOUTH MAIN ST
KENNESAW GA 30144

Tax Parcel – 20016700720
2500 MAIN PARTNERS LLC
414 S 16TH ST STE 100
PHILADELPHIA PA 19146

Tax Parcel – 20016700120
PRESERVE BAY LLC
3063 ELLIS RD NW
KENNESAW GA 30152

Tax Parcel – 20016700140
OLD SOUTH VILLAGE LLC C/O KODIAK
VENTURES
PO BOX 684448
MARIETTA GA 30068

Tax Parcel – 20013800670
SARDIS BAPTIST CHURCH
2741 MAIN ST
KENNESAW GA 30144

Tax Parcel – 20013801750
BYRD HUGH EDWARD
2716 SOUTH MAIN ST
KENNESAW GA 30144-3538

Tax Parcel – 20016700200
PRO BUILD REAL ESTATE HOLDINGS LLC
C/O RYANN LLC
1999 BROADWAY STE 4100
DENVER CO 80202

Tax Parcel – 20016701020
PRO BUILD REAL ESTATE HOLDINGS LLC
C/O RYAN LLC
1999 BROADWAY STE 4100
DENVER CO 80202

Tax Parcel – 20016701150
STATION AT SOUTH MAIN LLC
820 TOPAZ VLY
CANTON GA 30114-8314

Tax Parcel – 20013800510
METHODIST CHURCH
OLD HWY 41
KENNESAW GA 30144

Tax Parcel – 20016700160
CHALKER FRED H
1951 TROPHY DR
MARIETTA GA 30062

Tax Parcel – 20013800490
WINFREY HORACE J SR EXECUTOR
TAYLOR JESSIE MAE ESTATE
PO BOX 188
KENNESAW GA 30144-0188

Tax Parcel – 20016700950
PRO BUILD REAL ESTATE HOLDINGS LLC
C/O RYAN LLC
1999 BROADWAY STE 4100
DENVER CO 80202

Tax Parcel – 20016701110
MCNEEL & SON PROPERTIES LLC
PO BOX 2993
KENNESAW GA 30156

Tax Parcel – 20016700020
KENNESAW DEVELOPMENT OWNER
LLC
1776 PEACHTREE ST NW
ATLANTA GA 30309

Tax Parcel – 20013800520
SOUTH ATLANTIC CONFERENCE
ASSOCIATION OF
3978 MEMORIAL DR
DECATUR GA 30032

Tax Parcel – 20016700150
ENERGY TAE KWON DO ORGANIZATION INC
2689 SOUTH MAIN ST
KENNESAW GA 30144

**GRESHAM BRANCH
1290 GRESHAM RD
MARIETTA GA 30062-9998**



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P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 02/11/25 12:49 by khick-tj

Acct #: 110016

Ad #: 464797

Status: New WHOLD

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

Start: 02/14/2025 Stop: 02/14/2025
Times Ord: 1 Times Run: ***
LEG 1.00 X 2.71 Words: 200
Total LEG 2.71
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 30.00
Ad Descrpt: PH-1530 2615 S MAIN ST.
Descr Cont: MDJ-1530 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: 2615 S MAIN ST
Created: khick 02/11/25 12:46
Last Changed: khick 02/11/25 12:49

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

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 02/14

AUTHORIZATION

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

Name (print or type)

Name (signature)

MDJ-1530
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE
Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for a rezoning request submitted by Highpoint Acquisitions, LLC. Said request is to rezone the parcel located at 2615 South Main Street (20016700990) from Light Industrial (LI) to Central Business District (CBD) for the construction of multi-family apartments and retail. The parcel lies in Land Lot 167, Tax Parcel 99, 20th District, 2nd Section, Cobb County Georgia.
Said meetings shall be held before the Planning Commission on March 5, 2025, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on March 17, 2025, at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, GA. Any interested persons may attend and be heard relative thereto.
Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link:
<https://www.kennesaw-ga.gov/publicmeetings/>
2:14-2025



**CITY OF KENNESAW
LAND USE NOTICE**

APPLICATION # **ZV2025-01**
Variance for minimum floor area and average minimum floor area required for multifamily development

PURPOSE **Variance for minimum floor area and average minimum floor area required for multifamily development**

DATE OF PUBLIC MEETING: **3/5/2025** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **3/17/2025** TIME: **6:30PM**

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

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

**CITY OF KENNESAW
LAND USE NOTICE**

APPLICATION # **RZ2025-01**
Rezoning from Light Industrial (LI) to Central Business District (CBD)

PURPOSE **Rezoning from Light Industrial (LI) to Central Business District (CBD)**

DATE OF PUBLIC MEETING: **3/5/2025** TIME: **6:30PM**

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PLACE: CITY HALL KENNESAW, GA
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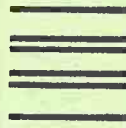
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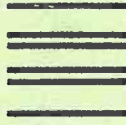
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ASSOCIATION OF
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DECATUR GA 30032



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Traffic Impact Study

Proposed Lacy at South Main Mixed-Use Development, Phase 2
City of Kennesaw, Georgia

January 15, 2025



in collaboration with

ACAMPORA TRAFFIC, LLC



Traffic Impact Study

Proposed Lacy at South Main Mixed-Use Development, Phase 2
City of Kennesaw, Georgia

prepared for:

TPA Residential
1776 Peachtree Street, NW
Suite 100
Atlanta, Georgia 30309

January 15, 2025



in collaboration with



ACAMPORA TRAFFIC, LLC

858 Myrtle Street, NE
Atlanta, Georgia 30308
(678) 637-1763

e-mail: acamporatraffic@comcast.net

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Introduction

This study assesses the traffic impact of a proposed mixed-use development in the City of Kennesaw, Georgia. The site is located on the west side of South Main Street south of its intersection with Duncan Drive and is currently developed with a small mobile home community and a former commercial use. The site location is shown in Figure 1. The site will be re-developed with 300 apartments, 2,500 ft² of commercial in the apartment building, and 2,500 ft² of commercial in an outparcel. This project is Phase 2 of the Lacy at South Main mixed-use development, Phase 1 of which is currently under construction on the east side of South Main Street, directly across from Phase 2. Vehicular access to Phase 2 will be provided at a full-movement access which will align with the Phase 1 access, as well as an emergency-only fire access lane to the south of the main access.

The purpose of this traffic impact study is to determine existing traffic operating conditions in the vicinity of the proposed mixed-use development, project future traffic volumes, assess the impact of the subject development, then develop conclusions and recommendations to mitigate the project traffic impact and ensure safe and efficient existing and future traffic conditions in the vicinity of the project.

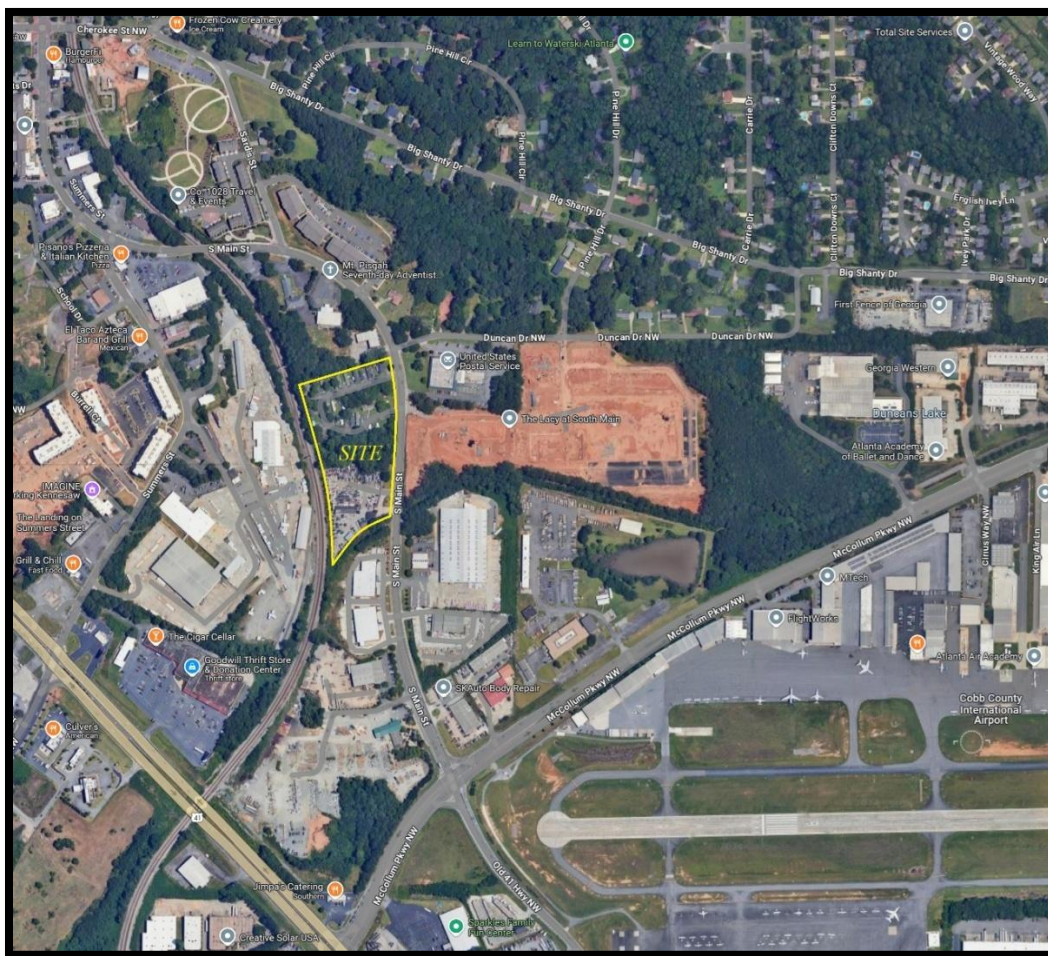


Figure 1 – Site Location Map

Existing Traffic Conditions

Existing traffic operating conditions in the vicinity of the proposed development site were assessed. The following is a description of existing transportation facilities, traffic volumes, and intersection operations.

Description of Existing Roadways

South Main Street is a north/south urban minor arterial that runs through downtown Kennesaw, to the north, passes the subject site, has a signalized intersection with McCollum Parkway, then changes name to Old Highway 41 and continues to the south. The road has one through lane in each direction with a continuous center two-way left turn lane. The terrain along South Main Street is level to very gently rolling and the posted speed limit is 25 mph. In 2023 the Georgia DOT recorded an Annual Average Daily Traffic (AADT) volume of 9,960 vehicles per day (vpd) on South Main Street north of Duncan Drive. A 24-hour traffic volume count collected on South Main Street at the project access on Wednesday, December 11, 2024 revealed a northbound volume of 5,695 vehicles and a southbound volume of 5,014 vehicles, for a two-way total of 10,799 vehicles. A count collected at this location in 2021 for the traffic study for Phase 1 produced a 24-hour volume of 10,952, which was slightly higher than the current count. Phase 1 of the proposed mixed-use development, under construction, has a full-movement access on the east side South Main Street. Phase 2, the subject of this study, will have a full-movement access, which will align with the Phase 1 access, as well as an emergency-only fire access lane to the south of the main access.

Duncan Drive is a two lane local road that serves residential land uses, as well as access to the US Post Office. The road begins at a side street stop sign controlled intersection at South Main Street and terminates at a side street stop sign controlled intersection at Big Shanty Drive. The terrain is level to very gently rolling and the posted speed limit is 30 mph. A 24-hour traffic volume count collected on Duncan Drive for the Phase 1 traffic study on Thursday, August 19, 2021 revealed an eastbound volume of 802 vehicles and a westbound volume of 919 vehicles, for a two-way total of 1,721 vehicles. Phase 1 of the mixed-use project has a full-movement access on Duncan Drive aligning with Pine Hill Drive.

Pedestrian, Bicycle, and Transit Accessibility

There is sidewalk along both sides of South Main Street in the vicinity of the project. The south side of Duncan Drive has new sidewalk along the Phase 1 project frontage and a short section of new sidewalk on the north side of Duncan Drive along the frontage a small new subdivision, under construction. There is a crosswalk across Duncan Drive at South Main Street and the signalized intersection of South Main Street at McCollum Parkway has crosswalks and pedestrian signals on all approaches. There is no sidewalk along the rest of Duncan Drive or Pine Hill Drive. There are no dedicated bicycle lanes in the vicinity of the proposed development. CobbLinc provides bus service in Cobb County and parts of Kennesaw. However, there is no regularly-scheduled bus service within walkable distance of the proposed development.

Existing Traffic Volumes

Full turning movement peak hour traffic volume counts were collected at the following intersections within the vicinity of the proposed development site:

1. South Main Street at Duncan Drive / private driveway
2. McCollum Parkway at South Main Street
3. Duncan Drive at Pine Hill Drive / Phase 1 project access
4. Big Shanty Drive at Duncan Drive

The traffic counts were collected on Wednesday, December 11, 2024 from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. Area schools were in session on the date on which the counts were recorded.

In addition to the intersection counts, 24-hour bi-directional counts were collected on South Main Street adjacent to the Phase 1 and Phase 2 accesses. Georgia DOT 24-hour counts were also obtained for area roadways, to be used in identifying area growth trends.

The locations of the traffic counts are shown in Figure 2.

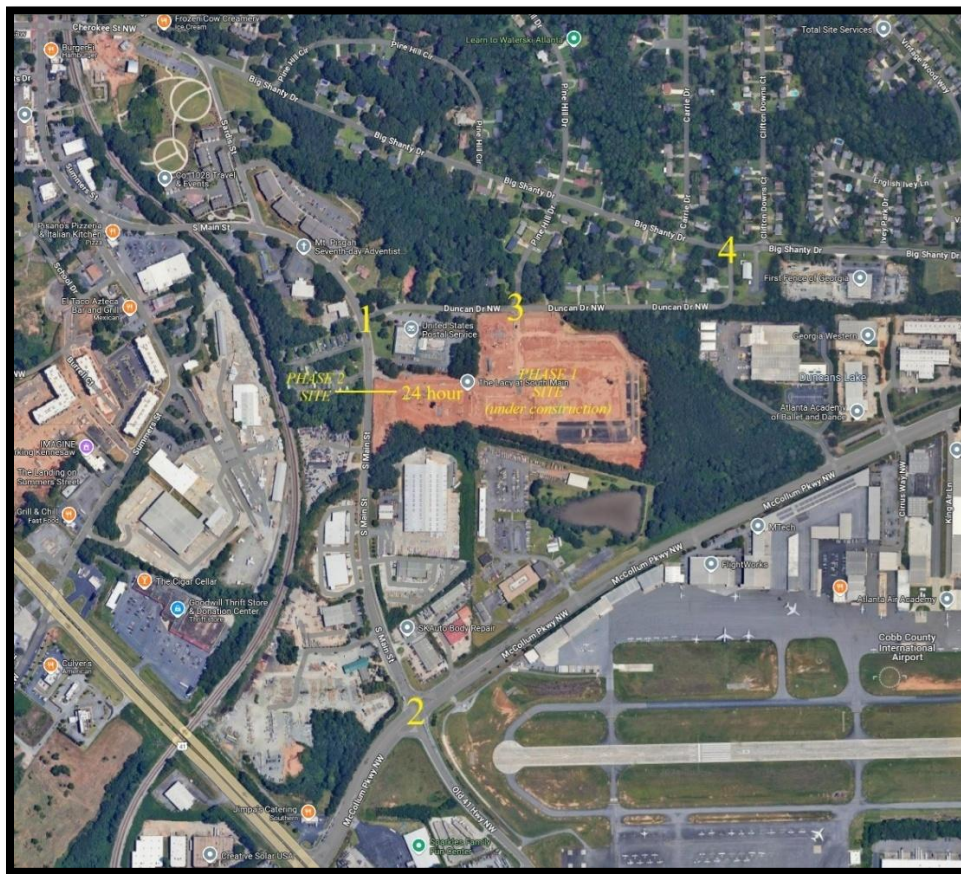


Figure 2 – Traffic Count Locations

From the intersection turning movement count data, the highest four consecutive 15-minute interval volumes at each intersection were determined. The resulting volumes make up the existing weekday a.m. and p.m. peak hour traffic volumes at each intersection and are shown in Figure 3. The raw count data is found in Appendix A.

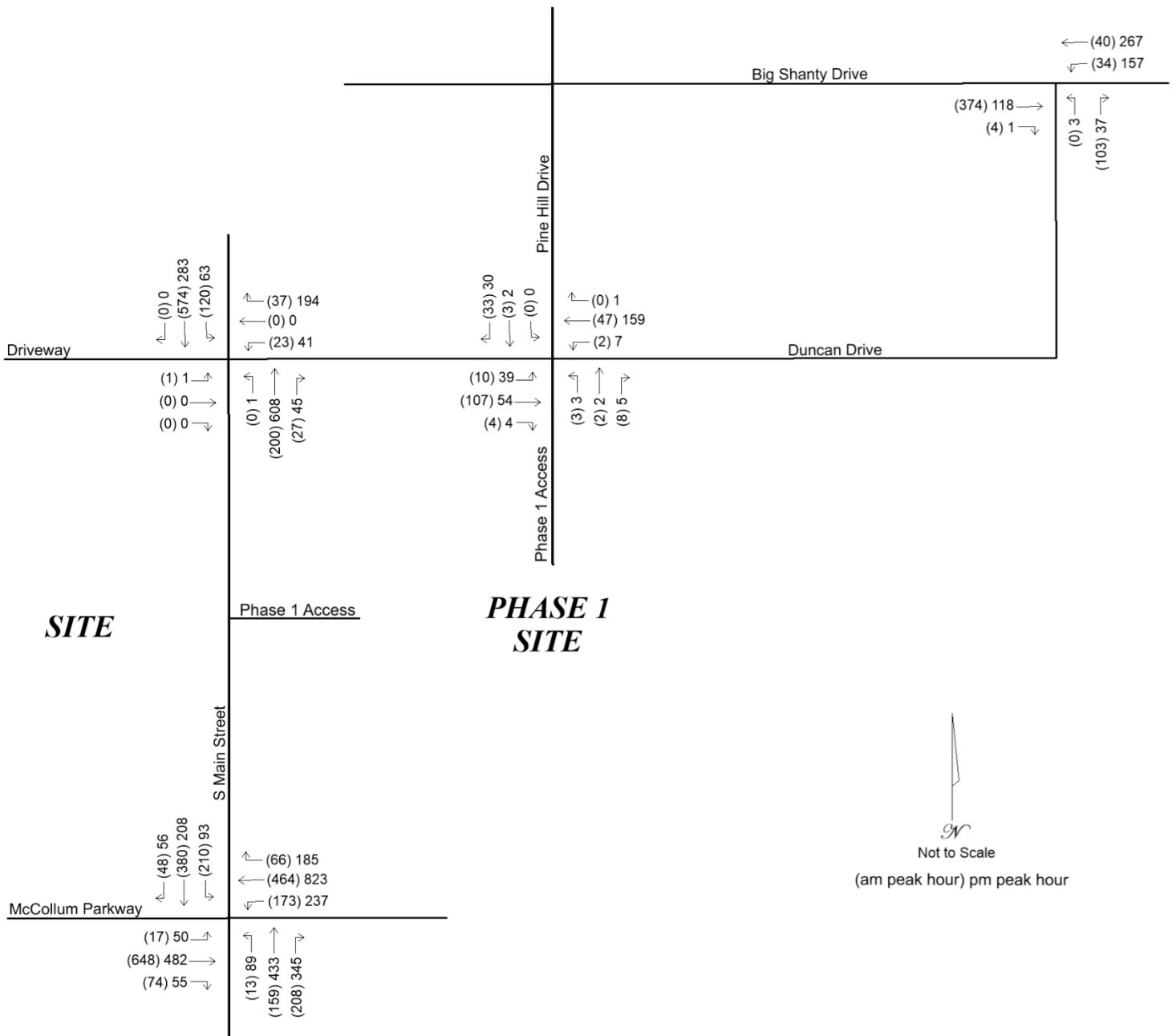


Figure 3 – Existing Weekday A.M. and P.M. Peak Hour Volumes

Existing Intersection Operations

Existing traffic operations were analyzed at the counted intersections using Synchro software, version 12, in accordance with the methodology presented in the Transportation Research Board's 2022 *Highway Capacity Manual* 7th Edition (*HCM 7*). This methodology is presented in Appendix B. The analysis was based on the existing volumes, lanes, and control. The results of the analysis are shown in Table 1. Computer printouts containing detailed results of the existing analysis are located in Appendix C. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 1 – Existing Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. S Main Street at Duncan Drive / Driveway	A	2.3	A	5.7
northbound left turn	A	0.0	A	7.9
southbound left turn	A	8.0	A	9.4
eastbound approach	D	28.3	F	52.6
westbound left/through	D	31.4	E	36.3
westbound right turn	A	9.7	C	22.0
2. McCollum Parkway at S Main Street / Old Highway 41	C	23.9	C	29.4
northbound approach	C	22.8	C	25.1
southbound approach	C	23.0	C	24.5
eastbound approach	C	25.9	C	28.7
westbound approach	C	23.5	C	34.7
3. Duncan Drive at Pine Hill Drive / Phase 1 Access	A	2.7	A	2.7
northbound approach	A	9.6	B	10.2
southbound approach	A	9.0	A	9.5
eastbound left turn	A	7.4	A	7.7
westbound left turn	A	7.5	A	7.4
4. Big Shanty Drive at Duncan Drive	A	2.7	A	2.8
northbound approach	B	12.0	B	10.1
westbound left turn	A	8.3	A	7.9

The existing analysis reveals acceptable traffic operations at three of the four study intersections. The side street stop sign controlled eastbound approach of the private driveway across South Main Street from Duncan Drive and the westbound left/through from Duncan Drive experience high delays in the p.m. peak hour. High delays are not unusual on side street stop sign controlled approaches at busier roads such as South Main Street. The eastbound approach high delay is only incurred by one vehicle. The westbound approach high delay is only LOS E (not LOS F)

and only in one time period, the p.m. peak. Mitigation would require a change in control to a signal or roundabout. However, the side street approach volumes do not appear sufficient to make a strong case for a change in control. In addition, changing control would introduce new delays to the South Main Street approaches. Given the conditions of the delays, no mitigation is recommended at the South Main Street / Duncan Drive intersection for the existing condition. No mitigation is necessary at the other intersections.

No-Build Traffic Conditions

A 2029 no-build condition was developed. This represents the traffic conditions that will exist in the future at the anticipated date of full build-out and occupancy of Phase 2 of the mixed-use development, but not including the project's trips. The purpose of the analysis of this condition is to isolate the traffic impacts of the proposed development from background growth in volumes that are expected to occur in the area while the project is under construction.

Georgia DOT AADT volume counts were obtained on nearby roadways for the five years from 2019 through 2023 (the latest year that data is published at these locations). Table 2 presents the historic Georgia DOT counts and the annual growth rates between the counts.

Table 2 – Historic Georgia DOT Traffic Volume Counts and Annual Growth Rates

Year	S Main N of Duncan	Annual Growth	McCollum W of Big Shanty	Annual Growth	Summers S of S Main	Annual Growth	Pine Hill N of Big Shanty	Annual Growth
Station ID	067-0632		067-0876		067-0973		067-8607	
2019	14,600		28,900		5,950		680	
2020	13,500	-7.5%	26,700	-7.6%	5,330	-10.4%	390	-42.6%
2021	14,600	8.1%	28,800	7.9%	5,870	10.1%	410	5.1%
2022	9,850	-32.5%	30,000	4.2%	6,020	2.6%	420	2.4%
2023	9,960	1.1%	26,800	-10.7%	5,890	-2.2%	430	2.4%
<i>Avg Growth</i>		-7.4%		-1.5%		-0.2%		-8.8%

The volumes in Table 2 show negative average growth on area roadways. All locations experienced a decrease from 2019 to 2020, which is attributable to the COVID-19 pandemic and is considered an anomaly. The following year saw positive growth at all locations, but much of that is attributable to a return to pre-pandemic conditions and not new growth. In the latest year of data, South Main Street saw low 1.1% growth and Pine Hill Drive saw low 2.4% growth, while McCollum Parkway saw a solid -10.7% decrease and Summers Street saw a small decrease of -2.2%. Based on the growth trends, a low 1.0% annual growth factor was applied to the existing volumes when projecting the future no-build volumes. The growth factor was applied for five years (from the December 2024 counts) for a total of 5.1% growth that will occur while the proposed Phase 2 is being developed and leased.

In addition to the background growth rate, the specific trips from Phase 1 of the project was added by turning movement at each study intersection. Phase 1 is located on the east side of South Main Street, directly across from Phase 2 and is currently under construction. Phase 1 includes a mix of retail/commercial and residential uses. The Phase 1 trips were obtained from the traffic impact study prepared for that phase of the development, dated September 2, 2021.

The existing traffic volumes were increased by the 5.1% growth factor plus the Phase 1 trips. The results are the 2029 no-build traffic volumes that will be on the roadway network in the future when the proposed development is fully operational, but excluding the Phase 2 trips.

Programmed Transportation Infrastructure Improvements

The City of Kennesaw Special Purpose Local Options Sales Tax (SPLOST) Proposed Projects List and the Atlanta Regional Commission's (ARC's) Transportation Improvement Program were reviewed for planned (anticipated) and programmed (scheduled and funded) transportation improvement projects in the vicinity of the subject development. No projects were identified at, or in the vicinity of, the study intersections.

No-Build Intersection Operations

The no-build condition includes the no-build traffic volumes, as described above, applied to the existing lanes and control. The no-build volumes were entered into the Synchro 12 model and the 2029 no-build traffic operations were analyzed at each study intersection. The results of the no-build analysis are shown in Table 3. Computer printouts containing detailed results of the no-build analysis are located in Appendix D. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 3 – No-Build Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. S Main Street at Duncan Drive / Driveway	A	2.5	A	6.6
northbound left turn	A	0.0	A	7.9
southbound left turn	A	8.1	A	9.6
eastbound approach	D	31.4	F	70.3
westbound left/through	D	34.9	E	44.8
westbound right turn	A	9.9	D	25.1
2. McCollum Parkway at S Main Street / Old Highway 41	C	24.5	C	30.2
northbound approach	C	24.6	C	26.5
southbound approach	C	23.9	C	25.2
eastbound approach	C	25.6	C	29.3
westbound approach	C	23.7	D	35.5
3. Duncan Drive at Pine Hill Drive / Phase 1 Access	A	5.1	A	5.3
northbound approach	B	10.9	B	12.3
southbound approach	A	9.7	B	12.1
eastbound left turn	A	7.4	A	7.7
westbound left turn	A	7.6	A	7.5
4. Big Shanty Drive at Duncan Drive	A	3.4	A	3.5
northbound approach	B	12.8	B	10.2
westbound left turn	A	8.4	A	8.0
5. S Main Street at Phase 1 Access	A	1.6	A	2.3
southbound left turn (entering Phase 1)	A	7.8	A	9.7
westbound left turn (exiting Phase 1)	C	23.0	D	30.7
westbound right turn (exiting Phase 1)	A	9.7	B	14.6

The no-build analysis reveals operations comparable to the existing, with modest increases in delays. The existing conditions discussion about the delays on the stop sign controlled side street approaches at the South Main Street / Duncan Drive intersection is still applicable for the no-build analysis. The new Phase 1 access on Main Street will operate acceptably at the completion and full occupancy of Phase 1, with modest delays on the exiting approach. The Phase 1 access on Duncan Drive will operate well at the completion of Phase 1. No mitigation is identified for the no-build condition.

Project Traffic Characteristics

This section describes the anticipated traffic characteristics of the proposed development, including a site description, how much traffic the project will generate, and where that traffic will travel.

Project Description

The site is located on the west side of South Main Street south of its intersection with Duncan Drive and is currently developed with a small mobile home community and a former commercial use. The site will be re-developed with 300 apartments, 2,500 ft² of commercial in the apartment building, and 2,500 ft² of commercial in an outparcel. Vehicular access will be provided at a full-movement access which will align with the Phase 1 access, as well as an emergency-only fire access lane to the south of the main access. The site plan is presented in Figure 4.

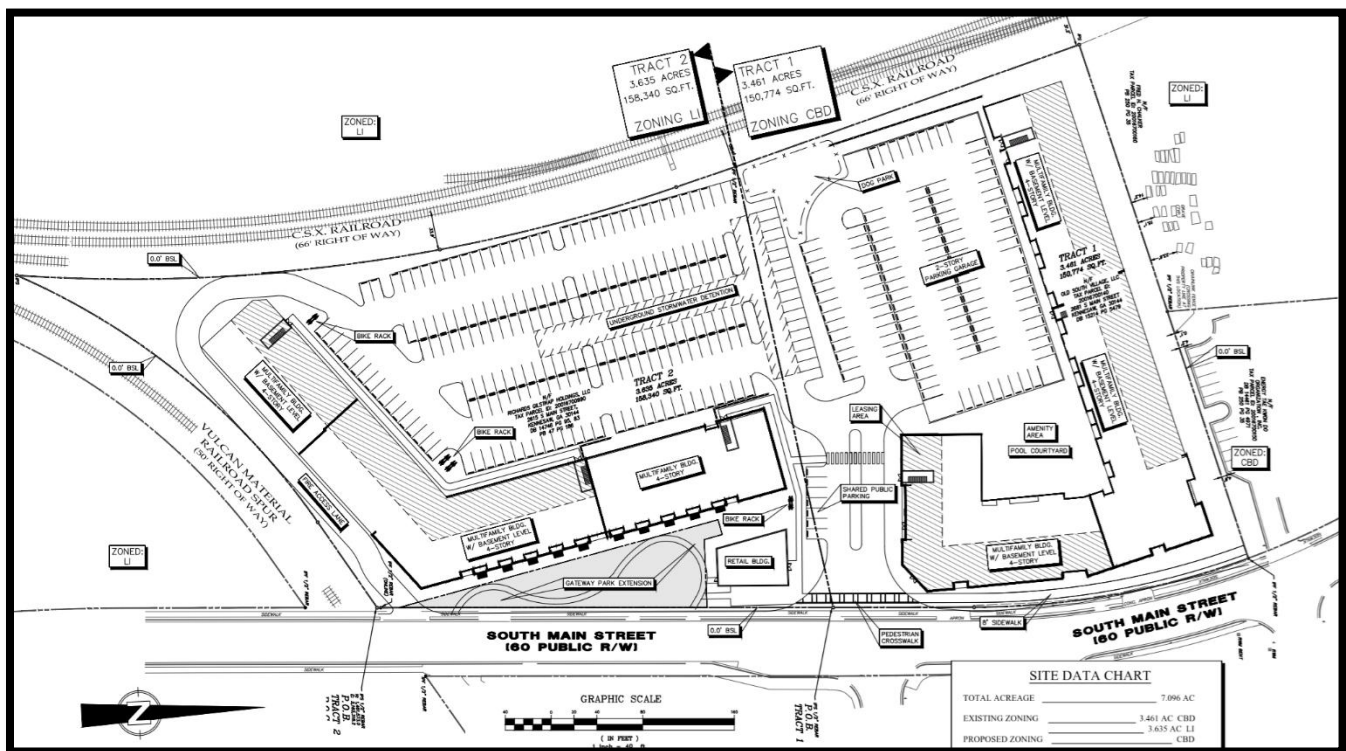


Figure 4 – Site Plan for Proposed South Main Phase 2 Mixed-Use Development

Trip Generation

Trip generation is an estimate of the number of entering and exiting vehicular trips that will be generated by the proposed development. The volume of traffic that will be generated by the project was calculated using the equations and rates in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. ITE Land Use 221 – Multifamily Housing (Mid-Rise) was selected for the apartments while ITE Land Use 822 – Strip Retail Plaza (less than 40,000 square feet) was used for the retail / commercial uses.

