Mayor
Derek Easterling
City Manager
Jeff Drobney, ICMA-CM
City Clerk
Lea Alvarez, CMC

Council
Madelyn Orochena
Tracey Viars
Pat Ferris
Antonio Jones
Anthony Gutierrez

City Council
Meeting Agenda
March 17, 2025 6:30 PM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)

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

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1. **Invocation**
2. **Pledge of Allegiance**
3. **Call to Order**
4. **Announcements**
5. **Presentations**
6. **Public Comment/Business from the Floor**
7. **Old Business**
8. **New Business**
9. **Committee and Board Reports**
10. **Public Hearing(s)**

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

    B. **Land Use Permit: 4227 Carillon Trace**
    Consideration for approval of a Land Use Permit application for property located at 4227 Carillon Trace as submitted by Mark Jackson. Case # LU2025-01

C. **Ordinance: Rezoning Request for 2615 South Main Street**
Consideration for approval of an ordinance authorizing a rezoning request submitted by High Point Acquisitions, LLC for the property located at 2615 South Main Street (20016700990). Case #RZ2025-01

D. **Variance: 2615 & 2681 South Main Street**
Consideration for approval of a variance application submitted by Highpoint Acquisitions, LLC for the properties located at 2615 South Main Street (20016700990) and 2681 South Main Street (20016700140). Case # ZV2025-01

11. Consent Agenda

A. **Minutes: February 24, 2025 Work Session**
Approval of the February 24, 2025, City Council work session minutes.

B. **Minutes: March 3, 2025 Regular Meeting**
Approval of the March 3, 2025, City Council regular meeting minutes.

C. **Resolution: Governmental Lease Agreement for Lighting Services**
Consideration for approval of a Resolution authorizing a Governmental Lease Agreement for Lighting Services with Georgia Power for the Public Safety Facility.

D. **Surplus: City Vehicles and Equipment**
Consideration to approve the surplus and disposal of select vehicles and equipment.

12. General and Administrative

A. **Alcohol License: Chevron Food Mart**
Consideration for approval of an Alcohol License for Beer, Wine, and Sunday Sales for 2057 Cobb Pkwy LLC d/b/a Chevron Food Mart located at 2057 N. Cobb Pkwy, Kennesaw, Ga 30152.
Applicant: Hardik Patel

13. Public Safety

14. Information Technology

15. Public Works and Building Maintenance

16. Recreation and Culture

17. Community Development

A. **Central Business District Project Application: 2615 & 2681 South Main Street**
Consideration to review a CBD project application request for a mixed-use development on the parcels located at 2615 South Main Street (Parcel

20016700990) and 2681 South Main Street (Parcel 20016700140). Case#CBD2025-01

18. Public Comment/Business from the Floor

19. City Manager's Report

A. Reports, Discussions, and Updates

20. Mayor's Report

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

21. Council Reports & Discussions

22. Executive Session

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

23. Adjourn

Item Report

TO: The Honorable Mayor and City Council

FROM: Darryl Simmons, Zoning Administrator

DATE: March 17, 2025

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

Summary:
Said request is to amend the rezoning conditions outlined in Ordinance #2018-10 and #2022-09 on parcels located at 2112 & 2114 Old 41 Hwy and 1620 N. Roberts Rd (Parcels 20017501190, 20017501210, 20017500210 & 20017400080). The project consists of 4.547 +/- acres and lies in Land Lot 174, 175 and Tax Parcel 119,121,21 & 8. This public hearing was advertised in the Marietta Daily Journal on October 18, 2024, November 22, 2024, and December 27, 2024, and public notice signs have been posted on site. The applicant submitted a letter on February 11, 2025, requesting the application be withdrawn without prejudice. At the March 5, 2025 meeting, the Planning Commission unanimously recommended approval.

Recommendation:
The 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
4. RZ2024-01_2112 & 2114 Old 41 Hwy_Public Notice_MDJ
5. 03-05-25 Planning Commission_ Action Minutes

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

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.

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)

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

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

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

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.



Aerial view of subject property (Cobb Tax Assessor)



Aerial view of subject property (Cobb Tax Assessor)

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 +/-

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)

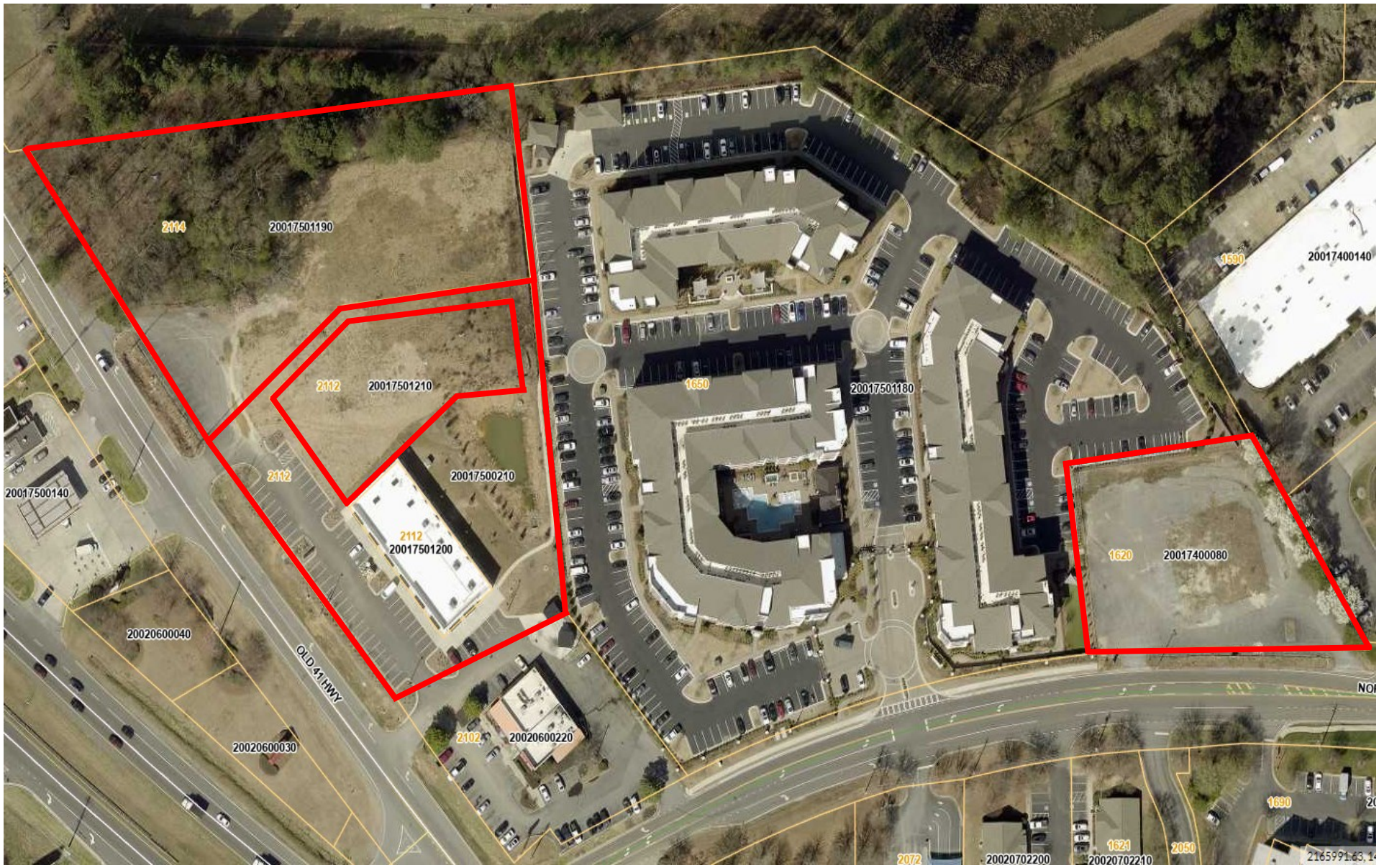
East: No Street
Zoning: County Light Industrial (LI)
Future Land Use: County Industrial (I)

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

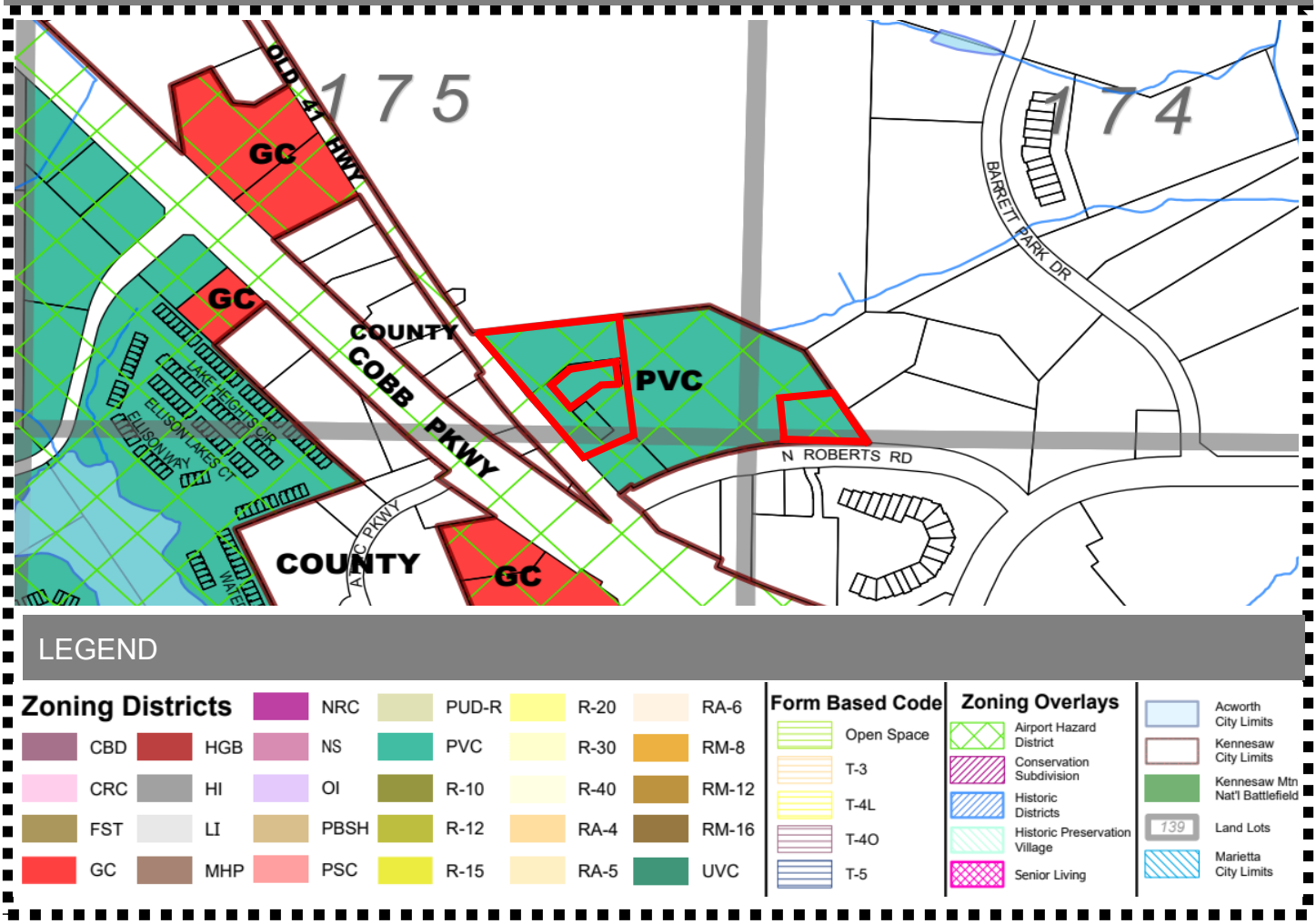


= Approximate project location

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2024-04

ZONING MAP



LEGEND

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

EXISITING 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

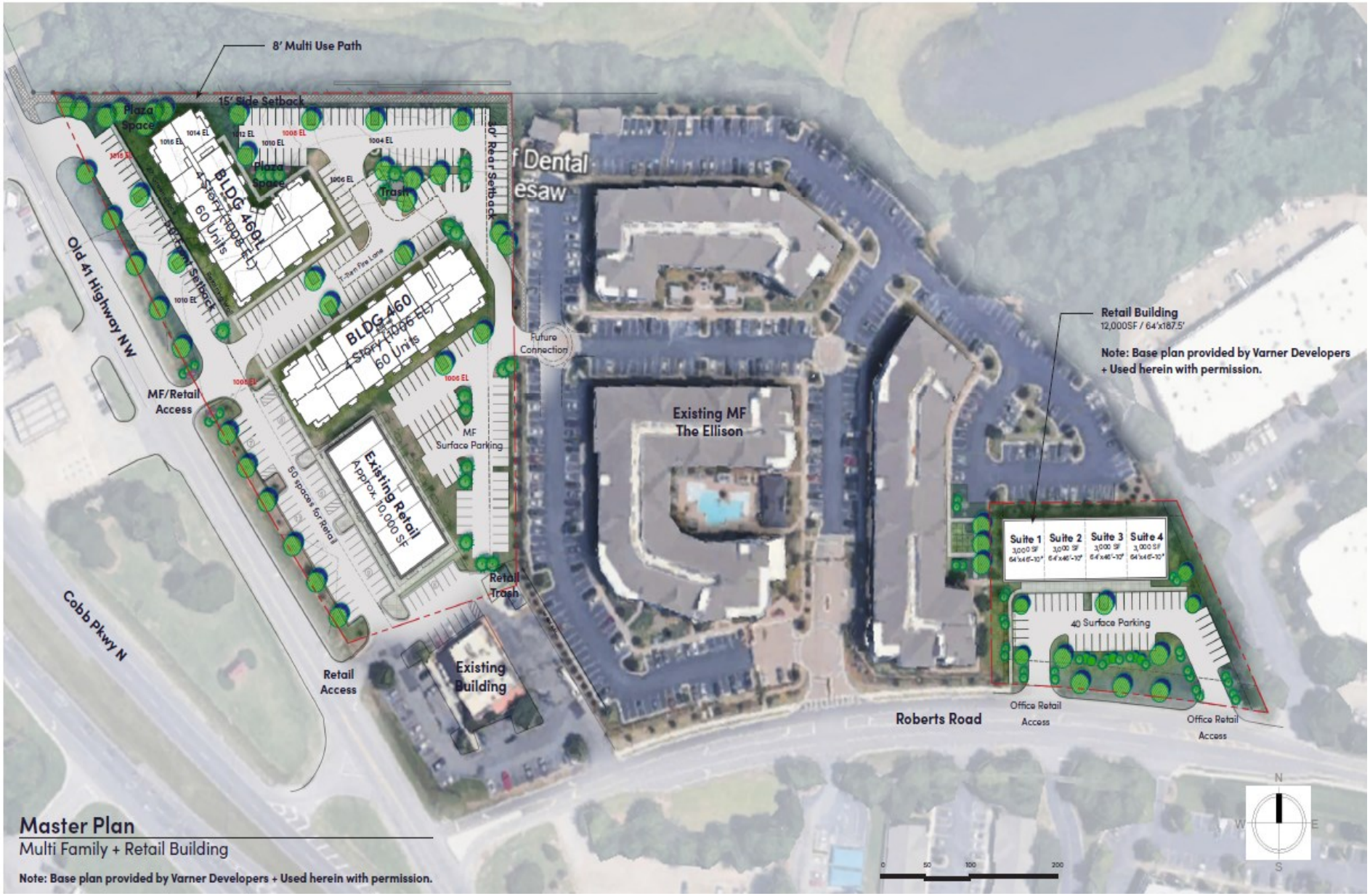
Address: 1620 N. Roberts Rd
Parcel ID: 20017400080
Acres: +/- 1.10
Property Owner: JLV KENNESAW MIXED USE LLC
Current Zoning: PVC

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.