Two potential adjustments were considered to be applied to the raw trip generation – a mixed-use adjustment and a pass-by trip reduction. The mixed-use adjustment accounts for the synergy between compatible land uses within the project. For example, a resident of the apartments may stop at the retail shops for a cup of coffee on their way out to work in the morning. This would account for both a residential trip exiting the property and a retail trip entering and exiting the property during that time period. Due to the small size of the retail uses, the mixed-use adjustments yielded very small results, close to zero. Therefore, to be slightly conservatively-high, no mixed-use adjustment was applied. This does not mean that there will be no sharing of trips between the apartments and the retail / commercial uses. It simply means that, for purposes of traffic impact calculations, this interaction will have a small effect.

The retail/commercial trips were adjusted to account for the effect of pass-by trips. These are trips that are already traveling on South Main Street past the site which will turn into the project for shopping or dining purposes enroute to their final designation. Therefore these are not new trips to the roadway system, but will be new trips at the project driveways. The *ITE Trip Generation Manual, 11th Edition* provides pass-by trip data for various retail and commercial land uses. No data is available for Land Use 822, but it is available for a similar use, ITE Land Use 821 – Shopping Plaza (40,000 to 150,000 square feet) and that data was used. For that land use, the average p.m. peak hour pass-by trip percentage for shopping plazas is 40%. Therefore, 40% was used to calculate the p.m. pass-by percentage, while 30% was used to calculate the a.m. and 24-hour pass-by trips.

The existing land uses on the subject site generate minimal trips and, therefore, no reduction was made in the trip generation to account for the removal of the existing uses on the property.

The trip generation for the project is presented in Table 4.

Table 4 – South Main Phase 2 Mixed-Use Development Trip Generation

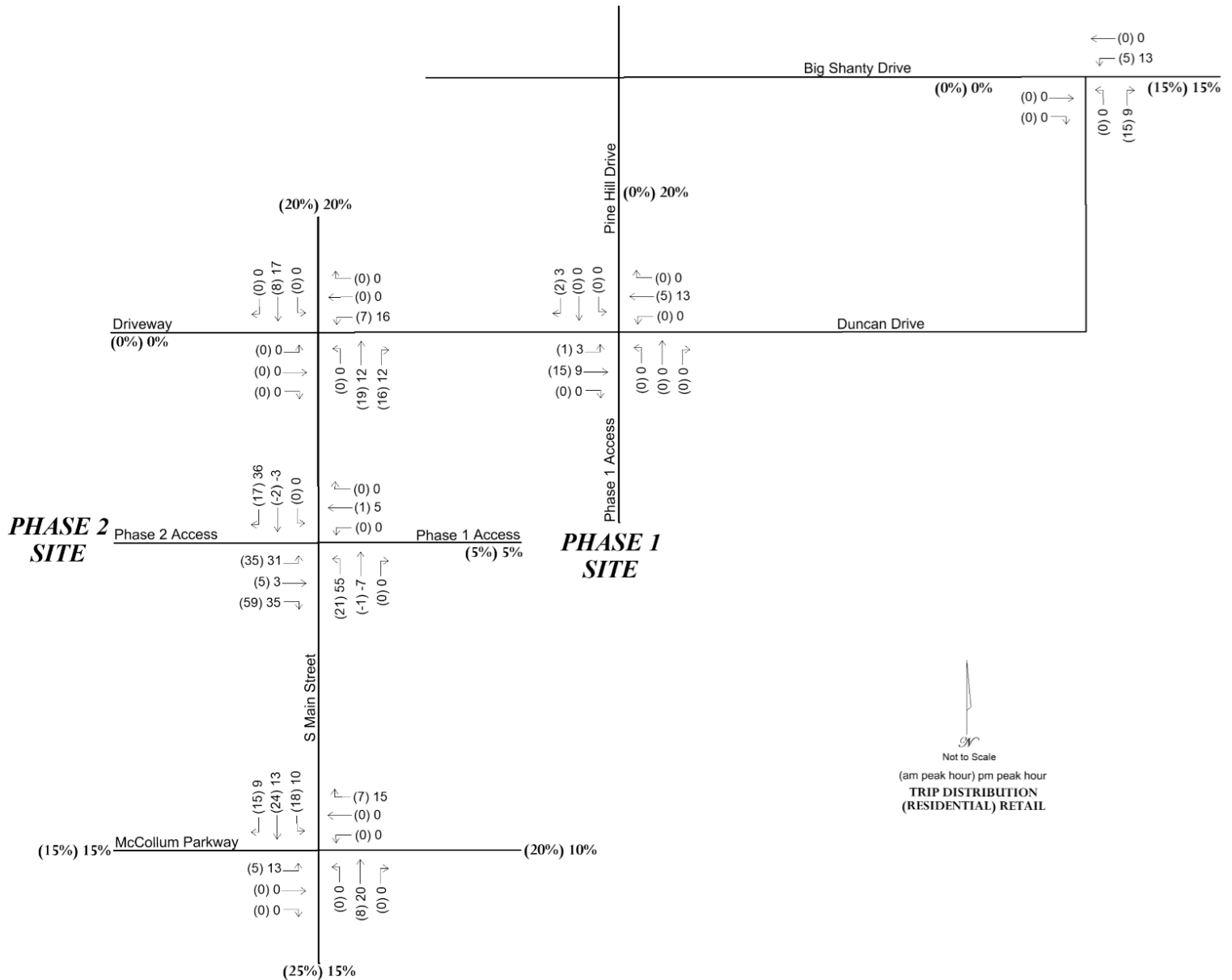
Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Apartments	221	300 units	28	92	120	72	45	117	1,386
Retail / Commercial Raw Trips	822	5,000 ft ²	11	7	18	24	24	48	442
-pass-by		30/40/30%	<u>-3</u>	<u>-2</u>	<u>-5</u>	<u>-10</u>	<u>-10</u>	<u>-20</u>	<u>-132</u>
Retail / Commercial New Trips			<u>8</u>	<u>5</u>	<u>13</u>	<u>14</u>	<u>14</u>	<u>28</u>	<u>310</u>
<i>Total Project New Trips</i>			36	97	133	86	59	145	1,696

The proposed mixed-use project will generate 133 new vehicular trips in the a.m. peak hour, 145 new vehicular trips in the p.m. peak hour, and 1,696 new vehicular trips in a typical 24-hour weekday.

Trip Distribution and Assignment

The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. Two separate distributions were developed, one for the residential uses and one for the retail / commercial uses. The trip distribution percentages for the apartments were developed based on the locations and

proximity of likely trip origins and destinations including regional employment centers, retail and offices in the area, nearby schools, other regional trip attractors, and the major routes of travel in the area. The new retail / commercial trips were distributed based on population density in the area and the distances of those populations to the site. The retail pass-by trips were distributed based on the existing flows of traffic passing the site on South Main Street. The project trips, shown in Table 4, were assigned to each study intersection and the project access based on the distribution percentages. The trip distribution percentages and the a.m. and p.m. peak hour trips expected to be generated by the proposed development are shown in Figure 5. The traffic volume worksheets show the trips at each intersection, for each land uses, and the pass-by trips, separately.



Future Traffic Conditions

The future volumes consist of the no-build volumes plus the trips that will be generated by the proposed Phase 2 mixed-use development. The future volumes are shown in Figure 6.

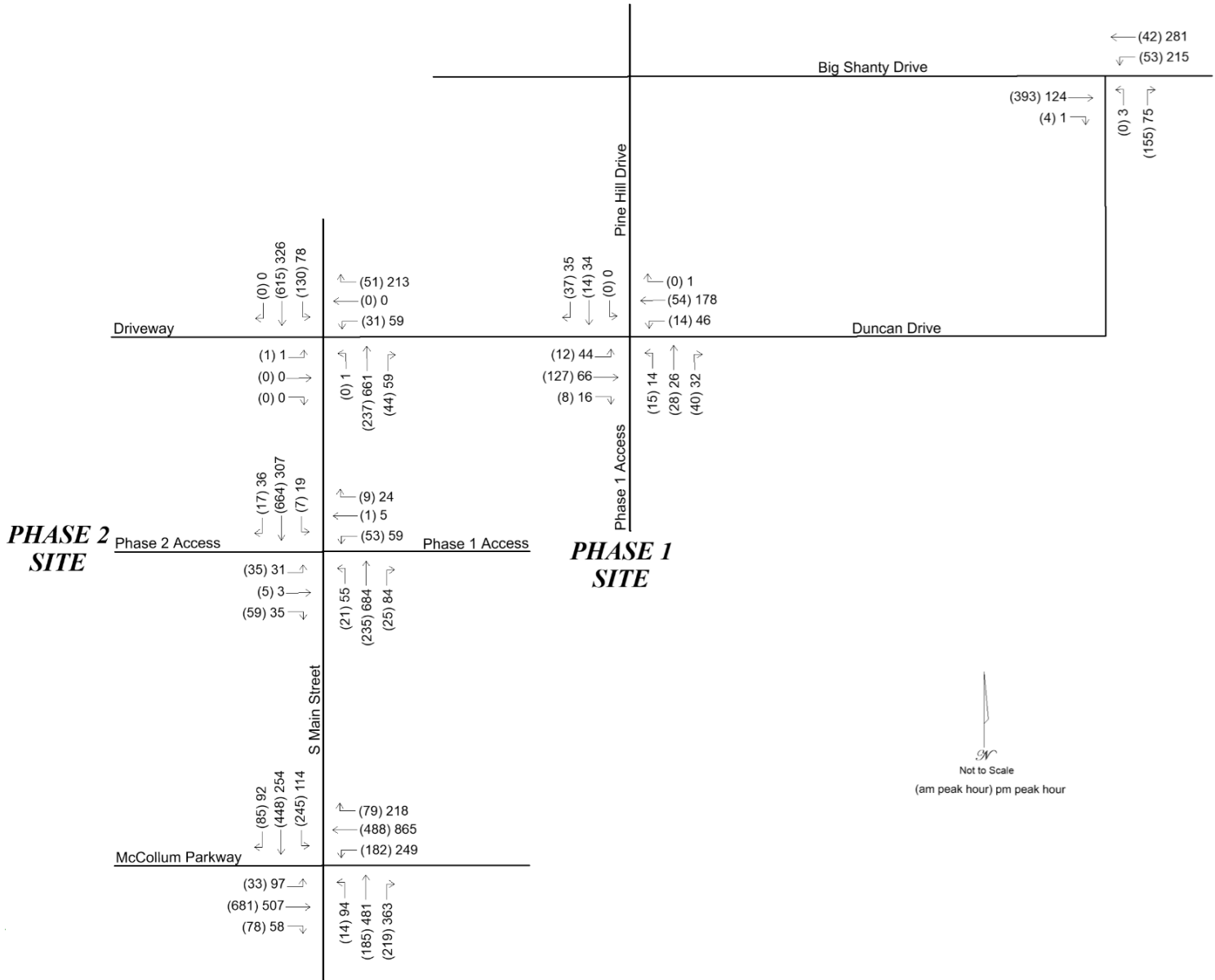


Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

Auxiliary Lane Requirements at Project Access

The northbound left turn movement at the Phase 2 project access on South Main Street will be served by the existing center two-way left turn lane and no widening of South Main Street is necessary to accommodate this lane. It is recommended that the lane be converted from a two-way left turn lane to a northbound left turn lane for the project. In conjunction with this striping modification, the two-way left turn lane should also be restriped as a southbound left turn lane to serve the Phase 1 access.

It is recommended that a southbound right turn lane be added on South Main Street at the Phase 2 project access. This access should be built with one entering lane and two exiting lanes. The exiting approach should include a left/through lane and a separate right turn lane and the side street approach exiting Phase 2 should be controlled by stop sign and accompanying stop bar.

Future Intersection Operations

An operational analysis was performed for the anticipated future project build-out, at the study intersections including the project access. Table 5 presents the results of the future analysis. Computer printouts containing detailed results of the future analysis are located in Appendix E. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 5 – Future Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. S Main Street at Duncan Drive / Driveway	A	2.8	A	7.8
northbound left turn	A	0.0	A	8.0
southbound left turn	A	8.2	A	9.8
eastbound approach	D	32.8	F	77.0
westbound left/through	E	39.8	F	59.9
westbound right turn	B	10.1	D	26.3
2. McCollum Parkway at S Main Street / Old Highway 41	C	24.7	C	32.2
northbound approach	C	25.3	C	28.4
southbound approach	C	24.2	C	26.8
eastbound approach	C	25.6	C	28.9
westbound approach	C	23.9	D	39.5
3. Duncan Drive at Pine Hill Drive / Phase 1 Access	A	5.0	A	5.3
northbound approach	B	11.2	B	12.7
southbound approach	A	9.7	B	12.3
eastbound left turn	A	7.4	A	7.7
westbound left turn	A	7.6	A	7.5
4. Big Shanty Drive at Duncan Drive	A	3.7	A	3.7
northbound approach	B	13.0	B	10.3
westbound left turn	A	8.4	A	8.1
5. S Main Street at Phase 1 Access / Phase 2 Access	A	5.0	A	7.0
northbound left turn (entering Phase 2)	A	9.2	A	8.2
southbound left turn (entering Phase 1)	A	7.8	A	9.7
eastbound left/through (exiting Phase 2)	D	29.4	F	50.1
eastbound right turn (exiting Phase 2)	C	15.2	B	10.4
westbound left/through (exiting Phase 1)	E	44.4	F	77.2
westbound right turn (exiting Phase 1)	A	9.7	B	14.5

The future analysis with the proposed Phase 2 mixed-use development's trips shows continued acceptable operations at most study intersections, with slight increases in delays. The same discussion at the intersection of South Main Street at Duncan Drive as in the existing analysis, continues to be appropriate. The Phase 2 access and the Phase 1 access will see high delays on the exiting approaches. This is not unusual on side street stop sign controlled approaches at busy roads such as South Main Street. Mitigation would require a change in control to a signal or a roundabout and these control alternatives were tested for the future volumes at this intersection. The results are presented in Table 6.

Table 6 – South Main Street at Phase 1 / Phase 2 Access – Future Operations with Alternative Control

Intersection / Approach	A.M. Peak Hour				P.M. Peak Hour			
	Signal		Roundabout		Signal		Roundabout	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. S Main Street at Phase 1 Access / Phase 2 Access	B	14.5	A	8.6	B	14.9	B	10.9
northbound approach	A	8.2	A	5.0	B	13.8	B	13.5
southbound approach	B	13.6	B	10.5	A	8.6	A	6.4
eastbound approach	C	21.2	A	9.0	C	22.2	A	5.2
westbound approach	C	34.5	A	4.5	D	38.1	A	9.4

The results in Table 6 indicate that the Phase 1 and Phase 2 Accesses at South Main Street would operate well with either a signal or as a roundabout. However, it is advised that a change in control from side street stop sign control to either a signal or a roundabout would introduce new delays on South Main Street. Signal Warrant Studies were prepared for this intersection concurrently with this study and both studies concluded that signalization is not warranted at either completion of Phase 1 or completion of Phase 1 and Phase 2. A roundabout along this section of South Main Street could serve as a gateway feature to the southern end of downtown Kennesaw and would also serve a traffic calming function. However, from a traffic engineering perspective, a change in control is not considered necessary at this intersection.

Conclusions and Recommendations

This study assesses the traffic impact of the proposed Lacy at South Main Phase 2 mixed-use development in Kennesaw. The site is located on the west side of South Main Street south of its intersection with Duncan Drive. The site will be re-developed with 300 apartments, 2,500 ft² of commercial in the apartment building, and 2,500 ft² of commercial in an outparcel. This project is Phase 2 of the Lacy at South Main mixed-use development; Phase 1 is currently under construction on the east side of South Main Street, directly across from Phase 2. Vehicular access to Phase 2 will be provided at a full-movement access which will align with the Phase 1 access, as well as an emergency-only fire access lane to the south of the main access. The following are the findings and recommendations of this study:

1. The existing analysis reveals generally acceptable traffic operations at all study intersections. The side street approaches of Duncan Drive and a private driveway at South Main Street incur high delays. However, no mitigation is recommended for the existing condition.
2. The area is experiencing low background growth and this is expected to continue into the future. In addition to the background growth, specific trips from Phase 1 of the Lacy at South Main project were added to the existing volumes to develop a future no-build analysis condition.
3. The no-build analysis reveals modest increases in delays and continued generally acceptable traffic operations. No mitigation is identified for the no-build condition.
4. The proposed mixed-use project will generate 133 new vehicular trips in the a.m. peak hour, 145 new vehicular trips in the p.m. peak hour, and 1,696 new vehicular trips in a typical 24-hour weekday.
5. With the addition of the mixed-use project's trips, delays will increase moderately at the study intersections. The future analysis reveals acceptable traffic operations at all study intersections and no mitigation is identified other than the recommendations for turn lanes and control at the project access, as follows:
 - a. The existing center two-way left turn lane on South Main Street should be restriped in this segment to become an exclusive northbound left turn lane for Phase 2 and an exclusive southbound left turn lane for the Phase 1 approach.
 - b. A southbound right turn lane should be added on South Main Street to serve Phase 2.
 - c. The eastbound approach exiting Phase 2 should include a shared left turn / through lane and a separate right turn lane.
 - d. The side street approach exiting the project should be controlled by side street stop sign and accompanying stop bar.

6. The intersection of South Main Street at the Phase 1 and Phase 2 accesses was tested in the future condition with alternative control as a signalized intersection or as a roundabout. The analysis concluded that the intersection would operate acceptably with either alternative method of control.
7. To facilitate pedestrian crossing activity across South Main Street between Phase 1 and Phase 2, a pedestrian crosswalk with actuated beacon is recommended. This crosswalk and beacon should be designed consistent with City standards and with the design at other locations in the City.
8. The project civil/site engineer should comply with all applicable design standards at the project access and internal to the site including sight distances, minimum driveway spacing, auxiliary lane storage and taper lengths, turn radii, driveway widths, islands, angles with the adjacent roadways, and grades.

Appendix A

Traffic Count Data

South Main Mixed-Use Development Phase 2 Traffic Impact Study

City of Kennesaw, Georgia

January 2025

Intersection: 1. South Main Street at Duncan Drive

Weekday A.M. Peak Hour

	Northbound South Main Street				Southbound South Main Street				Eastbound Private Driveway				Westbound Duncan Drive			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Thursday, August 19, 2021, 7:30-8:30)	0	205	26	231	82	489	1	572	0	0	0	0	17	0	36	53
Counted Volumes (Wednesday, December 11, 2024, 7:45-8:45)	0	200	27	227	120	574	0	694	1	0	0	1	23	0	37	60
% change	0%	-2%	4%	-2%	46%	17%	-100%	21%	100%	0%	0%	100%	35%	0%	3%	13%
Total Annual Background Growth	5.1%	5.1%	5.1%		5.1%	5.1%	5.1%		5.1%	5.1%	5.1%		5.1%	5.1%	5.1%	
South Main Phase 1 Trips (from previous traffic study)	0	8	0	8	4	4	0	8	0	0	0	0	0	0	12	12
No-Build Volumes	0	218	28	247	130	607	0	737	1	0	0	1	24	0	51	75
Proposed South Main Phase 2 Residential Trips	0	18	14	32	0	6	0	6	0	0	0	0	4	0	0	4
Proposed South Main Phase 2 New Retail / Commercial Trips	0	1	2	3	0	2	0	2	0	0	0	0	3	0	0	3
Proposed South Main Phase 2 Retail Pass-by Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Proposed South Main Phase 2 Trips	0	19	16	35	0	8	0	8	0	0	0	0	7	0	0	7
Build Volumes	0	237	44	282	130	615	0	745	1	0	0	1	31	0	51	82

Weekday P.M. Peak Hour

	Northbound South Main Street				Southbound South Main Street				Eastbound Private Driveway				Westbound Duncan Drive			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Thursday, August 19, 2021, 4:30-5:30)	0	598	32	630	35	283	5	323	1	0	0	1	24	1	181	206
Counted Volumes (Wednesday, December 11, 2024, 4:15-5:15)	1	608	45	654	63	283	0	346	1	0	0	1	41	0	194	235
% change	0%	2%	41%	4%	80%	0%	-100%	7%	0%	0%	0%	0%	71%	-100%	7%	14%
Total Annual Background Growth	5.1%	5.1%	5.1%		5.1%	5.1%	5.1%		5.1%	5.1%	5.1%		5.1%	5.1%	5.1%	
South Main Phase 1 Trips (from previous traffic study)	0	10	0	10	12	12	0	24	0	0	0	0	0	0	9	9
No-Build Volumes	1	649	47	697	78	309	0	388	1	0	0	1	43	0	213	256
Proposed South Main Phase 2 Residential Trips	0	9	7	16	0	14	0	14	0	0	0	0	11	0	0	11
Proposed South Main Phase 2 New Retail / Commercial Trips	0	3	5	8	0	3	0	3	0	0	0	0	5	0	0	5
Proposed South Main Phase 2 Retail Pass-by Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Proposed South Main Phase 2 Trips	0	12	12	24	0	17	0	17	0	0	0	0	16	0	0	16
Build Volumes	1	661	59	721	78	326	0	405	1	0	0	1	59	0	213	272

ACAMPORA TRAFFIC, LLC

South Main Mixed-Use Development Phase 2 Traffic Impact Study

City of Kennesaw, Georgia

January 2025

Intersection: 2. McCollum Parkway at South Main Street / Old Highway 41

Weekday A.M. Peak Hour

	Northbound Old Highway 41				Southbound South Main Street				Eastbound McCollum Parkway				Westbound McCollum Parkway			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Thursday, August 19, 2021, 7:30-8:30)	19	165	247	431	161	299	75	535	27	870	90	987	183	471	83	737
Counted Volumes (Wednesday, December 11, 2024, 7:30-8:30)	13	159	208	380	210	380	48	638	17	648	74	739	173	464	66	703
% change	-32%	-4%	-16%	-12%	30%	27%	-36%	19%	-37%	-26%	-18%	-25%	-5%	-1%	-20%	-5%
Total Annual Background Growth	5.1%	5.1%	5.1%		5.1%	5.1%	5.1%		5.1%	5.1%	5.1%		5.1%	5.1%	5.1%	
South Main Phase 1 Trips (from previous traffic study)	0	10	0	10	6	25	20	51	10	0	0	10	0	0	3	3
No-Build Volumes	14	177	219	409	227	424	70	722	28	681	78	787	182	488	72	742
Proposed South Main Phase 2 Residential Trips	0	7	0	7	18	23	14	55	4	0	0	4	0	0	6	6
Proposed South Main Phase 2 New Retail / Commercial Trips	0	1	0	1	0	1	1	2	1	0	0	1	0	0	1	1
Proposed South Main Phase 2 Retail Pass-by Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Proposed South Main Phase 2 Trips	0	8	0	8	18	24	15	57	5	0	0	5	0	0	7	7
Build Volumes	14	185	219	417	245	448	85	779	33	681	78	792	182	488	79	749

Weekday P.M. Peak Hour

	Northbound Old Highway 41				Southbound South Main Street				Eastbound McCollum Parkway				Westbound McCollum Parkway			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Thursday, August 19, 2021, 4:45-5:45)	85	434	306	825	82	210	59	351	54	545	56	655	224	940	165	1329
Counted Volumes (Wednesday, December 11, 2024, 4:30-5:30)	89	433	345	867	93	208	56	357	50	482	55	587	237	823	185	1245
% change	5%	0%	13%	5%	13%	-1%	-5%	2%	-7%	-12%	-2%	-10%	6%	-12%	12%	-6%
Total Annual Background Growth	5.1%	5.1%	5.1%		5.1%	5.1%	5.1%		5.1%	5.1%	5.1%		5.1%	5.1%	5.1%	
South Main Phase 1 Trips (from previous traffic study)	0	6	0	6	6	22	24	52	31	0	0	31	0	0	9	9
No-Build Volumes	94	461	363	917	104	241	83	427	84	507	58	648	249	865	203	1317
Proposed South Main Phase 2 Residential Trips	0	18	0	18	9	11	7	27	11	0	0	11	0	0	14	14
Proposed South Main Phase 2 New Retail / Commercial Trips	0	2	0	2	1	2	2	5	2	0	0	2	0	0	1	1
Proposed South Main Phase 2 Retail Pass-by Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Proposed South Main Phase 2 Trips	0	20	0	20	10	13	9	32	13	0	0	13	0	0	15	15
Build Volumes	94	481	363	937	114	254	92	459	97	507	58	661	249	865	218	1332

ACAMPORA TRAFFIC, LLC

South Main Mixed-Use Development Phase 2 Traffic Impact Study

City of Kennesaw, Georgia

January 2025

Intersection: 3. Duncan Drive at Pine Hill Drive / Phase 1 Access

Weekday A.M. Peak Hour	Northbound Phase 1 Access				Southbound Pine Hill Drive				Eastbound Duncan Drive				Westbound Duncan Drive			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Thursday, August 19, 2021, 7:15-8:15)	3	1	0	4	0	3	17	20	4	81	2	87	3	32	1	36
Counted Volumes (Wednesday, December 11, 2024, 7:15-8:15)	3	2	8	13	0	3	33	36	10	107	4	121	2	47	0	49
% change	0%	100%	100%	225%	0%	0%	94%	80%	150%	32%	100%	39%	-33%	47%	-100%	36%
Total Annual Background Growth	5.1%	5.1%	5.1%		5.1%	5.1%	5.1%		5.1%	5.1%	5.1%		5.1%	5.1%	5.1%	
South Main Phase 1 Trips (from previous traffic study)	12	26	32	70	0	11	0	11	0	0	4	4	12	0	0	12
No-Build Volumes	15	28	40	84	0	14	35	49	11	112	8	131	14	49	0	63
Proposed South Main Phase 2 Residential Trips	0	0	0	0	0	0	0	0	0	14	0	14	0	4	0	4
Proposed South Main Phase 2 New Retail / Commercial Trips	0	0	0	0	0	0	2	2	1	1	0	2	0	1	0	1
Proposed South Main Phase 2 Retail Pass-by Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Proposed South Main Phase 2 Trips	0	0	0	0	0	0	2	2	1	15	0	16	0	5	0	5
Build Volumes	15	28	40	84	0	14	37	51	12	127	8	147	14	54	0	68

Weekday P.M. Peak Hour	Northbound Phase 1 Access				Southbound Pine Hill Drive				Eastbound Duncan Drive				Westbound Duncan Drive			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Thursday, August 19, 2021, 4:30-5:30)	24	15	12	51	2	0	18	20	19	34	0	53	0	137	2	139
Counted Volumes (Wednesday, December 11, 2024, 4:15-5:15)	3	2	5	10	0	2	30	32	39	54	4	97	7	159	1	167
% change	-88%	-87%	-58%	-80%	-100%	100%	67%	60%	105%	59%	100%	83%	100%	16%	-50%	20%
Total Annual Background Growth	5.1%	5.1%	5.1%		5.1%	5.1%	5.1%		5.1%	5.1%	5.1%		5.1%	5.1%	5.1%	
South Main Phase 1 Trips (from previous traffic study)	11	24	27	62	0	32	0	32	0	0	12	12	39	-2	0	37
No-Build Volumes	14	26	32	73	0	34	32	66	41	57	16	114	46	165	1	213
Proposed South Main Phase 2 Residential Trips	0	0	0	0	0	0	0	0	0	7	0	7	0	11	0	11
Proposed South Main Phase 2 New Retail / Commercial Trips	0	0	0	0	0	0	3	3	3	2	0	5	0	2	0	2
Proposed South Main Phase 2 Retail Pass-by Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Proposed South Main Phase 2 Trips	0	0	0	0	0	0	3	3	3	9	0	12	0	13	0	13
Build Volumes	14	26	32	73	0	34	35	69	44	66	16	126	46	178	1	226

ACAMPORA TRAFFIC, LLC

South Main Mixed-Use Development Phase 2 Traffic Impact Study

City of Kennesaw, Georgia

January 2025

Intersection: 4. Big Shanty Drive at Duncan Drive

Weekday A.M. Peak Hour	Northbound Duncan Drive				Eastbound Big Shanty Drive			Westbound Big Shanty Drive		
	L	R	Tot		T	R	Tot	L	T	Tot
Counted Volumes (Thursday, August 19, 2021, 7:15-8:15)	2	79	81		212	2	214	35	36	71
Counted Volumes (Wednesday, December 11, 2024, 7:30-8:30)	0	103	103		374	4	378	34	40	74
% change	-100%	30%	27%		76%	100%	77%	-3%	11%	4%
Total Annual Background Growth	5.1%	5.1%			5.1%	5.1%		5.1%	5.1%	
South Main Phase 1 Trips (from previous traffic study)	0	32	32		0	0	0	12	0	12
No-Build Volumes	0	140	140		393	4	397	48	42	90
Proposed South Main Phase 2 Residential Trips	0	14	14		0	0	0	4	0	4
Proposed South Main Phase 2 New Retail / Commercial Trips	0	1	1		0	0	0	1	0	1
Proposed South Main Phase 2 Retail Pass-by Trips	0	0	0		0	0	0	0	0	0
Total Proposed South Main Phase 2 Trips	0	15	15		0	0	0	5	0	5
Build Volumes	0	155	155		393	4	397	53	42	95

Weekday P.M. Peak Hour	Northbound Duncan Drive				Eastbound Big Shanty Drive			Westbound Big Shanty Drive		
	L	R	Tot		T	R	Tot	L	T	Tot
Counted Volumes (Thursday, August 19, 2021, 5:00-6:00)	1	32	33		79	2	81	128	175	303
Counted Volumes (Wednesday, December 11, 2024, 4:30-5:30)	3	37	40		118	1	119	157	267	424
% change	200%	16%	21%		49%	-50%	47%	23%	53%	40%
Total Annual Background Growth	5.1%	5.1%			5.1%	5.1%		5.1%	5.1%	
South Main Phase 1 Trips (from previous traffic study)	0	27	27		0	0	0	37	0	37
No-Build Volumes	3	66	69		124	1	125	202	281	483
Proposed South Main Phase 2 Residential Trips	0	7	7		0	0	0	11	0	11
Proposed South Main Phase 2 New Retail / Commercial Trips	0	2	2		0	0	0	2	0	2
Proposed South Main Phase 2 Retail Pass-by Trips	0	0	0		0	0	0	0	0	0
Total Proposed South Main Phase 2 Trips	0	9	9		0	0	0	13	0	13
Build Volumes	3	75	78		124	1	125	215	281	496

ACAMPORA TRAFFIC, LLC

South Main Mixed-Use Development Phase 2 Traffic Impact Study

City of Kennesaw, Georgia

January 2025

Intersection: 5. South Main Street at South Main Mixed Use Development Phase 1 Access and Phase 2 Access

Weekday A.M. Peak Hour	Northbound South Main Street				Southbound South Main Street				Eastbound Phase 2 Access				Westbound Phase 1 Access			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Thursday, August 19, 2021, 7:30-8:30)		230		230		492		492								
Counted Volumes (Wednesday, December 11, 2024, 7:30-8:30)		226		226		637		637								
% change		-2%		-2%		29%		29%								
Total Annual Background Growth		5.1%				5.1%										
South Main Phase 1 Trips (from previous traffic study)		-2	25	23	7	-3		4					53		9	63
No-Build Volumes		236	25	261	7	666		673					53		9	62
Proposed South Main Phase 2 Residential Trips	17	0	0	17	0	0	10	10	32	5	55	92	0	1	0	1
Proposed South Main Phase 2 New Retail / Commercial Trips	3	0	0	3	0	0	5	5	3	0	2	5	0	0	0	0
Proposed South Main Phase 2 Retail Pass-by Trips	1	-1	0	0	0	-2	2	0	0	0	2	2	0	0	0	0
Total Proposed South Main Phase 2 Trips	21	-1	0	20	0	-2	17	15	35	5	59	99	0	1	0	1
Build Volumes	21	235	25	281	7	664	17	688	35	5	59	99	53	1	9	63

Weekday P.M. Peak Hour	Northbound South Main Street				Southbound South Main Street				Eastbound Phase 2 Access				Westbound Phase 1 Access			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Thursday, August 19, 2021, 4:30-5:30)		626	1	627		296		296								
Counted Volumes (Wednesday, December 11, 2024, 4:30-5:30)		670		670		302		302								
% change		7%		7%		2%		2%								
Total Annual Background Growth		5.1%				5.1%										
South Main Phase 1 Trips (from previous traffic study)		-13	84	71	19	-7		12					59		24	85
No-Build Volumes		691	84	775	19	310		329					59		24	83
Proposed South Main Phase 2 Residential Trips	43	0	0	43	0	0	25	25	16	2	27	45	0	4	0	4
Proposed South Main Phase 2 New Retail / Commercial Trips	5	0	0	5	0	0	8	8	8	1	5	14	0	1	0	1
Proposed South Main Phase 2 Retail Pass-by Trips	7	-7	0	0	0	-3	3	0	7	0	3	10	0	0	0	0
Total Proposed South Main Phase 2 Trips	55	-7	0	48	0	-3	36	33	31	3	35	69	0	5	0	5
Build Volumes	55	684	84	823	19	307	36	362	31	3	35	69	59	5	24	88

South Main Street at project access location

Wednesday, December 11, 2024

Peak Hour Calculation

Begin Time	NB		SB		2-Way	
	15 min	Hourly	15 min	Hourly	15 min	Hourly
7:00 AM	44		113		157	
7:15 AM	44		156		200	
7:30 AM	37		149		186	
7:45 AM	52	177	170	588	222	765
8:00 AM	58	191	137	612	195	803
8:15 AM	63	210	174	630	237	840
8:30 AM	53	226	156	637	209	863
8:45 AM	58	232	118	585	176	817
4:00 PM	175		84		259	
4:15 PM	178		73		251	
4:30 PM	169		69		238	
4:45 PM	148	670	76	302	224	972
5:00 PM	140	635	85	303	225	938
5:15 PM	139	596	89	319	228	915
5:30 PM	135	562	67	317	202	879
5:45 PM	122	536	77	318	199	854
6:00 PM	139	535	64	297	203	832
6:15 PM	128	524	67	275	195	799
24-Hour	5695		5104		10,799	

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TMC Data
S Main St @ Duncan Dr
Kennesaw, GA
7-9 AM | 4-6 PM

File Name : 49770001
Site Code : 49770001
Start Date : 12/11/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	S Main St Northbound					S Main St Southbound					Private Drwy Eastbound					Duncan Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	40	5	0	45	20	108	1	0	129	0	0	0	0	0	4	0	7	0	11	185
07:15 AM	0	41	4	0	45	27	167	0	0	194	0	0	0	0	0	7	0	22	0	29	268
07:30 AM	0	43	0	0	43	29	151	0	0	180	0	0	0	0	0	13	0	12	0	25	248
07:45 AM	0	48	6	0	54	27	137	0	0	164	1	0	0	0	1	8	0	10	0	18	237
Total	0	172	15	0	187	103	563	1	0	667	1	0	0	0	1	32	0	51	0	83	938
08:00 AM	0	50	6	0	56	28	121	0	0	149	0	0	0	0	0	4	0	8	0	12	217
08:15 AM	0	55	7	0	62	31	160	0	0	191	0	0	0	0	0	5	0	9	0	14	267
08:30 AM	0	47	8	0	55	34	156	0	0	190	0	0	0	0	0	6	0	10	0	16	261
08:45 AM	0	46	5	0	51	19	94	0	0	113	0	0	0	0	0	9	0	14	0	23	187
Total	0	198	26	0	224	112	531	0	0	643	0	0	0	0	0	24	0	41	0	65	932
*** BREAK ***																					
04:00 PM	0	160	12	0	172	21	56	0	0	77	0	0	0	0	0	17	0	37	0	54	303
04:15 PM	1	167	11	0	179	26	60	0	0	86	1	0	0	0	1	7	0	42	0	49	315
04:30 PM	0	163	15	0	178	17	63	0	0	80	0	0	0	0	0	13	0	49	0	62	320
04:45 PM	0	138	11	0	149	12	74	0	0	86	0	0	0	0	0	8	0	44	0	52	287
Total	1	628	49	0	678	76	253	0	0	329	1	0	0	0	1	45	0	172	0	217	1225
05:00 PM	0	140	8	0	148	8	86	0	0	94	0	0	0	0	0	13	0	59	0	72	314
05:15 PM	0	117	7	0	124	11	72	0	0	83	0	0	0	0	0	6	0	38	0	44	251
05:30 PM	0	129	8	0	137	5	68	0	0	73	0	0	0	0	0	5	0	51	0	56	266
05:45 PM	0	114	9	0	123	5	65	0	0	70	0	0	0	0	0	3	0	33	0	36	229
Total	0	500	32	0	532	29	291	0	0	320	0	0	0	0	0	27	0	181	0	208	1060
Grand Total	1	1498	122	0	1621	320	1638	1	0	1959	2	0	0	0	2	128	0	445	0	573	4155
Apprch %	0.1	92.4	7.5	0		16.3	83.6	0.1	0		100	0	0	0		22.3	0	77.7	0		
Total %	0	36.1	2.9	0	39	7.7	39.4	0	0	47.1	0	0	0	0	0	3.1	0	10.7	0	13.8	

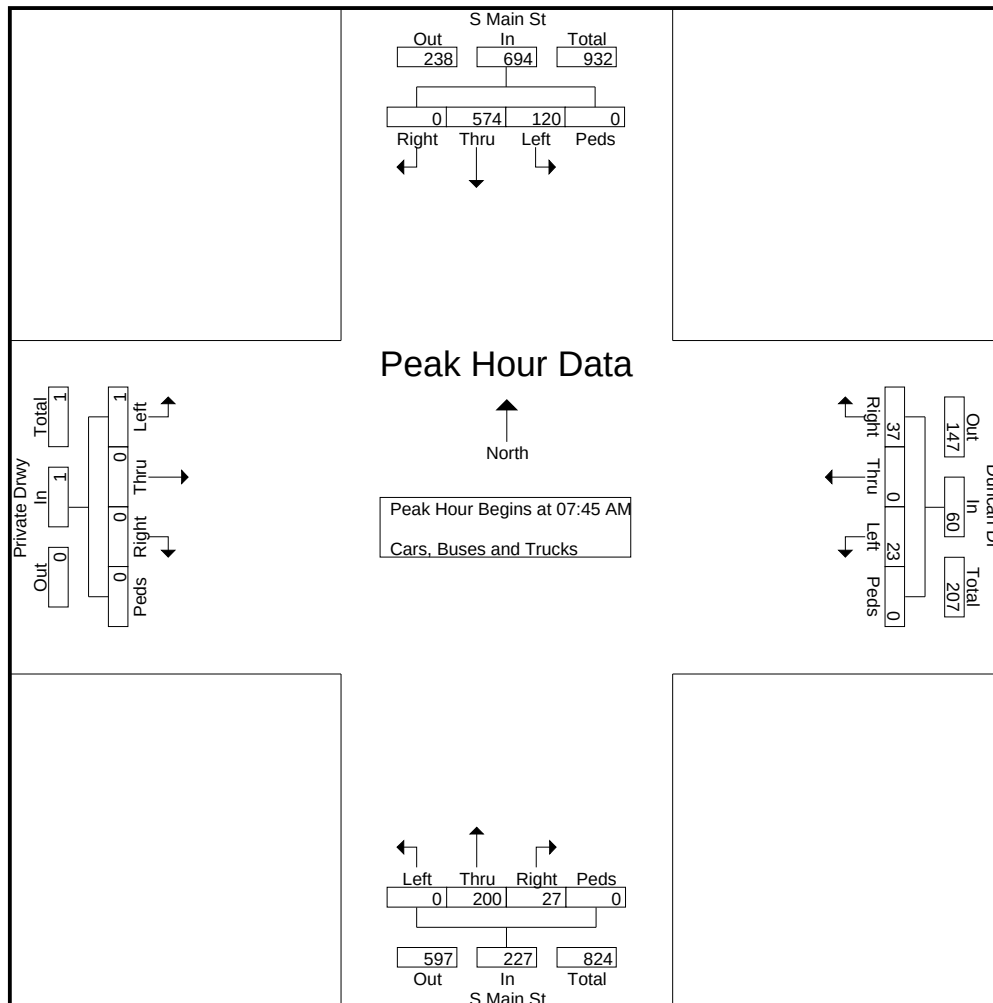
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TMC Data
S Main St @ Duncan Dr
Kennesaw, GA
7-9 AM | 4-6 PM

File Name : 49770001
Site Code : 49770001
Start Date : 12/11/2024
Page No : 2

	S Main St Northbound					S Main St Southbound					Private Drwy Eastbound					Duncan Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:45 AM																					
07:45 AM	0	48	6	0	54	27	137	0	0	164	1	0	0	0	1	8	0	10	0	18	237
08:00 AM	0	50	6	0	56	28	121	0	0	149	0	0	0	0	0	4	0	8	0	12	217
08:15 AM	0	55	7	0	62	31	160	0	0	191	0	0	0	0	0	5	0	9	0	14	267
08:30 AM	0	47	8	0	55	34	156	0	0	190	0	0	0	0	0	6	0	10	0	16	261
Total Volume	0	200	27	0	227	120	574	0	0	694	1	0	0	0	1	23	0	37	0	60	982
% App. Total		88.1	11.9			17.3	82.7									38.3		61.7			
PHF	.000	.909	.844	.000	.915	.882	.897	.000	.000	.908	.250	.000	.000	.000	.250	.719	.000	.925	.000	.833	.919



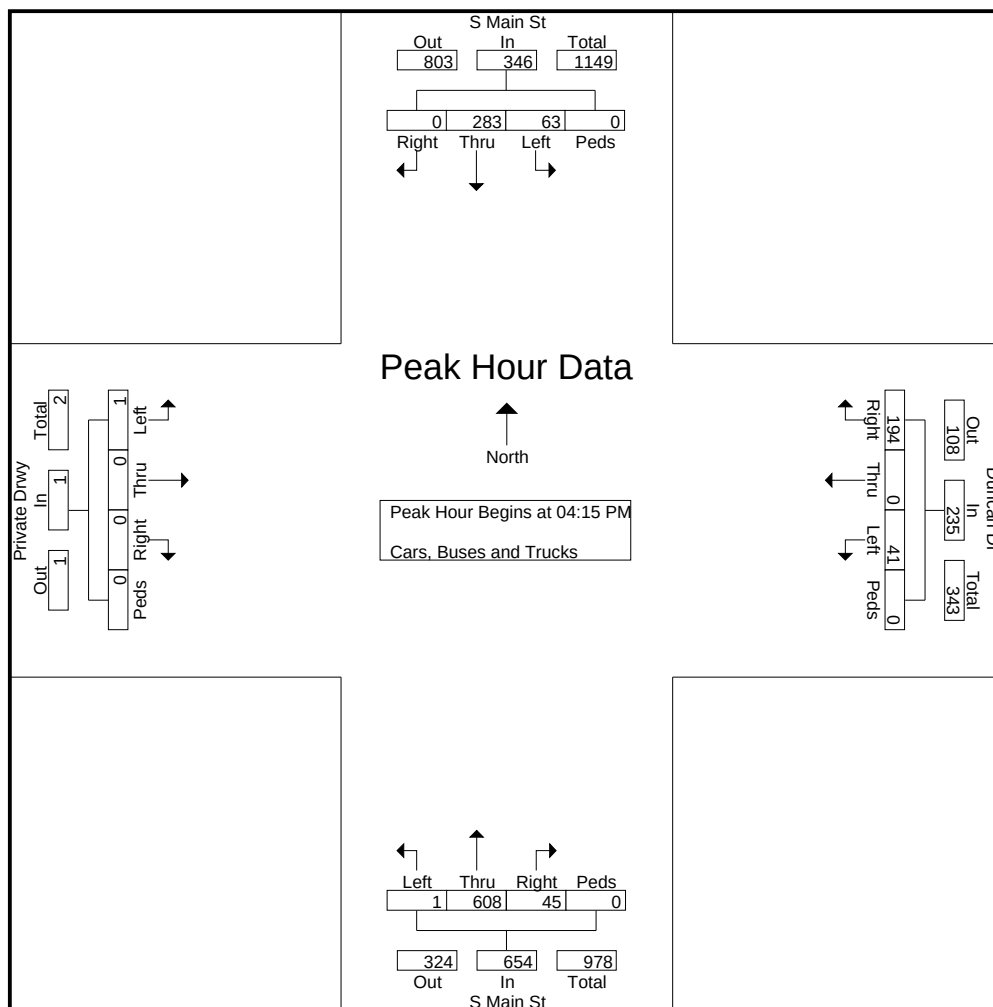
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TMC Data
S Main St @ Duncan Dr
Kennesaw, GA
7-9 AM | 4-6 PM

File Name : 49770001
Site Code : 49770001
Start Date : 12/11/2024
Page No : 3

	S Main St Northbound					S Main St Southbound					Private Drwy Eastbound					Duncan Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	1	167	11	0	179	26	60	0	0	86	1	0	0	0	1	7	0	42	0	49	315
04:30 PM	0	163	15	0	178	17	63	0	0	80	0	0	0	0	0	13	0	49	0	62	320
04:45 PM	0	138	11	0	149	12	74	0	0	86	0	0	0	0	0	8	0	44	0	52	287
05:00 PM	0	140	8	0	148	8	86	0	0	94	0	0	0	0	0	13	0	59	0	72	314
Total Volume	1	608	45	0	654	63	283	0	0	346	1	0	0	0	1	41	0	194	0	235	1236
% App. Total						18.2	81.8									17.4		82.6			
PHF	.250	.910	.750	.000	.913	.606	.823	.000	.000	.920	.250	.000	.000	.000	.250	.788	.000	.822	.000	.816	.966



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TMC Data
McCollum Pkwy @ S Main St/Old 41 Hwy
Kennesaw, GA
7-9 AM | 4-6 PM

File Name : 49770002
Site Code : 49770002
Start Date : 12/11/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	Old 41 Hwy Northbound					S Main St Southbound					McCollum Pkwy Eastbound					McCollum Pkwy Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	3	28	39	0	70	23	80	10	0	113	4	106	19	0	129	15	59	24	0	98	410
07:15 AM	4	21	20	0	45	44	85	10	0	139	6	153	21	0	180	19	83	20	0	122	486
07:30 AM	3	25	43	0	71	49	97	11	0	157	3	183	24	0	210	29	117	14	0	160	598
07:45 AM	2	39	53	0	94	55	103	10	0	168	10	131	23	0	164	60	116	17	0	193	619
Total	12	113	155	0	280	171	365	41	0	577	23	573	87	0	683	123	375	75	0	573	2113
08:00 AM	5	49	55	0	109	54	88	12	0	154	1	197	11	0	209	38	124	16	0	178	650
08:15 AM	3	46	57	0	106	52	92	15	0	159	3	137	16	0	156	46	107	19	0	172	593
08:30 AM	9	48	56	0	113	47	86	13	0	146	6	169	14	0	189	31	85	15	0	131	579
08:45 AM	11	40	94	0	145	42	77	6	0	125	5	207	14	0	226	39	78	13	0	130	626
Total	28	183	262	0	473	195	343	46	0	584	15	710	55	0	780	154	394	63	0	611	2448
*** BREAK ***																					
04:00 PM	17	115	74	0	206	28	43	7	0	78	18	127	12	0	157	48	178	38	0	264	705
04:15 PM	15	118	71	0	204	26	50	16	0	92	14	114	10	0	138	43	147	45	0	235	669
04:30 PM	19	124	78	0	221	24	46	10	0	80	16	138	10	0	164	54	172	44	0	270	735
04:45 PM	17	120	96	0	233	20	57	11	0	88	9	113	12	0	134	67	190	54	0	311	766
Total	68	477	319	0	864	98	196	44	0	338	57	492	44	0	593	212	687	181	0	1080	2875
05:00 PM	23	105	79	0	207	28	54	20	0	102	7	119	17	0	143	49	218	48	0	315	767
05:15 PM	30	84	92	0	206	21	51	15	0	87	18	112	16	0	146	67	243	39	0	349	788
05:30 PM	19	76	71	0	166	24	53	14	0	91	4	93	7	0	104	52	206	49	0	307	668
05:45 PM	17	95	70	0	182	26	47	12	0	85	6	99	6	0	111	49	223	40	0	312	690
Total	89	360	312	0	761	99	205	61	0	365	35	423	46	0	504	217	890	176	0	1283	2913
Grand Total	197	1133	1048	0	2378	563	1109	192	0	1864	130	2198	232	0	2560	706	2346	495	0	3547	10349
Apprch %	8.3	47.6	44.1	0		30.2	59.5	10.3	0		5.1	85.9	9.1	0		19.9	66.1	14	0		
Total %	1.9	10.9	10.1	0	23	5.4	10.7	1.9	0	18	1.3	21.2	2.2	0	24.7	6.8	22.7	4.8	0	34.3	

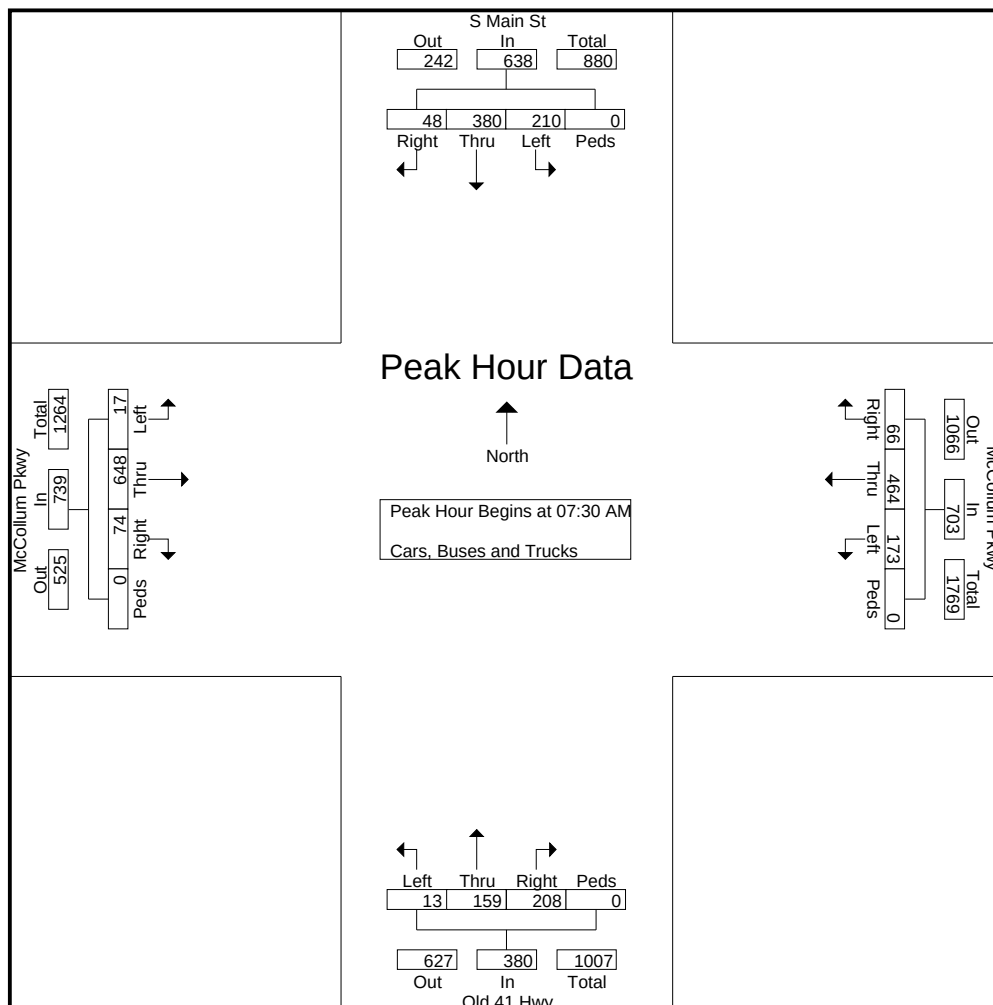
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TMC Data
McCollum Pkwy @ S Main St/Old 41 Hwy
Kennesaw, GA
7-9 AM | 4-6 PM

File Name : 49770002
Site Code : 49770002
Start Date : 12/11/2024
Page No : 2

	Old 41 Hwy Northbound					S Main St Southbound					McCollum Pkwy Eastbound					McCollum Pkwy Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	3	25	43	0	71	49	97	11	0	157	3	183	24	0	210	29	117	14	0	160	598
07:45 AM	2	39	53	0	94	55	103	10	0	168	10	131	23	0	164	60	116	17	0	193	619
08:00 AM	5	49	55	0	109	54	88	12	0	154	1	197	11	0	209	38	124	16	0	178	650
08:15 AM	3	46	57	0	106	52	92	15	0	159	3	137	16	0	156	46	107	19	0	172	593
Total Volume	13	159	208	0	380	210	380	48	0	638	17	648	74	0	739	173	464	66	0	703	2460
% App. Total		41.8	54.7			32.9	59.6					87.7				24.6					
PHF	.650	.811	.912	.000	.872	.955	.922	.800	.000	.949	.425	.822	.771	.000	.880	.721	.935	.868	.000	.911	.946



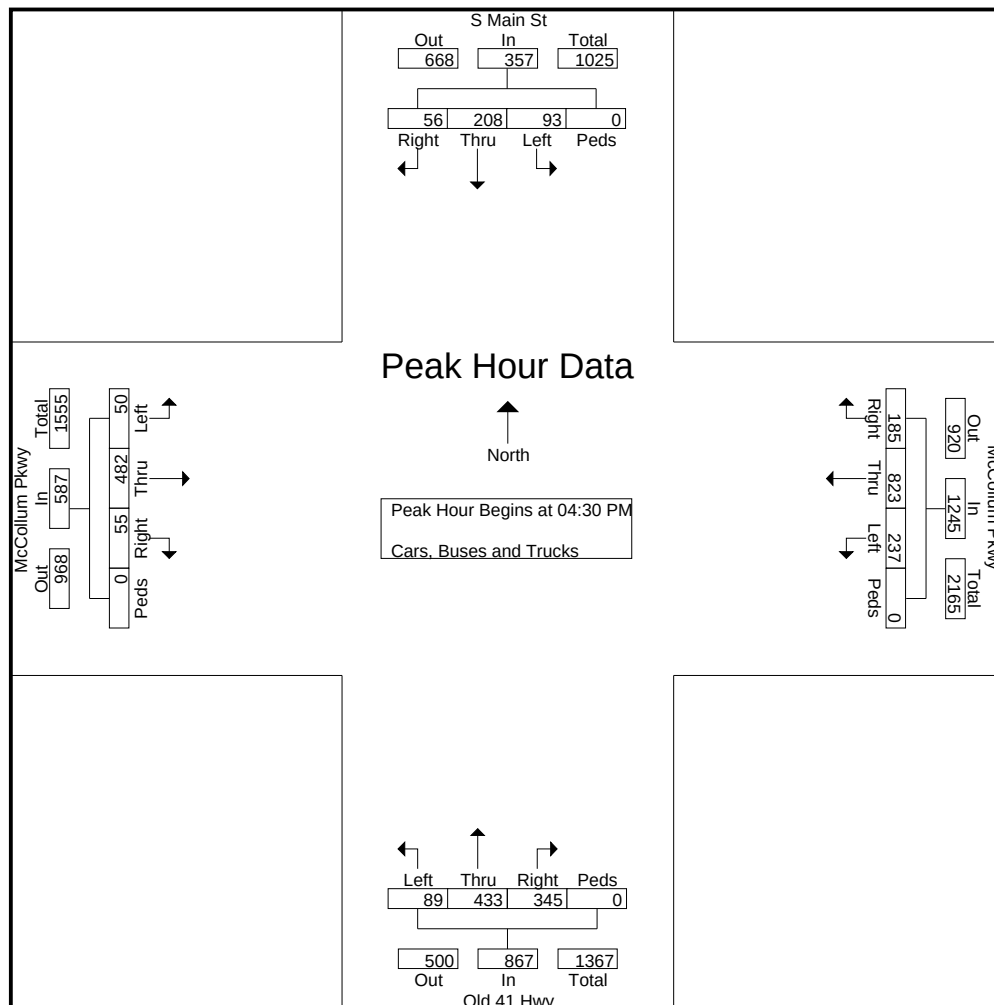
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TMC Data
McCollum Pkwy @ S Main St/Old 41 Hwy
Kennesaw, GA
7-9 AM | 4-6 PM

File Name : 49770002
Site Code : 49770002
Start Date : 12/11/2024
Page No : 3

	Old 41 Hwy Northbound					S Main St Southbound					McCollum Pkwy Eastbound					McCollum Pkwy Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	19	124	78	0	221	24	46	10	0	80	16	138	10	0	164	54	172	44	0	270	735
04:45 PM	17	120	96	0	233	20	57	11	0	88	9	113	12	0	134	67	190	54	0	311	766
05:00 PM	23	105	79	0	207	28	54	20	0	102	7	119	17	0	143	49	218	48	0	315	767
05:15 PM	30	84	92	0	206	21	51	15	0	87	18	112	16	0	146	67	243	39	0	349	788
Total Volume	89	433	345	0	867	93	208	56	0	357	50	482	55	0	587	237	823	185	0	1245	3056
% App. Total	10.3	49.9	39.8			26.1	58.3	15.7			8.2	82.1	8.2			66.1	14.9				
PHF	.742	.873	.898	.000	.930	.830	.912	.700	.000	.875	.694	.873	.809	.000	.895	.884	.847	.856	.000	.892	.970



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TMC Data
Duncan Dr @ Pine Hill Dr/Glamour Ave
Kennesaw, GA
7-9 AM | 4-6 PM

File Name : 49770003
Site Code : 49770003
Start Date : 12/11/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	Glamour Ave Northbound					Pine Hill Dr Southbound					Duncan Dr Eastbound					Duncan Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	3	0	1	0	4	0	0	6	0	6	2	18	0	0	20	0	3	0	0	3	33
07:15 AM	1	1	3	0	5	0	0	6	0	6	2	26	0	0	28	0	13	0	0	13	52
07:30 AM	1	0	1	0	2	0	1	13	0	14	2	26	1	0	29	0	10	0	0	10	55
07:45 AM	1	1	0	0	2	0	0	11	0	11	5	33	1	0	39	2	14	0	0	16	68
Total	6	2	5	0	13	0	1	36	0	37	11	103	2	0	116	2	40	0	0	42	208
08:00 AM	0	0	4	0	4	0	2	3	0	5	1	22	2	0	25	0	10	0	0	10	44
08:15 AM	0	0	0	0	0	0	0	9	0	9	4	24	1	0	29	0	7	0	0	7	45
08:30 AM	0	0	0	0	0	0	0	3	0	3	4	26	0	0	30	1	9	0	0	10	43
08:45 AM	0	0	0	0	0	0	0	3	0	3	2	23	0	0	25	1	15	0	0	16	44
Total	0	0	4	0	4	0	2	18	0	20	11	95	3	0	109	2	41	0	0	43	176
*** BREAK ***																					
04:00 PM	0	0	1	0	1	0	0	5	0	5	7	16	1	0	24	3	37	0	0	40	70
04:15 PM	0	0	1	0	1	0	0	5	0	5	9	15	1	0	25	2	39	0	0	41	72
04:30 PM	0	0	2	0	2	0	0	8	0	8	12	17	2	0	31	3	42	1	0	46	87
04:45 PM	2	1	1	0	4	0	1	9	0	10	11	14	1	0	26	0	36	0	0	36	76
Total	2	1	5	0	8	0	1	27	0	28	39	62	5	0	106	8	154	1	0	163	305
05:00 PM	1	1	1	0	3	0	1	8	0	9	7	8	0	0	15	2	42	0	0	44	71
05:15 PM	0	1	2	0	3	0	2	7	0	9	11	7	1	0	19	1	35	0	0	36	67
05:30 PM	1	1	1	0	3	0	1	2	0	3	5	4	1	0	10	1	37	0	0	38	54
05:45 PM	2	2	1	0	5	0	0	3	0	3	10	6	0	0	16	2	32	1	0	35	59
Total	4	5	5	0	14	0	4	20	0	24	33	25	2	0	60	6	146	1	0	153	251
Grand Total	12	8	19	0	39	0	8	101	0	109	94	285	12	0	391	18	381	2	0	401	940
Apprch %	30.8	20.5	48.7	0		0	7.3	92.7	0		24	72.9	3.1	0		4.5	95	0.5	0		
Total %	1.3	0.9	2	0	4.1	0	0.9	10.7	0	11.6	10	30.3	1.3	0	41.6	1.9	40.5	0.2	0	42.7	

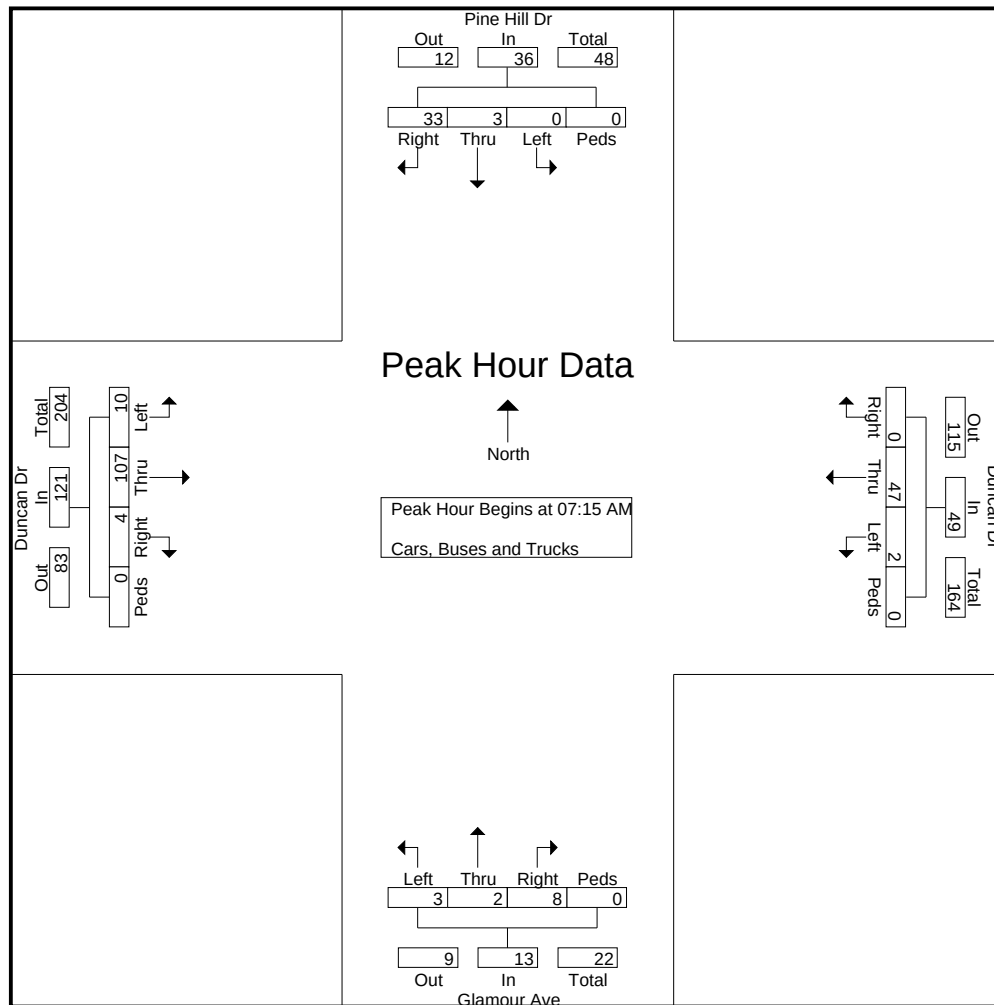
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TMC Data
Duncan Dr @ Pine Hill Dr/Glamour Ave
Kennesaw, GA
7-9 AM | 4-6 PM