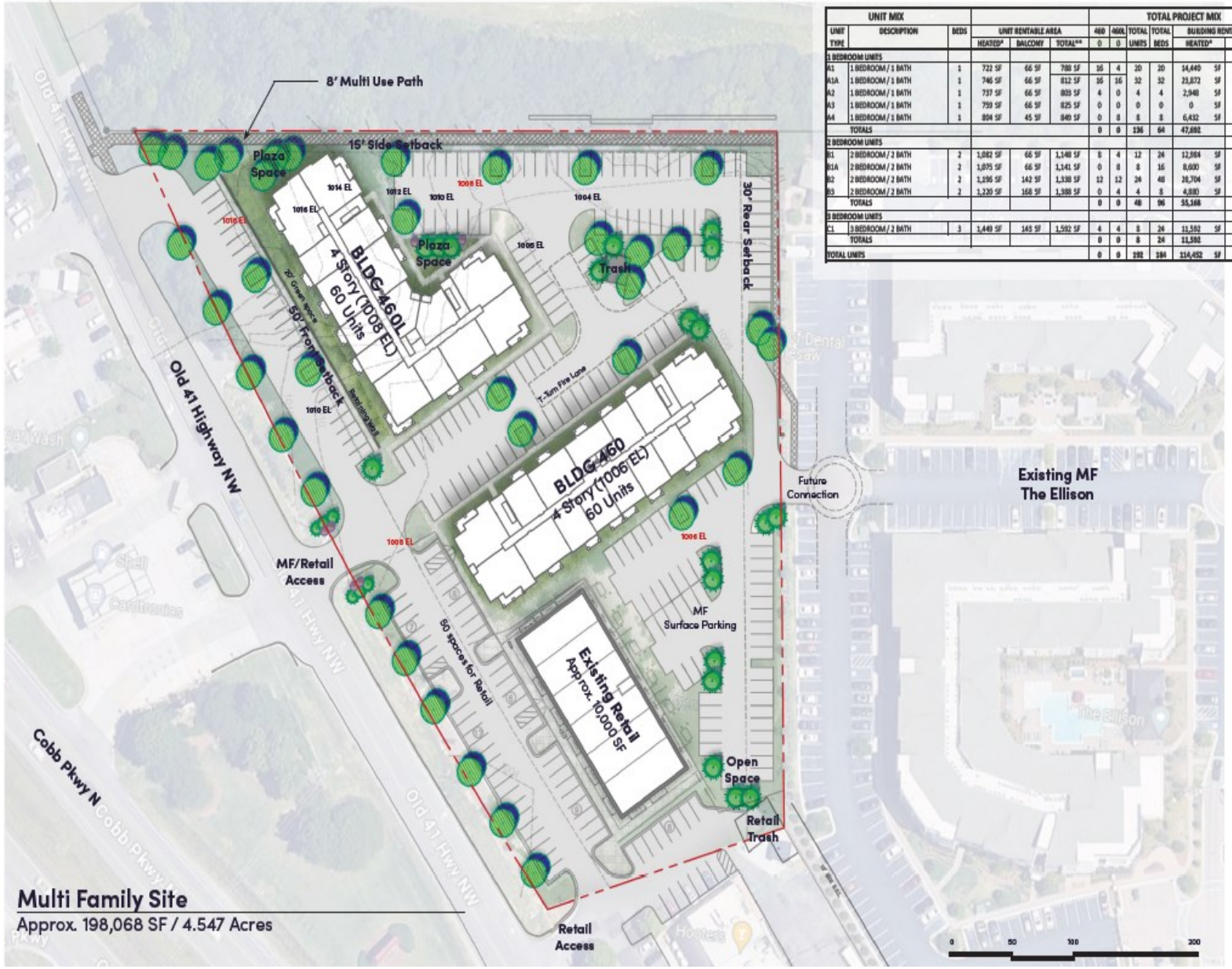
SITE SURVEY (MULTI-FAMILY DEVELOPMENT)

ZONING CASE #: RZ2024-04



SITE SURVEY (DENSITY DETAIL)

ZONING CASE #: RZ2024-04



UNIT MIX						TOTAL PROJECT MIX							TOTAL					4/17/2024
UNIT TYPE	DESCRIPTION	BEDS	UNIT RENTABLE AREA			460	460L	TOTAL UNITS	TOTAL BEDS	BUILDING RENTABLE AREA			UNIT	TOTAL UNITS	TOTAL BEDS	TOTAL RENTABLE AREA		
			HEATED*	BALCONY	TOTAL**	0	0			HEATED*		GROSS*				HEATED*		GROSS*
1 BEDROOM UNITS																		
A1	1 BEDROOM / 1 BATH	1	722 SF	66 SF	788 SF	16	4	20	20	14,440	SF	15,760	SF	A1	20	20	14,440 SF	15760 SF
A1A	1 BEDROOM / 1 BATH	1	746 SF	66 SF	812 SF	16	16	32	32	23,872	SF	25,984	SF	A1A	32	32	23,872 SF	25984 SF
A2	1 BEDROOM / 1 BATH	1	737 SF	66 SF	803 SF	4	0	4	4	2,948	SF	3,212	SF	A2	4	4	2,948 SF	3212 SF
A3	1 BEDROOM / 1 BATH	1	759 SF	66 SF	825 SF	0	0	0	0	0	SF	0	SF	A3	0	0	0 SF	0 SF
A4	1 BEDROOM / 1 BATH	1	804 SF	45 SF	849 SF	0	8	8	8	6,432	SF	6,792	SF	A4	8	8	6,432 SF	6792 SF
	TOTALS					0	0	136	64	47,692		51,748			64	64	47,692	51748
2 BEDROOM UNITS																		
B1	2 BEDROOM / 2 BATH	2	1,082 SF	66 SF	1,148 SF	8	4	12	24	12,984	SF	13,776	SF	B1	12	24	12,984 SF	13776 SF
B1A	2 BEDROOM / 2 BATH	2	1,075 SF	66 SF	1,141 SF	0	8	8	16	8,600	SF	9,128	SF	B1A	8	16	8,600 SF	9128 SF
B2	2 BEDROOM / 2 BATH	2	1,196 SF	142 SF	1,338 SF	12	12	24	48	28,704	SF	32,112	SF	B2	24	48	28,704 SF	32112 SF
B3	2 BEDROOM / 2 BATH	2	1,220 SF	168 SF	1,388 SF	0	4	4	8	4,880	SF	5,552	SF	B3	4	8	4,880 SF	5552 SF
	TOTALS					0	9	48	96	55,168		60,568			48	96	55,168	60568
3 BEDROOM UNITS																		
C1	3 BEDROOM / 2 BATH	3	1,440 SF	143 SF	1,592 SF	4	4	8	24	11,592	SF	12,736	SF	C1	8	24	11,592 SF	12736 SF
	TOTALS					0	0	8	24	11,592		12,736			8	24	11,592	12736
TOTAL UNITS						0	0	192	184	114,452	SF	125,052	SF		120	184	114,452 SF	125052 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 Provide:
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

PROPOSED SITE PLAN - RETAIL BUILDING

ZONING CASE #: RZ2024-04



PROPOSED RENDERING (PAGE 1 OF 5)

ZONING CASE #: RZ2024-04



EXHIBIT B

PROPOSED RENDERING (PAGE 2 OF 5)

ZONING CASE #: RZ2024-04



PROPOSED RENDERING (PAGE 3 OF 5)

ZONING CASE #: RZ2024-04



PROPOSED RENDERING (PAGE 4 OF 5)

ZONING CASE #: RZ2024-04



1 BUILDING TYPE 460 L SIDE 1 ELEVATION



2 BUILDING TYPE 460 L SIDE 2 ELEVATION

EXTERIOR FINISH SCHEDULE

PROPOSED RENDERING (PAGE 5 OF 5)

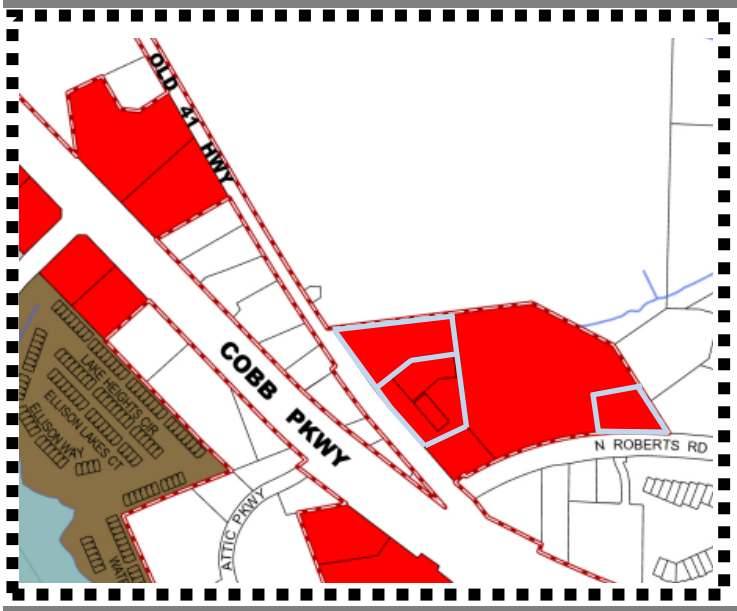
ZONING CASE #: RZ2024-04



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.

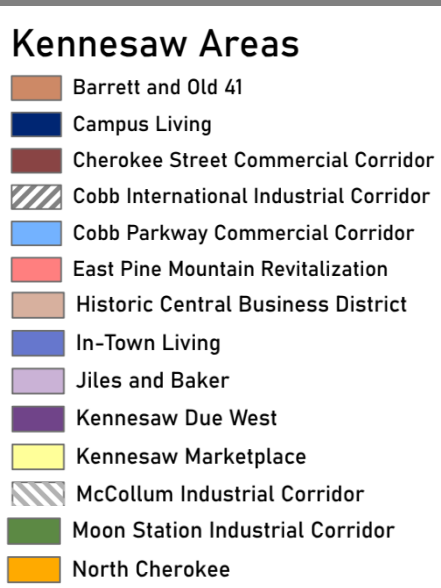
FUTURE LAND USE ANALYSIS

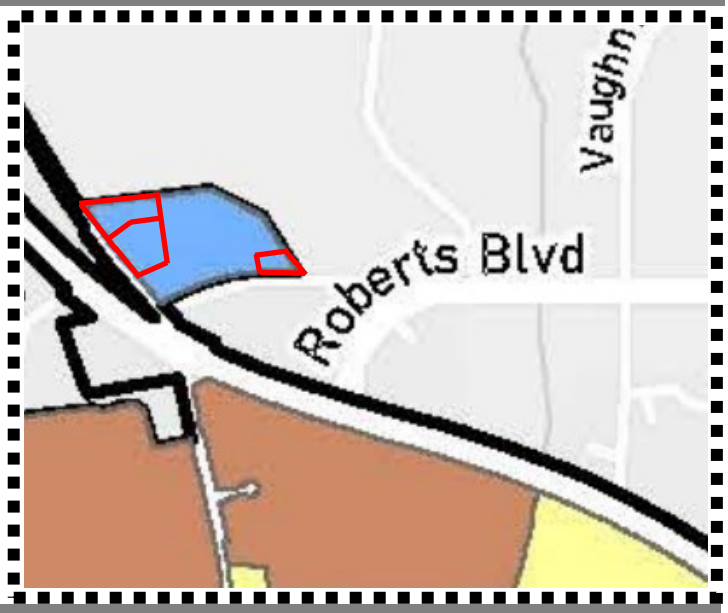
The Comprehensive Plan designates the subject property to the property as Community Activity Center (CAC). The Community Activity Center category aims to meet the immediate needs of several neighborhoods or communities. Encouraged land uses include low to medium intensity office, retail, and commercial 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





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)

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2024-04

TRANSPORTATION DATA

ROAD #1	AERIAL OF ROAD #1

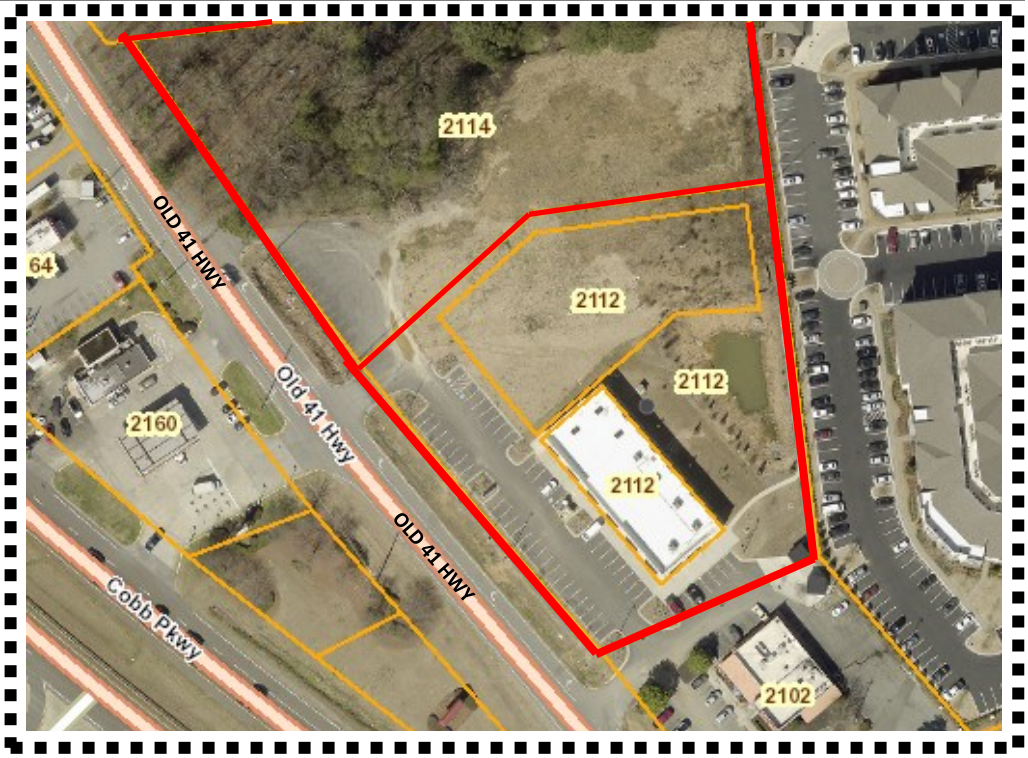
Roadway Name
Old 41 Hwy

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

ZONING CASE #: RZ2024-04

ENVIRONMENTAL

Floodplain:
___ Yes
___ No
✓ Not Verified

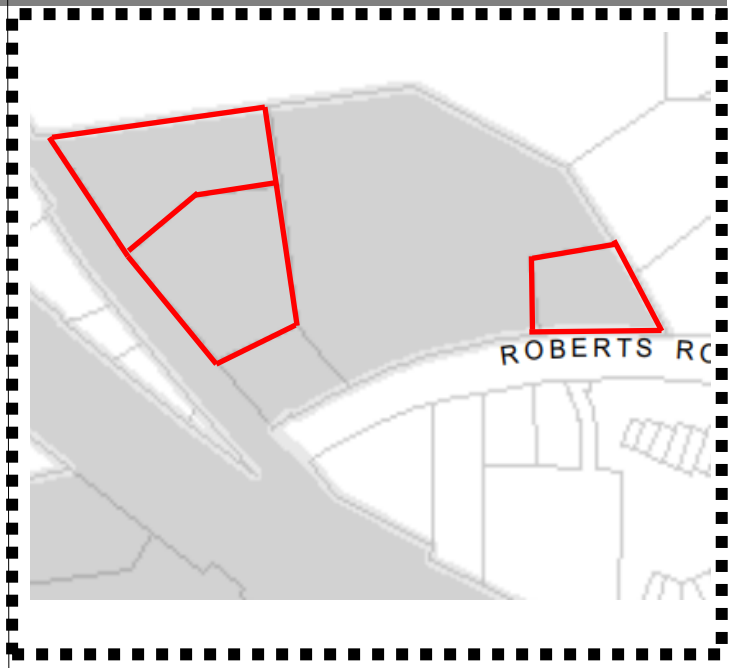
Wetlands:
___ Yes
___ No
✓ Not Verified

Drainage Basin:
___ None
___ FEMA 100-year floodplain area
___ Flood Damage Prevention Ordinance[1]
___ 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 Area[3]
___ Chattahoochee River Corridor Tributary Area[4]
___ Georgia Erosion-Sediment Control Law and County Ordinance[5]
___ 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



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.

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

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.

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 the 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.

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

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

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[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').

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 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

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 difficultly going forward;

ii. Positive economic impact for the City of Kennesaw; and,

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[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

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

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.
   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.

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, w hic h 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.

[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:

Lea Alvarez, City Clerk

CITY OF KENNESAW SEAL KENNESAW, GA

CITY OF KENNESAW:

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:

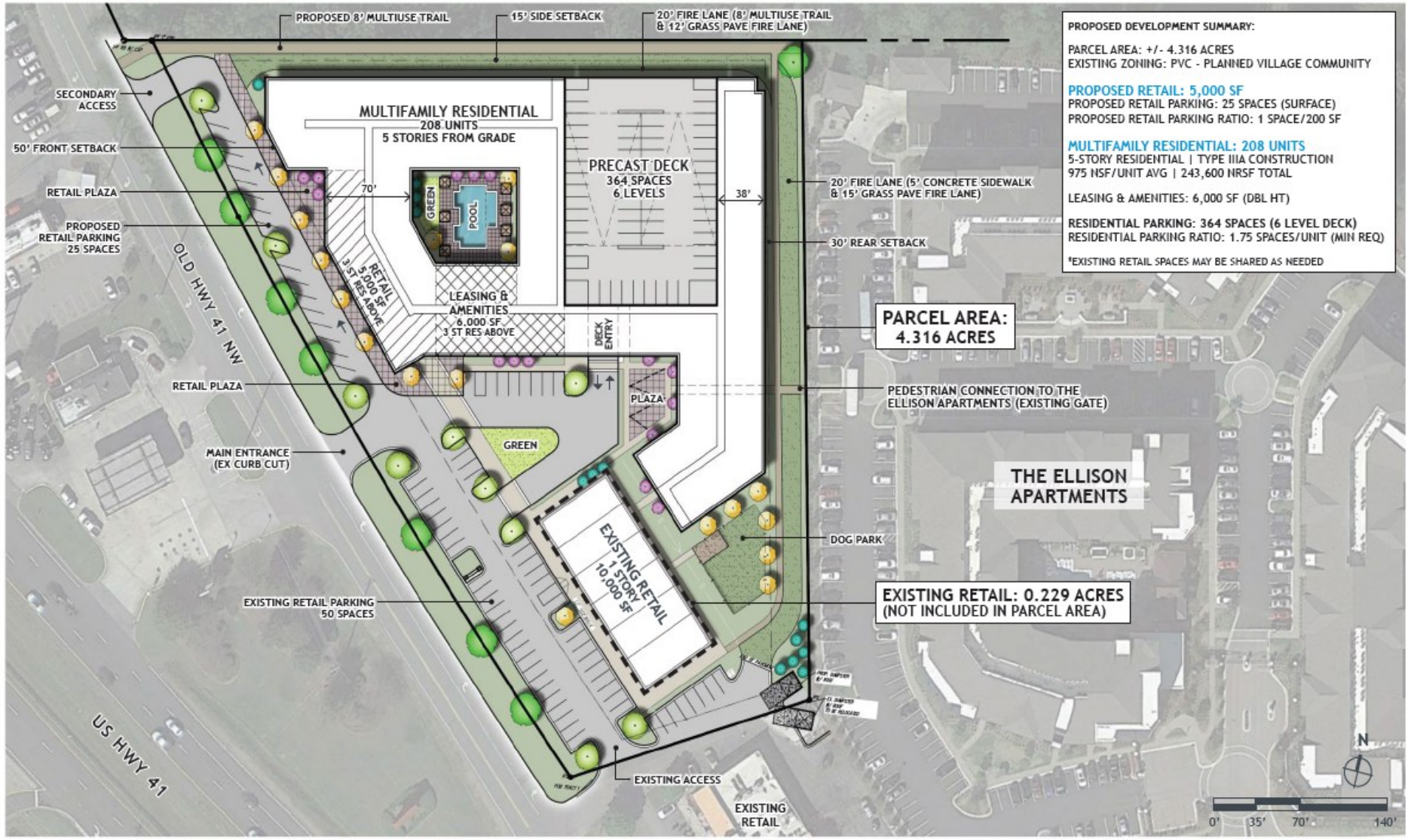
The Planning Commission, at their regularly scheduled meeting on November 6, 2024 recommended approval of the request to amend the zoning conditions as outlined by the applicant with conditions that sidewalks be added along the frontage of Old 41 Hwy and N. Roberts Rd.

MAYOR AND COUNCIL DECISION:

To be determined on December 16, 2024

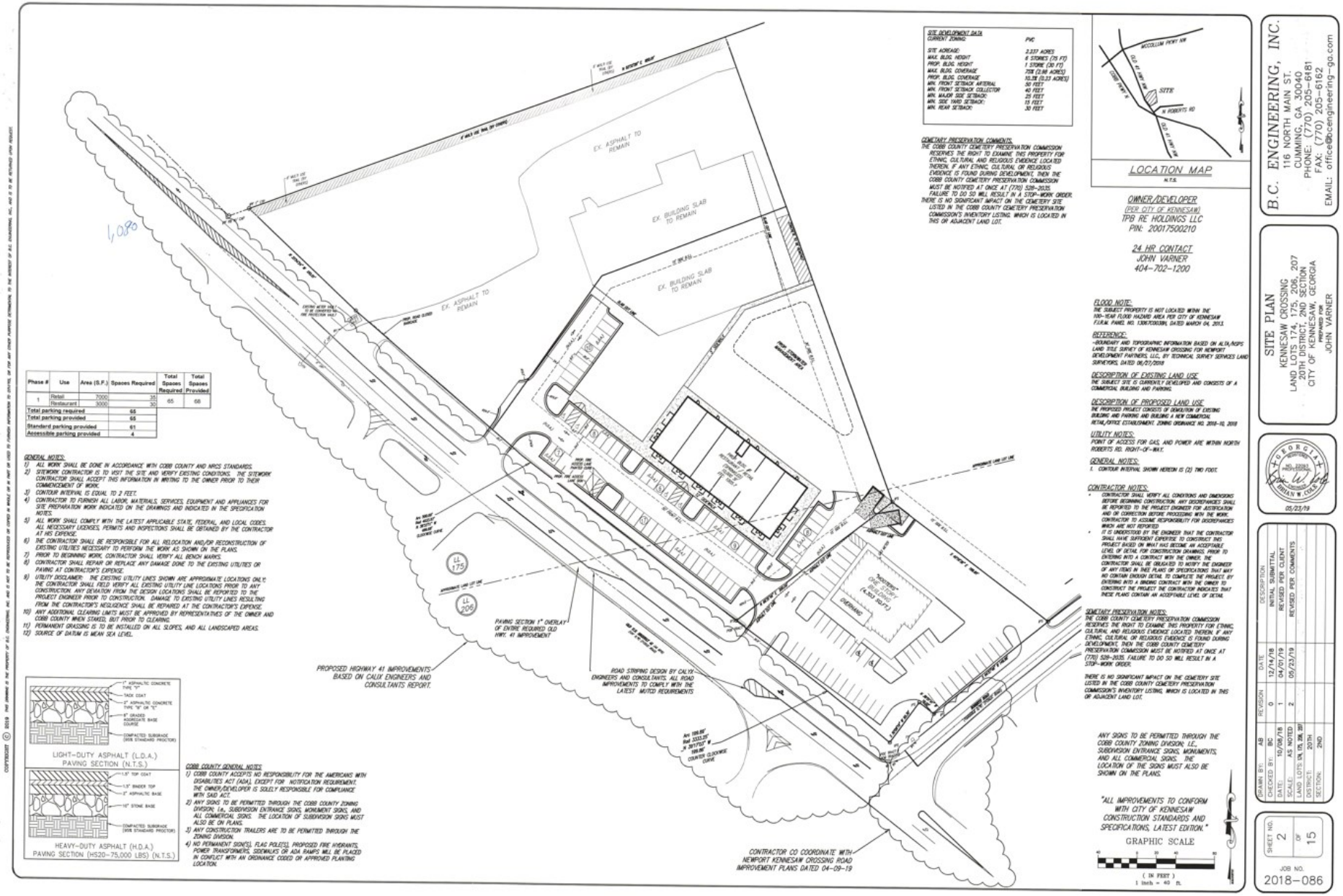
APPENDIX A - ORD #2022-09 PROPOSED SITE PLAN

ZONING CASE #: RZ2024-04



APPENDIX B - APPROVED COMMERCIAL SITE PLAN

ZONING CASE #: RZ2024-04



Honoring Our Heritage ... Forging Our Future

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 [redacted]
Applicant Name: Fabric Housing Acquisitions LLC
Applicant Address 233 South Wacker Drive, Suite 4700, Chicago, IL 60606

(Phone #) [redacted]

Moore Ingram Johnson & Steele, LLP
Applicant Signature BY: _____ Date September 19, 2024
J. Kevin Moore, Attorneys for Applicant

Signed, sealed and delivered in presence of: Carolyn E. Cook September 19, 2024
Notary **Date**
Commission Expires: January 10, 2027

CAROLYN E COOK NOTARY PUBLIC EXP. JAN. 10, 2027 COBB COUNTY, GA

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

(Fax #) [redacted] (Work#) [redacted] (Cell#) [redacted]

Representative Signature BY: _____ Date September 19, 2024
J. Kevin Moore, Attorneys for Applicant and Titleholders

Signed, sealed and delivered in presence of: Carolyn E. Cook September 19, 2024
Notary **Date**
Commission Expires: January 10, 2027

CAROLYN E COOK NOTARY PUBLIC EXP. JAN. 10, 2027 COBB COUNTY, GA

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

Signature: BY: _____ **Address** 120 Interstate North Parkway, Suite 154, Atlanta, GA 30339
John L. Varner, Manager

Signed, sealed and delivered in presence of: Carolyn E. Cook September 18, 2024
Notary **Date**
Commission Expires: January 10, 2027

CAROLYN E COOK NOTARY PUBLIC EXP. JAN. 10, 2027 COBB COUNTY, GA

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

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 REPORT[1] BY APPLICANT[2]

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 d ay of September, 2024

Moore Ingram Johnson & Steele, LLP

Applicants Signature BY: _____

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

Debora Kay Brooks
Notary Public

My Commission Expires:

August 29, 2021

DEBORA KAY BROOKS
Notary Public – State of Georgia
Gwinnett County
My Commission Expires Aug 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 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 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 8 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. Lynah Surveyors, bearing the seal and certification of David W. Lynah, 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. Lynah Surveyors, bearing the seal and certification of David W. Lynah, 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 NAICO, 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,

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

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).

4

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.

1415526

10

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:

Witness

Notary Public

My Commission Expires: _____

[NOTARY SEAL]

GRANTOR:

JLV KENNESAW CROSSING, LLC,
a Georgia limited liability company

By: _____
Name: John L. Varner
Title: Manager

[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 Northwesterly 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;

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

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:

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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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 #
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
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780

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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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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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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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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 #
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

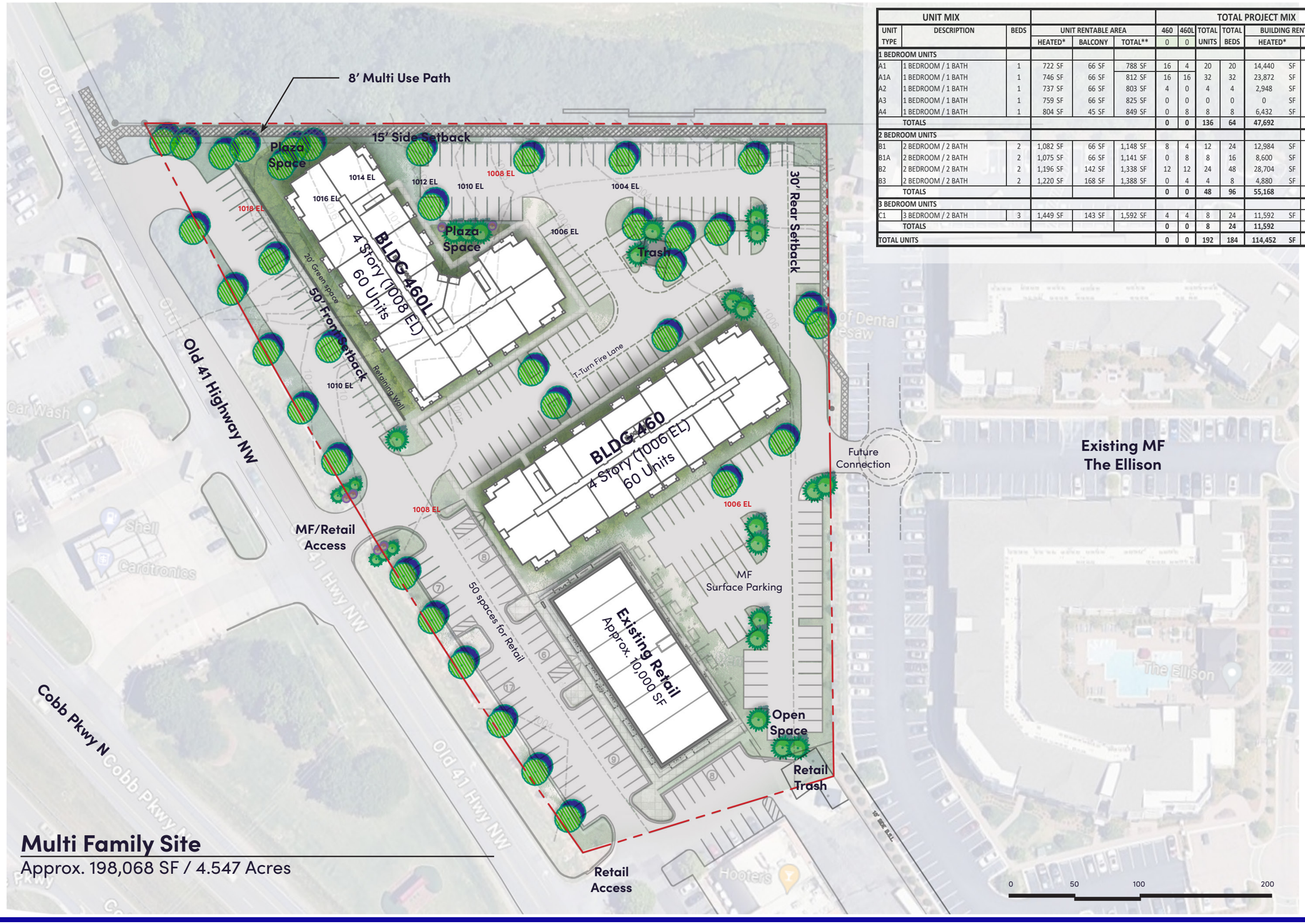
Please make check or Money Order Payable to : City of Kennesaw Property Tax Division and include the Parcel ID on your check.

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:	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



Multi Family Site

Approx. 198,068 SF / 4.547 Acres

UNIT MIX						TOTAL PROJECT MIX						TOTAL				4/17/2024
UNIT TYPE	DESCRIPTION	BEDS	UNIT RENTABLE AREA			460	460L	TOTAL UNITS	TOTAL BEDS	BUILDING RENTABLE AREA		UNIT	TOTAL UNITS	TOTAL BEDS	TOTAL RENTABLE AREA	
			HEATED*	BALCONY	TOTAL**	0	0			HEATED*	GROSS*				HEATED*	GROSS*
1 BEDROOM UNITS																
A1	1 BEDROOM / 1 BATH	1	722 SF	66 SF	788 SF	16	4	20	20	14,440 SF	15,760 SF	A1	20	20	14,440 SF	15760 SF
A1A	1 BEDROOM / 1 BATH	1	746 SF	66 SF	812 SF	16	16	32	32	23,872 SF	25,984 SF	A1A	32	32	23,872 SF	25984 SF
A2	1 BEDROOM / 1 BATH	1	737 SF	66 SF	803 SF	4	0	4	4	2,948 SF	3,212 SF	A2	4	4	2,948 SF	3212 SF
A3	1 BEDROOM / 1 BATH	1	759 SF	66 SF	825 SF	0	0	0	0	0 SF	0 SF	A3	0	0	0 SF	0 SF
A4	1 BEDROOM / 1 BATH	1	804 SF	45 SF	849 SF	0	8	8	8	6,432 SF	6,792 SF	A4	8	8	6,432 SF	6792 SF
	TOTALS					0	0	136	64	47,692	51,748		64	64	47,692	51748
2 BEDROOM UNITS																
B1	2 BEDROOM / 2 BATH	2	1,082 SF	66 SF	1,148 SF	8	4	12	24	12,984 SF	13,776 SF	B1	12	24	12,984 SF	13776 SF
B1A	2 BEDROOM / 2 BATH	2	1,075 SF	66 SF	1,141 SF	0	8	8	16	8,600 SF	9,128 SF	B1A	8	16	8,600 SF	9128 SF
B2	2 BEDROOM / 2 BATH	2	1,196 SF	142 SF	1,338 SF	12	12	24	48	28,704 SF	32,112 SF	B2	24	48	28,704 SF	32112 SF
B3	2 BEDROOM / 2 BATH	2	1,220 SF	168 SF	1,388 SF	0	4	4	8	4,880 SF	5,552 SF	B3	4	8	4,880 SF	5552 SF
	TOTALS					0	0	48	96	55,168	60,568		48	96	55,168	60568
3 BEDROOM UNITS																
C1	3 BEDROOM / 2 BATH	3	1,449 SF	143 SF	1,592 SF	4	4	8	24	11,592 SF	12,736 SF	C1	8	24	11,592 SF	12736 SF
	TOTALS					0	0	8	24	11,592	12,736		8	24	11,592	12736
TOTAL UNITS						0	0	192	184	114,452 SF	125,052 SF		120	184	114,452 SF	125052 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 Provide:
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

N
W E
S

dwell design studio

Density Study

EXHIBIT A

Kennesaw Crossing | Kennesaw, GA

October 28, 2024

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EXTERIOR LEGEND		EXTERIOR NOTES
	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		
		BASIS OF DEISGN: TBD	
BR-1	BRICK	BASIS OF DEISGN: TBD	HIGH REFLECTIVE WHITE SW 7757
CBB-1	CEMENTITIOUS SIDING	BASIS OF DEISGN: TBD	
CLS-1	CEMENTITIOUS LAP SIDING- 6"EXPOSURE	BASIS OF DEISGN: TBD	HIGH REFLECTIVE WHITE SW 7757
CLS-2	CEMENTITIOUS LAP SIDING- VARIED EXPOSURE	BASIS OF DEISGN: TBD	MODERNE WHITE SW 6168
CLS-3	CEMENTITIOUS LAP SIDING- 6"EXPOSURE	BASIS OF DEISGN: TBD	CLASSIC FRENCH GRAY SW 0077
CLS-4	CEMENTITIOUS LAP SIDING- VARIED EXPOSURE	BASIS OF DEISGN: TBD	CLASSIC FRENCH GRAY SW 0077
CPL-1	CEMENTITIOUS PANEL -	BASIS OF DEISGN: TBD	MODERNE WHITE SW 6168
CPL-2	CEMENTITIOUS PANEL -	BASIS OF DEISGN: TBD	
RGL-1	THREE LINE METAL RAILING WITH VERTICAL PICKETS	BASIS OF DEISGN: TBD	
SGL	ROOF SHINGLES	BASIS OF DEISGN: TBD	
WND	VINYL- INSULATED GLAZING	BASIS OF DEISGN: TBD	

EXHIBIT B

dwell design studio

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

FABRIC - PROTOTYPE

PROTOTYPE IS NOT SITE SPECIFIC

A DEVELOPMENT FOR:

FABRIC

ISSUE

DATE	DESCRIPTION	INCLUDED
03/14/2023	CONCEPTUAL DESIGN SET	X
05/09/2023	SCHEMATIC DESIGN SET	X
07/28/2023	DD PRESENTATION SET	X

REVISION

DATE	DESCRIPTION	REV

SEAL:

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SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 24 x 36 INCHES.