File Name : 49770003
Site Code : 49770003
Start Date : 12/11/2024
Page No : 2

	Glamour Ave Northbound					Pine Hill Dr Southbound					Duncan Dr Eastbound					Duncan Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	1	1	3	0	5	0	0	6	0	6	2	26	0	0	28	0	13	0	0	13	52
07:30 AM	1	0	1	0	2	0	1	13	0	14	2	26	1	0	29	0	10	0	0	10	55
07:45 AM	1	1	0	0	2	0	0	11	0	11	5	33	1	0	39	2	14	0	0	16	68
08:00 AM	0	0	4	0	4	0	2	3	0	5	1	22	2	0	25	0	10	0	0	10	44
Total Volume	3	2	8	0	13	0	3	33	0	36	10	107	4	0	121	2	47	0	0	49	219
% App. Total	23.1	15.4	61.5					91.7				88.4					95.9				
PHF	.750	.500	.500	.000	.650	.000	.375	.635	.000	.643	.500	.811	.500	.000	.776	.250	.839	.000	.000	.766	.805



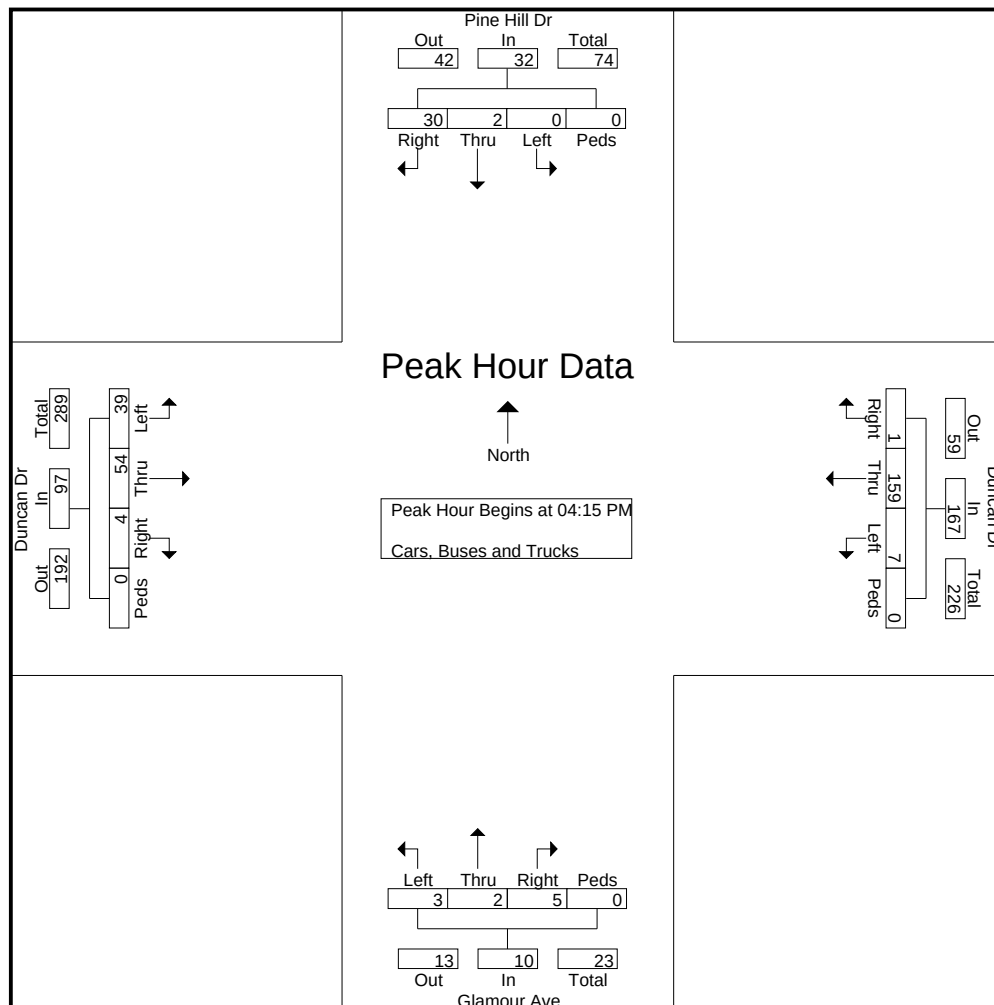
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TMC Data
Duncan Dr @ Pine Hill Dr/Glamour Ave
Kennesaw, GA
7-9 AM | 4-6 PM

File Name : 49770003
Site Code : 49770003
Start Date : 12/11/2024
Page No : 3

	Glamour Ave Northbound					Pine Hill Dr Southbound					Duncan Dr Eastbound					Duncan Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	0	0	1	0	1	0	0	5	0	5	9	15	1	0	25	2	39	0	0	41	72
04:30 PM	0	0	2	0	2	0	0	8	0	8	12	17	2	0	31	3	42	1	0	46	87
04:45 PM	2	1	1	0	4	0	1	9	0	10	11	14	1	0	26	0	36	0	0	36	76
05:00 PM	1	1	1	0	3	0	1	8	0	9	7	8	0	0	15	2	42	0	0	44	71
Total Volume	3	2	5	0	10	0	2	30	0	32	39	54	4	0	97	7	159	1	0	167	306
% App. Total								93.8			40.2	55.7					95.2				
PHF	.375	.500	.625	.000	.625	.000	.500	.833	.000	.800	.813	.794	.500	.000	.782	.583	.946	.250	.000	.908	.879



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TMC Data
Big Shanty Dr @ Duncan Dr
Kennesaw, GA
7-9 AM | 4-6 PM

File Name : 49770004
Site Code : 49770004
Start Date : 12/11/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	Duncan Dr Northbound					Southbound					Big Shanty Dr Eastbound					Big Shanty Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	0	23	0	23	0	0	0	0	0	0	82	0	0	82	4	9	0	0	13	118
07:15 AM	0	0	26	0	26	0	0	0	0	0	0	56	1	0	57	13	6	0	0	19	102
07:30 AM	0	0	27	0	27	0	0	0	0	0	0	96	1	0	97	8	11	0	0	19	143
07:45 AM	0	0	26	0	26	0	0	0	0	0	0	107	0	0	107	12	12	0	0	24	157
Total	0	0	102	0	102	0	0	0	0	0	0	341	2	0	343	37	38	0	0	75	520
08:00 AM	0	0	28	0	28	0	0	0	0	0	0	98	1	0	99	8	8	0	0	16	143
08:15 AM	0	0	22	0	22	0	0	0	0	0	0	73	2	0	75	6	9	0	0	15	112
08:30 AM	0	0	20	0	20	0	0	0	0	0	0	87	1	0	88	9	9	0	0	18	126
08:45 AM	0	0	24	0	24	0	0	0	0	0	0	61	2	0	63	13	8	0	0	21	108
Total	0	0	94	0	94	0	0	0	0	0	0	319	6	0	325	36	34	0	0	70	489
*** BREAK ***																					
04:00 PM	0	0	20	0	20	0	0	0	0	0	0	36	1	0	37	40	32	0	0	72	129
04:15 PM	0	0	13	0	13	0	0	0	0	0	0	18	0	0	18	34	37	0	0	71	102
04:30 PM	1	0	13	0	14	0	0	0	0	0	0	40	1	0	41	45	57	0	0	102	157
04:45 PM	1	0	13	0	14	0	0	0	0	0	0	30	0	0	30	36	58	0	0	94	138
Total	2	0	59	0	61	0	0	0	0	0	0	124	2	0	126	155	184	0	0	339	526
05:00 PM	0	0	5	0	5	0	0	0	0	0	0	28	0	0	28	44	64	0	0	108	141
05:15 PM	1	0	6	0	7	0	0	0	0	0	0	20	0	0	20	32	88	0	0	120	147
05:30 PM	0	0	5	0	5	0	0	0	0	0	0	27	0	0	27	39	73	0	0	112	144
05:45 PM	1	0	5	0	6	0	0	0	0	0	0	41	0	0	41	32	45	0	0	77	124
Total	2	0	21	0	23	0	0	0	0	0	0	116	0	0	116	147	270	0	0	417	556
Grand Total	4	0	276	0	280	0	0	0	0	0	0	900	10	0	910	375	526	0	0	901	2091
Apprch %	1.4	0	98.6	0		0	0	0	0		0	98.9	1.1	0		41.6	58.4	0	0		
Total %	0.2	0	13.2	0	13.4	0	0	0	0	0	0	43	0.5	0	43.5	17.9	25.2	0	0	43.1	

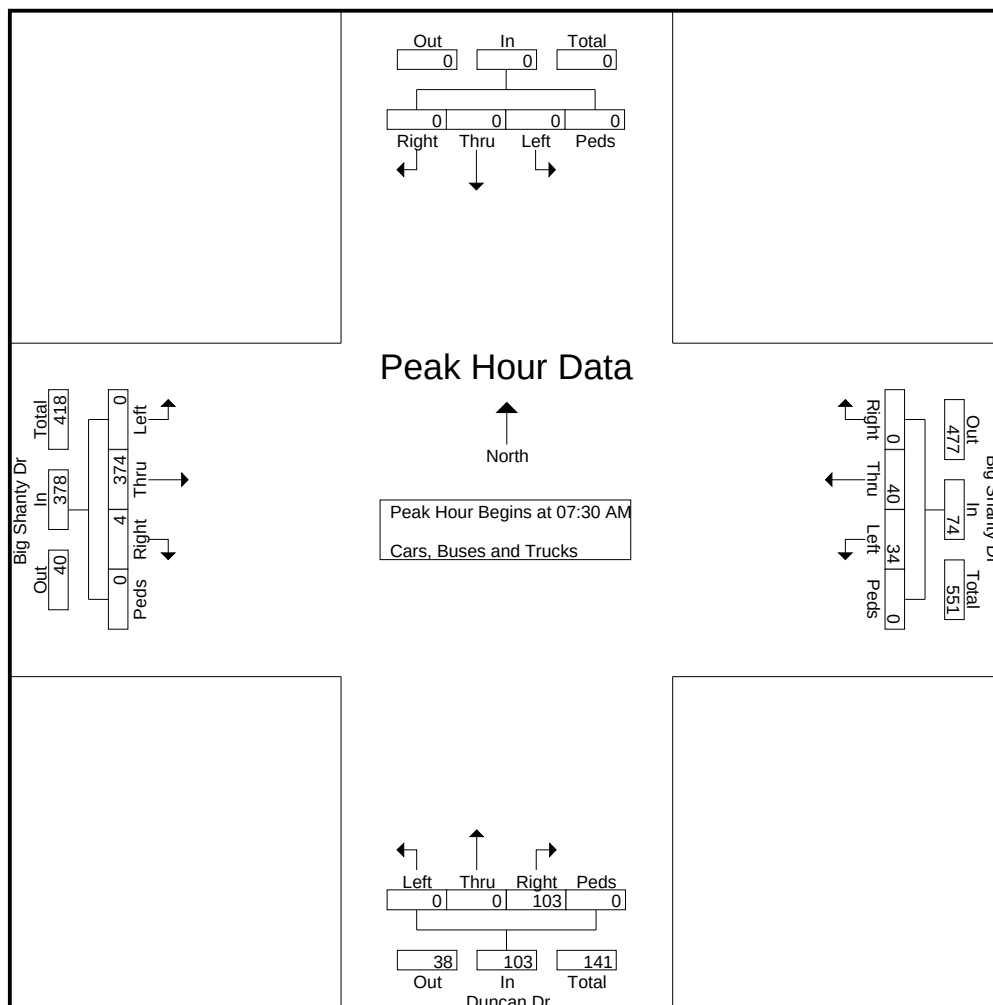
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TMC Data
Big Shanty Dr @ Duncan Dr
Kennesaw, GA
7-9 AM | 4-6 PM

File Name : 49770004
Site Code : 49770004
Start Date : 12/11/2024
Page No : 2

	Duncan Dr Northbound					Southbound					Big Shanty Dr Eastbound					Big Shanty Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	27	0	27	0	0	0	0	0	0	96	1	0	97	8	11	0	0	19	143
07:45 AM	0	0	26	0	26	0	0	0	0	0	0	107	0	0	107	12	12	0	0	24	157
08:00 AM	0	0	28	0	28	0	0	0	0	0	0	98	1	0	99	8	8	0	0	16	143
08:15 AM	0	0	22	0	22	0	0	0	0	0	0	73	2	0	75	6	9	0	0	15	112
Total Volume	0	0	103	0	103	0	0	0	0	0	0	374	4	0	378	34	40	0	0	74	555
% App. Total												98.9				45.9	54.1				
PHF	.000	.000	.920	.000	.920	.000	.000	.000	.000	.000	.000	.874	.500	.000	.883	.708	.833	.000	.000	.771	.884



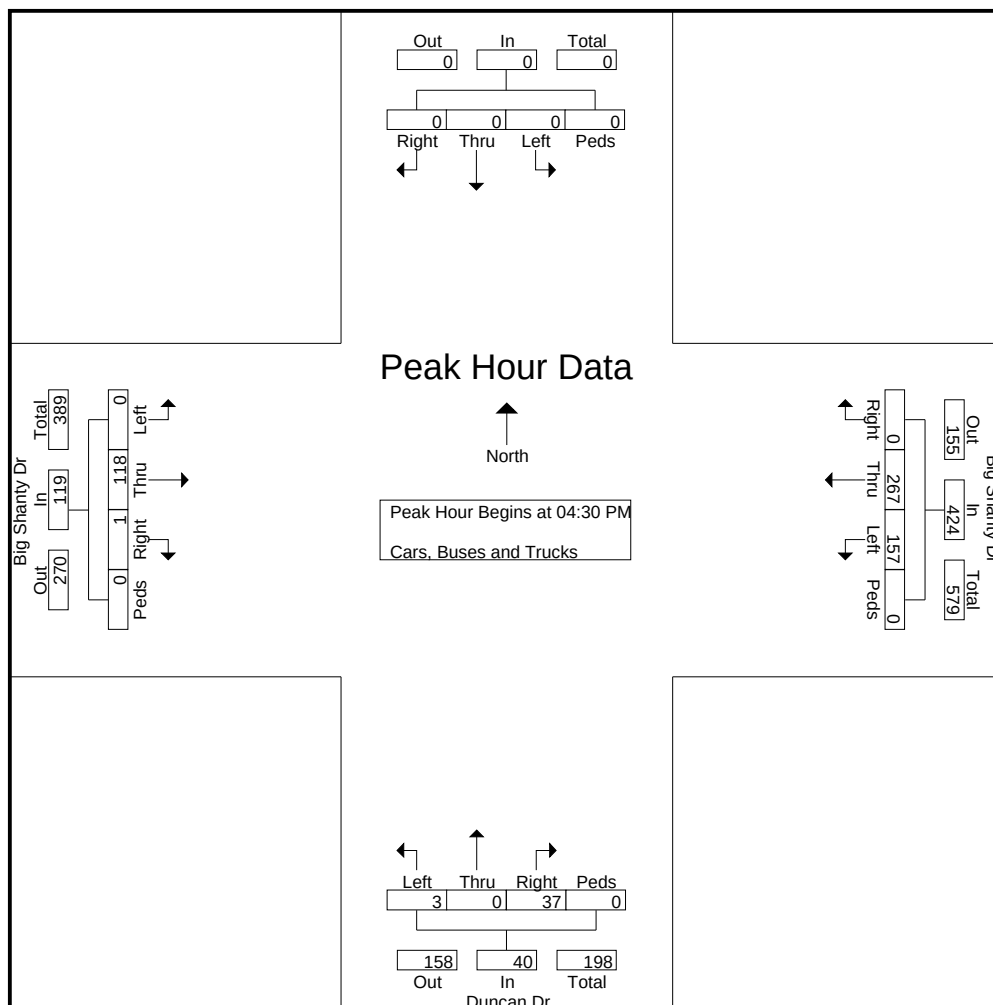
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TMC Data
Big Shanty Dr @ Duncan Dr
Kennesaw, GA
7-9 AM | 4-6 PM

File Name : 49770004
Site Code : 49770004
Start Date : 12/11/2024
Page No : 3

	Duncan Dr Northbound					Southbound					Big Shanty Dr Eastbound					Big Shanty Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	1	0	13	0	14	0	0	0	0	0	0	40	1	0	41	45	57	0	0	102	157
04:45 PM	1	0	13	0	14	0	0	0	0	0	0	30	0	0	30	36	58	0	0	94	138
05:00 PM	0	0	5	0	5	0	0	0	0	0	0	28	0	0	28	44	64	0	0	108	141
05:15 PM	1	0	6	0	7	0	0	0	0	0	0	20	0	0	20	32	88	0	0	120	147
Total Volume	3	0	37	0	40	0	0	0	0	0	0	118	1	0	119	157	267	0	0	424	583
% App. Total	92.5										99.2										
PHF	.750	.000	.712	.000	.714	.000	.000	.000	.000	.000	.000	.738	.250	.000	.726	.872	.759	.000	.000	.883	.928



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Page 1

ADT Data

Site Code: 49770101
S Main St south of Duncan Dr
Kennesaw, GA

Start Time	11-Dec-24 Wed	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		5	84			4	77				
12:15		9	115			3	92				
12:30		13	89			2	80				
12:45		5	91	32	379	5	69	14	318	46	697
01:00		5	127			4	88				
01:15		5	96			3	86				
01:30		4	100			8	82				
01:45		4	93	18	416	3	87	18	343	36	759
02:00		4	85			2	87				
02:15		5	99			2	88				
02:30		3	109			4	67				
02:45		3	103	15	396	3	71	11	313	26	709
03:00		2	141			4	73				
03:15		1	140			4	59				
03:30		6	146			6	86				
03:45		7	152	16	579	5	89	19	307	35	886
04:00		1	175			3	84				
04:15		8	178			5	73				
04:30		8	169			9	69				
04:45		9	148	26	670	15	76	32	302	58	972
05:00		16	140			14	85				
05:15		22	139			25	89				
05:30		7	135			18	67				
05:45		14	122	59	536	28	77	85	318	144	854
06:00		12	139			36	64				
06:15		14	128			55	67				
06:30		26	107			79	48				
06:45		46	97	98	471	100	46	270	225	368	696
07:00		44	77			113	49				
07:15		44	68			156	43				
07:30		37	65			149	42				
07:45		52	64	177	274	170	31	588	165	765	439
08:00		58	53			137	37				
08:15		63	45			174	21				
08:30		53	36			156	29				
08:45		58	38	232	172	118	17	585	104	817	276
09:00		59	50			92	19				
09:15		57	37			86	16				
09:30		60	30			68	18				
09:45		71	25	247	142	76	13	322	66	569	208
10:00		60	22			56	9				
10:15		54	25			59	8				
10:30		58	23			69	25				
10:45		83	17	255	87	82	19	266	61	521	148
11:00		82	21			82	21				
11:15		65	22			67	16				
11:30		105	13			84	10				
11:45		83	7	335	63	85	7	318	54	653	117
Total		1510	4185			2528	2576			4038	6761
Percent		26.5%	73.5%			49.5%	50.5%			37.4%	62.6%
Grand Total		1510	4185			2528	2576			4038	6761
Percent		26.5%	73.5%			49.5%	50.5%			37.4%	62.6%
ADT		ADT 10,799	AADT 10,799								

Appendix B

Intersection Analysis Methodology

Intersection Analysis Methodology

The methodology used for evaluating traffic operations at intersections is presented in the Transportation Research Board’s 2022 *Highway Capacity Manual*, 7th Edition (HCM 7). Synchro 12 software, which emulates the HCM 7 methodology, was used for all analyses. The following is an overview of the methodology employed for the analysis of signalized intersections and roundabouts and stop-sign controlled (unsignalized) intersections. Levels of service (LOS) are assigned letters A through F. LOS A indicates operations with very low control delay while LOS F describes operations with high control delay. LOS F is considered to be unacceptable by most drivers, while LOS E is typically considered to be the limit of acceptable delay.

Signalized Intersections and Roundabouts – Level of service for a signalized intersection and a roundabout is defined in terms of control delay per vehicle. For signalized intersections and roundabouts, a composite intersection level of service is determined. The thresholds for each level of service are higher for signalized intersections and roundabouts than for unsignalized intersections. This is attributable to a variety of factors including expectation and acceptance of higher delays at signals/roundabouts, and the fact that drivers can relax when waiting at a signal as opposed to having to remain attentive as they proceed through the unsignalized intersection. The level of service criteria for signalized intersections and roundabouts are shown in Table A.

Table A – Level of Service Criteria for Signalized Intersections and Roundabouts

Control Delay (s/veh)	LOS
≤ 10	A
> 10 and ≤ 20	B
> 20 and ≤ 35	C
> 35 and ≤ 55	D
> 55 and ≤ 80	E
> 80	F

Source: *Highway Capacity Manual 7*

Unsignalized Intersections – Level of service for an unsignalized intersection is defined in terms of control delay per vehicle. Control delay is that portion of delay attributable to the control device and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The delays at unsignalized intersections are based on gap acceptance theory, factoring in availability of gaps, usefulness of the gaps, and the priority of right-of-way given to each traffic stream. The level of service criteria for unsignalized intersections are presented in Table B.

Table B – Level of Service Criteria for Unsignalized Intersections

Control Delay (s/veh)	LOS
0 – 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Source: *Highway Capacity Manual 7*

Appendix C

Existing Intersection Operational Analysis

South Main Phase 2, Kennesaw

1: S Main Street & private driveway/Duncan Drive

existing a.m.

Intersection												
Int Delay, s/veh	2.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	0	23	0	37	0	200	27	120	574	0
Future Vol, veh/h	1	0	0	23	0	37	0	200	27	120	574	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	200	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	25	25	25	83	83	83	92	92	92	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	4	2	2	4	2
Mvmt Flow	4	0	0	28	0	45	0	217	29	132	631	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1112	1141	631	1127	1127	232	631	0	0	247	0	0
Stage 1	895	895	-	232	232	-	-	-	-	-	-	-
Stage 2	217	247	-	895	895	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	186	201	481	182	205	807	952	-	-	1319	-	-
Stage 1	335	359	-	771	713	-	-	-	-	-	-	-
Stage 2	785	702	-	335	359	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	158	181	481	164	184	807	952	-	-	1319	-	-
Mov Cap-2 Maneuver	158	181	-	164	184	-	-	-	-	-	-	-
Stage 1	302	323	-	771	713	-	-	-	-	-	-	-
Stage 2	742	702	-	302	323	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Ctrl Dly, s/v	28.34		18.04		0		1.39					
HCM LOS	D		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1WBLn2	SBL	SBT	SBR					
Capacity (veh/h)	952	-	-	158	164	807	1319	-	-			
HCM Lane V/C Ratio	-	-	-	0.025	0.169	0.055	0.1	-	-			
HCM Ctrl Dly (s/v)	0	-	-	28.3	31.4	9.7	8	-	-			
HCM Lane LOS	A	-	-	D	D	A	A	-	-			
HCM 95th %tile Q(veh)	0	-	-	0.1	0.6	0.2	0.3	-	-			

South Main Phase 2, Kennesaw

2: Old Highway 41/S Main Street & McCollum Parkway

existing a.m.

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	17	648	74	173	464	66	13	159	208	210	380	48
Future Volume (veh/h)	17	648	74	173	464	66	13	159	208	210	380	48
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1841	1856	1856	1841	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	19	736	0	190	510	0	15	183	239	221	400	51
Peak Hour Factor	0.88	0.88	0.88	0.91	0.91	0.91	0.87	0.87	0.87	0.95	0.95	0.95
Percent Heavy Veh, %	3	4	3	3	4	3	3	3	3	3	3	3
Cap, veh/h	331	952		283	1165		399	564	478	319	1193	151
Arrive On Green	0.02	0.27	0.00	0.08	0.33	0.00	0.02	0.30	0.30	0.09	0.38	0.38
Sat Flow, veh/h	1767	3497	1572	3428	3497	1572	1767	1856	1572	3428	3148	399
Grp Volume(v), veh/h	19	736	0	190	510	0	15	183	239	221	223	228
Grp Sat Flow(s),veh/h/ln	1767	1749	1572	1714	1749	1572	1767	1856	1572	1714	1763	1784
Q Serve(g_s), s	0.6	14.1	0.0	3.9	8.3	0.0	0.4	5.5	9.1	4.5	6.5	6.6
Cycle Q Clear(g_c), s	0.6	14.1	0.0	3.9	8.3	0.0	0.4	5.5	9.1	4.5	6.5	6.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.22
Lane Grp Cap(c), veh/h	331	952		283	1165		399	564	478	319	668	676
V/C Ratio(X)	0.06	0.77		0.67	0.44		0.04	0.32	0.50	0.69	0.33	0.34
Avail Cap(c_a), veh/h	427	1374		496	1615		502	564	478	543	668	676
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.4	24.3	0.0	32.3	18.9	0.0	16.8	19.5	20.7	31.9	16.0	16.0
Incr Delay (d2), s/veh	0.1	1.7	0.0	2.7	0.3	0.0	0.0	1.5	3.7	2.7	1.3	1.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	5.4	0.0	1.6	3.0	0.0	0.2	2.5	3.4	1.9	2.7	2.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	18.4	26.1	0.0	35.1	19.2	0.0	16.9	21.0	24.4	34.6	17.4	17.4
LnGrp LOS	B	C		D	B		B	C	C	C	B	B
Approach Vol, veh/h	755			700			437			672		
Approach Delay, s/veh	25.9			23.5			22.8			23.0		
Approach LOS	C			C			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	11.3	26.5	10.5	24.3	5.8	32.0	6.1	28.7				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5				
Max Green Setting (Gmax), s	11.5	21.5	10.5	28.5	5.5	27.5	5.5	33.5				
Max Q Clear Time (g_c+I1), s	6.5	11.1	5.9	16.1	2.4	8.6	2.6	10.3				
Green Ext Time (p_c), s	0.3	1.3	0.2	3.7	0.0	2.4	0.0	3.1				

Intersection Summary

HCM 7th Control Delay, s/veh	23.9
HCM 7th LOS	C

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

South Main Phase 2, Kennesaw

3: Phase 1 Access/Pine Hill Drive & Duncan Drive

existing a.m.

Intersection												
Int Delay, s/veh	2.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗		↕			↕			↕	
Traffic Vol, veh/h	10	107	4	2	47	0	3	2	8	0	3	33
Future Vol, veh/h	10	107	4	2	47	0	3	2	8	0	3	33
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	150	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	77	77	77	65	65	65	64	64	64
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	137	5	3	61	0	5	3	12	0	5	52
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	61	0	0	142	0	0	231	229	137	231	234	61
Stage 1	-	-	-	-	-	-	163	163	-	66	66	-
Stage 2	-	-	-	-	-	-	69	66	-	164	168	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1542	-	-	1440	-	-	723	671	911	724	666	1004
Stage 1	-	-	-	-	-	-	839	763	-	944	840	-
Stage 2	-	-	-	-	-	-	942	840	-	838	759	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1542	-	-	1440	-	-	674	663	911	704	659	1004
Mov Cap-2 Maneuver	-	-	-	-	-	-	674	663	-	704	659	-
Stage 1	-	-	-	-	-	-	832	756	-	942	838	-
Stage 2	-	-	-	-	-	-	887	838	-	816	753	-
Approach	EB			WB			NB			SB		
HCM Ctrl Dly, s/v	0.61			0.31			9.61			8.97		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	800	154	-	-	73	-	-	962				
HCM Lane V/C Ratio	0.025	0.008	-	-	0.002	-	-	0.058				
HCM Ctrl Dly (s/v)	9.6	7.4	0	-	7.5	0	-	9				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.2				

South Main Phase 2, Kennesaw
4: Duncan Drive & Big Shanty Drive

existing a.m.

Intersection						
Int Delay, s/veh	2.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	374	4	34	40	0	103
Future Vol, veh/h	374	4	34	40	0	103
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	77	77	92	92
Heavy Vehicles, %	4	2	2	4	2	2
Mvmt Flow	425	5	44	52	0	112
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	430	0	568	427
Stage 1	-	-	-	-	427	-
Stage 2	-	-	-	-	140	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1130	-	485	627
Stage 1	-	-	-	-	658	-
Stage 2	-	-	-	-	887	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1130	-	465	627
Mov Cap-2 Maneuver	-	-	-	-	465	-
Stage 1	-	-	-	-	658	-
Stage 2	-	-	-	-	851	-
Approach	EB	WB		NB		
HCM Ctrl Dly, s/v	0	3.82		11.98		
HCM LOS				B		
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	627	-	-	827	-	
HCM Lane V/C Ratio	0.178	-	-	0.039	-	
HCM Ctrl Dly (s/v)	12	-	-	8.3	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.6	-	-	0.1	-	

South Main Phase 2, Kennesaw

1: S Main Street & private driveway/Duncan Drive

existing p.m.

Intersection												
Int Delay, s/veh	5.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	0	41	0	194	1	608	45	63	283	0
Future Vol, veh/h	1	0	0	41	0	194	1	608	45	63	283	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	200	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	25	25	25	82	82	82	91	91	91	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	4	2	2	4	2
Mvmt Flow	4	0	0	50	0	237	1	668	49	68	308	0
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	1115	1164	308	1140	1140	693	308	0	0	718	0	0
Stage 1	445	445	-	695	695	-	-	-	-	-	-	-
Stage 2	670	720	-	445	445	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	185	194	732	178	201	443	1253	-	-	883	-	-
Stage 1	593	575	-	433	444	-	-	-	-	-	-	-
Stage 2	446	432	-	593	575	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	80	179	732	164	185	443	1253	-	-	883	-	-
Mov Cap-2 Maneuver	80	179	-	164	185	-	-	-	-	-	-	-
Stage 1	547	530	-	432	443	-	-	-	-	-	-	-
Stage 2	208	432	-	547	530	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Ctrl Dly, s/v	52.61		24.51			0.01			1.71			
HCM LOS	F		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1WBLn2	SBL	SBT	SBR					
Capacity (veh/h)	3	-	-	80	164	443	883	-	-			
HCM Lane V/C Ratio	0.001	-	-	0.05	0.305	0.534	0.078	-	-			
HCM Ctrl Dly (s/v)	7.9	0	-	52.6	36.3	22	9.4	-	-			
HCM Lane LOS	A	A	-	F	E	C	A	-	-			
HCM 95th %tile Q(veh)	0	-	-	0.2	1.2	3.1	0.3	-	-			

South Main Phase 2, Kennesaw

2: Old Highway 41/S Main Street & McCollum Parkway

existing p.m.