SHEET NAME:

BUILDING TYPE 460 - OVERALL ELEVATIONS

JOB NUMBER: 2350701

DRAWN BY	CHECKED BY
TA	JT / IH

A05.30

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10/16/2023 1:15:12 PM Autodesk Docs://2350701_Fabric_Prototype/BLDGS 454_460_467.rvt



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ATLANTA, GA 30350
PHONE: 770.864.1035
dwelldesignstudio.com

FABRIC - PROTOTYPE

PROTOTYPE IS NOT SITE SPECIFIC

A DEVELOPMENT FOR:

FABRIC

ISSUE

DATE	DESCRIPTION	INCLUDED
03/14/2023	CONCEPTUAL DESIGN SET	X
05/08/2023	SCHEMATIC DESIGN SET	X
07/28/2023	DD PRESENTATION SET	X

REVISION

DATE	DESCRIPTION	REV

SEAL:

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SHEET NAME:

BUILDING TYPE 460 - PERSPECTIVES

JOB NUMBER: 2350701

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EXTERIOR LEGEND		EXTERIOR NOTES
	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 L FRONT ELEVATION

1/8" = 1'-0"



2 BUILDING TYPE 460 L REAR ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NO.	MATERIAL DESCRIPTION	MANUFACTURER	REMARKS
	CEMENTITIOUS TRIM - DARK		
BR-1	BRICK		
CBB-1	CEMENTITIOUS SIDING	BASIS OF DEISGN: TBD	
CFB-2		BASIS OF DEISGN: TBD	
CLS-1	CEMENTITIOUS LAP SIDING - 6" EXPOSURE	BASIS OF DEISGN: TBD	
CLS-2	CEMENTITIOUS LAP SIDING - VARIED EXPOSURE	BASIS OF DEISGN: TBD	
CLS-3	CEMENTITIOUS LAP SIDING - 6" EXPOSURE	BASIS OF DEISGN: TBD	
CLS-4	CEMENTITIOUS LAP SIDING - VARIED EXPOSURE	BASIS OF DEISGN: TBD	
CPL-1	CEMENTITIOUS PANEL-	BASIS OF DEISGN: TBD	
CPL-2	CEMENTITIOUS PANEL-	BASIS OF DEISGN: TBD	
RGL-1	THREE LINE METAL RAILING WITH VERTICAL PICKETS	BASIS OF DEISGN: TBD	
SGL	ROOF SHINGLES	BASIS OF DEISGN: TBD	
WND	VINYL- INSULATED GLAZING	BASIS OF DEISGN: TBD	

dwell design studio

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

FABRIC - PROTOTYPE

PROTOTYPE IS NOT SITE SPECIFIC

A DEVELOPMENT FOR:

FABRIC

ISSUE

DATE	DESCRIPTION	INCLUDED
03/14/2023	CONCEPTUAL DESIGN SET	X
05/05/2023	SCHEMATIC DESIGN SET	X
07/28/2023	DD PRESENTATION SET	X

REVISION

DATE	DESCRIPTION	REV.

SEAL:

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

SHEET NAME:

BUILDING TYPE 460L - OVERALL ELEVATIONS

JOB NUMBER: 2350701

DRAWN BY: TA
CHECKED BY: JT / IH

A05.40

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10/16/2023 1:30:16 PM Autodesk Docs://2350701_Fabric_Prototype/BLDGS 460L_456L.rvt

EXTERIOR LEGEND		EXTERIOR NOTES
	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 L SIDE 1 ELEVATION
1/8" = 1'-0"



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

EXTERIOR FINISH SCHEDULE			
NO.	MATERIAL DESCRIPTION	MANUFACTURER	REMARKS
	CEMENTITIOUS TRIM - DARK		
BR-1	BRICK		
CBB-1	CEMENTITIOUS SIDING	BASIS OF DEISGN: TBD	
CFB-2		BASIS OF DEISGN: TBD	
CLS-1	CEMENTITIOUS LAP SIDING - 6" EXPOSURE	BASIS OF DEISGN: TBD	
CLS-2	CEMENTITIOUS LAP SIDING - VARIED EXPOSURE	BASIS OF DEISGN: TBD	
CLS-3	CEMENTITIOUS LAP SIDING - 6" EXPOSURE	BASIS OF DEISGN: TBD	
CLS-4	CEMENTITIOUS LAP SIDING - VARIED EXPOSURE	BASIS OF DEISGN: TBD	
CPL-1	CEMENTITIOUS PANEL-	BASIS OF DEISGN: TBD	
CPL-2	CEMENTITIOUS PANEL-	BASIS OF DEISGN: TBD	
RGL-1	THREE LINE METAL RAILING WITH VERTICAL PICKETS	BASIS OF DEISGN: TBD	
SGL	ROOF SHINGLES	BASIS OF DEISGN: TBD	
WND	VINYL- INSULATED GLAZING	BASIS OF DEISGN: TBD	

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

FABRIC - PROTOTYPE

PROTOTYPE IS NOT SITE SPECIFIC

A DEVELOPMENT FOR:

FABRIC

ISSUE

DATE	DESCRIPTION	INCLUDED
03/14/2023	CONCEPTUAL DESIGN SET	X
05/05/2023	SCHEMATIC DESIGN SET	X
07/28/2023	DD PRESENTATION SET	X

REVISION

DATE	DESCRIPTION	REV

SEAL:

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SCALES AS INDICATED ON DRAWINGS ARE VALID ONLY ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 24 x 36 INCHES.

SHEET NAME:

BUILDING TYPE 460L - OVERALL ELEVATIONS

JOB NUMBER: 2350701

DRAWN BY	CHECKED BY
TA	JT / IH

A05.41

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10/16/2023 1:31:09 PM Autodesk Docs://2350701_Fabric_Prototype/BLDGS 460L_460L.rvt



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ATLANTA, GA 30350
PHONE: 770.864.1035
dwelldesignstudio.com

FABRIC - PROTOTYPE

PROTOTYPE IS NOT SITE SPECIFIC

A DEVELOPMENT FOR:

FABRIC

ISSUE

DATE	DESCRIPTION	INCLUDED
03/14/2023	CONCEPTUAL DESIGN SET	X
05/09/2023	SCHEMATIC DESIGN SET	X
07/28/2023	DD PRESENTATION SET	

REVISION

DATE	DESCRIPTION	REV

SEAL:

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SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF 11INCH ARE 36 x 42 INCHES.

SHEET NAME:

BUILDING TYPE 460L - PERSPECTIVES

JOB NUMBER: 2350701

DRAWN BY	CHECKED BY
TA	JT / IH

A05.42

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10/16/2023 1:31:10 PM Autodesk Docs://2350701_Fabric_Prototype/BLDGS 460L_45BL.rvt

8' Multi Use Path

15' Side Setback

Plaza Space

1018 EL

1016 EL

1014 EL

1012 EL

1008 EL

1010 EL

1004 EL

Plaza Space

1006 EL

Trash

30' Rear Setback

BLDG 460L
4 Story (1008 EL)
60 Units

20' Green Space

30' Front Setback

Retaining Wall

T-Turn Fire Lane

Old 41 Highway NW

1010 EL

BLDG 460
4 Story (1006 EL)
60 Units

Future Connection

1008 EL

1006 EL

MF/Retail Access

MF Surface Parking

50 spaces for Retail

Existing Retail
Approx. 10,000 SF

Retail Trash

Cobb Pkwy N

Retail Access

Existing Building

f Dental
esaw

Existing MF
The Ellison

Retail Building
12,000SF / 64'x187.5'

Note: Base plan provided by Varner Developers + Used herein with permission.

Suite 1 3,000 SF 64'x46'-10"

Suite 2 3,000 SF 64'x46'-10"

Suite 3 3,000 SF 64'x46'-10"

Suite 4 3,000 SF 64'x46'-10"

40 Surface Parking

Roberts Road

Office Retail Access

Office Retail Access

N

W

E

S

0 50 100 200

Master Plan

Multi Family + Retail Building

Note: Base plan provided by Varner Developers + Used herein with permission.

dwell design studio

Density Study - Masterplan

EXHIBIT C

Kennesaw Crossing | Kennesaw, GA

October 28, 2024

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Retail Building Site

12,000 SF / 64' x 187.5'

Note: Base plan provided by Varner Developers + Used herein with permission.

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Density Study

EXHIBIT D

Kennesaw Crossing | Kennesaw, GA

August 29, 2024

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MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

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)

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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.

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)

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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.

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)

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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.

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)

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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
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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.

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)

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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. #:
Created: rmill 10/16/24 13:00
Last Changed: rmill 10/16/24 13:04

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

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

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

ORDER CONFIRMATION

Salesperson: KELLY HICKS — Printed at 11/20/24 09:09 by khick-tj

Acct #: 110016 — Ad #: 449210 — Status: New WHOLD

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

Start: 11/22/2024 — Stop: 11/22/2024
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-8691 FABRIC HOUSING AC
Descr Cont: MDJ-8691 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: RZ2024-04-2112 &2114
Created: khick 11/20/24 09:01
Last Changed: khick 11/20/24 09:08

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

PUB	ZONE	EDT	TP	RUN DATES
MDJ	A	95	S	11/22

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-8691
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 20 th District, 2 nd Section, Cobb County Georgia.

Said meetings shall be scheduled for hearing and adoption by the Mayor and Council on December 16, 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/

11:22-2024

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(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. #:
Created: rmill 12/20/24 09:42
Last Changed: rmill 12/20/24 09:45

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

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

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 11:55

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. 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 11:53


WARNING/NOTICE
PRIVATE PARKING
ALL UNAUTHORIZED VEHICLES WILL BE TOWED AWAY AT OWNERS EXPENSE AND RISK TO:
Marietta Wrecker Service, Inc.
950 Allgood Rd • Marietta, GA
770 953-1176
OPEN 24 HOURS
$175.00 FEE & $25 A DAY STORAGE - CASH ONLY
NO ARMS REACHED 3 DAYS
CITY OF KENNESAW
LAND USE NOTICE
APPLICATION # RZ2024-04
PURPOSE Amend the rezoning conditions
DATE OF PUBLIC MEETING: 12/9/2024 TIME: 6:30PM
DATE OF PUBLIC MEETING: 12/16/2024 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
11.19.2024 15:54

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # RZ2024-04

PURPOSE Amend the rezoning conditions

DATE OF PUBLIC MEETING: 12/9/2024 TIME: 6:30PM

DATE OF PUBLIC MEETING: 12/16/2024 TIME: 6:30PM

PLACE: CITY HALL KENNESAW, GA

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HTTP://WWW.KENNESAW-GA.GOV

FOR FURTHER INFORMATION PLEASE CALL :

PLANNING AND ZONING DEPARTMENT 770-590-8268

11.19.2024 15:58

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # RZ2024-04

PURPOSE Amend the rezoning conditions

DATE OF PUBLIC MEETING: 12/9/2024 TIME: 6:30PM

DATE OF PUBLIC MEETING: 12/16/2024 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

11.19.2024 16:00


WARNING/NOTICE
PRIVATE PARKING
ALL UNAUTHORIZED VEHICLES WILL BE TOWED AWAY AT OWNERS EXPENSE AND RISK TO:
Marietta Wrecker Service, Inc.
950 Allgood Rd • Marietta GA
770 953-1176
OPEN 24 HOURS
$175.00 FEE & $25 A DAY
STORAGE - CASH ONLY
$70 ADMIN FEE AFTER 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
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

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

WARNING/NOTICE
PRIVATE PARKING
ALL UNAUTHORIZED VEHICLES WILL BE TOWED AWAY AT OWNERS EXPENSE AND RISK TO:
Marietta Wrecker Service, Inc.
955 Allgood Rd • Marietta,GA
770 953-1176
OPEN 24 HOURS
$175.00 FEE & $25 A DAY
STORAGE - CASH ONLY
$70 ADMIN FEE AFTER 3 DAYS

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # RZ2024-04

PURPOSE Amend the rezoning conditions

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

01.22.2025 10:50

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # RZ2024-04

PURPOSE Amend the rezoning conditions

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

01.22.2025 10:54

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # RZ2024-04

PURPOSE Amend the rezoning conditions

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

01.22.2025 10:58

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

_____
Notary Public

My Commission Expires: January 10, 2027

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY GA EXP JAN 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.**

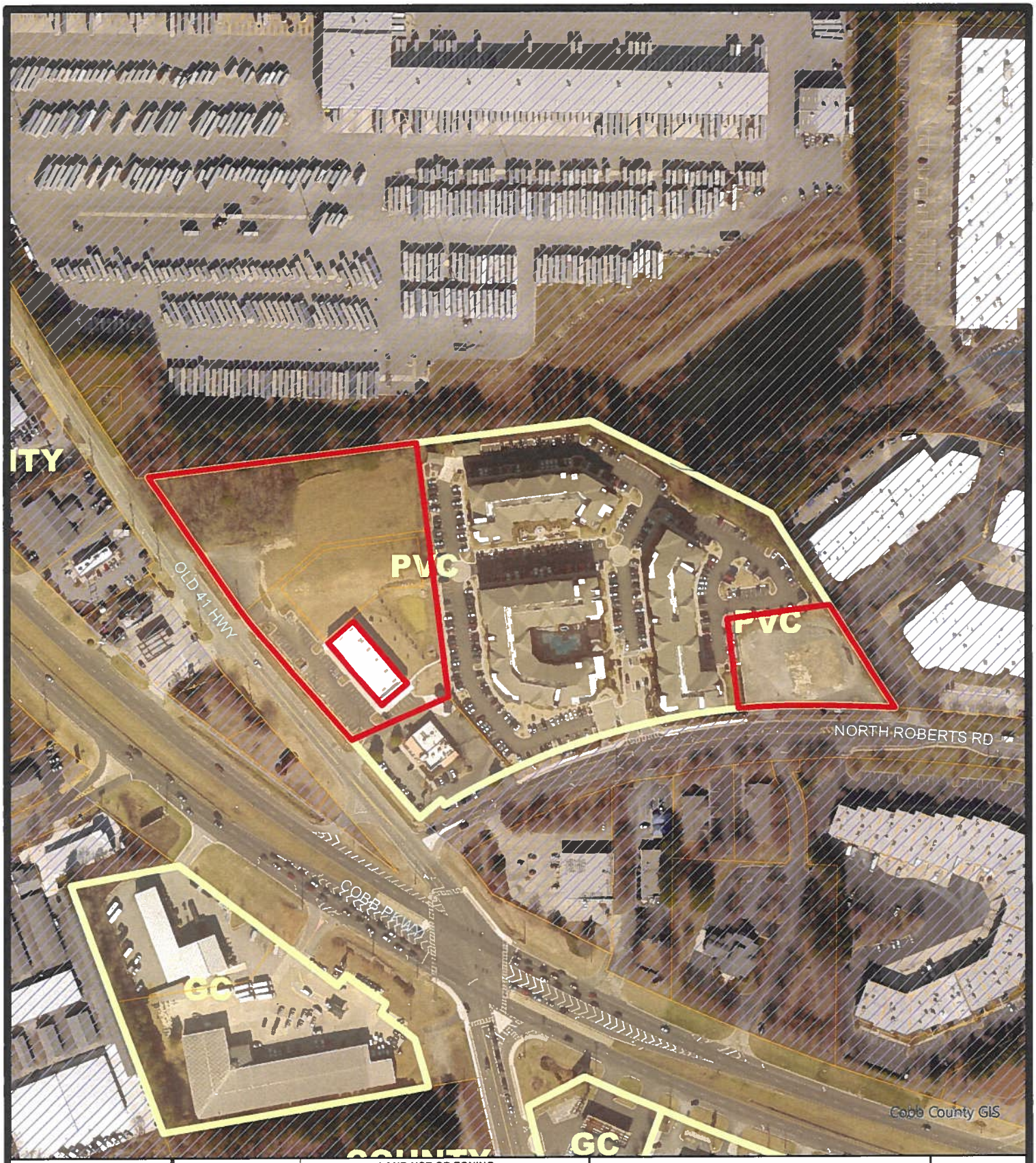
Both meetings occur in the City Hall Council Chambers located at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia 30144. You may appear in person or be represented by an attorney to present any objections you may have. A copy of the Application, together with other documentation required by the City, is 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 FROM	TO
AV	LU		
AX	RZ 2024-003	PVC	PVC
DX			
HBR			
SLUP			
ZV			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

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

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

Derek Easterling MAYOR
Lisa Akers CITY CLERK

Scale: 1" = 250'
Print Date: 9/20/2024
RZ2024_004

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 [redacted]
Applicant Name: Fabric Housing Acquisitions LLC
Applicant Address 233 South Wacker Drive, Suite 4700, Chicago, IL 60606

(Phone #) [redacted]

Moore Ingram Johnson & Steele, LLP
Applicant Signature BY: _____ Date September 19, 2024
J. Kevin Moore, Attorneys for Applicant

Signed, sealed and delivered in presence of: Carolyn E. Cook September 19, 2024
Notary Date
Commission Expires: January 10, 2027

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

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

(Fax #) [redacted] (Work#) [redacted] (Cell#) [redacted]

Representative Signature BY: _____ Date September 19, 2024
J. Kevin Moore, Attorneys for Applicant and Titleholders

Signed, sealed and delivered in presence of: Carolyn E. Cook September 19, 2024
Notary Date
Commission Expires: January 10, 2027

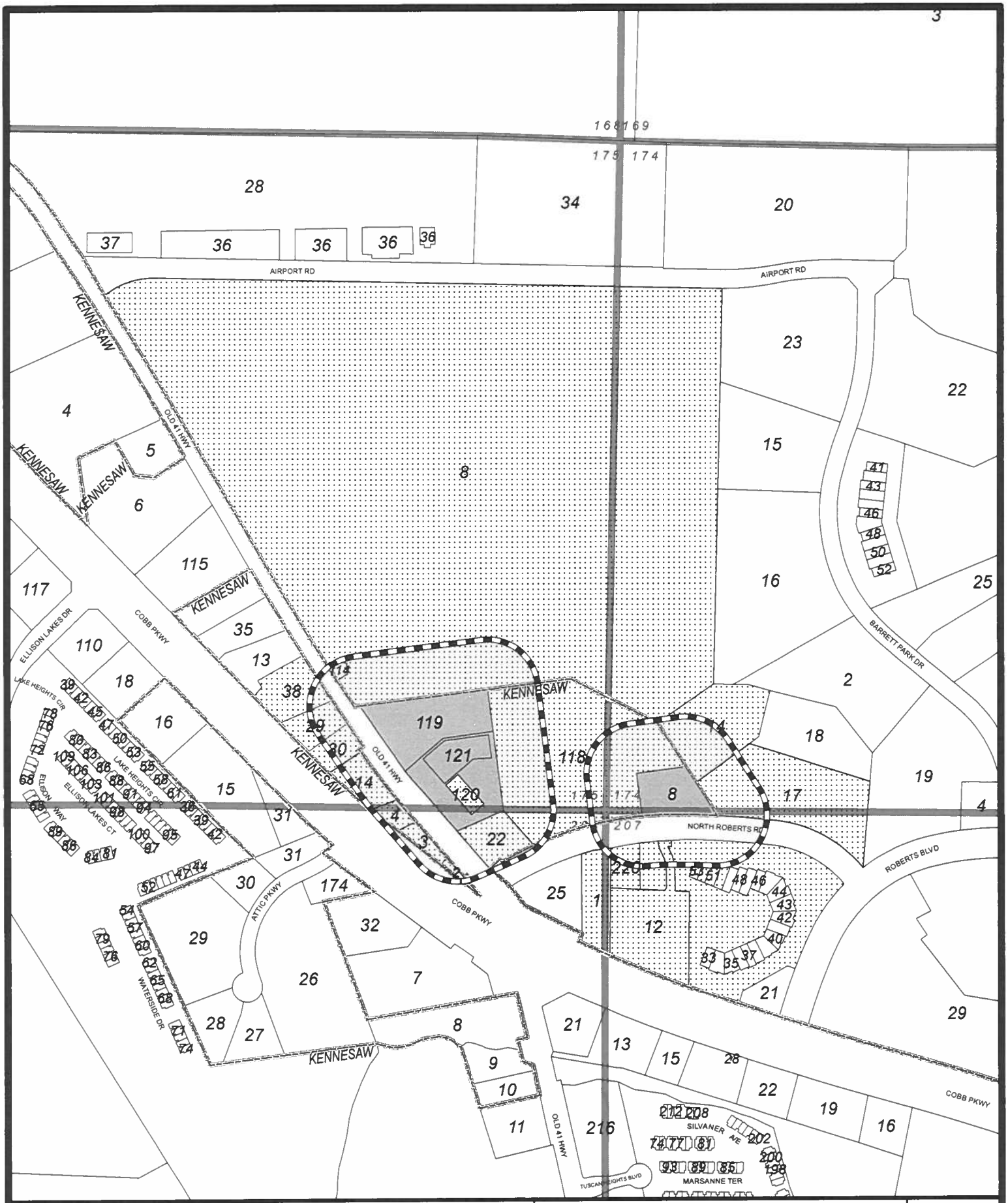
CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

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

Signature: BY: _____ **Address** 120 Interstate North Parkway, Suite 154, Atlanta, GA 30339
John L. Varner, Manager

Signed, sealed and delivered in presence of: Carolyn E. Cook September 18, 2024
Notary Date
Commission Expires: January 10, 2027

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA



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

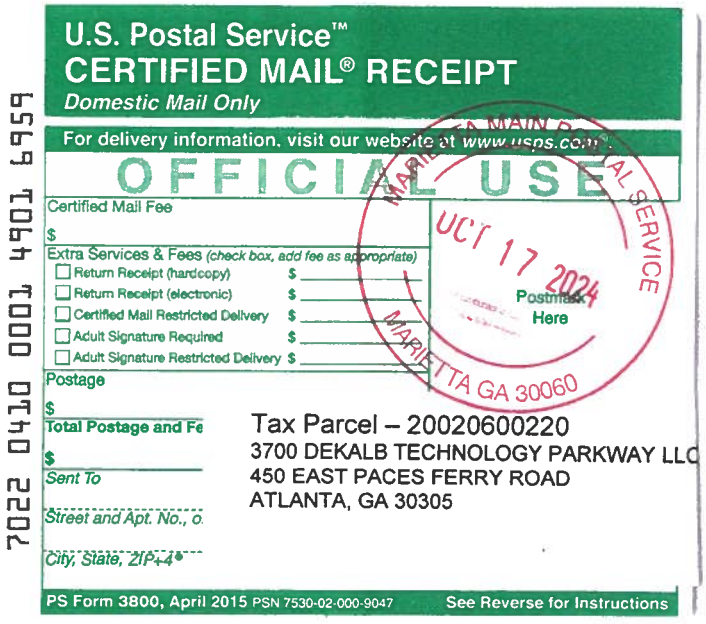
Derek Easterling, MAYOR
Lee Alvarez, CITY CLERK

Date: 9/30/2024
RZ2024_004

1" = 500'


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Adult Signature Required
Adult Signature Restricted Delivery
Postage
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Sent To
Street and Apt.
City, State, ZIP+
MARIETTA MAIN POSTAL SERVICE
OCT 17 2024
Postmark Here
MARIETTA GA 30060
Tax Parcel - 20017501180
PAC ELLISON LLC
POST OFFICE BOX A3878
CHICAGO, IL 60690
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 6935


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Street and Apt.
City, State, ZIP+
MARIETTA MAIN POSTAL SERVICE
OCT 17 2024
Postmark Here
MARIETTA GA 30060
Tax Parcel - 20017501200
ETHAN WAID REAL ESTATE LLC
316 HARVEST VIEW TERRACE
WOODSTOCK, GA 30188
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 6942

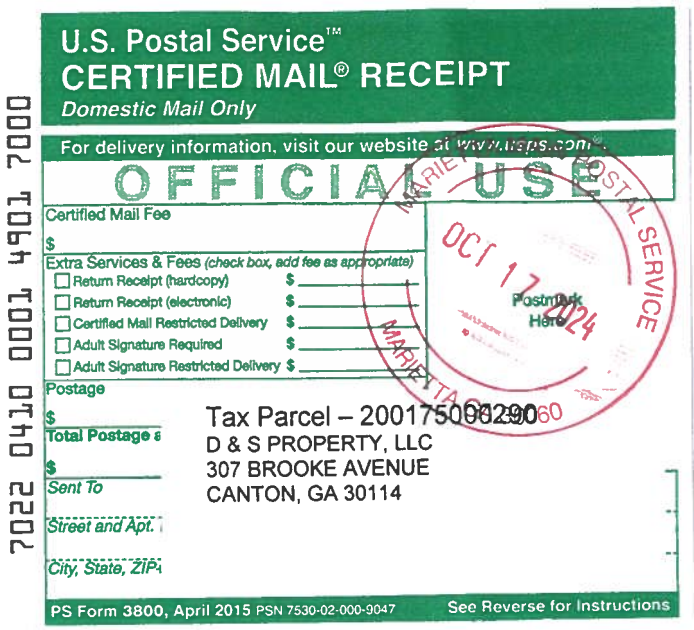

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Sent To
Street and Apt. No., o
City, State, ZIP+4
MARIETTA MAIN POSTAL SERVICE
OCT 17 2024
Postmark Here
MARIETTA GA 30060
Tax Parcel – 20020600220
3700 DEKALB TECHNOLOGY PARKWAY LLC
450 EAST PACES FERRY ROAD
ATLANTA, GA 30305
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 6959


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Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and Apt.
City, State, ZIP+
MARIETTA MAIN POSTAL SERVICE
OCT 17 2024
Postmark Here
MARIETTA GA 30060
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
See Reverse for Instructions
7022 0410 0001 4901 6966

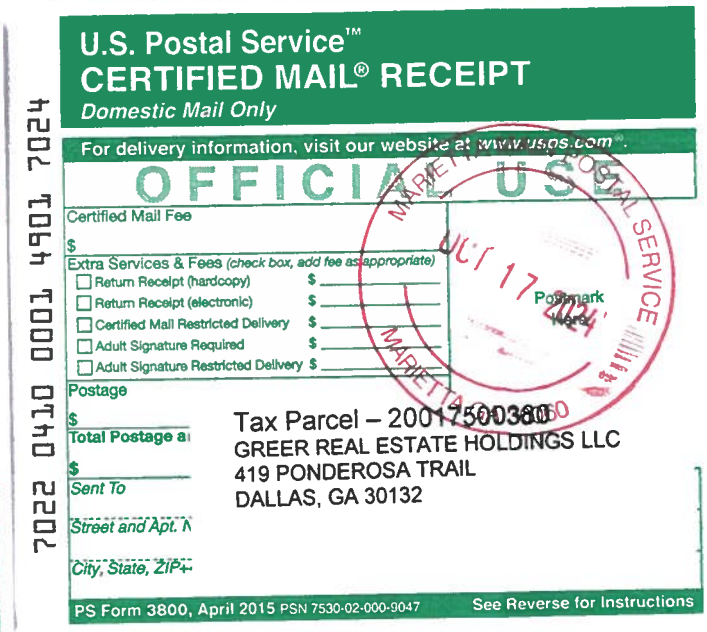

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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage an
Sent To
Street and Apt. No
City, State, ZIP+4
MARIETTA MAIN POSTAL SERVICE
OCT 17 2024
Postmark Here
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
See Reverse for Instructions
7022 0410 0001 4901 6973


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Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt. N
City, State, ZIP+
MARIETTA MAIN POSTAL SERVICE
OCT 17 2024
Postmark Here
Tax Parcel – 20017500080
FEDEX GROUND PACKAGE SYSTEM, INC.
1000 FEDEX DRIVE
MOON TOWNSHIP, PA 15108
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 6980


7022 0410 0001 4901 6997
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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
OCT 17 2024
Postmark Here
MARIETTA GA 30060
Tax Parcel – 20017500140
LANG, INC.
1613 OLD HUNTERS TRACE
MARIETTA, GA 30062
PS Form 3800, April 2015 PSN 7530-02-000-9047
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Postage
Total Postage
Sent To
Street and Apt.
City, State, ZIP
OCT 17 2024
Postmark Here
MARIETTA GA 30060
Tax Parcel – 20017500290
D & S PROPERTY, LLC
307 BROOKE AVENUE
CANTON, GA 30114
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

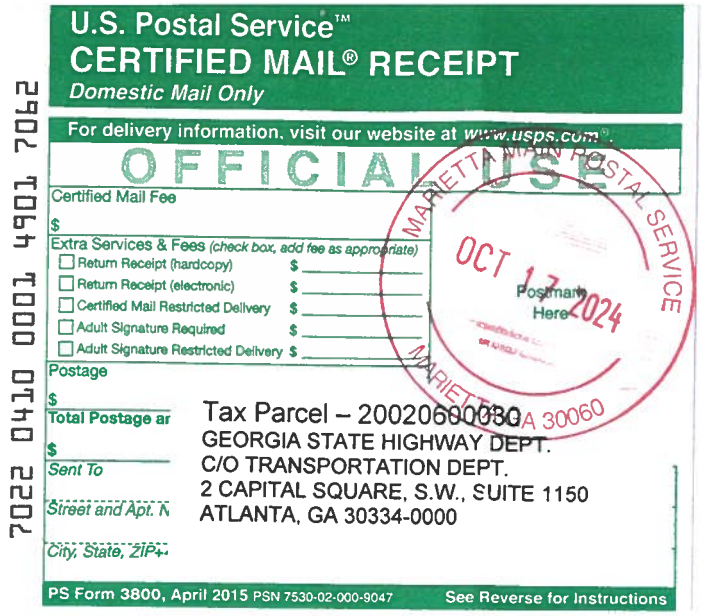

7022 0410 0001 4901 7017
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and Apt.
City, State, ZIP+
OCT 17 2024
Postmark Here
MARIETTA GA 30060
Tax Parcel – 20017500300
WAFFLE HOUSE, INC.
ATTENTION: TAX DEPARTMENT
POST OFFICE BOX 6450
NORCROSS, GA 30091-6450
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

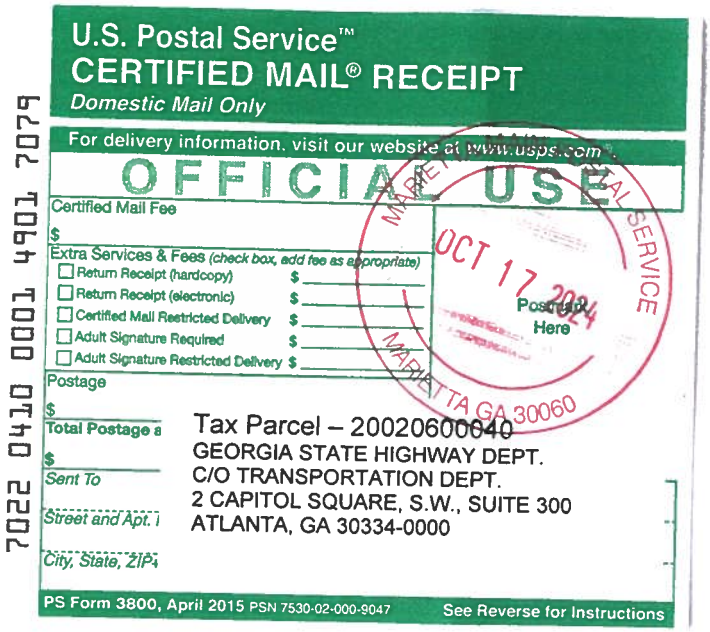

7022 0410 0001 4901 7024
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and Apt.
City, State, ZIP+
OCT 17 2024
Postmark Here
MARIETTA GA 30060
Tax Parcel – 20017500380
GREER REAL ESTATE HOLDINGS LLC
419 PONDEROSA TRAIL
DALLAS, GA 30132
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


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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+
OCT 17 2024
Postmark Here
MARIETTA GA 30060
Tax Parcel - 20017501140
NOBLE BEN F.
438 CHOWNING PLACE
MARIETTA GA 30064
PS Form 3800, April 2015 PSN 7530-02-000-9047
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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+
OCT 17 2024
Postmark Here
MARIETTA GA 30060
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

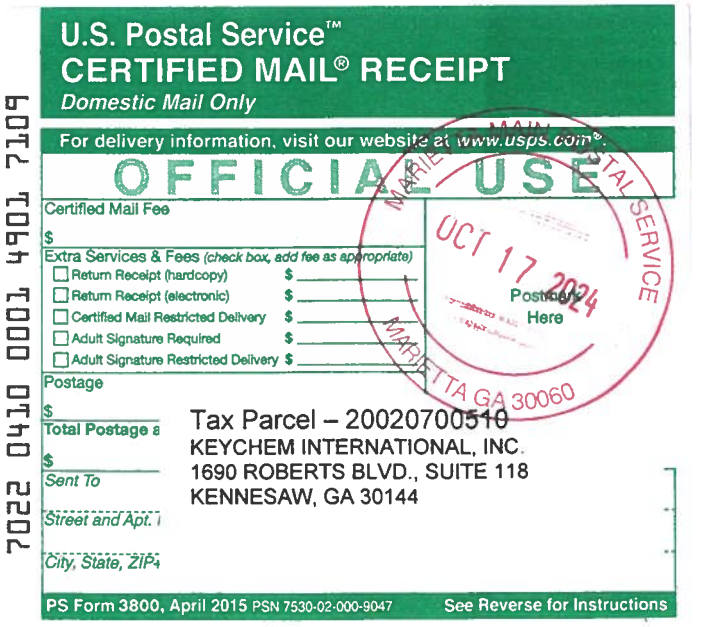

CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
OCT 17 2024
MARIETTA GA 30060
Tax Parcel – 20020600020
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 7055