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	50	482	55	237	823	185	89	433	345	93	208	56
Future Volume (veh/h)	50	482	55	237	823	185	89	433	345	93	208	56
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1841	1856	1856	1841	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	56	536	0	266	925	0	96	466	371	106	236	64
Peak Hour Factor	0.90	0.90	0.90	0.89	0.89	0.89	0.93	0.93	0.93	0.88	0.88	0.88
Percent Heavy Veh, %	3	4	3	3	4	3	3	3	3	3	3	3
Cap, veh/h	198	872		353	1080		524	705	597	186	1050	279
Arrive On Green	0.04	0.25	0.00	0.10	0.31	0.00	0.05	0.38	0.38	0.05	0.38	0.38
Sat Flow, veh/h	1767	3497	1572	3428	3497	1572	1767	1856	1572	3428	2756	731
Grp Volume(v), veh/h	56	536	0	266	925	0	96	466	371	106	149	151
Grp Sat Flow(s),veh/h/ln	1767	1749	1572	1714	1749	1572	1767	1856	1572	1714	1763	1724
Q Serve(g_s), s	2.0	11.4	0.0	6.4	20.9	0.0	2.7	17.5	16.1	2.5	4.8	5.0
Cycle Q Clear(g_c), s	2.0	11.4	0.0	6.4	20.9	0.0	2.7	17.5	16.1	2.5	4.8	5.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.42
Lane Grp Cap(c), veh/h	198	872		353	1080		524	705	597	186	672	657
V/C Ratio(X)	0.28	0.61		0.75	0.86		0.18	0.66	0.62	0.57	0.22	0.23
Avail Cap(c_a), veh/h	227	917		504	1224		545	705	597	224	672	657
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.4	28.0	0.0	36.8	27.4	0.0	14.5	21.6	21.2	38.9	17.6	17.7
Incr Delay (d2), s/veh	0.8	1.1	0.0	3.9	5.6	0.0	0.2	4.8	4.8	2.7	0.8	0.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	4.6	0.0	2.7	8.8	0.0	1.0	8.0	6.1	1.1	2.0	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	24.2	29.2	0.0	40.7	33.0	0.0	14.7	26.5	26.0	41.6	18.4	18.5
LnGrp LOS	C	C		D	C		B	C	C	D	B	B
Approach Vol, veh/h	592		1191				933		406			
Approach Delay, s/veh	28.7		34.7				25.1		24.5			
Approach LOS	C		C				C		C			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	9.1	36.5	13.2	25.5	9.0	36.6	8.2	30.5				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5				
Max Green Setting (Gmax), s	5.5	32.0	12.4	22.1	5.5	32.0	5.0	29.5				
Max Q Clear Time (g_c+l1), s	4.5	19.5	8.4	13.4	4.7	7.0	4.0	22.9				
Green Ext Time (p_c), s	0.0	3.5	0.3	2.1	0.0	1.7	0.0	3.1				
Intersection Summary												
HCM 7th Control Delay, s/veh				29.4								
HCM 7th LOS				C								
Notes												
Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.												

South Main Phase 2, Kennesaw

3: Phase 1 Access/Pine Hill Drive & Duncan Drive

existing p.m.

Intersection												
Int Delay, s/veh	2.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗		↕			↕			↕	
Traffic Vol, veh/h	39	54	4	7	159	1	3	2	5	0	2	30
Future Vol, veh/h	39	54	4	7	159	1	3	2	5	0	2	30
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	150	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	91	91	91	63	63	63	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	50	69	5	8	175	1	5	3	8	0	3	38
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	176	0	0	74	0	0	361	360	69	361	365	175
Stage 1	-	-	-	-	-	-	169	169	-	191	191	-
Stage 2	-	-	-	-	-	-	191	191	-	171	174	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1400	-	-	1525	-	-	595	567	994	594	563	868
Stage 1	-	-	-	-	-	-	833	759	-	811	743	-
Stage 2	-	-	-	-	-	-	810	742	-	831	755	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1400	-	-	1525	-	-	543	542	994	561	539	868
Mov Cap-2 Maneuver	-	-	-	-	-	-	543	542	-	561	539	-
Stage 1	-	-	-	-	-	-	802	730	-	807	738	-
Stage 2	-	-	-	-	-	-	768	738	-	790	727	-
Approach	EB			WB			NB			SB		
HCM Ctrl Dly, s/v	3.08			0.31			10.25			9.52		
HCM LOS							B			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	702	755	-	-	75	-	-	836				
HCM Lane V/C Ratio	0.023	0.036	-	-	0.005	-	-	0.048				
HCM Ctrl Dly (s/v)	10.2	7.7	0	-	7.4	0	-	9.5				
HCM Lane LOS	B	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	0.2				

South Main Phase 2, Kennesaw
4: Duncan Drive & Big Shanty Drive

existing p.m.

Intersection						
Int Delay, s/veh	2.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	118	1	157	267	3	37
Future Vol, veh/h	118	1	157	267	3	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	73	73	88	88	71	71
Heavy Vehicles, %	4	2	2	4	2	2
Mvmt Flow	162	1	178	303	4	52
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	163	0	823	162
Stage 1	-	-	-	-	162	-
Stage 2	-	-	-	-	660	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1416	-	343	882
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	514	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1416	-	291	882
Mov Cap-2 Maneuver	-	-	-	-	291	-
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	436	-
Approach	EB	WB		NB		
HCM Ctrl Dly, s/v	0	2.93		10.07		
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	766	-	-	667	-	
HCM Lane V/C Ratio	0.074	-	-	0.126	-	
HCM Ctrl Dly (s/v)	10.1	-	-	7.9	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.2	-	-	0.4	-	

Appendix D

No-Build Intersection Operational Analysis

South Main Phase 2, Kennesaw

1: S Main Street & private driveway/Duncan Drive

no-build a.m.

Intersection												
Int Delay, s/veh	2.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕		↕	↕	
Traffic Vol, veh/h	1	0	0	24	0	51	0	218	28	130	607	0
Future Vol, veh/h	1	0	0	24	0	51	0	218	28	130	607	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	200	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	25	25	25	84	84	84	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	4	2	2	4	2
Mvmt Flow	4	0	0	29	0	61	0	234	30	140	653	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1167	1197	653	1182	1182	249	653	0	0	265	0	0
Stage 1	932	932	-	249	249	-	-	-	-	-	-	-
Stage 2	234	265	-	932	932	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	171	186	467	167	190	789	934	-	-	1300	-	-
Stage 1	320	345	-	755	700	-	-	-	-	-	-	-
Stage 2	769	690	-	320	345	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	141	166	467	149	169	789	934	-	-	1300	-	-
Mov Cap-2 Maneuver	141	166	-	149	169	-	-	-	-	-	-	-
Stage 1	285	308	-	755	700	-	-	-	-	-	-	-
Stage 2	710	690	-	285	308	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Ctrl Dly, s/v	31.35		17.92		0		1.43	
HCM LOS	D		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1WBLn2	SBL	SBT	SBR
Capacity (veh/h)	934	-	-	141 149 789	1300	-	-
HCM Lane V/C Ratio	-	-	-	0.028 0.192 0.077	0.108	-	-
HCM Ctrl Dly (s/v)	0	-	-	31.4 34.9 9.9	8.1	-	-
HCM Lane LOS	A	-	-	D D A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1 0.7 0.2	0.4	-	-

South Main Phase 2, Kennesaw

2: Old Highway 41/S Main Street & McCollum Parkway

no-build a.m.

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	28	681	78	182	488	72	14	177	219	227	424	70
Future Volume (veh/h)	28	681	78	182	488	72	14	177	219	227	424	70
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1841	1856	1856	1841	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	31	765	0	198	530	0	16	201	249	236	442	73
Peak Hour Factor	0.89	0.89	0.89	0.92	0.92	0.92	0.88	0.88	0.88	0.96	0.96	0.96
Percent Heavy Veh, %	3	4	3	3	4	3	3	3	3	3	3	3
Cap, veh/h	342	985		291	1171		360	538	456	334	1117	183
Arrive On Green	0.03	0.28	0.00	0.09	0.33	0.00	0.02	0.29	0.29	0.10	0.37	0.37
Sat Flow, veh/h	1767	3497	1572	3428	3497	1572	1767	1856	1572	3428	3031	498
Grp Volume(v), veh/h	31	765	0	198	530	0	16	201	249	236	256	259
Grp Sat Flow(s),veh/h/ln	1767	1749	1572	1714	1749	1572	1767	1856	1572	1714	1763	1766
Q Serve(g_s), s	0.9	14.7	0.0	4.1	8.7	0.0	0.5	6.3	9.8	4.9	7.9	8.0
Cycle Q Clear(g_c), s	0.9	14.7	0.0	4.1	8.7	0.0	0.5	6.3	9.8	4.9	7.9	8.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.28
Lane Grp Cap(c), veh/h	342	985		291	1171		360	538	456	334	650	651
V/C Ratio(X)	0.09	0.78		0.68	0.45		0.04	0.37	0.55	0.71	0.39	0.40
Avail Cap(c_a), veh/h	406	1409		491	1671		447	538	456	538	650	651
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.7	24.2	0.0	32.5	19.1	0.0	17.7	20.7	21.9	32.0	17.1	17.1
Incr Delay (d2), s/veh	0.1	1.8	0.0	2.8	0.3	0.0	0.1	2.0	4.6	2.7	1.8	1.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	5.7	0.0	1.7	3.2	0.0	0.2	2.9	3.8	2.1	3.2	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	17.8	26.0	0.0	35.3	19.4	0.0	17.7	22.7	26.6	34.8	18.9	18.9
LnGrp LOS	B	C		D	B		B	C	C	C	B	B
Approach Vol, veh/h	796			728			466			751		
Approach Delay, s/veh	25.6			23.7			24.6			23.9		
Approach LOS	C			C			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	11.6	25.7	10.7	25.1	5.9	31.5	6.8	29.0				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5				
Max Green Setting (Gmax), s	11.5	20.5	10.5	29.5	5.0	27.0	5.0	35.0				
Max Q Clear Time (g_c+I1), s	6.9	11.8	6.1	16.7	2.5	10.0	2.9	10.7				
Green Ext Time (p_c), s	0.3	1.3	0.2	3.9	0.0	2.8	0.0	3.3				
Intersection Summary												
HCM 7th Control Delay, s/veh				24.5								
HCM 7th LOS				C								
Notes												
Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.												

South Main Phase 2, Kennesaw

3: Phase 1 Access/Pine Hill Drive & Duncan Drive

no-build a.m.

Intersection												
Int Delay, s/veh	5.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗		↕			↕			↕	
Traffic Vol, veh/h	11	112	8	14	49	0	15	28	40	0	14	35
Future Vol, veh/h	11	112	8	14	49	0	15	28	40	0	14	35
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	150	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	78	78	78	70	70	70	65	65	65
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	142	10	18	63	0	21	40	57	0	22	54
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	63	0	0	152	0	0	279	268	142	288	278	63
Stage 1	-	-	-	-	-	-	170	170	-	99	99	-
Stage 2	-	-	-	-	-	-	109	99	-	190	180	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1540	-	-	1429	-	-	673	638	906	664	630	1002
Stage 1	-	-	-	-	-	-	832	758	-	908	813	-
Stage 2	-	-	-	-	-	-	896	813	-	812	751	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1540	-	-	1429	-	-	601	623	906	570	615	1002
Mov Cap-2 Maneuver	-	-	-	-	-	-	601	623	-	570	615	-
Stage 1	-	-	-	-	-	-	824	751	-	896	803	-
Stage 2	-	-	-	-	-	-	814	803	-	713	743	-
Approach	EB			WB			NB			SB		
HCM Ctrl Dly, s/v	0.62			1.68			10.91			9.65		
HCM LOS							B			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	728	161	-	-	400	-	-	849				
HCM Lane V/C Ratio	0.163	0.009	-	-	0.013	-	-	0.089				
HCM Ctrl Dly (s/v)	10.9	7.4	0	-	7.6	0	-	9.7				
HCM Lane LOS	B	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0.6	0	-	-	0	-	-	0.3				

South Main Phase 2, Kennesaw
4: Duncan Drive & Big Shanty Drive

no-build a.m.

Intersection						
Int Delay, s/veh	3.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	393	4	48	42	0	140
Future Vol, veh/h	393	4	48	42	0	140
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	78	78	93	93
Heavy Vehicles, %	4	2	2	4	2	2
Mvmt Flow	442	4	62	54	0	151
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	446	0	621	444
Stage 1	-	-	-	-	444	-
Stage 2	-	-	-	-	177	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1114	-	451	614
Stage 1	-	-	-	-	647	-
Stage 2	-	-	-	-	854	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1114	-	425	614
Mov Cap-2 Maneuver	-	-	-	-	425	-
Stage 1	-	-	-	-	647	-
Stage 2	-	-	-	-	805	-
Approach	EB	WB		NB		
HCM Ctrl Dly, s/v	0	4.49		12.76		
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	614	-	-	960	-	
HCM Lane V/C Ratio	0.245	-	-	0.055	-	
HCM Ctrl Dly (s/v)	12.8	-	-	8.4	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	1	-	-	0.2	-	

South Main Phase 2, Kennesaw
5: S Main Street & Phase 1 Access

no-build a.m.

Intersection						
Int Delay, s/veh	1.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	53	9	236	25	7	666
Future Vol, veh/h	53	9	236	25	7	666
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	150	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	90	90	93	93
Heavy Vehicles, %	2	2	3	2	2	3
Mvmt Flow	71	12	262	28	8	716
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	993	262	0	0	290	0
Stage 1	262	-	-	-	-	-
Stage 2	731	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	272	776	-	-	1272	-
Stage 1	782	-	-	-	-	-
Stage 2	476	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	270	776	-	-	1272	-
Mov Cap-2 Maneuver	270	-	-	-	-	-
Stage 1	782	-	-	-	-	-
Stage 2	473	-	-	-	-	-
Approach	WB	NB	SB			
HCM Ctrl Dly, s/v	21.04	0	0.08			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1WBLn2	SBL	SBT		
Capacity (veh/h)	-	- 270 776 1272			-	
HCM Lane V/C Ratio	-	- 0.261 0.015 0.006			-	
HCM Ctrl Dly (s/v)	-	- 23 9.7 7.8			-	
HCM Lane LOS	-	- C A A			-	
HCM 95th %tile Q(veh)	-	- 1 0 0			-	

South Main Phase 2, Kennesaw

1: S Main Street & private driveway/Duncan Drive

no-build p.m.

Intersection												
Int Delay, s/veh	6.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	0	43	0	213	1	649	47	78	309	0
Future Vol, veh/h	1	0	0	43	0	213	1	649	47	78	309	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	200	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	25	25	25	84	84	84	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	4	2	2	4	2
Mvmt Flow	4	0	0	51	0	254	1	698	51	84	332	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1200	1251	332	1225	1225	723	332	0	0	748	0	0
Stage 1	500	500	-	725	725	-	-	-	-	-	-	-
Stage 2	700	751	-	500	500	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	162	173	709	156	179	426	1227	-	-	860	-	-
Stage 1	553	543	-	416	430	-	-	-	-	-	-	-
Stage 2	430	419	-	553	543	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	59	156	709	140	161	426	1227	-	-	860	-	-
Mov Cap-2 Maneuver	59	156	-	140	161	-	-	-	-	-	-	-
Stage 1	499	490	-	416	429	-	-	-	-	-	-	-
Stage 2	174	418	-	499	490	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Ctrl Dly, s/v	70.3		28.41		0.01		1.94					
HCM LOS	F		D									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1WBLn2	SBL	SBT	SBR					
Capacity (veh/h)	3	-	-	59	140	426	860	-	-			
HCM Lane V/C Ratio	0.001	-	-	0.068	0.365	0.595	0.097	-	-			
HCM Ctrl Dly (s/v)	7.9	0	-	70.3	44.8	25.1	9.6	-	-			
HCM Lane LOS	A	A	-	F	E	D	A	-	-			
HCM 95th %tile Q(veh)	0	-	-	0.2	1.5	3.8	0.3	-	-			

South Main Phase 2, Kennesaw

2: Old Highway 41/S Main Street & McCollum Parkway

no-build p.m.

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	50	507	58	249	865	203	94	461	363	104	241	83
Future Volume (veh/h)	50	507	58	249	865	203	94	461	363	104	241	83
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1841	1856	1856	1841	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	55	557	0	274	951	0	100	490	386	117	271	93
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.94	0.94	0.94	0.89	0.89	0.89
Percent Heavy Veh, %	3	4	3	3	4	3	3	3	3	3	3	3
Cap, veh/h	194	879		360	1097		486	699	592	189	981	329
Arrive On Green	0.04	0.25	0.00	0.11	0.31	0.00	0.05	0.38	0.38	0.06	0.38	0.38
Sat Flow, veh/h	1767	3497	1572	3428	3497	1572	1767	1856	1572	3428	2592	870
Grp Volume(v), veh/h	55	557	0	274	951	0	100	490	386	117	182	182
Grp Sat Flow(s),veh/h/ln	1767	1749	1572	1714	1749	1572	1767	1856	1572	1714	1763	1699
Q Serve(g_s), s	1.9	12.1	0.0	6.6	21.8	0.0	2.9	19.0	17.2	2.8	6.1	6.3
Cycle Q Clear(g_c), s	1.9	12.1	0.0	6.6	21.8	0.0	2.9	19.0	17.2	2.8	6.1	6.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.51
Lane Grp Cap(c), veh/h	194	879		360	1097		486	699	592	189	667	643
V/C Ratio(X)	0.28	0.63		0.76	0.87		0.21	0.70	0.65	0.62	0.27	0.28
Avail Cap(c_a), veh/h	222	902		508	1214		510	699	592	222	667	643
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.6	28.3	0.0	37.0	27.5	0.0	14.9	22.4	21.9	39.3	18.3	18.4
Incr Delay (d2), s/veh	0.8	1.4	0.0	4.2	6.4	0.0	0.2	5.8	5.5	3.9	1.0	1.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	4.8	0.0	2.8	9.2	0.0	1.1	8.8	6.6	1.3	2.5	2.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	24.4	29.7	0.0	41.2	33.9	0.0	15.1	28.2	27.4	43.2	19.3	19.5
LnGrp LOS	C	C		D	C		B	C	C	D	B	B
Approach Vol, veh/h	612			1225			976			481		
Approach Delay, s/veh	29.3			35.5			26.5			25.2		
Approach LOS	C			D			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	9.2	36.5	13.4	25.8	9.0	36.7	8.1	31.1				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5				
Max Green Setting (Gmax), s	5.5	32.0	12.6	21.9	5.7	31.8	5.0	29.5				
Max Q Clear Time (g_c+I1), s	4.8	21.0	8.6	14.1	4.9	8.3	3.9	23.8				
Green Ext Time (p_c), s	0.0	3.4	0.3	2.1	0.0	2.1	0.0	2.9				

Intersection Summary

HCM 7th Control Delay, s/veh	30.2
HCM 7th LOS	C

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

South Main Phase 2, Kennesaw

3: Phase 1 Access/Pine Hill Drive & Duncan Drive

no-build p.m.

Intersection												
Int Delay, s/veh	5.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	41	57	16	46	165	1	14	26	32	0	34	32
Future Vol, veh/h	41	57	16	46	165	1	14	26	32	0	34	32
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	150	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	93	93	93	75	75	75	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	52	72	20	49	177	1	19	35	43	0	41	39
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	178	0	0	92	0	0	473	453	72	470	473	178
Stage 1	-	-	-	-	-	-	176	176	-	277	277	-
Stage 2	-	-	-	-	-	-	297	277	-	193	196	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1397	-	-	1502	-	-	501	502	990	504	490	865
Stage 1	-	-	-	-	-	-	826	753	-	729	681	-
Stage 2	-	-	-	-	-	-	712	681	-	808	738	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1397	-	-	1502	-	-	405	465	990	415	453	865
Mov Cap-2 Maneuver	-	-	-	-	-	-	405	465	-	415	453	-
Stage 1	-	-	-	-	-	-	793	724	-	703	656	-
Stage 2	-	-	-	-	-	-	613	656	-	708	709	-
Approach	EB			WB			NB			SB		
HCM Ctrl Dly, s/v	2.76			1.62			12.34			12.07		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	586	753	-	-	390	-	-	589				
HCM Lane V/C Ratio	0.164	0.037	-	-	0.033	-	-	0.137				
HCM Ctrl Dly (s/v)	12.3	7.7	0	-	7.5	0	-	12.1				
HCM Lane LOS	B	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.6	0.1	-	-	0.1	-	-	0.5				

South Main Phase 2, Kennesaw
4: Duncan Drive & Big Shanty Drive

no-build p.m.

Intersection						
Int Delay, s/veh	3.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	124	1	202	281	3	66
Future Vol, veh/h	124	1	202	281	3	66
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	73	73	90	90	73	73
Heavy Vehicles, %	4	2	2	4	2	2
Mvmt Flow	170	1	224	312	4	90
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	171	0	932	171
Stage 1	-	-	-	-	171	-
Stage 2	-	-	-	-	761	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1406	-	296	873
Stage 1	-	-	-	-	859	-
Stage 2	-	-	-	-	461	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1406	-	239	873
Mov Cap-2 Maneuver	-	-	-	-	239	-
Stage 1	-	-	-	-	859	-
Stage 2	-	-	-	-	372	-
Approach	EB	WB		NB		
HCM Ctrl Dly, s/v	0	3.37		10.23		
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	783	-	-	753	-	
HCM Lane V/C Ratio	0.121	-	-	0.16	-	
HCM Ctrl Dly (s/v)	10.2	-	-	8	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.4	-	-	0.6	-	

South Main Phase 2, Kennesaw
5: S Main Street & Phase 1 Access

no-build p.m.

Intersection						
Int Delay, s/veh	2.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	59	24	691	84	19	310
Future Vol, veh/h	59	24	691	84	19	310
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	150	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	91	91	92	92
Heavy Vehicles, %	2	2	3	2	2	3
Mvmt Flow	79	32	759	92	21	337
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1138	759	0	0	852	0
Stage 1	759	-	-	-	-	-
Stage 2	378	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	223	406	-	-	787	-
Stage 1	462	-	-	-	-	-
Stage 2	693	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	217	406	-	-	787	-
Mov Cap-2 Maneuver	217	-	-	-	-	-
Stage 1	462	-	-	-	-	-
Stage 2	674	-	-	-	-	-
Approach	WB	NB	SB			
HCM Ctrl Dly, s/v	26.06	0	0.56			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1WBLn2	SBL	SBT		
Capacity (veh/h)	-	- 217 406	787	-		
HCM Lane V/C Ratio	-	- 0.362 0.079	0.026	-		
HCM Ctrl Dly (s/v)	-	- 30.7 14.6	9.7	-		
HCM Lane LOS	-	- D B	A	-		
HCM 95th %tile Q(veh)	-	- 1.6 0.3	0.1	-		

Appendix E

Future Intersection Operational Analysis

South Main Phase 2, Kennesaw

1: S Main Street & private driveway/Duncan Drive

future a.m.

Intersection												
Int Delay, s/veh	2.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕		↕	↕	
Traffic Vol, veh/h	1	0	0	31	0	51	0	237	44	130	615	0
Future Vol, veh/h	1	0	0	31	0	51	0	237	44	130	615	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	200	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	25	25	25	84	84	84	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	4	2	2	4	2
Mvmt Flow	4	0	0	37	0	61	0	255	47	140	661	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1196	1243	661	1219	1219	278	661	0	0	302	0	0
Stage 1	941	941	-	278	278	-	-	-	-	-	-	-
Stage 2	255	302	-	941	941	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	163	174	462	157	180	760	927	-	-	1259	-	-
Stage 1	316	342	-	728	680	-	-	-	-	-	-	-
Stage 2	750	664	-	316	342	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	133	155	462	140	160	760	927	-	-	1259	-	-
Mov Cap-2 Maneuver	133	155	-	140	160	-	-	-	-	-	-	-
Stage 1	281	304	-	728	680	-	-	-	-	-	-	-
Stage 2	690	664	-	281	304	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Ctrl Dly, s/v	32.83		21.36		0		1.43	
HCM LOS	D		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1WBLn2	SBL	SBT	SBR
Capacity (veh/h)	927	-	-	133 140 760	1259	-	-
HCM Lane V/C Ratio	-	-	-	0.03 0.264 0.08	0.111	-	-
HCM Ctrl Dly (s/v)	0	-	-	32.8 39.8 10.1	8.2	-	-
HCM Lane LOS	A	-	-	D E B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1 1 0.3	0.4	-	-

South Main Phase 2, Kennesaw

2: Old Highway 41/S Main Street & McCollum Parkway

future a.m.

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	33	681	78	182	488	79	14	185	219	245	448	85
Future Volume (veh/h)	33	681	78	182	488	79	14	185	219	245	448	85
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1841	1856	1856	1841	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	37	765	0	198	530	0	16	210	249	255	467	89
Peak Hour Factor	0.89	0.89	0.89	0.92	0.92	0.92	0.88	0.88	0.88	0.96	0.96	0.96
Percent Heavy Veh, %	3	4	3	3	4	3	3	3	3	3	3	3
Cap, veh/h	345	985		291	1156		343	527	447	355	1090	207
Arrive On Green	0.04	0.28	0.00	0.09	0.33	0.00	0.02	0.28	0.28	0.10	0.37	0.37
Sat Flow, veh/h	1767	3497	1572	3428	3497	1572	1767	1856	1572	3428	2957	560
Grp Volume(v), veh/h	37	765	0	198	530	0	16	210	249	255	277	279
Grp Sat Flow(s),veh/h/ln	1767	1749	1572	1714	1749	1572	1767	1856	1572	1714	1763	1755
Q Serve(g_s), s	1.1	14.7	0.0	4.1	8.8	0.0	0.5	6.7	9.9	5.3	8.6	8.7
Cycle Q Clear(g_c), s	1.1	14.7	0.0	4.1	8.8	0.0	0.5	6.7	9.9	5.3	8.6	8.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	345	985		291	1156		343	527	447	355	650	647
V/C Ratio(X)	0.11	0.78		0.68	0.46		0.05	0.40	0.56	0.72	0.43	0.43
Avail Cap(c_a), veh/h	402	1409		491	1671		430	527	447	557	650	647
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.6	24.2	0.0	32.5	19.3	0.0	18.0	21.2	22.3	31.8	17.3	17.4
Incr Delay (d2), s/veh	0.1	1.8	0.0	2.8	0.3	0.0	0.1	2.2	5.0	2.7	2.0	2.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	5.7	0.0	1.7	3.2	0.0	0.2	3.0	3.9	2.2	3.6	3.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	17.7	26.0	0.0	35.3	19.6	0.0	18.1	23.4	27.3	34.5	19.4	19.4
LnGrp LOS	B	C		D	B		B	C	C	C	B	B
Approach Vol, veh/h	802				728		475				811	
Approach Delay, s/veh	25.6				23.9		25.3				24.2	
Approach LOS	C				C		C				C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	12.1	25.3	10.7	25.1	5.9	31.5	7.1	28.7				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5				
Max Green Setting (Gmax), s	11.9	20.1	10.5	29.5	5.0	27.0	5.0	35.0				
Max Q Clear Time (g_c+I1), s	7.3	11.9	6.1	16.7	2.5	10.7	3.1	10.8				
Green Ext Time (p_c), s	0.4	1.3	0.2	3.9	0.0	3.0	0.0	3.3				
Intersection Summary												
HCM 7th Control Delay, s/veh			24.7									
HCM 7th LOS			C									
Notes												
Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.												

South Main Phase 2, Kennesaw

3: Phase 1 Access/Pine Hille Drive & Duncan Drive

future a.m.

Intersection												
Int Delay, s/veh	5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	127	8	14	54	0	15	28	40	0	14	37
Future Vol, veh/h	12	127	8	14	54	0	15	28	40	0	14	37
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	150	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	78	78	78	70	70	70	65	65	65
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	15	161	10	18	69	0	21	40	57	0	22	57
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	69	0	0	171	0	0	307	296	161	316	306	69
Stage 1	-	-	-	-	-	-	191	191	-	105	105	-
Stage 2	-	-	-	-	-	-	116	105	-	211	201	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1532	-	-	1406	-	-	645	615	884	636	607	994
Stage 1	-	-	-	-	-	-	811	742	-	901	808	-
Stage 2	-	-	-	-	-	-	889	808	-	791	735	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1532	-	-	1406	-	-	573	600	884	543	593	994
Mov Cap-2 Maneuver	-	-	-	-	-	-	573	600	-	543	593	-
Stage 1	-	-	-	-	-	-	802	734	-	889	797	-
Stage 2	-	-	-	-	-	-	804	797	-	692	727	-
Approach	EB			WB			NB			SB		
HCM Ctrl Dly, s/v	0.6			1.56			11.16			9.74		
HCM LOS							B			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	703	155	-	-	371	-	-	838				
HCM Lane V/C Ratio	0.169	0.01	-	-	0.013	-	-	0.094				
HCM Ctrl Dly (s/v)	11.2	7.4	0	-	7.6	0	-	9.7				
HCM Lane LOS	B	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0.6	0	-	-	0	-	-	0.3				

South Main Phase 2, Kennesaw
4: Duncan Drive & Big Shanty Drive

future a.m.

Intersection						
Int Delay, s/veh	3.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	393	4	53	42	0	155
Future Vol, veh/h	393	4	53	42	0	155
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	78	78	93	93
Heavy Vehicles, %	4	2	2	4	2	2
Mvmt Flow	442	4	68	54	0	167
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	446	0	634	444
Stage 1	-	-	-	-	444	-
Stage 2	-	-	-	-	190	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1114	-	443	614
Stage 1	-	-	-	-	647	-
Stage 2	-	-	-	-	843	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1114	-	416	614
Mov Cap-2 Maneuver	-	-	-	-	416	-
Stage 1	-	-	-	-	647	-
Stage 2	-	-	-	-	790	-
Approach	EB	WB		NB		
HCM Ctrl Dly, s/v	0	4.71		13.03		
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	614	-	-	1004	-	
HCM Lane V/C Ratio	0.271	-	-	0.061	-	
HCM Ctrl Dly (s/v)	13	-	-	8.4	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	1.1	-	-	0.2	-	

South Main Phase 2, Kennesaw

5: S Main Street & Phase 2 Access/Phase 1 Access

future a.m.