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Certified Mail Fee
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage ar
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
OCT 17 2024
MARIETTA GA 30060
Tax Parcel – 20020600030
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 7062

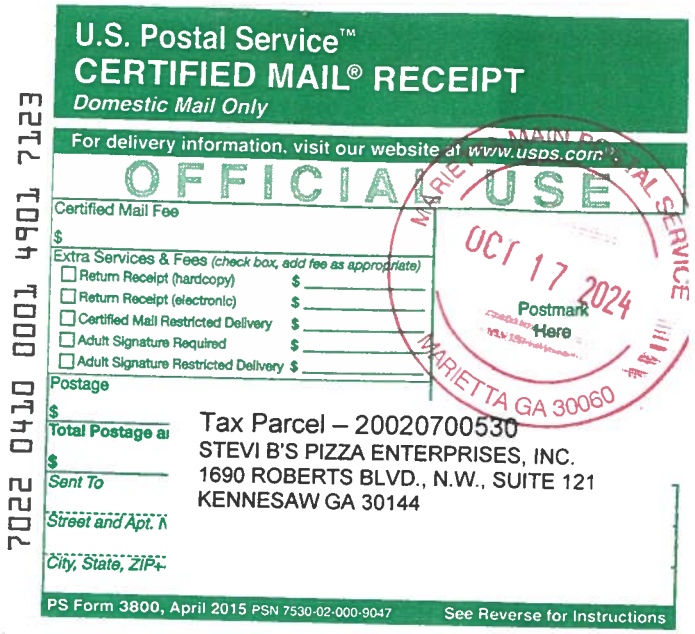

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OFFICIAL USE
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt. I
City, State, ZIP+
Postmark Here
OCT 17 2024
MARIETTA GA 30060
Tax Parcel – 20020600640
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 7079


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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 a
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
OCT 17 2024
MARIETTA GA 30060
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 7086


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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 ai
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
OCT 17 2024
MARIETTA GA 30060
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 7093


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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 a
Sent To
Street and Apt. I
City, State, ZIP+
Postmark Here
OCT 17 2024
MARIETTA GA 30060
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 7109


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Certified Mail Fee
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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 a
$
Sent To
Street and Apt. N
City, State, ZIP+
Tax Parcel – 20020700520
RYTECH MANAGEMENT, LLC
1690 ROBERTS BLVD, UNIT 120
KENNESAW, GA 30144
OCT 17 2024
Postmark Here
MARIETTA GA 30060
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
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Certified Mail Fee
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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 a
$
Sent To
Street and Apt. N
City, State, ZIP+
Tax Parcel – 20020700530
STEVI B'S PIZZA ENTERPRISES, INC.
1690 ROBERTS BLVD., N.W., SUITE 121
KENNESAW GA 30144
OCT 17 2024
Postmark Here
MARIETTA GA 30060
PS Form 3800, April 2015 PSN 7530-02-000-9047
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7022 0410 0001 4901 7123


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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 ar
$
Sent To
Street and Apt. N
City, State, ZIP+
Tax Parcel – 20020702200
REDHOUSE LLC
5201 OLD GAYDON ROAD
POWDER SPRINGS, GA 30127
OCT 17 2024
Postmark Here
MARIETTA GA 30060
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 7130


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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 a
$
Sent To
Street and Apt. I
City, State, ZIP+
Tax Parcel – 20020702210
B & J TRUST
C/O MARY BULLOCK WARREN ANGELUCCI
4014 STONEBRIDGE LANE
RANCHO SANTE FE, CA 92091
OCT 17 2024
Postmark Here
MARIETTA GA 30060
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 7147

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

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CITY OF KENNESAW

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2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

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Postage & Fees Paid
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City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

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9590 9402 7567 2098 2130 93

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

SENDER: COMPLETE THIS SECTION

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- 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Tony Watkins ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Tony Watkins C. Date of Delivery 10/21/24

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

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

OCT 21 2024

9590 9402 7567 2098 2130 93

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 6966

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Marie Walker ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Marie Walker C. Date of Delivery 10/21/24

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

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 - 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

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

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

OCT 21 2024

9590 9402 7567 2098 2131 09

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 6973

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Marie Walker ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Marie Walker C. Date of Delivery 10/21/24

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

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

USPS TRACKING #

9590 9402 7567 2098 2132 84

First-Class Mail
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USPS
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United States
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• 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

RECEIVED
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CITY OF KENNESAW

RZ2024-04

USPS TRACKING #

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USPS
Permit No. G-10

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• 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

RECEIVED
OCT 28 2024
CITY OF KENNESAW

RZ2024-04

As in past elections, USPS is ready.

If you choose to vote by mail, please mail early.

USPS TRACKING #

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

RECEIVED
OCT 28 2024
CITY OF KENNESAW

RZ2024-04

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Justin Branom
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
☐ ed Mail
☐ ed Mail Restricted Delivery
$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 - 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery 10-22-21

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
☐ ed Mail
☐ ed Mail Restricted Delivery
$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 2131 16

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 6980

COMPLETE THIS SECTION ON DELIVERY

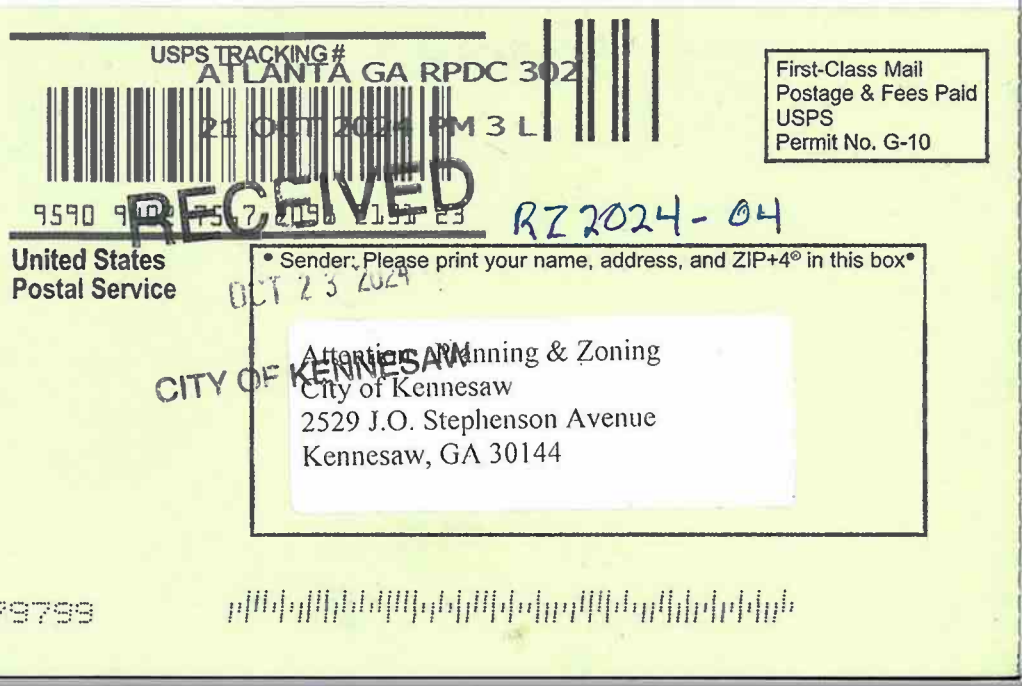
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Kosciuszko
C. Date of Delivery 21 Oct 21

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

3. Service Type
☐ Adult Signature
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☑ Certified Mail®
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☐ Registered Mail™
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☐ Signature Confirmation Restricted Delivery

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



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Postage & Fees Paid
USPS
Permit No. G-10

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 2131 23

2. Article Number *(Transfer from service label)*

7022 0410 0001 4901 6997

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

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

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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.

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

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
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- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
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- ☐ 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**

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9590 9402 7547 2098 2152 19

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Permit No. G-10

United States Postal Service

RECEIVED
DEC 0 6 2021
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

-279799

R2202-041

USPS TRACKING #

9590 9402 7567 2098 2203 67

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 #

9590 9402 7567 2098 2151 89

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 #

9590 9402 7567 2098 2203 29

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

RECEIVED
DEC 27 2024
CITY OF KENNESAW

USPS TRACKING #

9590 9402 7567 2098 2203 12

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USPS
Permit No. G-10

United States Postal Service

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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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* Marie Walker C. Date of Delivery

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

DEC 24 2020 KENNESAW GA 30156

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 – 20017400140
DIODATI RAY L. & DIODATI RICH
POST OFFICE BOX 2595
KENNESAW, GA 30156
9590 9402 7567 2098 2203 29
2. Article Number (Transfer from service label)
9589 0710 5270 0464 3889 25
COMPLETE THIS SECTION ON DELIVERY
A. Signature X [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:
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 – 2002070221
B & J TRUST
C/O MARY BULLOCK WARRE
4014 STONEBRIDGE LANE
RANCHO SANTE FE, CA 92091

9590 9402 7567 2098 2151 89

2. Article Number *(Transfer from service label)*

9589 0710 5270 0464 3888 88

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [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

DEC 19 2020

WARREN-ANGELUCCI
PO BOX 907
SOLANA BEACH CA 92075-0

3. Service Type
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- ☑ Certified Mail®
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- ☐ 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

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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 56

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
12/23

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

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

9590 9402 7567 2098 2202 82

2. Article Number *(Transfer from service label)*

9589 0710 5270 0464 3889 70

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

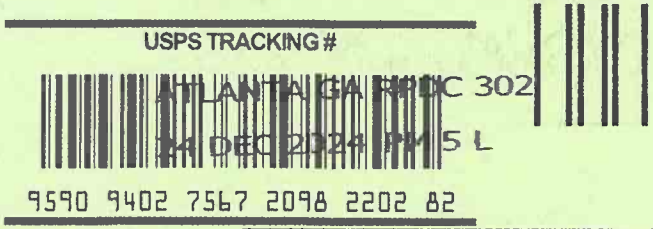
C. Date of Delivery

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



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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 #

9590 9402 7567 2098 2152 57

ATLANTA GA NRPDC 302

RECEIVED

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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 #

9590 9402 7567 2098 2203 50

RECEIVED

DEC 30 2024

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 [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* GUY WATKINS
C. Date of Delivery 12/26/21

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

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

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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.

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 [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery 27 Dec 21

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

3. Service Type
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- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Aaron Brown
Zoning Administrator
2:7,14,21-2025

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 re-

8003 Public Hearing

quest 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

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

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1. Call to Order / Roll Call

Chairman Bodenhamer called the meeting to order at 6:32 p.m.
Roll Call: Robert Trim, Rebecca Patterson, Carolyn Greenall, and Phillip Jackson
Absent: Todd Vande Zande and Lacey Ragus
Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Mark Jackson (Applicant), Parks Huff (Applicant Representative), Elliot Van Dyke (Applicant), Rajpal Sagoo (Commercial Developer), Matt Olsen (Property Owner), Patrick Dixon (City Resident)

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

Chairman Bodenhamer called for a motion.
Motion to approve by Commissioner Trim.
Seconded by Commissioner Jackson.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

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.

Chairman Bodenhamer called for a motion.
Motion to approve the withdrawal without prejudice by Commissioner Trim.
Seconded by Commissioner Greenall.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion to approve withdrawal carried.

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.

Chairman Bodenhamer recused himself for this agenda item.
Temporary Vice Chair Greenall called for a motion.
Motion by Commissioner Patterson to approve with conditions as outlined by staff.
Seconded by Commissioner Jackson.
Vote taken, motion unanimously approved 3-0. Motion carried.

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.

Commissioner Trim recused himself from this agenda item.
Chairman Bodenhamer called for a motion.
Motion by Commissioner Jackson to approve with conditions as outlined by staff.
Seconded by Commissioner Patterson.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

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.

Commissioner Trim recused himself from this agenda item.

Chairman Bodenhamer called for a motion.
Motion to approve by Commissioner Jackson.
Seconded by Commissioner Greenall.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

5. Staff Comment

6. Adjourn

Chairman Bodenhamer called for a motion to adjourn.
Motion to adjourn by Commissioner Jackson.
Seconded by Commissioner Greenall.
Meeting adjourned at 7:53 p.m.

Item Report

TO: The Honorable Mayor and City Council

FROM: Darryl Simmons, Zoning Administrator

DATE: March 17, 2025

TITLE: **Land Use Permit: 4227 Carillon Trace**
Consideration for approval of a Land Use Permit application for property located at 4227 Carillon Trace as submitted by Mark Jackson. Case # LU2025-01

Summary:
Said request is to obtain a home occupation business license for the printing of T-shirts. Property is zoned Planned Unit Development - Residential (PUD-R) and consists of 0.79 +/- acres and lies in Land Lot 64, Tax Parcel 29. This public hearing was advertised in the Marietta Daily Journal on February 14, 2025, and a public notice sign has been posted on-site. At the March 5, 2025 meeting, Planning Commission unanimously recommended approval with conditions as outlined by Staff.

Recommendation: The 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 additional 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
3. LU2025-01_4227 Carillon Trce_Public Notice_MDJ
4. 03-05-25 Planning Commission_Action Minutes

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

COMMUNITY DEVELOPMENT
Planning and Zoning

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 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



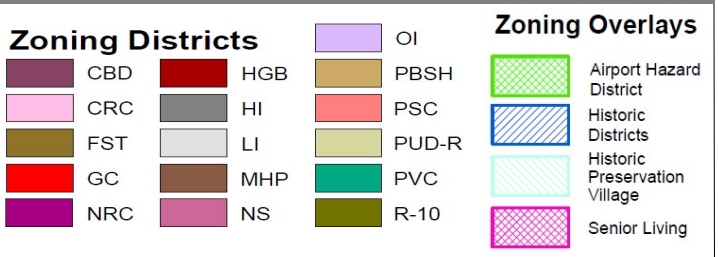
STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-01

ZONING MAP



LEGEND



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:

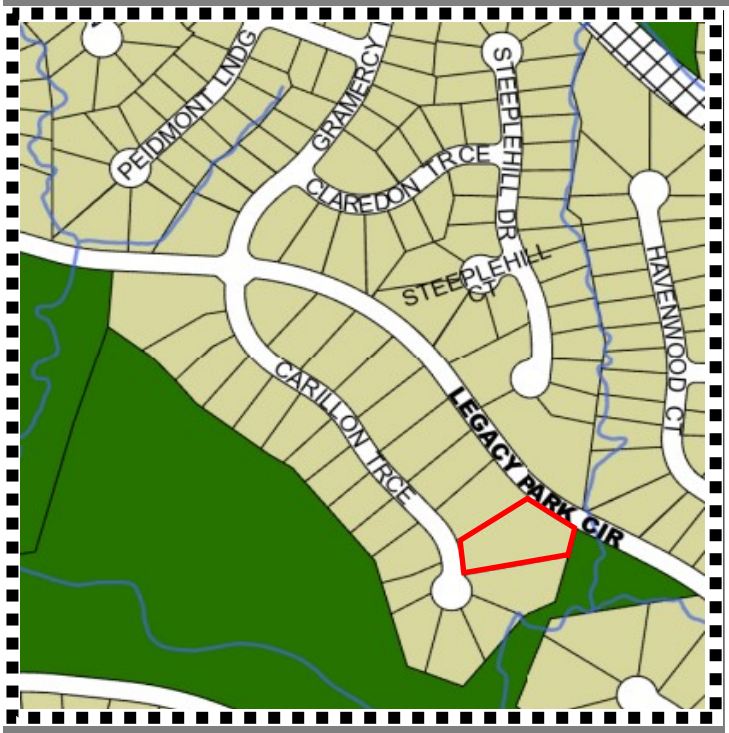
The 0.79 +/- acre lot is located off Carillon Trce NW within the Legacy Park subdivision. The subject property is surrounded by single family dwelling units that sits on lots averaging 20,561 sq. ft., and is abutted by residential zoning district Planned Unit Development - Residential.



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-01

2022 COMPREHENSIVE PLAN UPDATE



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.

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

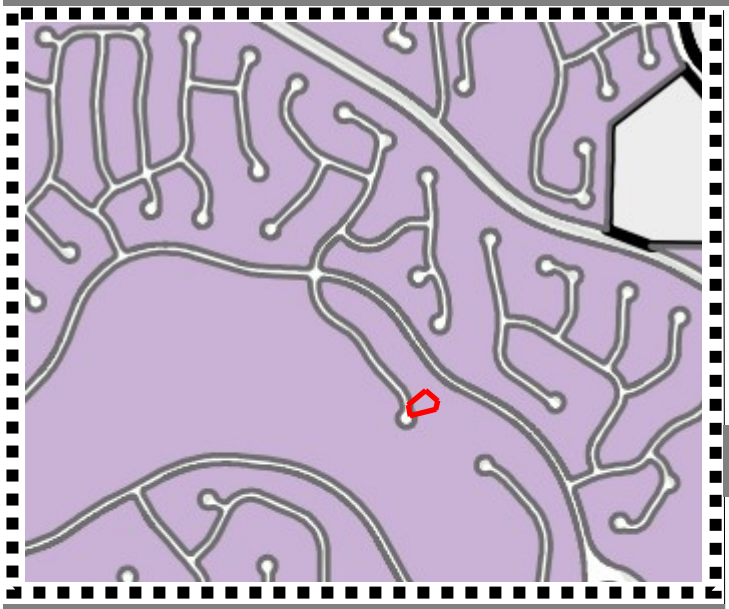
FUTURE LAND USE ANALYSIS

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

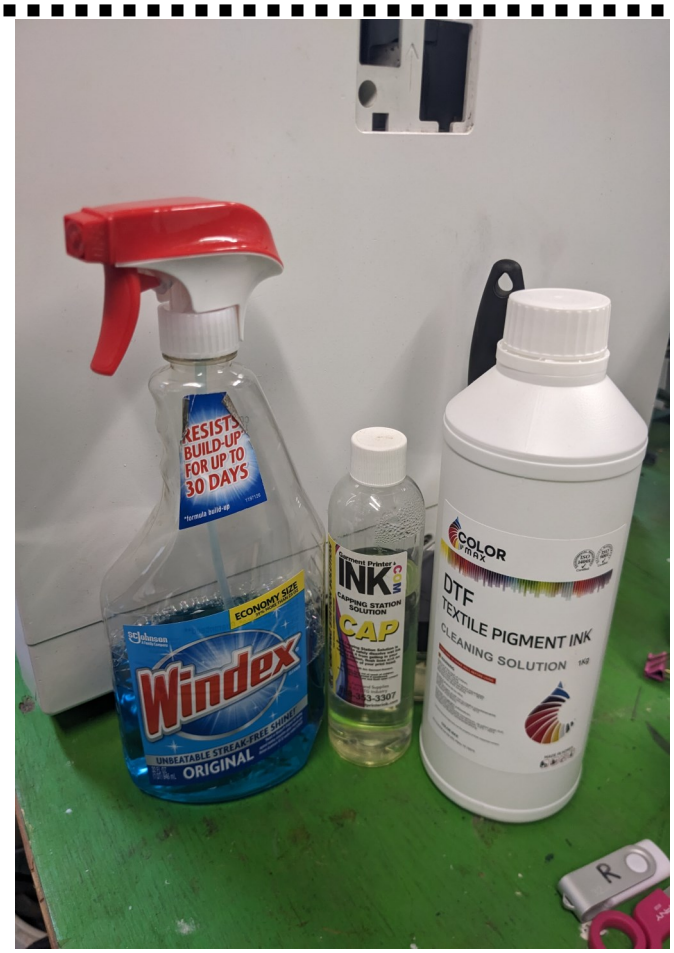
Minimum Right-of-Way Requirement
50-feet minimum

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

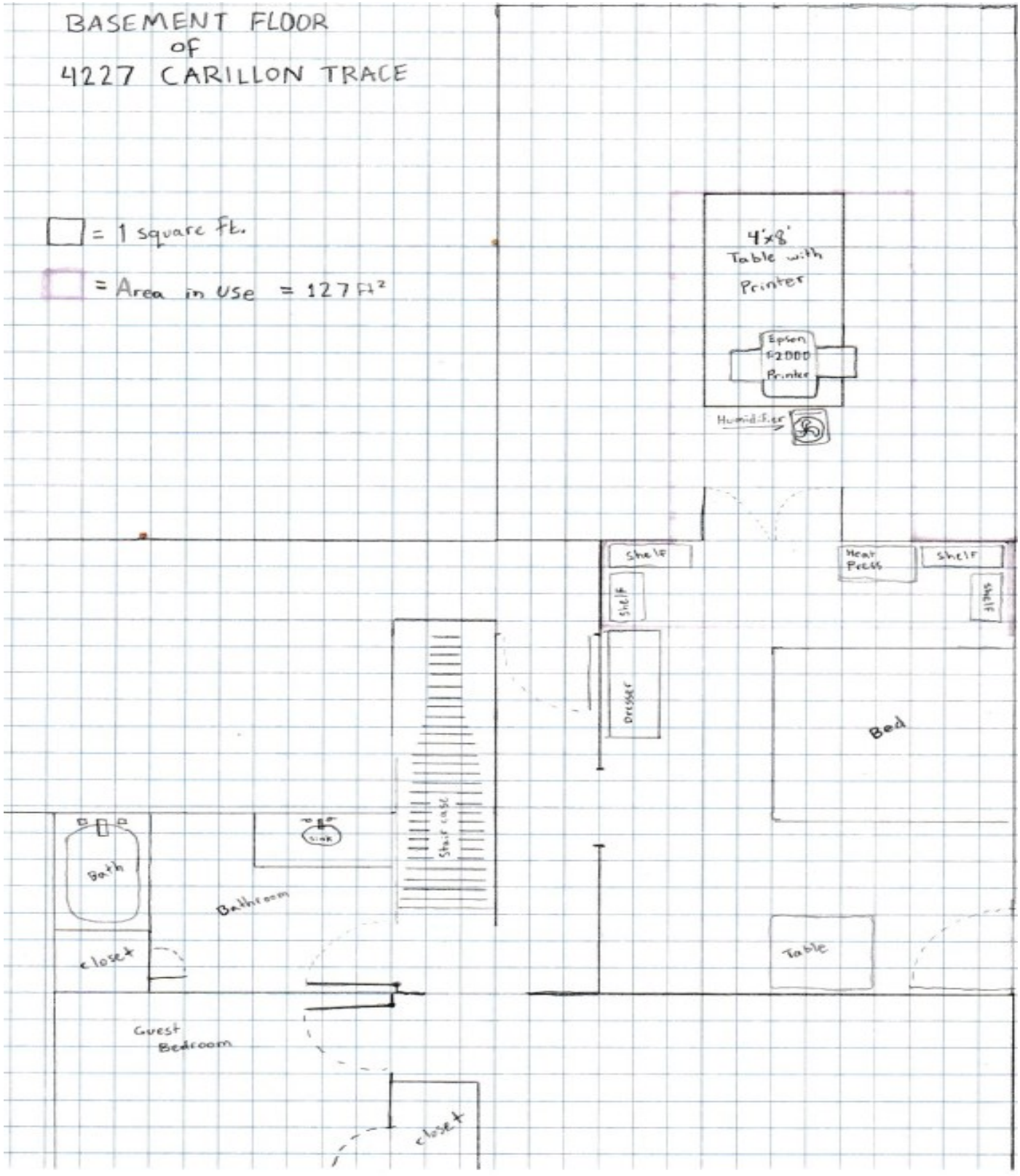




STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-01

PROPOSED FLOOR PLAN OF WORKSPACE LOCATED IN THE KITCHEN



HOA MANAGEMENT APPROVAL LETTER

LEGACY PARK

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

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 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:

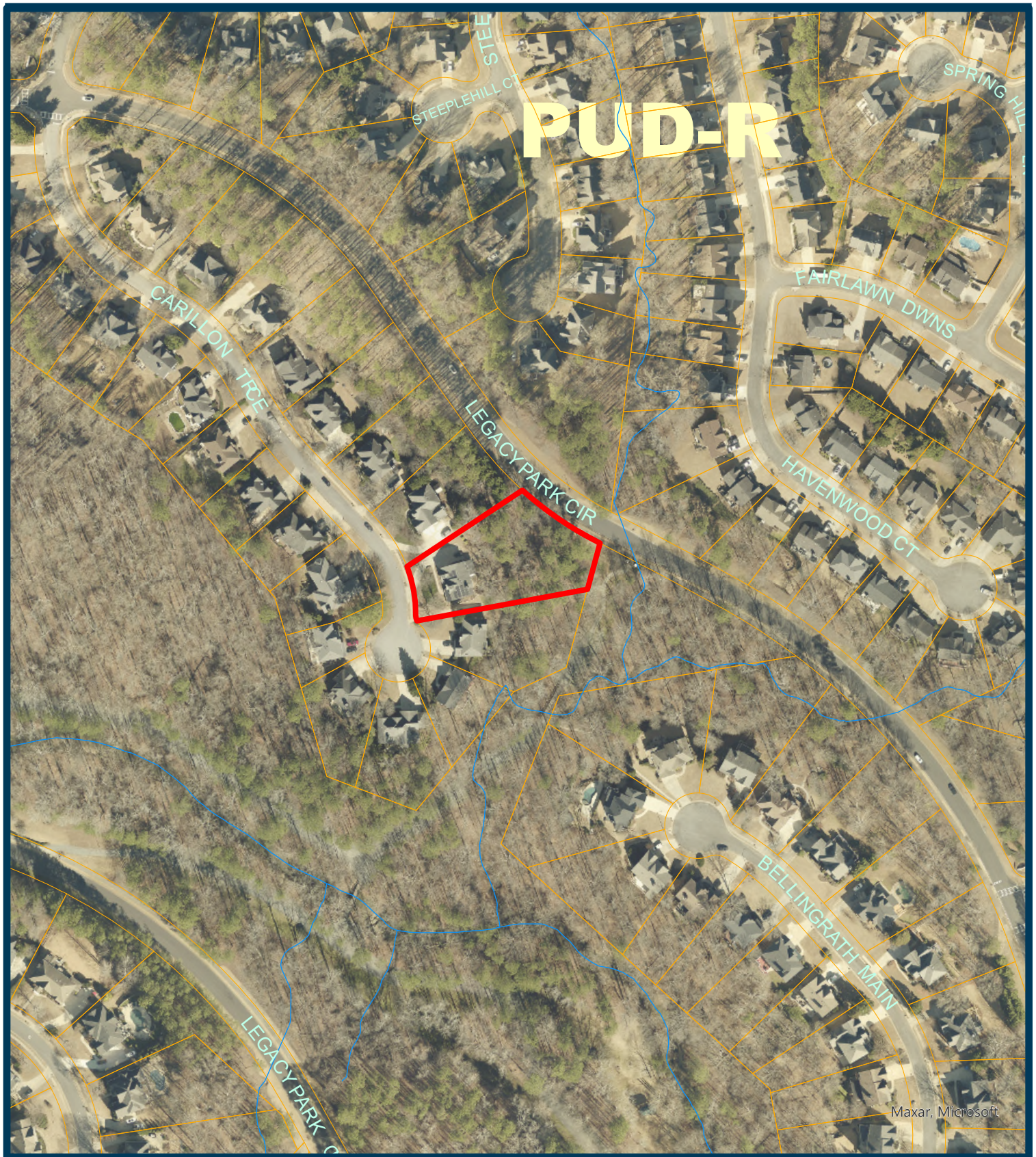
1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or additional employees at this 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:

At the March 5, 2025 meeting, Planning Commission unanimously recommended approval with conditions as outlined by Staff.

MAYOR AND COUNCIL DECISION:

To be determined on March 17, 2025



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU 2025-001	PUD-R	Home Based Business
AX	RZ		
DX			
HBR			
SLUP			
ZV			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

4227 Carillon Trace
Land Lot 29, Tax Parcel 64

Subject Property

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

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 200 '
Print Date: 1/13/2025
LU2025_001

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 Tree, Kennesaw, GA 30144

Land Lot _____ Tax Parcel 20006400290 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 _____

Signed, sealed and delivered in presence of: _____ Notary

KEVIN CHECKWOOD NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 25, 2026

Date 1/9/25

REPRESENTIVE_____

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

Representative Signature _____

Signed, sealed and delivered in presence of: _____ Notary Date

TITLEHOLDER: Thomas W Jackson VI **Telephone:** [redacted]

Signature: _____ **Address:** 4227 Carillon Tree

Signed, sealed and delivered in presence of: _____ Notary Date 1/9/25

KEVIN CHECKWOOD NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 25, 2026

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

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

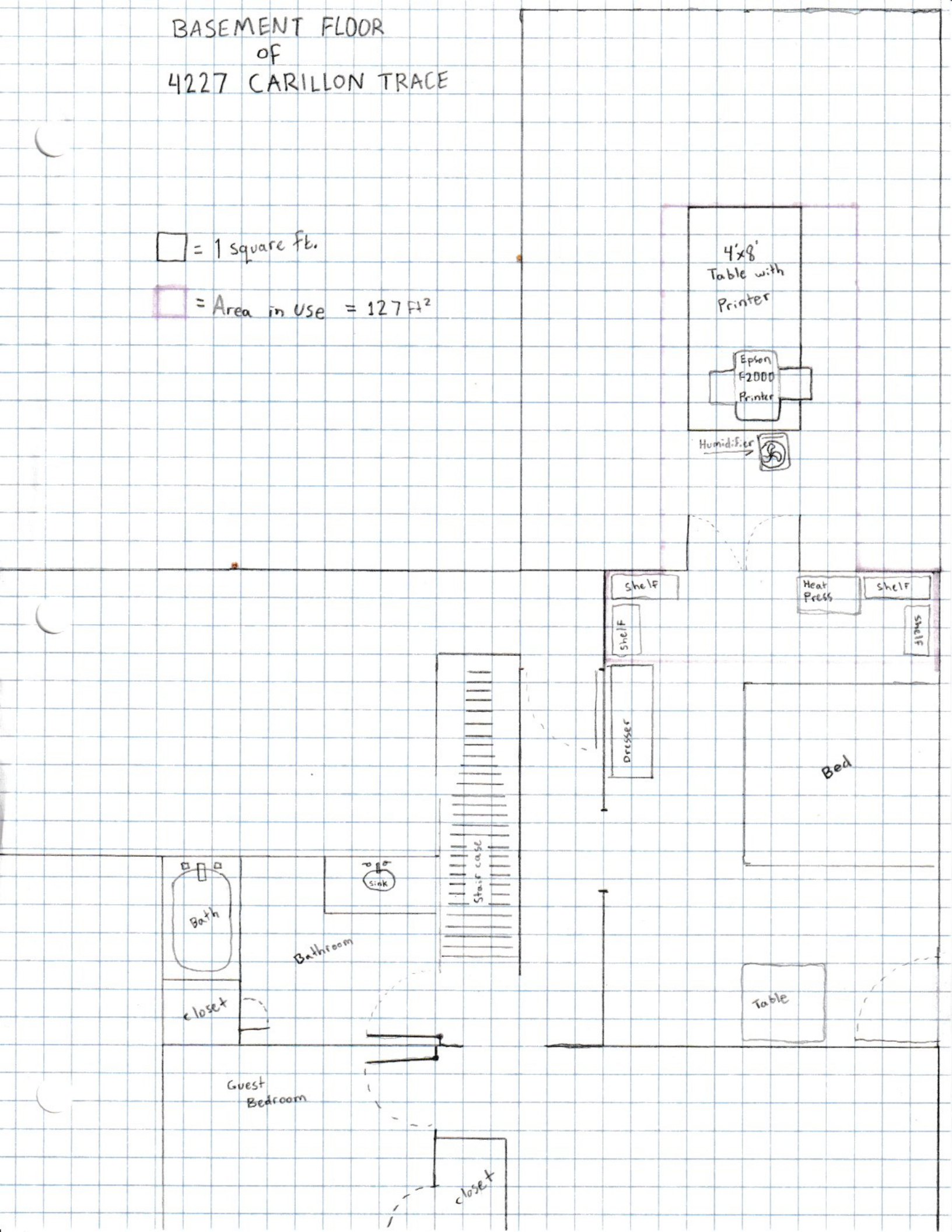
Land Use Permits may be granted in such individual cases based on the standards for decisions as follows, please comment using additional pages if necessary.