Intersection												
Int Delay, s/veh	5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↰	↱		↰	↱	↰	↱	↰	↱	↰	↱
Traffic Vol, veh/h	35	5	59	53	1	9	21	235	25	7	664	17
Future Vol, veh/h	35	5	59	53	1	9	21	235	25	7	664	17
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	0	150	-	150	150	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	90	90	90	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	3	2	2	3	2
Mvmt Flow	47	7	79	71	1	12	23	261	28	8	714	18
Major/Minor	Minor2		Minor1		Major1		Major2		Major2		Major2	
Conflicting Flow All	1037	1065	714	1040	1055	261	732	0	0	289	0	0
Stage 1	729	729	-	308	308	-	-	-	-	-	-	-
Stage 2	308	336	-	732	747	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	209	223	431	208	226	778	872	-	-	1273	-	-
Stage 1	414	428	-	702	660	-	-	-	-	-	-	-
Stage 2	702	642	-	413	420	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	198	215	431	160	218	778	872	-	-	1273	-	-
Mov Cap-2 Maneuver	198	215	-	160	218	-	-	-	-	-	-	-
Stage 1	412	426	-	683	643	-	-	-	-	-	-	-
Stage 2	671	625	-	330	418	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB		SB		SB	
HCM Ctrl Dly, s/v	20.94		39.48		0.69		0.08					
HCM LOS	C		E									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR		
Capacity (veh/h)	872	-	-	200	431	161	778	1273	-	-		
HCM Lane V/C Ratio	0.027	-	-	0.267	0.182	0.448	0.015	0.006	-	-		
HCM Ctrl Dly (s/v)	9.2	-	-	29.4	15.2	44.4	9.7	7.8	-	-		
HCM Lane LOS	A	-	-	D	C	E	A	A	-	-		
HCM 95th %tile Q(veh)	0.1	-	-	1	0.7	2.1	0	0	-	-		

South Main Phase 2, Kennesaw

1: S Main Street & private driveway/Duncan Drive

future p.m.

Intersection												
Int Delay, s/veh	7.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	0	59	0	213	1	661	59	78	326	0
Future Vol, veh/h	1	0	0	59	0	213	1	661	59	78	326	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	200	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	25	25	25	84	84	84	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	4	2	2	4	2
Mvmt Flow	4	0	0	70	0	254	1	711	63	84	351	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1231	1295	351	1263	1263	742	351	0	0	774	0	0
Stage 1	518	518	-	745	745	-	-	-	-	-	-	-
Stage 2	713	776	-	518	518	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	154	162	693	147	170	415	1208	-	-	841	-	-
Stage 1	540	533	-	406	421	-	-	-	-	-	-	-
Stage 2	423	407	-	540	533	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	54	146	693	132	153	415	1208	-	-	841	-	-
Mov Cap-2 Maneuver	54	146	-	132	153	-	-	-	-	-	-	-
Stage 1	487	480	-	406	421	-	-	-	-	-	-	-
Stage 2	164	407	-	487	480	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Ctrl Dly, s/v	76.98		33.62		0.01		1.88					
HCM LOS	F		D									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1WBLn2	SBL	SBT	SBR					
Capacity (veh/h)	2	-	-	54	132	415	841	-	-			
HCM Lane V/C Ratio	0.001	-	-	0.074	0.533	0.61	0.1	-	-			
HCM Ctrl Dly (s/v)	8	0	-	77	59.9	26.3	9.8	-	-			
HCM Lane LOS	A	A	-	F	F	D	A	-	-			
HCM 95th %tile Q(veh)	0	-	-	0.2	2.6	3.9	0.3	-	-			

South Main Phase 2, Kennesaw

2: Old Highway 41/S Main Street & McCollum Parkway

future p.m.

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	97	507	58	249	865	218	94	481	363	114	254	92
Future Volume (veh/h)	97	507	58	249	865	218	94	481	363	114	254	92
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1841	1856	1856	1841	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	107	557	0	274	951	0	100	512	386	128	285	103
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.94	0.94	0.94	0.89	0.89	0.89
Percent Heavy Veh, %	3	4	3	3	4	3	3	3	3	3	3	3
Cap, veh/h	213	917		350	1071		469	693	587	195	964	341
Arrive On Green	0.06	0.26	0.00	0.10	0.31	0.00	0.05	0.37	0.37	0.06	0.38	0.38
Sat Flow, veh/h	1767	3497	1572	3428	3497	1572	1767	1856	1572	3428	2553	903
Grp Volume(v), veh/h	107	557	0	274	951	0	100	512	386	128	195	193
Grp Sat Flow(s),veh/h/ln	1767	1749	1572	1714	1749	1572	1767	1856	1572	1714	1763	1693
Q Serve(g_s), s	3.8	12.2	0.0	6.8	22.7	0.0	3.0	20.9	17.9	3.2	6.8	7.0
Cycle Q Clear(g_c), s	3.8	12.2	0.0	6.8	22.7	0.0	3.0	20.9	17.9	3.2	6.8	7.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.53
Lane Grp Cap(c), veh/h	213	917		350	1071		469	693	587	195	666	639
V/C Ratio(X)	0.50	0.61		0.78	0.89		0.21	0.74	0.66	0.66	0.29	0.30
Avail Cap(c_a), veh/h	213	942		399	1146		491	693	587	215	666	639
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.0	28.4	0.0	38.4	29.0	0.0	15.6	23.8	22.8	40.5	19.1	19.2
Incr Delay (d2), s/veh	1.9	1.1	0.0	8.6	8.4	0.0	0.2	7.0	5.7	6.2	1.1	1.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	4.9	0.0	3.1	9.9	0.0	1.2	9.9	6.9	1.5	2.8	2.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	25.9	29.4	0.0	47.0	37.3	0.0	15.8	30.7	28.5	46.7	20.2	20.4
LnGrp LOS	C	C		D	D		B	C	C	D	C	C
Approach Vol, veh/h	664		1225				998		516			
Approach Delay, s/veh	28.9		39.5				28.4		26.8			
Approach LOS	C		D				C		C			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	9.5	37.2	13.5	27.5	9.1	37.6	9.6	31.3				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5				
Max Green Setting (Gmax), s	5.5	32.7	10.2	23.6	5.7	32.5	5.1	28.7				
Max Q Clear Time (g_c+I1), s	5.2	22.9	8.8	14.2	5.0	9.0	5.8	24.7				
Green Ext Time (p_c), s	0.0	3.3	0.1	2.3	0.0	2.2	0.0	2.1				
Intersection Summary												
HCM 7th Control Delay, s/veh			32.2									
HCM 7th LOS			C									
Notes												
Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.												

South Main Phase 2, Kennesaw

3: Phase 1 Access/Pine Hill Drive & Duncan Drive

future p.m.

Intersection												
Int Delay, s/veh	5.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗		↕			↕			↕	
Traffic Vol, veh/h	44	66	16	46	178	1	14	26	32	0	34	35
Future Vol, veh/h	44	66	16	46	178	1	14	26	32	0	34	35
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	150	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	93	93	93	75	75	75	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	56	84	20	49	191	1	19	35	43	0	41	43
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	192	0	0	104	0	0	506	486	84	503	506	192
Stage 1	-	-	-	-	-	-	195	195	-	291	291	-
Stage 2	-	-	-	-	-	-	311	291	-	212	215	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1381	-	-	1488	-	-	477	481	976	479	469	850
Stage 1	-	-	-	-	-	-	807	739	-	717	672	-
Stage 2	-	-	-	-	-	-	699	671	-	790	725	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1381	-	-	1488	-	-	380	443	976	391	432	850
Mov Cap-2 Maneuver	-	-	-	-	-	-	380	443	-	391	432	-
Stage 1	-	-	-	-	-	-	772	708	-	690	647	-
Stage 2	-	-	-	-	-	-	598	646	-	688	694	-
Approach	EB			WB			NB			SB		
HCM Ctrl Dly, s/v	2.69			1.53			12.73			12.32		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	561	720	-	-	368	-	-	576				
HCM Lane V/C Ratio	0.171	0.04	-	-	0.033	-	-	0.146				
HCM Ctrl Dly (s/v)	12.7	7.7	0	-	7.5	0	-	12.3				
HCM Lane LOS	B	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.6	0.1	-	-	0.1	-	-	0.5				

South Main Phase 2, Kennesaw
4: Duncan Drive & Big Shanty Drive

future p.m.

Intersection						
Int Delay, s/veh	3.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	124	1	215	281	3	75
Future Vol, veh/h	124	1	215	281	3	75
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	73	73	90	90	73	73
Heavy Vehicles, %	4	2	2	4	2	2
Mvmt Flow	170	1	239	312	4	103
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	171	0	961	171
Stage 1	-	-	-	-	171	-
Stage 2	-	-	-	-	790	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1406	-	284	873
Stage 1	-	-	-	-	859	-
Stage 2	-	-	-	-	447	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1406	-	226	873
Mov Cap-2 Maneuver	-	-	-	-	226	-
Stage 1	-	-	-	-	859	-
Stage 2	-	-	-	-	355	-
Approach	EB	WB		NB		
HCM Ctrl Dly, s/v	0	3.5		10.29		
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	787	-	-	780	-	
HCM Lane V/C Ratio	0.136	-	-	0.17	-	
HCM Ctrl Dly (s/v)	10.3	-	-	8.1	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.5	-	-	0.6	-	

South Main Phase 2, Kennesaw

5: S Main Street & Phase 2 Access/Phase 1 Access

future p.m.

Intersection												
Int Delay, s/veh	7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↰	↱		↰	↱	↰	↱	↰	↱	↰	↱
Traffic Vol, veh/h	31	3	35	59	5	24	55	684	84	19	307	36
Future Vol, veh/h	31	3	35	59	5	24	55	684	84	19	307	36
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	0	150	-	150	150	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	91	91	91	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	3	2	2	3	2
Mvmt Flow	41	4	47	79	7	32	60	752	92	21	334	39

Major/Minor	Minor2		Minor1		Major1		Major2		Major2		Major2	
Conflicting Flow All	1251	1340	334	1250	1287	752	373	0	0	844	0	0
Stage 1	375	375	-	873	873	-	-	-	-	-	-	-
Stage 2	876	965	-	377	414	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	149	153	708	150	164	410	1186	-	-	792	-	-
Stage 1	646	617	-	345	368	-	-	-	-	-	-	-
Stage 2	344	333	-	644	593	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	122	141	708	126	152	410	1186	-	-	792	-	-
Mov Cap-2 Maneuver	122	141	-	126	152	-	-	-	-	-	-	-
Stage 1	629	601	-	327	349	-	-	-	-	-	-	-
Stage 2	295	316	-	582	578	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Ctrl Dly, s/v	29.99		60.14		0.55		0.51	
HCM LOS	D		F					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1186	-	-	124	708	128	410	792	-	-
HCM Lane V/C Ratio	0.051	-	-	0.367	0.066	0.669	0.078	0.026	-	-
HCM Ctrl Dly (s/v)	8.2	-	-	50.1	10.4	77.2	14.5	9.7	-	-
HCM Lane LOS	A	-	-	F	B	F	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1.5	0.2	3.6	0.3	0.1	-	-

South Main Phase 2, Kennesaw

5: S Main Street & Phase 2 Access/Phase 1 Access

future a.m. access signalized

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	35	5	59	53	1	9	21	235	25	7	664	17
Future Volume (veh/h)	35	5	59	53	1	9	21	235	25	7	664	17
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1856	1870	1870	1856	1870
Adj Flow Rate, veh/h	47	7	79	71	1	12	23	261	28	8	714	18
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.90	0.90	0.90	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	3	2	2	3	2
Cap, veh/h	112	9	476	119	1	476	314	1021	872	639	1021	872
Arrive On Green	0.30	0.30	0.30	0.30	0.30	0.30	0.55	0.55	0.55	0.55	0.55	0.55
Sat Flow, veh/h	0	31	1585	0	3	1585	724	1856	1585	1090	1856	1585
Grp Volume(v), veh/h	54	0	79	72	0	12	23	261	28	8	714	18
Grp Sat Flow(s),veh/h/ln	31	0	1585	3	0	1585	724	1856	1585	1090	1856	1585
Q Serve(g_s), s	0.0	0.0	2.2	0.0	0.0	0.3	1.4	4.4	0.5	0.2	16.9	0.3
Cycle Q Clear(g_c), s	18.0	0.0	2.2	18.0	0.0	0.3	18.3	4.4	0.5	4.7	16.9	0.3
Prop In Lane	0.87		1.00	0.99		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	122	0	476	120	0	476	314	1021	872	639	1021	872
V/C Ratio(X)	0.44	0.00	0.17	0.60	0.00	0.03	0.07	0.26	0.03	0.01	0.70	0.02
Avail Cap(c_a), veh/h	122	0	476	120	0	476	314	1021	872	639	1021	872
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	26.9	0.0	15.5	29.8	0.0	14.8	16.6	7.1	6.2	8.3	9.9	6.1
Incr Delay (d2), s/veh	2.5	0.0	0.2	8.0	0.0	0.0	0.5	0.6	0.1	0.0	4.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.0	0.8	1.3	0.0	0.1	0.3	1.6	0.2	0.1	6.7	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	29.5	0.0	15.6	37.8	0.0	14.8	17.0	7.7	6.3	8.3	13.9	6.2
LnGrp LOS	C		B	D		B	B	A	A	A	B	A
Approach Vol, veh/h	133				84		312				740	
Approach Delay, s/veh	21.2				34.5		8.2				13.6	
Approach LOS	C				C		A				B	
Timer - Assigned Phs	2		4		6		8					
Phs Duration (G+Y+Rc), s	37.5		22.5		37.5		22.5					
Change Period (Y+Rc), s	4.5		4.5		4.5		4.5					
Max Green Setting (Gmax), s	33.0		18.0		33.0		18.0					
Max Q Clear Time (g_c+I1), s	20.3		20.0		18.9		20.0					
Green Ext Time (p_c), s	1.5		0.0		4.6		0.0					
Intersection Summary												
HCM 7th Control Delay, s/veh			14.5									
HCM 7th LOS			B									

South Main Phase 2, Kennesaw

5: S Main Street & Phase 2 Access/Phase 1 Access

future p.m. access signalized

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	31	3	35	59	5	24	55	684	84	19	307	36
Future Volume (veh/h)	31	3	35	59	5	24	55	684	84	19	307	36
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1856	1870	1870	1856	1870
Adj Flow Rate, veh/h	41	4	47	79	7	32	60	752	92	21	334	39
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.91	0.91	0.91	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	3	2	2	3	2
Cap, veh/h	115	6	476	115	6	476	575	1021	872	279	1021	872
Arrive On Green	0.30	0.30	0.30	0.30	0.30	0.30	0.55	0.55	0.55	0.55	0.55	0.55
Sat Flow, veh/h	0	20	1585	0	18	1585	1009	1856	1585	652	1856	1585
Grp Volume(v), veh/h	45	0	47	86	0	32	60	752	92	21	334	39
Grp Sat Flow(s),veh/h/ln	20	0	1585	18	0	1585	1009	1856	1585	652	1856	1585
Q Serve(g_s), s	0.0	0.0	1.3	0.0	0.0	0.9	2.1	18.4	1.7	1.5	5.9	0.7
Cycle Q Clear(g_c), s	18.0	0.0	1.3	18.0	0.0	0.9	8.0	18.4	1.7	19.9	5.9	0.7
Prop In Lane	0.91		1.00	0.92		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	121	0	476	121	0	476	575	1021	872	279	1021	872
V/C Ratio(X)	0.37	0.00	0.10	0.71	0.00	0.07	0.10	0.74	0.11	0.08	0.33	0.04
Avail Cap(c_a), veh/h	121	0	476	121	0	476	575	1021	872	279	1021	872
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	27.6	0.0	15.1	28.8	0.0	15.0	9.6	10.2	6.4	17.7	7.4	6.2
Incr Delay (d2), s/veh	1.9	0.0	0.1	17.9	0.0	0.1	0.4	4.7	0.2	0.5	0.9	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.0	0.4	1.8	0.0	0.3	0.5	7.4	0.5	0.3	2.2	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	29.5	0.0	15.2	46.7	0.0	15.1	10.0	15.0	6.7	18.3	8.3	6.3
LnGrp LOS	C		B	D		B	A	B	A	B	A	A
Approach Vol, veh/h	92				118				904			
Approach Delay, s/veh	22.2				38.1				13.8			
Approach LOS	C				D				B			
Timer - Assigned Phs	2				4				6			
Phs Duration (G+Y+Rc), s	37.5				22.5				37.5			
Change Period (Y+Rc), s	4.5				4.5				4.5			
Max Green Setting (Gmax), s	33.0				18.0				33.0			
Max Q Clear Time (g_c+I1), s	20.4				20.0				21.9			
Green Ext Time (p_c), s	5.1				0.0				1.8			
Intersection Summary												
HCM 7th Control Delay, s/veh	14.9											
HCM 7th LOS	B											

Intersection				
Intersection Delay, s/veh	8.6			
Intersection LOS	A			
Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	133	84	312	740
Demand Flow Rate, veh/h	136	85	321	761
Vehicles Circulating, veh/h	815	340	63	96
Vehicles Exiting, veh/h	42	44	888	329
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	9.0	4.5	5.0	10.5
Approach LOS	A	A	A	B
Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	136	85	321	761
Cap Entry Lane, veh/h	601	976	1294	1251
Entry HV Adj Factor	0.977	0.988	0.972	0.972
Flow Entry, veh/h	133	84	312	740
Cap Entry, veh/h	587	964	1258	1216
V/C Ratio	0.226	0.087	0.248	0.608
Control Delay, s/veh	9.0	4.5	5.0	10.5
LOS	A	A	A	B
95th %tile Queue, veh	1	0	1	4

Intersection				
Intersection Delay, s/veh	10.9			
Intersection LOS	B			
Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	92	118	904	394
Demand Flow Rate, veh/h	94	121	930	405
Vehicles Circulating, veh/h	446	878	67	149
Vehicles Exiting, veh/h	108	119	473	850
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.2	9.4	13.5	6.4
Approach LOS	A	A	B	A
Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	94	121	930	405
Cap Entry Lane, veh/h	876	564	1289	1185
Entry HV Adj Factor	0.978	0.974	0.973	0.973
Flow Entry, veh/h	92	118	904	394
Cap Entry, veh/h	856	549	1253	1153
V/C Ratio	0.107	0.215	0.722	0.342
Control Delay, s/veh	5.2	9.4	13.5	6.4
LOS	A	A	B	A
95th %tile Queue, veh	0	1	7	2



Item Report

TO: The Planning Commission
FROM: Darryl Simmons, Zoning Administrator
DATE: March 5, 2025
TITLE: **ZV2025-01** - Consideration for a variance application submitted by Highpoint Acquisitions, LLC for the properties located at 2615 & 2681 South Main Street (20016700990, 20016700140). Said request is to vary from the minimum floor area and average minimum floor area required for multifamily development in the Central Business District (CBD). Property consists of 7.096 +/- acres and lies in land lot 176, tax parcels 99 and 44.

Summary:

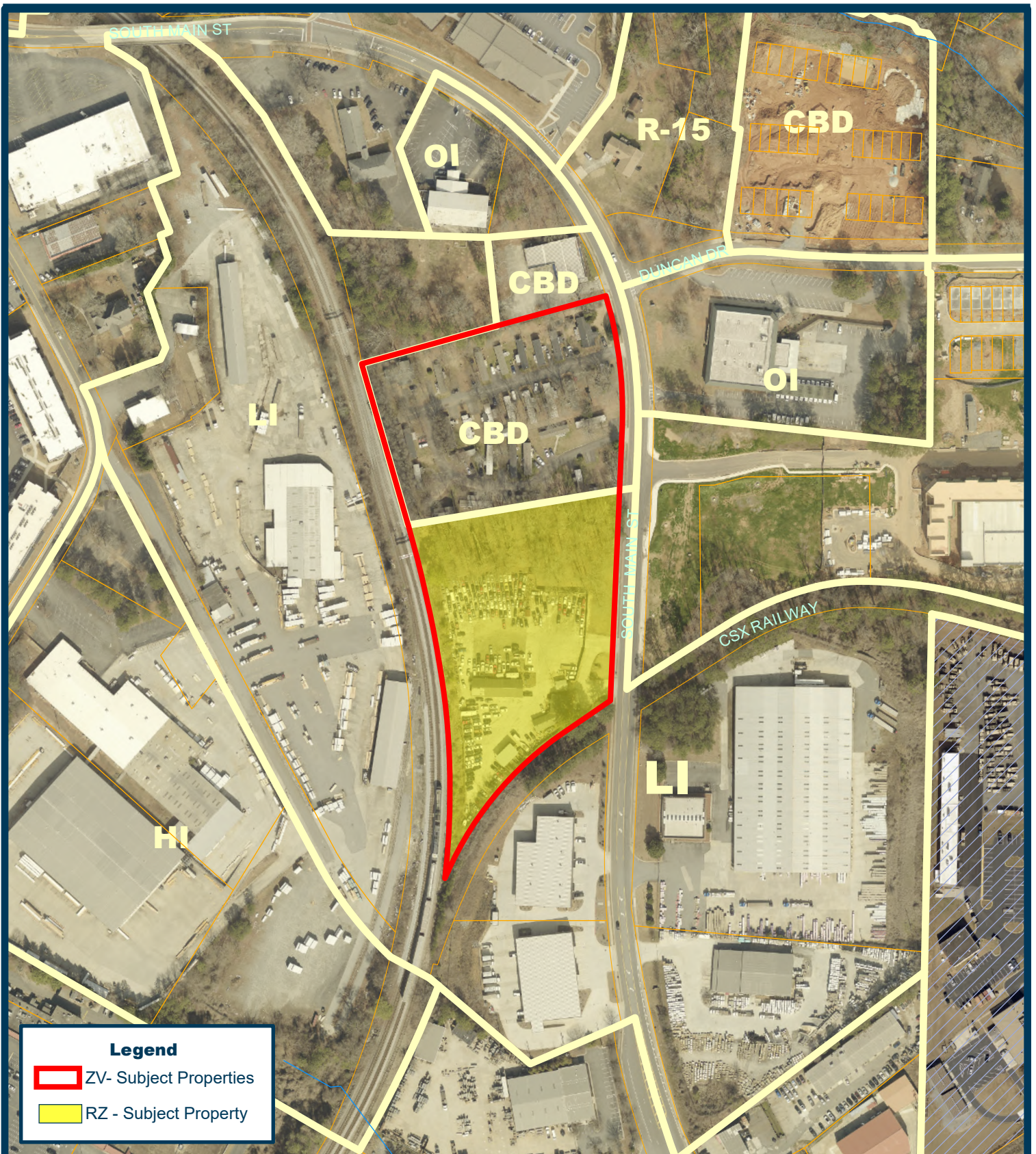
Recommendation:

Zoning Administrator recommends approval.

Fiscal Impact:

Attachments:

1. ZV2025-01_2615 & 2681 S. Main St_ Application Packet



Legend

ZV - Subject Properties

RZ - Subject Property

CASE NUMBER	LAND USE OR ZONING	
	FROM	TO
AV	LU	
AX	RZ 2025-001	LI CBD
DX	R-15 ZONING KENNESAW CITY LIMITS COBB COUNTY 99 LAND LOT	
HBR		
SLUP		
ZV2025-001		
	AV – Administrative Variance AX – Annexation DX – De-annexation HBR – Historic Board Review LU – Land Use RZ – Re-zoning SLUP – Special Land Use ZV – Variance	

2615 & 2681 S. Main St
Land Lot 167,
Tax Parcels 14 & 99

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

Derek Easton
MAYOR

Les Murray
CITY CLERK

Scale: 1" = 250'

Print Date: 12/30/2024

RZ2025_001





GARVIS L. SAMS, JR.
(RETIRED)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100



TELEPHONE


FACSIMILE

October 28, 2024

VIA EMAIL:

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
2529 J. O. Stephenson Avenue
Kennesaw, GA 30144

Re: Applications of Highpoint Acquisitions, LLC to Rezone (with concurrent
Variances) a 3.635-Acre Tract from LI to CBD; Land Lot 167, 20th District, 2nd
Section

Dear Darryl:

This firm has been engaged by and represents Highpoint Acquisitions, LLC
("Highpoint") concerning the above-captioned Applications. In that regard, attached please find
the completed Rezoning and Variance Applications and supporting documentation, including the
following:

1. A copy of the deeds reflecting the record titleholders.
2. An overall legal description of the subject property, in Word format.
3. An 8½" x 11" copy of the proposed site plan, which includes the abutting CBD-zoned
parcel to the north that will be part of the proposed development.
4. A copy of the City of Kennesaw and Cobb County paid tax receipts.
5. By way of example, copies of renderings/elevations depicting the architectural style
and composition of the proposed retail commercial and the residential components.
6. Constitutional Challenges (Rezoning & Variances).



VIA EMAIL

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
October 28, 2024
Page 2

Once the Applications (Rezoning and Variance) have been processed, I will be contacting you to discuss potential issues which you and staff may have regarding the Applications. In the interim, please do not hesitate to contact me should you have any questions or need any additional information or documentation.

Very truly yours,

SAMS LARKIN & HUFF, LLP

A handwritten signature in blue ink, appearing to be 'Parks F. Huff', written over the printed name and firm name.

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac
Attachments

cc: Dr. Jeff Drobney, City Manager (via email w/attachments)
Mr. Luke Howe, Economic Development Director (via email w/attachments)
Ms. Rashida Williamson, Zoning Clerk (via email w/attachment)
Mr. Ricky Stewart, Public Works Director (via email w/attachments)
Mr. Elliot Van Dyke, Highpoint (via email w/attachments)
Mr. Robert Jordan, III, Highpoint (via email w/attachments)



Date Received 10/29/24

Staff's Initials CMC

VARIANCE APPLICATION

Required Fee \$375.00

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

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

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

Date of Consultation 08/23/24

Staff's Initials CMC

PURPOSE OF VARIANCE REQUEST SEE ATTACHED VARIANCE REQUEST SHEET

LAND USE PROPERTY ADDRESS 2615 and 2681 South Main Street

Land Lot 167 Tax Parcel 20016700140 Lot Size 7.096 ac Current Zoning LI & CBD

APPLICANT Highpoint Acquisitions, LLC

APPLICANT EMAIL [REDACTED]

Applicant address 1776 Peachtree Street, NW, Suite 250, Atlanta, GA 30309

(Home#) _____ (Work#) [REDACTED] (Cell#) _____

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: Hannah Hurley 10-28-24
Notary Date

REPRESENTATIVE Parks F. Huff/SAMS, LARKIN & HUFF, LLP

(Fax #) [REDACTED] (Work#) [REDACTED] (Cell#) _____

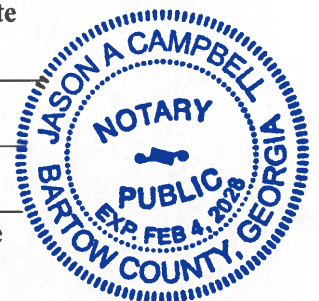
Representative Signature [Signature]

Signed, sealed and delivered in presence of: Jason A. Campbell 10-28-24
Notary Date

TITLEHOLDER: SEE ATTACHED SIGNATURE PAGES Telephone: _____

Signature: _____ Address: _____

Signed, sealed and delivered in presence of: _____
Notary Date





CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Each applicant must complete a separate form

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

No

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

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

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

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

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

I certify that the foregoing information is true and correct, this 25 day of October, 2024

Applicants Signature

HIGHPOINT ACQUISITIONS, LLC

[Signature]

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

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



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

A separate form must be completed by each applicant

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

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

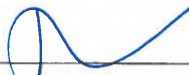
Please supply the following information that will be considered as the required disclosure:

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

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

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

I certify that the foregoing information is true and correct, this 28th day of October, 2024



Parks F. Huff/Attorney for Applicant

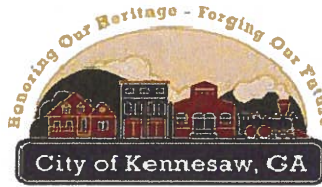
¹ If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures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

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

Section 1909, Part 4 Standards for Decisions – Variances

Zoning Variances may be granted in such individual cases of practical difficulty or unnecessary hardships as follows:

COMMENTS	
There is extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.	SEE ATTACHED
The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship.	
Such conditions are peculiar to the particular piece of property involved.	
Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.	



Community Development
Planning & Zoning Department
2529 J. O. Stephenson Ave.
Kennesaw, GA 30144

FORM WILL BE
COMPLETED AT
TIME NOTICES
ARE MAILED.

PLEASE TAKE NOTICE

That the undersigned has applied to the Planning Commission and Mayor and Council of the City of KENNESAW for the following:

The property referred to is located at:

and is within a 200 foot radius of your property. It is described as Land Lot _____ 20th District, 2nd Section, Tax Parcel _____ in the City of Kennesaw.

The said application will come up for hearing before the Planning Commission on _____ at 7:00 p.m., and the Mayor and Council on _____, at 6:30 p.m. in the City Hall Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. You may appear in person or by attorney and may present any objections, which you may have to the granting of this request. All documents relating to this application are enclosed for your review. The applicant, by order of the Planning

Commission, Mayor and Council, sends this notice to you.

Dated _____

Applicant _____



Community Development
Planning & Zoning Department
2529 J. O. Stephenson
Kennesaw, GA 30144

FORM WILL BE
COMPLETED AT
TIME NOTICES
ARE MAILED.

CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was mailed out on _____ in accordance with the application requirements.

Date

Applicant or Authorized Agent

Sworn and subscribed before me this _____ day of _____ 20_____

Notary Public

Attach to this document a copy of the property/s that have been served notification along with the documentation supplied in the certified mailing.



**Community Development
Planning & Zoning Department
2529 J. O. Stephenson Ave.
Kennesaw, GA 30144**

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

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

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

**United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 2053**

ATTACHMENT TO APPLICATIONS FOR REZONING AND VARIANCES

Application Nos.: _____

PC Meeting Date: _____

Mayor and Council Meeting Date: _____

Applicant: Highpoint Acquisitions, LLC

Titleholder: RICHARDS-GILSTRAP HOLDINGS, LLC

Parcel: 20016700990 (2615 South Main Street)

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

RICHARDS-GILSTRAP HOLDINGS, LLC

Ruth Diane Richards

Printed Name: Ruth Diane Richards

Date: 10-28-24

Address: _____

Telephone No.: _____

Hannah Hurley
Signature of Notary Public

10/28/2024
Date

(Notary Seal)

HANNAH HURLEY
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Mar 14, 2028

CERTIFICATE REGARDING AUTHORITY TO PURSUE REZONING AND VARIANCES

1.

My name is Ruth Diane Richards. I am the officer who is delegated the responsibility for authenticating records of *Richards-Gilstrap Holdings, LLC*, a Domestic Limited Liability Company ("Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Kennesaw Rezoning and Variance Applications regarding certain real property owned by the Titleholder Company located in Kennesaw, Cobb County, Georgia.

2.

In accordance with the Requirements for completing a Kennesaw Rezoning and Variance Applications, I hereby attest on behalf of the Titleholder Company that I have reviewed the Rezoning and Variance Applications and related documents which are being filed simultaneously therewith on behalf of the Applicant and Titleholder (collectively, the "Applications") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Applications is in fact the seal of the Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder Company who executed the Applications does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Applications on behalf of the Titleholder Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Applications and the filing of the Applications on behalf of the Titleholder Company by the officer or other representative of the Applicant Company has been duly authorized by the Titleholder Company.

RICHARDS-GILSTRAP HOLDINGS, LLC

By: Ruth Diane Richards (CORPORATE SEAL)

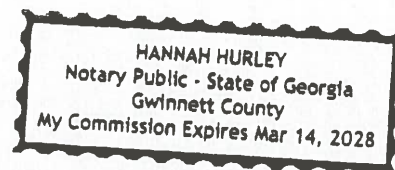
Print Name Ruth Diane Richards

Its: owner
Title

Date 10/28/2024

Hannah Hurley
Signature of Notary Public

NOTARY SEAL



AFTER RECORDING RETURN TO:
J. Christopher Geiger, PC
157 Reinhardt College Parkway, Suite 400
Canton, GA 30114

FILE NO. 09110344

Deed Book 14746 Pg 95
Filed and Recorded Dec-30-2009 01:29pm
2009-0162219
Real Estate Transfer Tax \$0.00

J.C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

WARRANTY DEED

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 23 day of December in the year of our Lord Two Thousand and Nine between

JAMES C. RICHARDS

("Grantor") of the State of Georgia, and

RICHARDS-GILSTRAP HOLDINGS, LLC

("Grantee") of the State of Georgia, (the terms "Grantor" and "Grantee" to include the singular and the plural, and shall be deemed to refer equally to each of said person, firms or entities, their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledge by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

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

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all person whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness
Unofficial Witness

James C. Richards (Seal)
JAMES C. RICHARDS

Notary Public
Notary Public
My Commission Expires:



EXHIBIT A

TRACT ONE:

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section of Cobb County, Georgia, in the City of Kennesaw, having an area of 1.16 acres, as shown on that certain plat of survey for Vincent Lee Rieke, prepared by W. B. Clontz, Ga. Registered Land Surveyor No. 2166, Tri-Line Surveying, Inc., dated 3-9-00, and more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the new west right of way of State Route 293—Old Highway 41 (aka South Main Street) and the northwest right of way of the Vulcan Materials Railroad Spur (50 foot right of way) and running thence along said railroad spur south 58 degrees, 17 minutes, 08 seconds west, a distance of 86.59 feet to an iron pin; continuing thence along said right of way and corner; along a curve to the left, an arc distance of 344.19 feet, (said arc subtended by a chord bearing of south 42 degrees, 28 minutes, 10 seconds west, a chord distance of 339.83 feet, and a radius of 623.43 feet) to an iron pin found on the east right of way of the CSX Railroad (66 foot right of way); running thence along said CSX Railroad right of way along a curve to the left, an arc distance of 371.04 feet, (said arc subtended by a chord bearing of north 0 degrees, 16 minutes, 37 seconds west, a chord distance of 370.05 feet, and a radius of 1465.40 feet) to a point and corner; running thence south 84 degrees, 04 minutes, 09 seconds east, a distance of 308.83 feet to an iron pin and corner on the new west right of way of State Route 293; running thence south 03 degrees, 05 minutes, 24 seconds west, a distance of 42.01 feet to an iron pin and the point of beginning.

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, Cobb County, Georgia, being 2.4721 acres as per plat of survey dated June 26, 2002, and prepared for Jeanne E. Rieky (sic) and Vincent L. Rieky (sic) by J.A. Evans Surveying Co., Inc., James A. Evans, Jr., G.R.L.S. No. 2167, and being more particularly described as follows:

Beginning at an iron pin located on the westerly side of the right of way of South Main Street, a/k/a Old Dixie Highway, a/k/a Old Highway 41, a/k/a State Route 293 (being a 60 foot right of way), which point is 72.63 feet north of the intersection of the westerly side of the right of way of South Main Street and the centerline of the Vulcan Materials Railroad Spur right of way, as measured along the westerly side of the right of way of South Main Street; from said beginning point, running thence North 84 degrees 04 minutes 09 seconds West for a distance of 312.17 feet to an iron pin and corner located on the easterly side of the right of way of CSX Railroad (being a right of way which is 66 feet in width); running thence along the arc of a curve to the left, in a counterclockwise direction along the easterly side of the right of way of CSX Railroad, having a radius of 1462.20 feet (said arc being subtended by a chord bearing North 11 degrees 43 minutes 28 seconds West a chord distance of 213.59 feet) for an arc distance of 213.78 feet to a point; running thence North 15 degrees 56 minutes 21 seconds West along the easterly side of the right of way of CSX Railroad for a distance of 54.98 feet to an iron pin and corner; running thence North 80 degrees 38 minutes 33 seconds East for a distance of 393.58 feet to an iron pin and corner located on the westerly side of the right of way of South Main Street; running thence South 03 degrees 05 minutes 24 seconds West along the westerly side of the right of way of South Main Street for a distance of 358.77 feet to an iron pin at the point of beginning.

(m)
JES
JR

ATTACHMENT TO APPLICATIONS FOR REZONING AND VARIANCES

Application Nos.: _____

PC Meeting Date: _____

Mayor and Council Meeting Date: _____

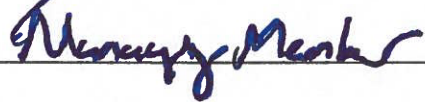
Applicant: Highpoint Acquisitions, LLC

Titleholder: OLD SOUTH VILLAGE, LLC

Parcel: 20016700140 (2765 South Main Street)

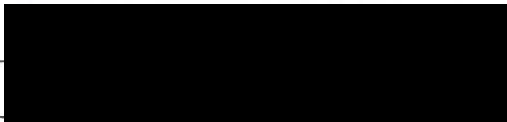
The undersigned(s) below, or as attached, is the owner of the property considered in this application.

OLD SOUTH VILLAGE, LLC

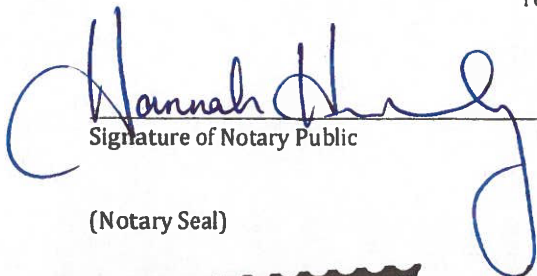



Printed Name: G. Matthew Owen

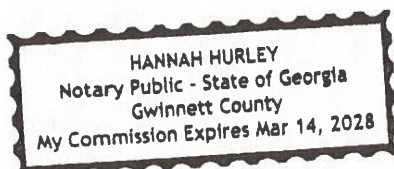
Date: 10/28/24

Address: 

Telephone No. 


Signature of Notary Public
Date: 10/28/2024

(Notary Seal)



CERTIFICATE REGARDING AUTHORITY TO PURSUE REZONING AND VARIANCES

1.

My name is G. Matthew Olson. I am the officer who is delegated the responsibility for authenticating records of *Old South Village, LLC*, a Domestic Limited Liability Company ("Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Kennesaw Rezoning and Variance Applications regarding certain real property owned by the Titleholder Company located in Kennesaw, Cobb County, Georgia.

2.

In accordance with the Requirements for completing a Kennesaw Rezoning and Variance Applications, I hereby attest on behalf of the Titleholder Company that I have reviewed the Rezoning and Variance Applications and related documents which are being filed simultaneously therewith on behalf of the Applicant and Titleholder (collectively, the "Applications") to which this Certificate is attached and hereby certify:

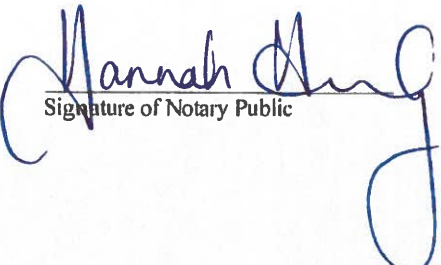
- (a) That corporate seal or facsimile affixed to the Applications is in fact the seal of the Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder Company who executed the Applications does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Applications on behalf of the Titleholder Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Applications and the filing of the Applications on behalf of the Titleholder Company by the officer or other representative of the Applicant Company has been duly authorized by the Titleholder Company.

Old South Village, LLC

By:  (CORPORATE SEAL)

Print Name G. Matthew Olson

Its: 
Title


Signature of Notary Public

10.28.2024
Date

NOTARY SEAL



mael



After recording please return to:

The Katz Law Firm PC
5887 Glenridge Drive Suite 280
Atlanta, Georgia 30328

Cross Reference Plat Book 47 Page 166
Cross Reference Deed Book 14746 Page 95

Quit Claim Deed

**STATE OF GEORGIA
COUNTY OF COBB**

THIS INDENTURE, made the 23rd day of January, in the year Two Thousand Fifteen 2015, between **Old South Investors, LLC**, located at P.O. Box 725249 Atlanta, GA 31139, as party or parties of the first part, hereinafter called ("Grantor"), and **Old South Village, LLC**, located at P.O. Box 725249 Atlanta, GA 31139, as party or parties of the second part, hereinafter called ("Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of (\$10.00) TEN DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and since Grantee was to be the original person on the Deed, not the Grantor, the Grantor has granted, bargained, sold, aliened, conveyed, and by these presents does grant bargain, sell, alien, convey and forever **Quit Claim** unto the said Grantee, the below described tract or parcel of land on Exhibit "A" the Legal Description, Subject to the Permitted Exceptions on Exhibit "B", and subject to the Security Deed and Assignment of Rents to Touchmark National Bank, herein, more fully and completely described as follows:

Real Property Address / Commonly Known as:

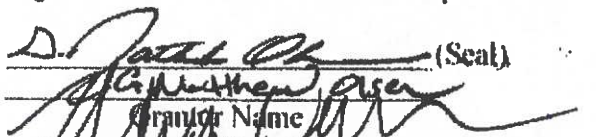
2681 South Main Street, Kennesaw, Georgia 30144

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District of Cobb County, Georgia (hereinafter referred to as the "Land"), and being more particularly described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behalf of said Grantee, and not to the Grantor or anyone else.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

 (Seal)

Grantor Name

Notary Public (signature, stamp, and expiration)

Farrah Wilson Olsen
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires November 11, 2017


Witness

BK: 15214 PG: 5479-5496
Filed and Recorded Jan-30-2015 11:44:40AM
DOC#: 02015-006485
Real Estate Transfer Tax \$0.00
0332015001394


REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 of the 20th District, 2nd Section, Cobb County, Georgia, and being the property of Mrs. Elizabeth C. Grogan, as per plat recorded at Plat Book 47, Page 186, Cobb County, Georgia Records, and being more particularly described as follows:

BEGINNING at a point on the West side of Old U.S. Highway 41, 431.4 feet North, as measured along the West side of Old U.S. Highway 41 from the intersection of the West side of Old U.S. Highway 41 and the centerline of a railway spur track; running thence Northerly along the Westerly side of Old U.S. Highway 41 and following the curvature thereof 375.76 feet to an iron pin at the Southeast corner of property of B.D. Hood; thence South 73 degrees 19 minutes 29 seconds West 471.34 feet to an iron pin on the Northeastly right-of-way of W & A Railroad; thence South 16 degrees 37 minutes 40 seconds East 318.10 feet to an iron pin; thence North 80 degrees 9 minutes 38 seconds East along the North line of property of E.R. Wilbur 395.35 feet to a point on the Westerly right-of-way of Old U.S. Highway 41, being the point of beginning.

EXHIBIT "A"

DESCRIPTION OF PROPERTY

All that tract or parcel of land lying and being in Land Lot 1167 of the 20th District, 2nd Section, Cobb County, Georgia being more particularly described as follows:

Commencing at the point of intersection of the centerline of a railway spur track and the westerly right-of-way of South Main Street also known as Old Highway 41 (60' R/W); Thence northerly along said westerly right-of-way, 431.40 feet to a #5 rebar set at the northeasterly corner of the lands of Richards-Gilstrap Holdings, LLC (Deed Book 14746, Page 95), said point being the TRUE POINT OF BEGINNING;

Thence leaving said westerly right-of-way along the northerly boundary of the lands of Richards-Gilstrap Holdings, LLC South 81 degrees 24 minutes 04 seconds West, 391.54 feet to a #4 rebar found on the easterly right-of-way of the Western & Atlantic Railroad (66' R/W); Thence along said easterly right-of-way North 16 degrees 49 minutes 30 seconds West, 318.10 feet to a #5 rebar set at the southwesterly corner of the lands of Fred H. Chalker; Thence along the southerly boundary of Fred H. Chalker North 74 degrees 21 minutes 22 seconds East, 244.66 feet to a #4 rebar found at the southwesterly corner of the lands of Misuni C. Edwards and Doug L. Edwards (Deed Book 14380, Page 4166); Thence along the southerly boundary of the lands of Misuni C. Edwards and Doug L. Edwards North 74 degrees 32 minutes 07 seconds East, 226.68 feet to a #4 rebar found on the westerly right-of-way of South Main Street (60' R/W); Thence along said westerly right-of-way the following courses and distances: Along a curve to the right, an arc distance of 244.36 feet, said curve having a radius of 690.76 feet and being subtended by a chord of 243.09 feet, at South 07 degrees 24 minutes 58 seconds East, to a point; South 02 degrees 43 minutes 06 seconds West, 131.45 feet to a #5 rebar set, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 3.499 acres and is more accurately depicted on a plat of survey prepared by Surveys Plus, Inc., dated September 7, 2011, job number 4498.

EXHIBIT "B"
PERMITTED EXCEPTIONS

- 1) All matters as shown on that certain ALTA/ACSM Land Title Survey prepared for Touchmark National Bank, North Atlanta Law Group, P.C., First American Title Insurance Company, Law Firm of Hodges and Broadaway and Virginia A. Brown prepared by Surveys Plus, Inc., bearing the seal of Joseph T. Baker, GRLS No. 2674 dated September 7, 2011, as last revised October 3, 2011, including the following:
 - (A) Block & Wood Wall encroaches into right-of-way of South Main Street (Old Highway 41);
 - (B) Brick Wall located in the following areas:
 - (i) Along the eastern boundary;
 - (ii) In the northeast corner around Mobile Home #21;
 - (iii) Around the Dumpster pad in the Northeast corner;
 - (iv) Around the 2-story Brick Building in the Southeast corner.
 - (C) The following utilities/lines running throughout the property:
 - (i) Sanitary sewer;
 - (ii) CATV;
 - (iii) Power/Electrical lines (both overhead and underground);
 - (iv) Gas lines;
 - (v) Water lines; and
 - (vi) Pump Station.
- 2) Boundary Line Agreement by and between Elizabeth C. Grogan and E. R. Wilbur, dated _____, 1969, filed June 24, 1969 and recorded in Deed Book 1104, Page 690, records of the Superior Court of Cobb County, Georgia.
- 3) Boundary Line Agreement by and between Elizabeth C. Grogan and B. D. Hood, dated _____, 1969, filed June 24, 1969 and recorded in Deed Book 1104, Page 698, aforesaid records.
- 4) Easement from Cecil N. Brown to Georgia Power Company, dated July 31, 1969, filed October 13, 1969 and recorded in Deed Book 1123, Page 93, aforesaid records.
- 5) All matters affecting subject property as shown on plat recorded in Plat Book 47, Page 186, aforesaid records.
- 6) Rights of any railroad(s), its successors and/or assigns, in and to any railroad track or spurs, including appurtenances thereto and easements thereof, located within the boundaries of the subject property.
- 7) All taxes for the year 2012 and subsequent years which are liens but which are not yet due and payable.



Printed: 10/21/2024

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
JAMES RICHARDS

RICHARDS GILSTRAP HOLDINGS LLC

Payment Date: 9/26/2024

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2024	20016700990	10/15/2024	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$17,591.20	\$0.00



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



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

2024 Property Tax Bill

Parcel ID	Tax District		Bill #				
20016700990	3/3-BOND - KENNESAW CITY		260917				
Property Owner/Location/Description			Fair Market Value	Taxable Value			
RICHARDS GILSTRAP HOLDINGS LLC 2615 S MAIN ST			1,458,640	583,456			
Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate = Net Tax			
CITY OF KENNESAW	583,456	0	583,456	7.7500000000 \$4,521.78			
BOND	583,456	0	583,456	1.5000000000 \$875.18			
Exemptions:							
You are receiving this bill due to the finalization of your appeal. Interest will accrue monthly at a rate of .96% per month, based on an annual calculation of Federal Prime Rate (8.5%) plus 3%. To arrive at the new monthly interest rate divide the Federal Prime Rate by 12. This annual interest rate will change when the Federal Reserve announces the new bank prime loan rate each January (House Bill 960). Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960). Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov.							
					Current Year Tax		\$5,396.96
					Interest		\$103.62
					Penalty		\$0.00
					Other Fees		\$0.00
					Payments Received		\$5,500.58
					Other Amounts Due		\$0.00
					Total Due		\$0.00
Due Date		12/01/2024					



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

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

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

Parcel ID: 20016700990
Amount Due: \$0.00
Bill#: 260917
Due Date: 12/01/2024

AMOUNT PAID

RICHARDS GILSTRAP HOLDINGS LLC
2615 S MAIN ST
KENNESAW, GA 30144

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



Printed: 10/21/2024

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
Old South Investors

OLD SOUTH VILLAGE LLC
C/O KODIAK VENTURES

Payment Date: 4/16/2024

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	20016700140	10/15/2023	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$349.02	\$360.02	\$0.00	\$0.00	\$7,909.46	\$0.00



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



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

2024 Property Tax Bill

Parcel ID	Tax District		Bill #	
20016700990	3/3-BOND - KENNESAW CITY		260917	
Property Owner/Location/Description			Fair Market Value	Taxable Value
RICHARDS GILSTRAP HOLDINGS LLC 2615 S MAIN ST			1,458,640	583,456
Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate = Net Tax
CITY OF KENNESAW	583,456	0	583,456	7.7500000000 \$4,521.78
BOND	583,456	0	583,456	1.5000000000 \$875.18
Exemptions:				
You are receiving this bill due to the finalization of your appeal.				
Interest will accrue monthly at a rate of .96% per month, based on an annual calculation of Federal Prime Rate (8.5%) plus 3%. To arrive at the new monthly interest rate divide the Federal Prime Rate by 12. This annual interest rate will change when the Federal Reserve announces the new bank prime loan rate each January (House Bill 960). Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960).				
Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov.				
			Current Year Tax	\$5,396.96
			Interest	\$103.62
			Penalty	\$0.00
			Other Fees	\$0.00
			Payments Received	\$5,500.58
			Other Amounts Due	\$0.00
			Total Due	\$0.00
			Due Date	12/01/2024



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

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

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

Parcel ID: 20016700990
Amount Due: \$0.00
Bill#: 260917
Due Date: 12/01/2024

AMOUNT PAID

RICHARDS GILSTRAP HOLDINGS LLC
2615 S MAIN ST
KENNESAW, GA 30144

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

LEGAL DESCRIPTION
OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 167, of the 20th District, 2ND Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap, said rebar having coordinates of North 1,461,573.0 and East: 2,162,318.2, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located the intersection of the northerly right of way line of Vulcan Material Railroad Spur (50 foot right of way) and the westerly right of way line of South Main Street (a.k.a. Old Dixie Highway) (a.k.a. Old Highway 41) (a.k.a. State Route 293) (60 foot public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said westerly right of way of South Main Street and proceed along said northerly right of way of Vulcan Material Railroad Spur the following courses and distances: S57°52'53"W a distance of 90.81 feet to a point; along a curve turning to the left with an arc length of 344.18 feet, having a radius of 623.43 feet, being subtended by a chord bearing of S42°01'04"W, and a chord length of 339.83 feet to a set 1/2 inch rebar with cap at the intersection of said northerly right of way line of Vulcan Material Railroad Spur and the easterly right of way line of C.S.X. Railroad (apparent 66 foot right of way); thence along said easterly right of way of C.S.X. Railroad the following courses and distances: along a curve turning to the left with an arc length of 371.04 feet, having a radius of 1465.40 feet, being subtended by a chord bearing of N00°43'43"W, and a chord length of 370.05 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 213.67 feet, having a radius of 1441.91 feet, being subtended by a chord bearing of N12°08'56"W, and a chord length of 213.47 feet to a point; N16°11'05"W a distance of 55.03 feet to a found 1/2 inch rebar; N16°52'30"W a distance of 318.05 feet to a set 1/2 inch rebar with cap; thence leaving said easterly right of way and proceed N74°20'31"E a distance of 244.66 feet to a found 1/2 inch rebar; thence N74°31'15"E a distance of 226.66 feet to a found 1/2 inch rebar on said westerly right of way of South Main Street; thence along said westerly right of way the following courses and distances: along a curve turning to the right with an arc length of 244.36 feet, having a radius of 690.20 feet, being subtended by a chord bearing of S07°26'04"E, and a chord length of 243.09 feet to a point; S02°33'44"W a distance of 123.01 feet to a point; S02°39'51"W a distance of 358.66 feet to a found 1/2 inch rebar; S02°21'27"W a distance of 39.52 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 309,115 square feet or 7.096 acres.

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 167, of the 20th District, 2ND Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a set 1/2 inch rebar with cap, said rebar having coordinates of North 1,461,573.0 and East: 2,162,318.2, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located the intersection of the northerly right of way line of Vulcan Material Railroad Spur (50 foot right of way) and the westerly right of way line of South Main Street (a.k.a. Old Dixie Highway) (a.k.a. Old Highway 41) (a.k.a. State Route 293) (60 foot public right of way); thence along said westerly right of way the following courses and distances: N02°21'27"E a distance of 39.52 feet to a found 1/2 inch rebar; N02°39'51"E a distance of 358.66 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said westerly right of way of South Main Street and proceed S80°12'04"W a distance of 393.39 feet to a found 1/2 inch rebar on the easterly right of way line of C.S.X. Railroad (apparent 66 foot right of way); thence along said easterly right of way of C.S.X. Railroad N16°52'30"W a distance of 318.05 feet to a set 1/2 inch rebar with cap; thence leaving said easterly right of way and proceed N74°20'31"E a distance of 244.66 feet to a found 1/2 inch rebar; thence N74°31'15"E a distance of 226.66 feet to a found 1/2 inch rebar on said westerly right of way of South Main Street; thence along said westerly right of way the following courses and distances: along a curve turning to the right with an arc length of 244.36 feet, having a radius of 690.20 feet, being subtended by a chord bearing of S07°26'04"E, and a chord length of 243.09 feet to a point; S02°33'44"W a distance of 123.01 feet to a point, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 150,774 square feet or 3.461 acres.

LEGAL DESCRIPTION
TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 167, of the 20th District, 2ND Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap, said rebar having coordinates of North 1,461,573.0 and East: 2,162,318.2, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located the intersection of the northerly right of way line of Vulcan Material Railroad Spur (50 foot right of way) and the westerly right of way line of South Main Street (a.k.a. Old Dixie Highway) (a.k.a. Old Highway 41) (a.k.a. State Route 293) (60 foot public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said westerly right of way of South Main Street and proceed along said northerly right of way of Vulcan Material Railroad Spur the following courses and distances: S57°52'53"W a distance of 90.81 feet to a point; along a curve turning to the left with an arc length of 344.18 feet, having a radius of 623.43 feet, being subtended by a chord bearing of S42°01'04"W, and a chord length of 339.83 feet to a set 1/2 inch rebar with cap at the intersection of said northerly right of way line of Vulcan Material Railroad Spur and the easterly right of way line of C.S.X. Railroad (apparent 66 foot right of way); thence along said easterly right of way of C.S.X. Railroad the following courses and distances: along a curve turning to the left with an arc length of 371.04 feet, having a radius of 1465.40 feet, being subtended by a chord bearing of N00°43'43"W, and a chord length of 370.05 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 213.67 feet, having a radius of 1441.91 feet, being subtended by a chord bearing of N12°08'56"W, and a chord length of 213.47 feet to a point; N16°11'05"W a distance of 55.03 feet to a found 1/2 inch rebar; thence leaving said easterly right of way and proceed N80°12'04"E a distance of 393.39 feet to a found 1/2 inch rebar on said westerly right of way of South Main Street; thence along said westerly right of way the following courses and distances: along a curve turning to the right with an arc length of 244.36 feet, having a radius of 690.20 feet, being subtended by a chord bearing of S07°26'04"E, and a chord length of 243.09 feet to a point; S02°33'44"W a distance of 123.01 feet to a point; S02°39'51"W a distance of 358.66 feet to a found 1/2 inch rebar; S02°21'27"W a distance of 39.52 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 158,340 square feet or 3.635 acres.

VARIANCE REQUESTS
HIGHPOINT ACQUISITIONS, LLC
Proposed South Main Street Mixed-Use Development

The site is size constrained (only 7.10 acres) and topography constrained. The site is bowl-shaped with the perimeters sloping downward toward the interior of the site at 1:1 slopes (or greater) with up to 30 feet of elevation change on the site.

We are targeting a non-family renter profile.

Variance Request #1

Applicant is requesting to reduce the minimum multifamily floor area from 850 sq ft to 705 sq ft.

This request would allow the applicant to develop a variety of unit types/sizes, which encourages a range of tenant profiles as smaller units offer a high-quality living space while naturally being more moderately priced.

Variance Request #2

Applicant is requesting to reduce the average multifamily floor area from a minimum of 1,000 sq ft to a minimum of 900 sq ft.

This request is a result of the higher density, mixed-use project where the applicant plans to construct primarily 1-bedroom and 2-bedroom units.

ADDENDUM TO APPLICATION FOR VARIANCE

CONSTITUTIONAL CHALLENGE

COMES NOW the Applicant, Highpoint Acquisitions, LLC (hereinafter referred to as the "Applicant") and asserts the following:

1.

By Application for Variance, the Applicant has applied for Variances as to requirements of the City of Kennesaw Zoning Ordinance (hereinafter the "Ordinance") which impose certain requirements as same apply to the property more particularly set forth in said Application (hereinafter referred to as the "Subject Property").

2.

The Applicant states that a literal interpretation and enforcement of Ordinance provisions creates a hardship.

3.

Enforcement of Ordinance requirements concerning the Subject Property creates an unnecessary and unreasonable hardship with no resulting substantial benefit to the public good.

4.

The Variances sought by the Applicant concerning the Subject Property will not impair the purpose, spirit and intent of the Ordinance and stand to alleviate any and all non-compliance of the foregoing requirements while causing no substantial detriment to the public good.

5.

Applicable Ordinance provisions concerning the required Variances are unconstitutional as applied to the Subject Property in that same deprive the Applicant of property under and pursuant to Article I, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of property without due process violates the constitutional prohibition against the taking of private property without just compensation.

6.

Applicable Ordinance provisions, as applied to the Subject Property, violate the Applicant's right to the unfettered use and development of the Subject Property in conformity with the existing Ordinance in that the Ordinance creates an unreasonable hardship totally unrelated to public health, safety, morality, or general welfare and is therefore confiscatory and void. Further, same is unconstitutional in that it is arbitrary, unreasonable and injurious resulting in relatively little gain or benefit to the public while at the same time inflicting serious injury and loss upon the Applicant.

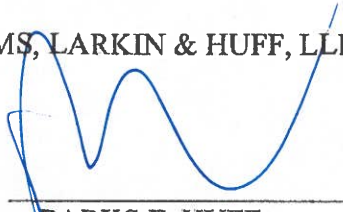
7.

The Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with Applications for Variances also violate Article I, Section I, Paragraphs I, II and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not

restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

This 28th day of October, 2024.

SAMS, LARKIN & HUFF, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

SOUTH MAIN MIXED-USE - PHASE II

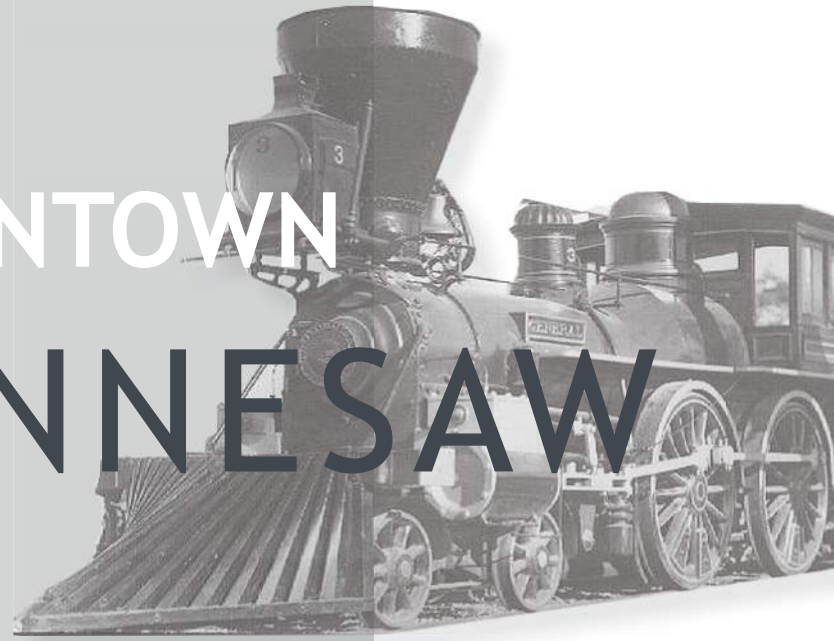
KENNESAW GA

OCTOBER 21, 2024

A RESIDENTIAL COMMUNITY DEVELOPED BY
HIGHPOINT DEVELOPMENT

NILES BOLTON ASSOCIATES

DOWNTOWN KENNESAW



RESTAURANTS



"Family owned and a favorite local eat in downtown Kennesaw that serves up classic comfort and southern American cuisine"

TRACKSIDE

Grill & Patio Bar



SURROUNDING DEVELOPMENT



SOUTH MAIN MIXED-USE - PHASE I



CIVIL WAR MUSEUM



SENIOR LIVING



INSPIRATION



LUMEN BRIARCLIFF
NORTH DRUID HILLS, GA



CAMDEN BUCKHEAD
ATLANTA, GA



OVERALL SITE PLAN



SITE PLAN

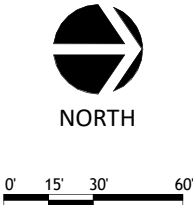
RESIDENTIAL:

300 UNITS

60% 1-BEDROOM = 180 UNITS = 180 SPACES
@ 750 SF/UNIT = 135,000 RSF

35% 2-BEDROOM = 105 UNITS = 210 SPACES
@ 1,100 SF/UNIT = 115,000 RSF

5% 3-BEDROOM = 15 UNITS = 30 SPACES
@ 1,400 SF/UNIT = 19,500 RSF



RENDERINGS



RENDERINGS



RENDERINGS



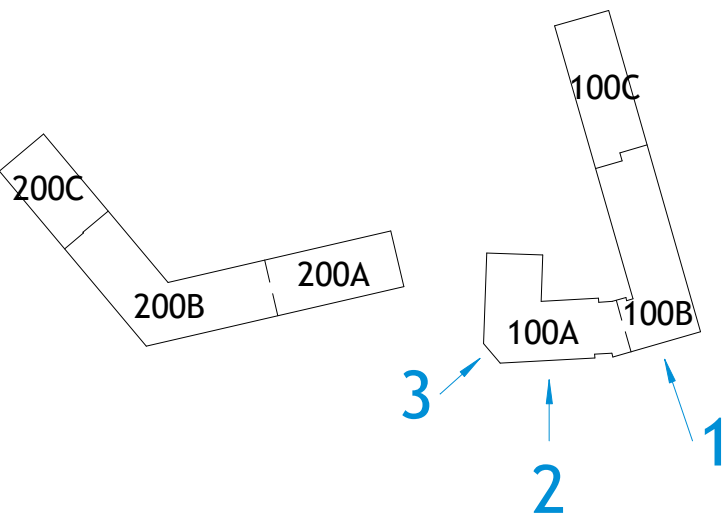
RENDERINGS



RENDERINGS



ELEVATIONS - BUILDING 100



1 ELEVATION - BUILDING 100 - NORTHEAST
A3-01 1/16" = 1'-0"



2 ELEVATION - BUILDING 100 - SOUTHEAST
A3-01 1/16" = 1'-0"



3 ELEVATION - BUILDING 100 - SOUTHEAST CORNER
A3-01 1/16" = 1'-0"

A3-01

ELEVATIONS - BUILDING 100



4 ELEVATION - BUILDING 100 - WEST
A3-02 1/16" = 1'-0"



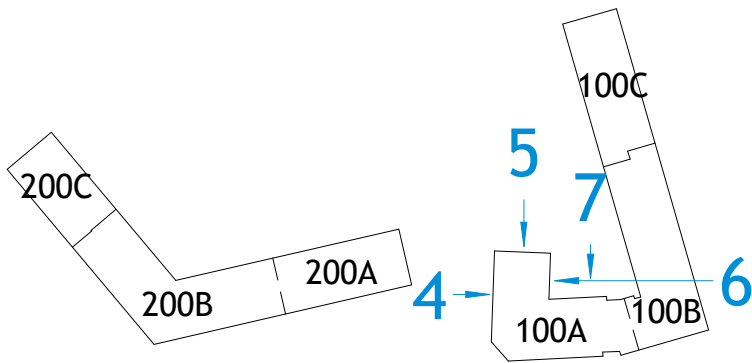
5 ELEVATION - BUILDING 100 - SOUTH
A3-02 1/16" = 1'-0"



6 ELEVATION - BUILDING 100 - POOL COURTYARD NORTH
A3-02 1/16" = 1'-0"



7 ELEVATION - BUILDING 100 - POOL COURTYARD WEST
A3-02 1/16" = 1'-0"



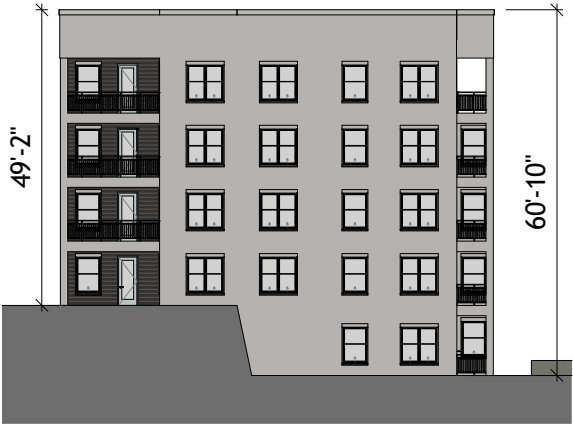
ELEVATIONS - BUILDING 100



9 ELEVATION OVERALL - BUILDING 100 - NORTH
A3-03 1/32" = 1'-0"



8 ELEVATION OVERALL - BUILDING 100 - SOUTH
A3-03 1/32" = 1'-0"



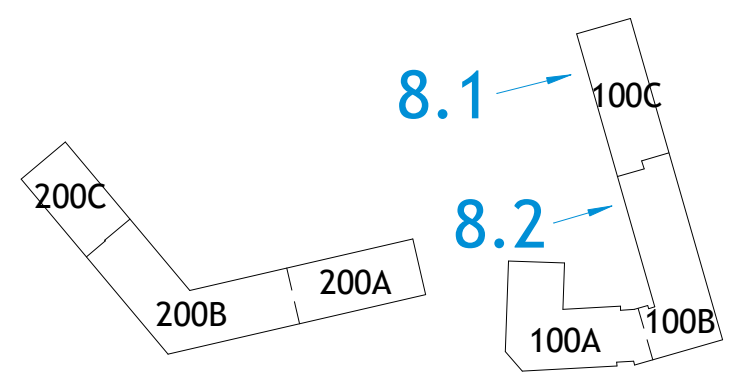
10 ELEVATION - BUILDING 100 - EAST
A3-03 1/32" = 1'-0"

A3-03



8.1 ELEVATION - BUILDING 100 - SOUTH 1
A3-04 1/16" = 1'-0"

ELEVATIONS - BUILDING 100



8.2 ELEVATION - BUILDING 100 - SOUTH 2
A3-04 1/16" = 1'-0"

A3-04

ELEVATIONS - BUILDING 100



9.1
A3-05

ELEVATION - BUILDING 100 - NORTH 1
1/16" = 1'-0"



9.2
A3-05

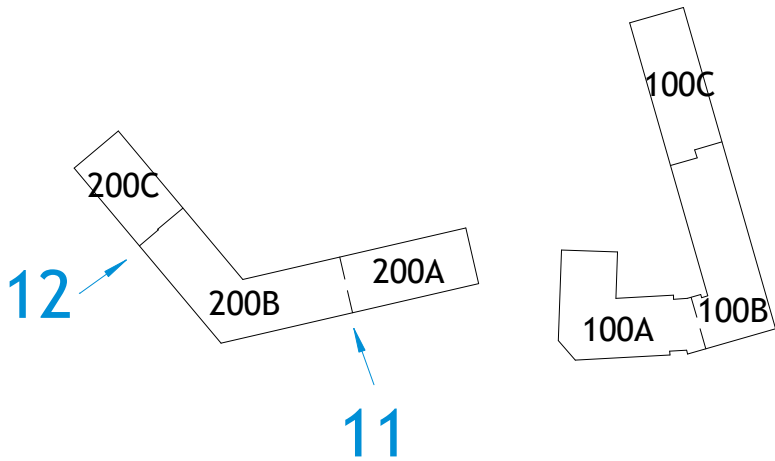
ELEVATION - BUILDING 100 - NORTH 2
1/16" = 1'-0"

A3-05

ELEVATIONS - BUILDING 200



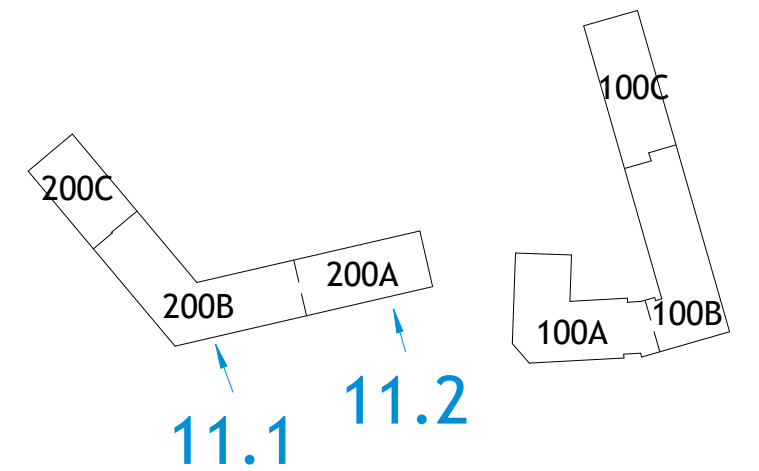
12 ELEVATION OVERALL - BUILDING 200 - SOUTH EAST
A3-06 1/32" = 1'-0"



11 ELEVATION OVERALL - BUILDING 200 - EAST
A3-06 1/32" = 1'-0"



ELEVATIONS - BUILDING 200



11.1 ELEVATION - BUILDING 200 - EAST 1
A3-07 1/16" = 1'-0"



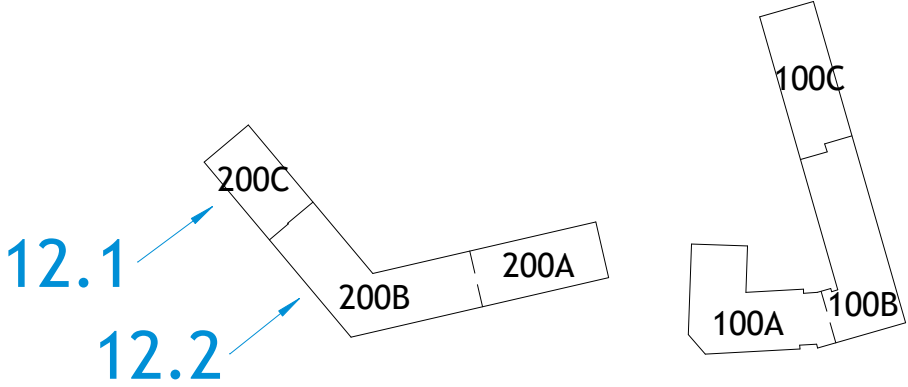
11.2 ELEVATION - BUILDING 200 - EAST 2
A3-07 1/16" = 1'-0"

A3-07

ELEVATIONS - BUILDING 200



12.1 ELEVATION - BUILDING 200 - SOUTHEAST 1
A3-08 1/16" = 1'-0"



12.2 ELEVATION - BUILDING 200 - SOUTHEAST 2
A3-08 1/16" = 1'-0"

A3-08

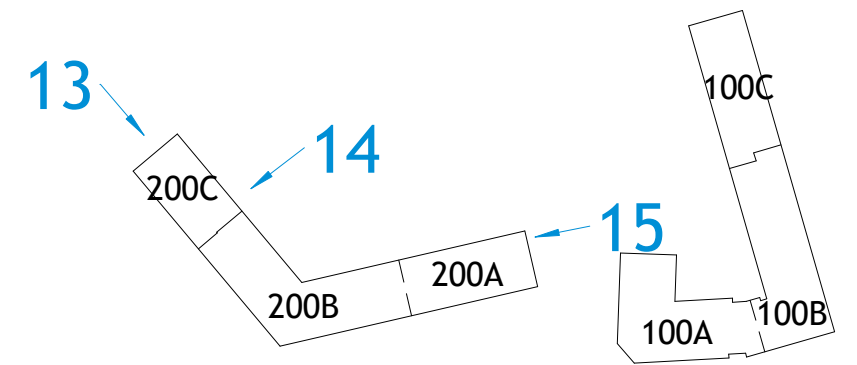


13 ELEVATION - BUILDING 200 - SOUTHWEST
A3-09 1/16" = 1'-0"



15 ELEVATION - BUILDING 200 - NORTH
A3-09 1/16" = 1'-0"

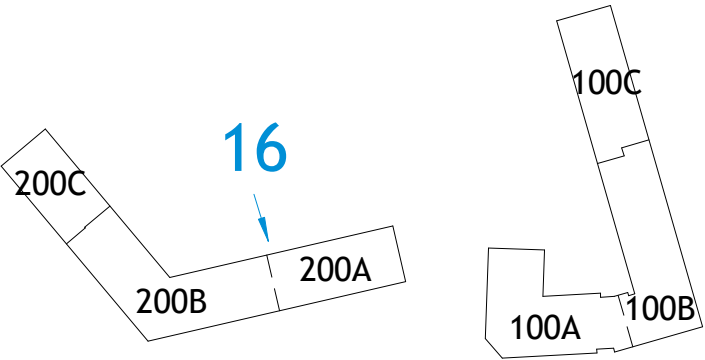
ELEVATIONS - BUILDING 200



14 ELEVATION OVERALL - BUILDING 200 - NORTHWEST
A3-09 1/16" = 1'-0"

A3-09

ELEVATIONS - BUILDING 200



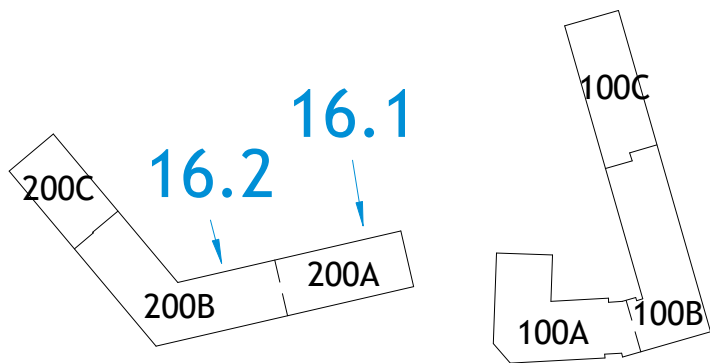
1 ELEVATION OVERALL - BUILDING 200 - WEST
A3-10 1/32" = 1'-0"

A3-10

ELEVATIONS - BUILDING 200



16.1 ELEVATION - BUILDING 200 - WEST 1
A3-11 1/16" = 1'-0"



16.2 ELEVATION - BUILDING 200 - WEST 2
A3-11 1/16" = 1'-0"

A3-11

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

12/27/2024

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

Subject: City of Kennesaw Zoning Application (Case# RZ2025-01, ZV2025-01)
2615 & 2681 S. Main St, Kennesaw, GA 30144
Parcel #: 20016700990 & 20016700140

Dear Ms. Mabry,

Attached, please find a zoning and variance application submitted by Highpoint Acquisitions, LLC to rezone parcel 20016700990 located at 2615 S. Main St from Light Industrial (LI) to Central Business District (CBD). The variance application seeks to reduce the minimum and average multifamily floor area for the multifamily portion of the development. Because this case is within a half-mile from unincorporated Cobb County, this letter and enclosed application are being provided in accordance with the House Bill 489 Intergovernmental Agreement.

This case is set to go before the Kennesaw Planning Commission on February 5th at 6:30 p.m. for public hearing and Mayor and Council on February 17th at 6:30 p.m. for public hearing as well.

Thank you for your attention. Should you have any questions, you may call me at 770-590-8268 or send an e-mail to dsimmons@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Enclosure: Zoning Application

cc: Jessica Guinn, AICP, Community Development Agency Director (Via E-mail)
Dr. Jackie McMorris, Cobb County Manager (Via E-mail)
Phillip Westbrook, Senior Planner, Cobb County Community Development (Via E-mail)
Donald Wells, Intergovernmental Coordinator/Planner III, Cobb County Community Dev. (Via E-mail)
Dr. Jeff Drobney, City Manager, City of Kennesaw (Via E-mail)
Chanelle Campbell, Assistant Zoning Administrator & Planner, City of Kennesaw (Via E-mail)
Rebecca Goldstein, Community Development Administrative Assistant, City of Kennesaw (Via E-mail)

February 13, 2025

Subject: Please Take Notice - Notification of Nearby Zoning Application

2615 & 2681 S Main Street, Kennesaw, GA, 30144 – 20016700990 & 20016700140

To whom it may concern,

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

The application details are as follows:

Applicant Name: Highpoint Acquisitions, LLC.

Property Address: 2615 and 2681 S Main Street

Parcel Identification Number: 20016700990 & 20016700140

Description of Proposal: Variance request to reduce the minimum multifamily floor area from 850 sq ft to 705 sq ft, and reduce the average multifamily floor area from a minimum of 1,000 sq ft to a minimum of 900 sq ft.

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

Planning Commission Meeting

Date: 3/5/25

Time: 6:30 p.m.

Mayor & Council Meeting

Date: 3/17/25

Time: 6:30 p.m.

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

Applicant Signature



Parks F. Huff/Attorney for Applicant

Date 2-13-2025



Legend

ZV- Subject Properties

RZ - Subject Property

CASE NUMBER		LAND USE OR ZONING	
		FROM	TO
AV	LU		
AX	RZ 2025-001	LI	CBD
DX	AV – Administrative Variance	R-100 ZONING KENNESAW CITY LIMITS COBB COUNTY 99 LAND LOT	
HBR	AX – Annexation		
	DX – De-annexation		
	HBR – Historic Board Review		
SLUP	LU – Land Use		
	RZ – Re-zoning		
ZV 2025-001	SLUP – Special Land Use		
	ZV – Variance		

2615 & 2681 S. Main St

Land Lot 167,

Tax Parcels 14 & 99

CITY OF KENNESAW

PLANNING & ZONING DEPT.

770-590-6266

David Eastenberg
MAYOR

Lee Murray
CITY CLERK

Scale: 1" = 250'

Print Date: 12/30/2024

RZ2025_001



Date Received 10/29/24
Staff's Initials CMC

VARIANCE APPLICATION
Required Fee \$375.00

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

**A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND
STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.**
(Applicant or agent must be present at all public hearings)

Date of Consultation _____ Staff's Initials _____

PURPOSE OF VARIANCE REQUEST SEE ATTACHED VARIANCE REQUEST SHEET

LAND USE PROPERTY ADDRESS 2615 and 2681 South Main Street

Land Lot 167 Tax Parcel 20016700140 Lot Size 7.096 ac Current Zoning LI & CBD

APPLICANT Highpoint Acquisitions, LLC

APPLICANT EMAIL [REDACTED]

Applicant address 1776 Peachtree Street, NW, Suite 250, Atlanta, GA 30309

(Home#) _____ (Work#) [REDACTED] (Cell#) _____

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature] 10-28-24
Notary Date

REPRESENTATIVE Parks F. Huff/SAMS, LARKIN & HUFF, LLP

(Fax #) [REDACTED] (Work#) [REDACTED] (Cell#) _____

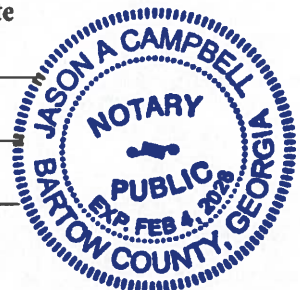
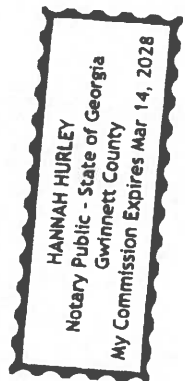
Representative Signature [Signature]

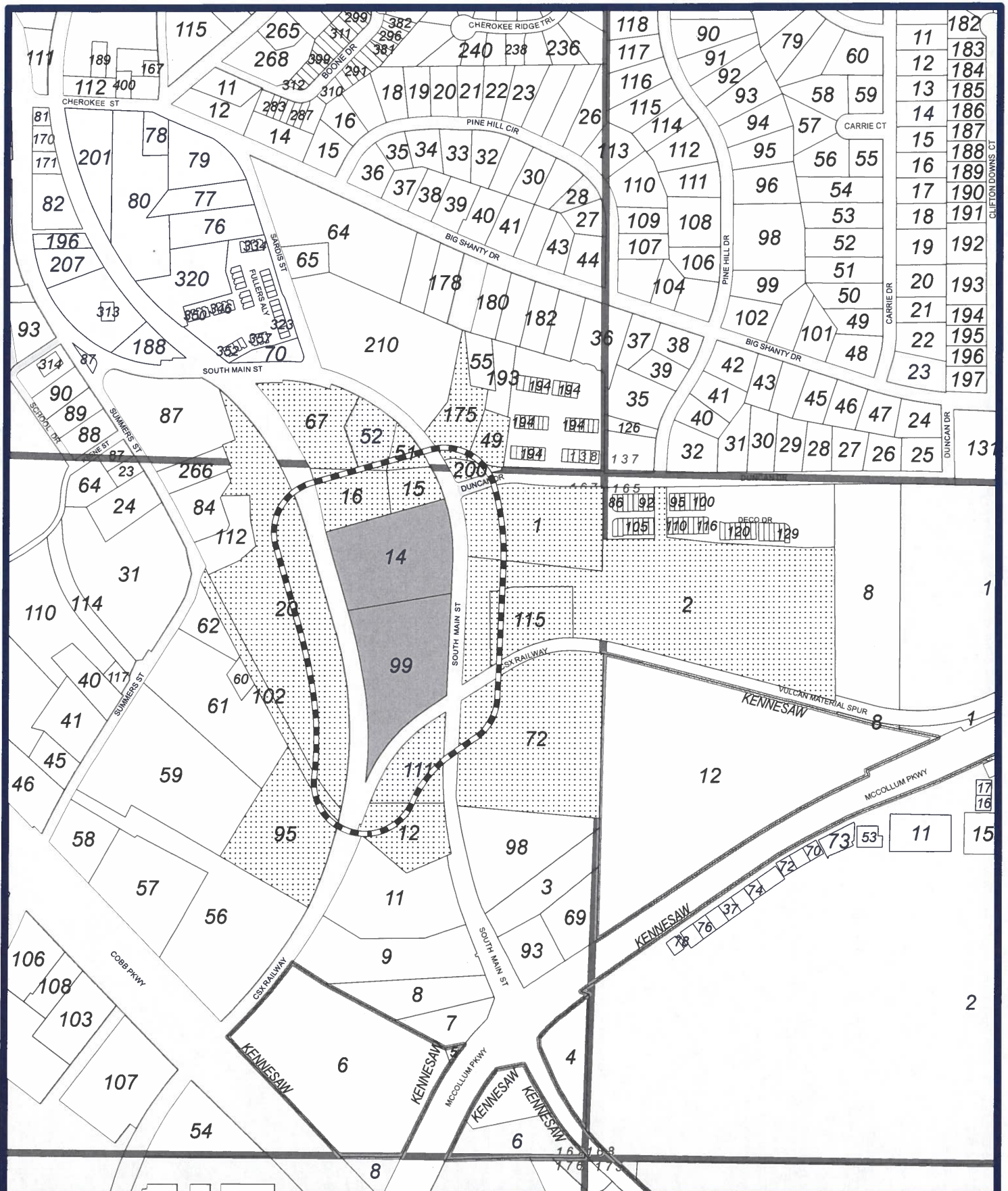
Signed, sealed and delivered in presence of: [Signature] 10-28-24
Notary Date

TITLEHOLDER: SEE ATTACHED SIGNATURE PAGES Telephone: _____

Signature: _____ Address: _____

Signed, sealed and delivered in presence of: _____
Notary Date





-  Subject Parcel
-  200' Radius
-  Properties Notified

2615 & 2681 S. Main Street
Land Lot 167,
Tax Parcels 99 & 14
 Associated with RZ2025-001

RZ2025-01 & ZV2025-01
200' PROPERTY NOTIFICATION



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

Derek Eastwood
 Mayor
Lee Harvey
 City Clerk

Date: 12/27/2024
 ZV2025 001



7020 0090 0000 0078 2233

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Postage

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City, State, ZIP+4[®] **2680 SOUTH MAIN ST
KENNESAW GA 30144**

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Postage

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Total Postage and Fees

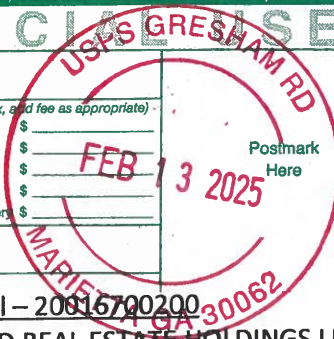
\$

Sent To **Tax Parcel – 20016700200**

Street and Apt. **PRO BUILD REAL ESTATE HOLDINGS LLC**

City, State, ZIP+4[®] **C/O RYANN LLC
1999 BROADWAY STE 4100
DENVER CO 80202**

PS Form 3800, April 2013 PSN 7530-02-000-9047



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Postage

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Sent To **Tax Parcel – 20016700950**

Street and Apt. **PRO BUILD REAL ESTATE HOLDINGS LLC**

City, State, ZIP+4[®] **C/O RYAN LLC
1999 BROADWAY STE 4100
DENVER CO 80202**

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Total Postage and Fees

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Sent To **Tax Parcel – 20016700720**

Street and Apt. N **2500 MAIN PARTNERS LLC**

City, State, ZIP+4[®] **414 S 16TH ST STE 100
PHILADELPHIA PA 19146**

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Sent To **Tax Parcel – 20016701020**

Street and Apt. **PRO BUILD REAL ESTATE HOLDINGS LLC**

City, State, ZIP+4[®] **C/O RYAN LLC
1999 BROADWAY STE 4100
DENVER CO 80202**

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☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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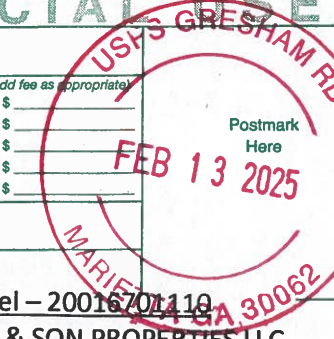
Sent To **Tax Parcel – 20016701110**

Street and Apt. N **MCNEEL & SON PROPERTIES LLC**

City, State, ZIP+4[®] **PO BOX 2993
KENNESAW GA 30156**

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Tax Parcel – 20016700120

Sent To

Street and Apt.

City, State, Zip

PRESERVE BAY LLC
3063 ELLIS RD NW
KENNESAW GA 30152

PS Form 3800

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Postage

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Tax Parcel – 20016701150

Sent To

Street and Apt.

City, State, Zip

STATION AT SOUTH MAIN LLC
820 TOPAZ VLY
CANTON GA 30114-8314

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Postage

Total Postage and Fees

Tax Parcel – 20016700020

Sent To

Street and Apt.

City, State, Zip

KENNESAW DEVELOPMENT OWNER
LLC
1776 PEACHTREE ST NW
ATLANTA GA 30309

PS Form 3800

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Postage

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Tax Parcel – 20016700140

Sent To

Street and Apt.

City, State, Zip

OLD SOUTH VILLAGE LLC C/O KODIAK
VENTURES
PO BOX 684448
MARIETTA GA 30068

PS Form 3800

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Tax Parcel – 20013800510

Sent To

Street and Apt. No.

City, State, Zip

METHODIST CHURCH
OLD HWY 41
KENNESAW GA 30144

PS Form 3800

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Tax Parcel – 20013800520

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City, State, Zip

SOUTH ATLANTIC CONFERENCE
ASSOCIATION OF
3978 MEMORIAL DR
DECATUR GA 30032

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Postage

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Tax Parcel – 20013800670

Street and Apt. No.,

SARDIS BAPTIST CHURCH

City, State, ZIP+4®

2741 MAIN ST

KENNESAW GA 30144

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

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Postage

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Total Postage and Fees

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Sent To

Tax Parcel – 20016700160

Street and Apt. No.,

CHALKER FRED H

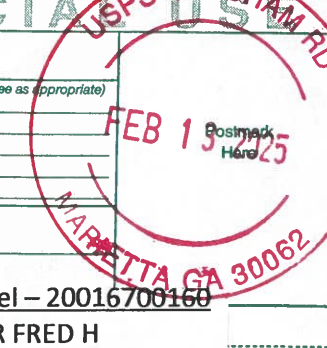
City, State, ZIP+4®

1951 TROPHY DR

MARIETTA GA 30062

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Postage

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Total Postage and Fees

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Sent To

Tax Parcel – 20016700150

Street and

ENERGY TAE KWON DO ORGANIZATION INC

City, State,

2689 SOUTH MAIN ST

KENNESAW GA 30144

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

See Reverse for Instructions



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Postage

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Total Postage and Fees

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Sent To

Tax Parcel – 20013801750

Street and Apt. N

BYRD HUGH EDWARD

City, State, ZIP+4®

2716 SOUTH MAIN ST

KENNESAW GA 30144-3538

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

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Postage

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Sent To

Tax Parcel – 20013800490

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WINFREY HORACE J SR EXECUTOR

City, State, ZIP+4®

TAYLOR JESSIE MAE ESTATE

PO BOX 188

KENNESAW GA 30144-0188

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2680 SOUTH MAIN ST
KENNESAW GA 30144

Tax Parcel – 20016700720
2500 MAIN PARTNERS LLC
414 S 16TH ST STE 100
PHILADELPHIA PA 19146

Tax Parcel – 20016700120
PRESERVE BAY LLC
3063 ELLIS RD NW
KENNESAW GA 30152

Tax Parcel – 20016700140
OLD SOUTH VILLAGE LLC C/O KODIAK
VENTURES
PO BOX 684448
MARIETTA GA 30068

Tax Parcel – 20013800670
SARDIS BAPTIST CHURCH
2741 MAIN ST
KENNESAW GA 30144

Tax Parcel – 20013801750
BYRD HUGH EDWARD
2716 SOUTH MAIN ST
KENNESAW GA 30144-3538

Tax Parcel – 20016700200
PRO BUILD REAL ESTATE HOLDINGS LLC
C/O RYANN LLC
1999 BROADWAY STE 4100
DENVER CO 80202

Tax Parcel – 20016701020
PRO BUILD REAL ESTATE HOLDINGS LLC
C/O RYAN LLC
1999 BROADWAY STE 4100
DENVER CO 80202

Tax Parcel – 20016701150
STATION AT SOUTH MAIN LLC
820 TOPAZ VLY
CANTON GA 30114-8314

Tax Parcel – 20013800510
METHODIST CHURCH
OLD HWY 41
KENNESAW GA 30144

Tax Parcel – 20016700160
CHALKER FRED H
1951 TROPHY DR
MARIETTA GA 30062

Tax Parcel – 20013800490
WINFREY HORACE J SR EXECUTOR
TAYLOR JESSIE MAE ESTATE
PO BOX 188
KENNESAW GA 30144-0188

Tax Parcel – 20016700950
PRO BUILD REAL ESTATE HOLDINGS LLC
C/O RYAN LLC
1999 BROADWAY STE 4100
DENVER CO 80202

Tax Parcel – 20016701110
MCNEEL & SON PROPERTIES LLC
PO BOX 2993
KENNESAW GA 30156

Tax Parcel – 20016700020
KENNESAW DEVELOPMENT OWNER
LLC
1776 PEACHTREE ST NW
ATLANTA GA 30309

Tax Parcel – 20013800520
SOUTH ATLANTIC CONFERENCE
ASSOCIATION OF
3978 MEMORIAL DR
DECATUR GA 30032

Tax Parcel – 20016700150
ENERGY TAE KWON DO ORGANIZATION INC
2689 SOUTH MAIN ST
KENNESAW GA 30144

**GRESHAM BRANCH
1290 GRESHAM RD
MARIETTA GA 30062-9998**



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P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 02/11/25 12:53 by khick-tj

Acct #: 110016

Ad #: 464798

Status: New WHOLD

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

Start: 02/14/2025 Stop: 02/14/2025
Times Ord: 1 Times Run: ***
LEG 1.00 X 3.43 Words: 300
Total LEG 3.43
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 45.00
Ad Descrpt: PH-1531 2615 & 2681 S MAI
Descr Cont: MDJ-1531 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: 2615 & 2681 S MAIN S
Created: khick 02/11/25 12:50
Last Changed: khick 02/11/25 12:53

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

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 02/14

AUTHORIZATION

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

Name (print or type)

Name (signature)

MDJ-1531
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE
Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for a variance request submitted by Highpoint Acquisitions, LLC. Said request is to vary from the minimum floor area and average minimum floor area required for multifamily development in the Central Business District (CBD) zoning district. The applicant is requesting to reduce the minimum multifamily floor area from 850 sq ft to 705 sq ft and to reduce the average multifamily floor area from the minimum of 1,000 sq ft to 900 sq ft as outlined in the Unified Development Code under Appendix A, Section 4.02.03. The property is located at 2615 & 2681 S. Main Street (20016700990, 20016700140) and lies in Land Lot 167, Tax Parcels 99 and 14, 20th District, 2nd Section, Cobb County, Georgia.
Said meetings shall be held before the Planning Commission on March 5, 2025, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on March 17, 2025, at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, GA. Any interested persons may attend and be heard relative thereto.
Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.kennesaw-ga.gov/publicmeetings/>
2:14-2025



**CITY OF KENNESAW
LAND USE NOTICE**

APPLICATION # **ZV2025-01**
Variance for minimum floor area and average minimum floor area required for multifamily development

PURPOSE **Variance for minimum floor area and average minimum floor area required for multifamily development**

DATE OF PUBLIC MEETING: **3/5/2025** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **3/17/2025** TIME: **6:30PM**

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

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

**CITY OF KENNESAW
LAND USE NOTICE**

APPLICATION # **RZ2025-01**
Rezoning from Light Industrial (LI) to Central Business District (CBD)

PURPOSE **Rezoning from Light Industrial (LI) to Central Business District (CBD)**

DATE OF PUBLIC MEETING: **3/5/2025** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **3/17/2025** TIME: **6:30PM**

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

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PLANNING AND ZONING DEPARTMENT 770-590-8268

02.14.2025 10:00



**CITY OF KENNESAW
LAND USE NOTICE**

APPLICATION # **ZV2025-01**

PURPOSE Variance for minimum floor area and average minimum floor area required for multifamily development

DATE OF PUBLIC MEETING: **3/5/2025** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **3/17/2025** TIME: **6:30PM**

PLACE: **CITY HALL KENNESAW, GA**

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

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FOR FURTHER INFORMATION PLEASE CALL:
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02.14.2025 09:56