	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 per day
(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



LEGACY PARK

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

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 (Tom)

2/26/2025

KEVIN CHECKWOOD
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 25, 2026


GILDAN
MADE WITH
RESPECT
GILDAN
MADE WITH
RESPECT


EPSON
SureColor F2000

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
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Использовать до
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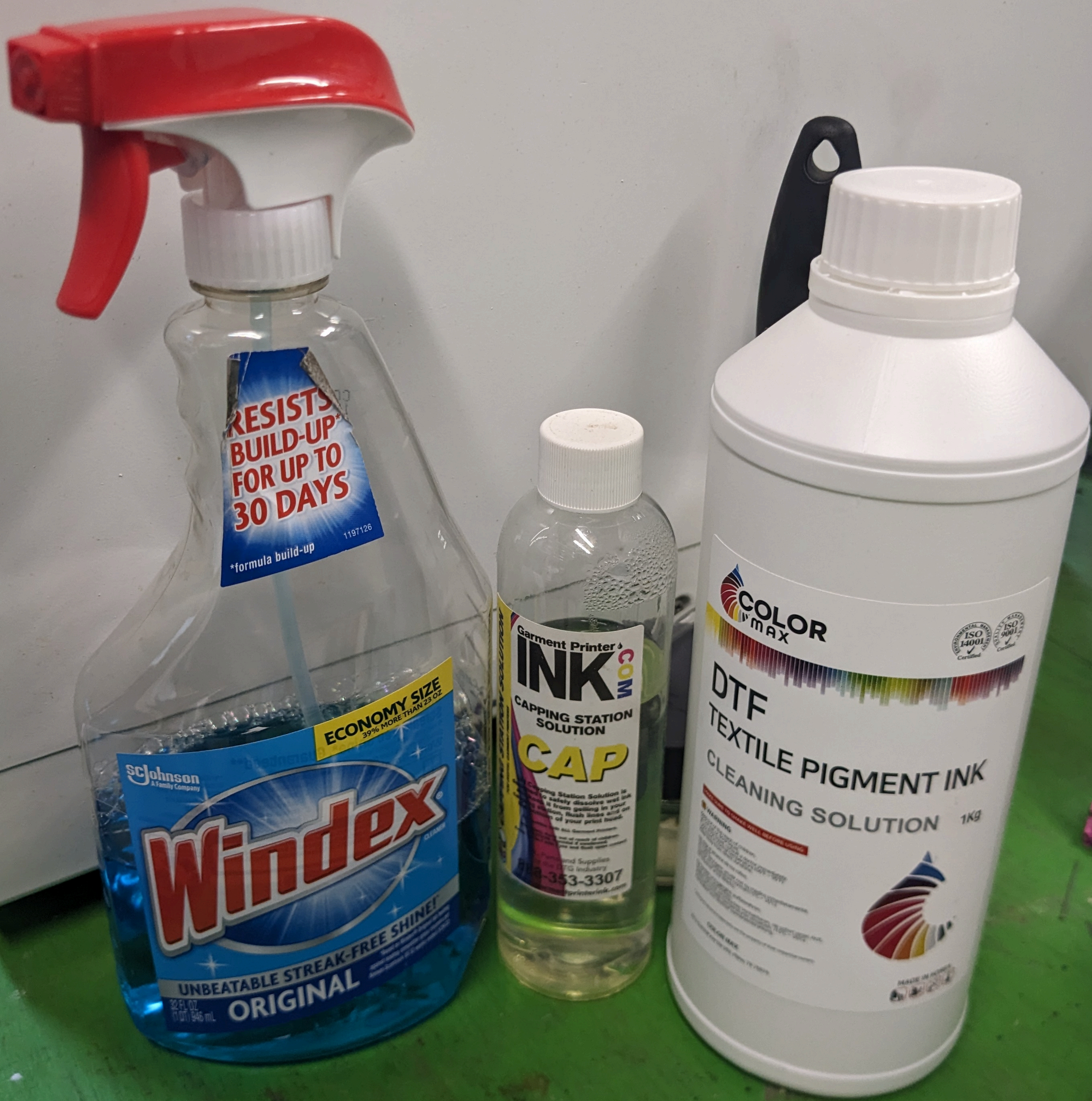
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US Patent: epson.com/patent

SureColor F2000

PRECISIONCORE

EPSON ULTRACHROME DG INK


RESISTS
BUILD-UP*
FOR UP TO
30 DAYS
1197126
*formula build-up
ECONOMY SIZE
39% MORE THAN 23 OZ
SC Johnson
A Family Company
Windex
UNBEATABLE STREAK-FREE SHINE!
ORIGINAL
32 FL OZ
946 mL
Garment Printer
INK .COM
CAPPING STATION SOLUTION
CAP
353-3307
COLOR MAX
ISO 14001 Certified
ISO 9001 Certified
DTF
TEXTILE PIGMENT INK
CLEANING SOLUTION
1Kg
R

EPSON

See manual to clean scale and change air filter.

Menu

TucLoc®

Patent No. 7034298

IVINGSTON SYSTEMS

Filed in Office 9-26-95
Plat Book 158-Page 39
Jay C. Stephenson, Clerk
10:45 AM
B.V.B

GENERAL NOTES:

OWNER/DEVELOPER: JOHN WIELAND HOMES
1950 SULLIVAN ROAD
ATLANTA, GEORGIA 30337
PH: (770)996-1400
CONTACT: KIRK CULLER

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

1. THIS UNIT IS LOCATED IN LAND LOT 64, OF THE 20TH DISTRICT, 2ND SECTION OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, ZIP CODE 30144
2. ZONING: PUD
   SETBACKS:
   FRONT: 25'
   REAR: 25'
   SIDE: 7.5'(15' BETWEEN HOUSES)
   Ⓐ AVERAGE LOT SIZE: 20,564 S.F.
   TOTAL ACERAGE: 26.0459
   Ⓑ TOTAL NUMBER OF LOTS: 25
   Ⓒ DENSITY: 2.12 LOTS / ACRE
3. BOUNDARY SURVEY INFORMATION PROVIDED BY CLIENT AND PREPARED BY ROCHESTER AND ASSOCIATES, INC., DATED DEC. 3, 1994.
4. BENCHMARKS AND ELEVATIONS ARE MEAN SEA LEVEL PURSUANT TO DATA BY ROCHESTER AND ASSOCIATES, INC.
5. NO PORTION OF THIS UNIT IS LOCATED WITHIN A 100 FLOOD ELEVATION ACCORDING TO FLOOD PLAIN STUDY BY ROCHESTER AND ASSOCIATES, INC. AS SHOWN ON BOUNDARY SURVEY DATED DEC. 3, 1994, AND ALSO ACCORDING TO THE F.I.R.M COMMUNITY PANEL NO. 130067 0010F, OF COBB COUNTY LAST REVISED 8-18-92.
6. WATER SERVICE TO BE PROVIDED BY COBB COUNTY.
7. SEWAGE DISPOSAL IS A GRAVITY SEWER SYSTEM SERVED BY COBB COUNTY.
8. THIS SUBDIVISION IS SUBJECT TO PROTECTIVE COVENANTS RECORDED IN DEED BOOK 8357, PAGE 417 AS AMMENDED.
9. NO BURY PITS WERE OBSERVED IN THIS SUBDIVISION.

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.

Revised 5/22/96
John R Haynie
Mayor

REVISION # 1 WAS REVIEWED AND APPROVED BY:

APPROVED BY CITY ENGINEER, KENNESAW, GEORGIA. DATE

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

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 FOREVER ALL STREETS, PARKS, DRAINS, AND EASEMENTS, AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISE A TOTAL OF 1.304 ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

SUBDIVIDER John B Gillespie
DATE Aug. 17, 1995

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)

8-17-95
COBB COUNTY WATER SYSTEM/DATE

CITY OF KENNESAW CERTIFICATIONS:

N/A (THIS SUBDIVISION CONTAINS SEWERAGE)

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

DATE SIGNED

MICHAEL WARSIK MSE
APPROVED BY CITY ENGINEER, KENNESAW, GEORGIA.

8/17/95
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. Stephenson
DATE MAYOR OF KENNESAW

LEGEND

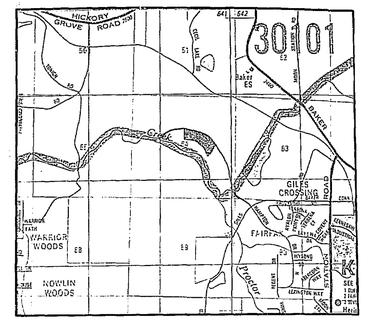
Ø P/P	ELECTRIC POWER POLE
OHE	OVERHEAD ELECTRIC
SD	EXISTING STORM DRAIN
SS	EXISTING SANITARY SEWER
Ⓢ	EXISTING JUNCTION BOX (JB)
Ⓢ	EXISTING SANITARY SEWER MANHOLE
○	LOT CORNER IRON PIN SET (IPS)
□	EXISTING PROPERTY MONUMENT
	SANITARY SEWER / STORM DRAIN EASEMENT
	(L.L.L.) APPROXIMATE LAND LOT LINE
	BUILDING SETBACK LINE (BSL)
	DEDICATED EASEMENT (PER THIS PLAT)
	DEDICATED EASEMENT (PREVIOUS)
	TREE SAVE AREA
	UTILITY EASEMENT
	HEADWALL (HW)
	CATCH BASIN (CB)
	DROP INLET (DI)
S.S.E.	SANITARY SEWER EASEMENT
S.D.E.	STORM DRAIN EASEMENT
8888	DENOTES LOT ADDRESS
N/F	NOW OR FORMERLY
PB/PG	PLAT BOOK & PAGE
(1)	CURVE NUMBER
1	LOT NUMBER
	CENTERLINE CURVE DATA FOR CARILLON TRACE
	LAND LOT NUMBER

REVISION # 2 WAS REVIEWED AND APPROVED BY:

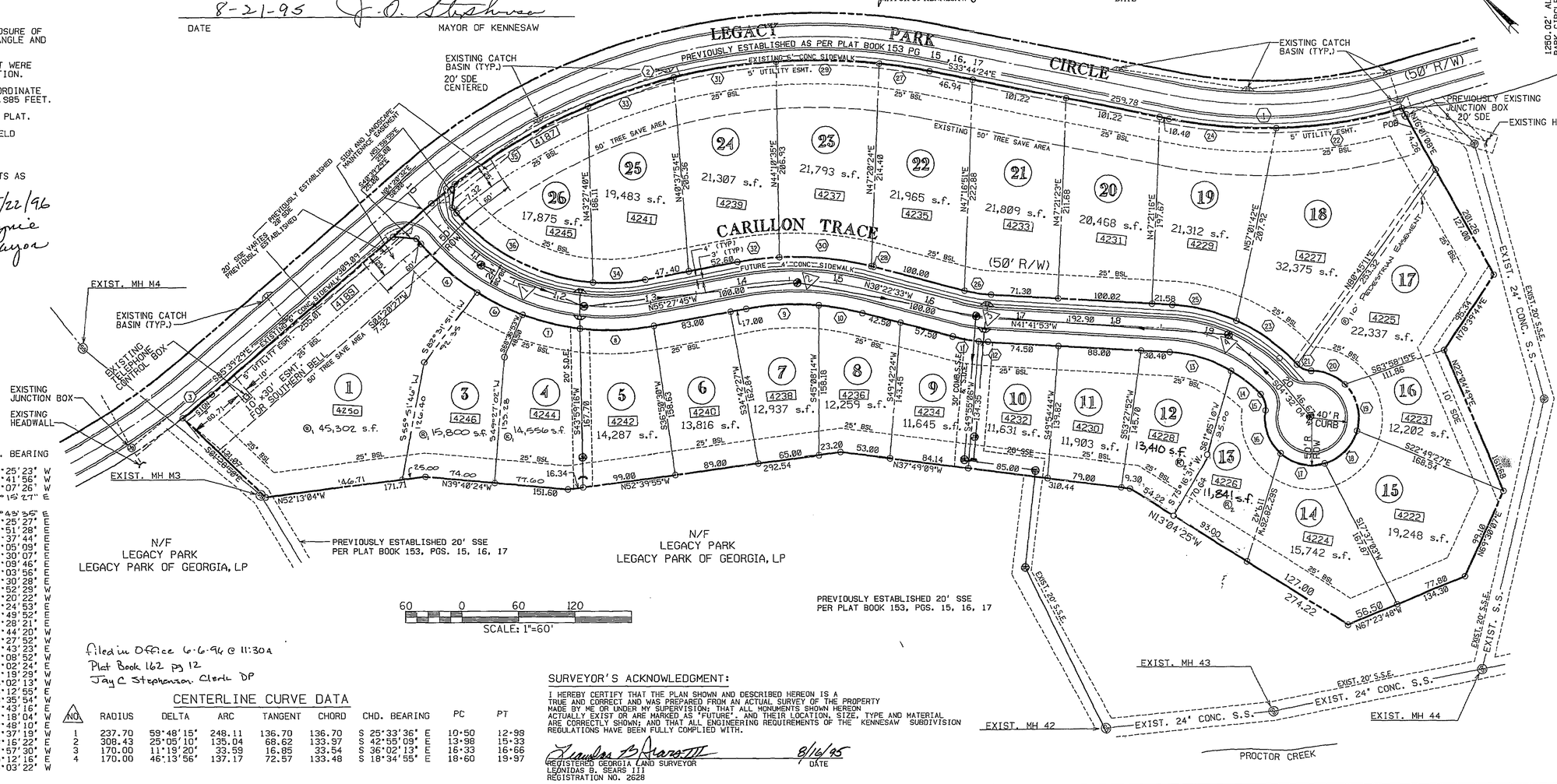
APPROVED BY CITY ENGINEER, KENNESAW, GEORGIA. DATE

John R Haynie
MAYOR OF KENNESAW

5/22/96
DATE



LOCATION MAP



60 0 60 120
SCALE: 1"=60'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHD. BEARING
1	525.00	27°21'58"	250.76	127.82	248.38	N 47°25'23" W
2	625.00	51°55'03"	566.33	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	39.73	78.56	S 04°15'27" E
Ⓒ 6	262.70	11°44'19"	53.82	27.01	53.73	S 18°43'35" E
7	262.70	13°39'26"	62.62	31.46	62.47	S 31°25'27" E
8	262.70	17°12'34"	78.90	39.75	78.61	S 46°51'28" E
9	283.43	15°40'00"	77.50	38.98	77.26	S 47°37'44" E
10	283.43	09°25'11"	46.60	23.35	46.54	S 35°05'09" E
11	195.00	08°15'06"	28.08	14.07	28.06	S 34°30'07" E
12	195.00	03°04'14"	10.45	5.23	10.45	S 40°09'46" E
13	145.00	27°15'54"	69.00	35.17	68.35	S 28°03'56" E
14	145.00	15°51'02"	40.11	20.19	39.99	S 06°30'28" E
15	20.00	52°54'51"	18.47	9.95	17.82	S 27°52'29" W
16	50.00	57°59'00"	50.60	27.71	48.47	S 25°20'22" W
17	50.00	57°31'30"	50.20	27.44	48.12	S 32°24'53" E
18	50.00	57°59'00"	50.60	27.71	48.47	N 89°49'52" 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°44'20" W
21	20.00	48°14'24"	16.84	8.95	16.35	N 21°27'52" W
22	525.00	14°45'57"	135.30	68.03	134.93	S 53°43'29" E
23	195.00	23°36'24"	80.34	40.75	79.78	N 09°08'52" W
24	525.00	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"	54.00	27.02	53.98	S 36°12'55" E
28	333.43	00°26'42"	2.59	1.29	2.59	N 30°35'54" W
29	625.00	10°03'40"	109.75	55.02	109.61	S 43°43'16" E
30	333.43	16°57'37"	98.70	49.71	98.34	N 39°18'04" W
31	625.00	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°00'28"	55.71	28.02	55.56	N 47°57'30" W
35	625.00	15°01'33"	163.91	82.43	163.44	S 75°12'16" E
36	212.70	44°47'49"	166.30	87.66	162.10	N 18°03'22" W

Filed in Office 6-6-96 @ 11:30a
Plat Book 162 pg 12
Jay C Stephenson Clerk DP

CENTERLINE CURVE DATA

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHD. BEARING	PC	PT
1	237.70	59°48'15"	248.11	136.70	136.70	S 25°33'36" E	10+50	12+98
2	308.43	25°05'10"	135.04	68.62	133.97	S 42°55'09" E	13+98	15+33
3	170.00	11°19'20"	33.59	16.85	33.54	S 36°02'13" E	16+33	16+66
4	170.00	46°13'56"	137.17	72.57	133.48	S 18°34'55" E	18+60	19+97

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 MADE BY ME OR UNDER MY SUPERVISION; THAT ALL 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.

Leonidas B. Sears III 8/16/95
REGISTERED GEORGIA LAND SURVEYOR DATE
LEONIDAS B. SEARS III
REGISTRATION NO. 2628

John Wieland
JOHN WIELAND HOMES

No.	REVISION	DATE	BY
Ⓡ	DELETED LOT #2 AND ASSOCIATED LOT INFORMATION. CHANGED LOT LINE BETWEEN LOTS 3 AND 4. ADDED 10' PEDESTRIAN EASEMENT TO LOTS 17-18.	11/29/95	PW
Ⓡ2	REV. PE BETWEEN LOTS 12 & 13 PER REQUEST OF JOHN WIELAND HOMES.	3/15/96	CCR

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

© Latest Date Hereon

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

GEORGIA REGISTERED No. 2628 LAND SURVEYOR LEONIDAS B. SEARS III

N/A DESIGN	SCALE	1"=60'	
KCP DRAWN	1 OF 1		
LBS CHECKED	SHEET		
8-15-95 DATE	6365 JOB No.	FILE No.	

RETURN TO:
MORRIS & SCHNEIDER, 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

1000

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).

W I T N E S S E T H 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.

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:

JOHN WIELAND HOMES, INC.

BY: _____ TITLE

Unofficial Witness

SELLER

SEAL

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).*

W I T N E S S E T H 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,

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265-70

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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:

JOHN WIELAND HOMES, INC.

Unofficial Witness

BY: _____ TITLE

SELLER

Notary Public

BY: _____ TITLE

SELLER

CORPORATE SEAL

(CORPORATE SEAL)

FILED AND REC
96 OCT -8 AM
Clerk, Superior Court
Cobb County, Georgia

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

Exemptions:
413 - Age 65

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	$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	12/01/2024

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:	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

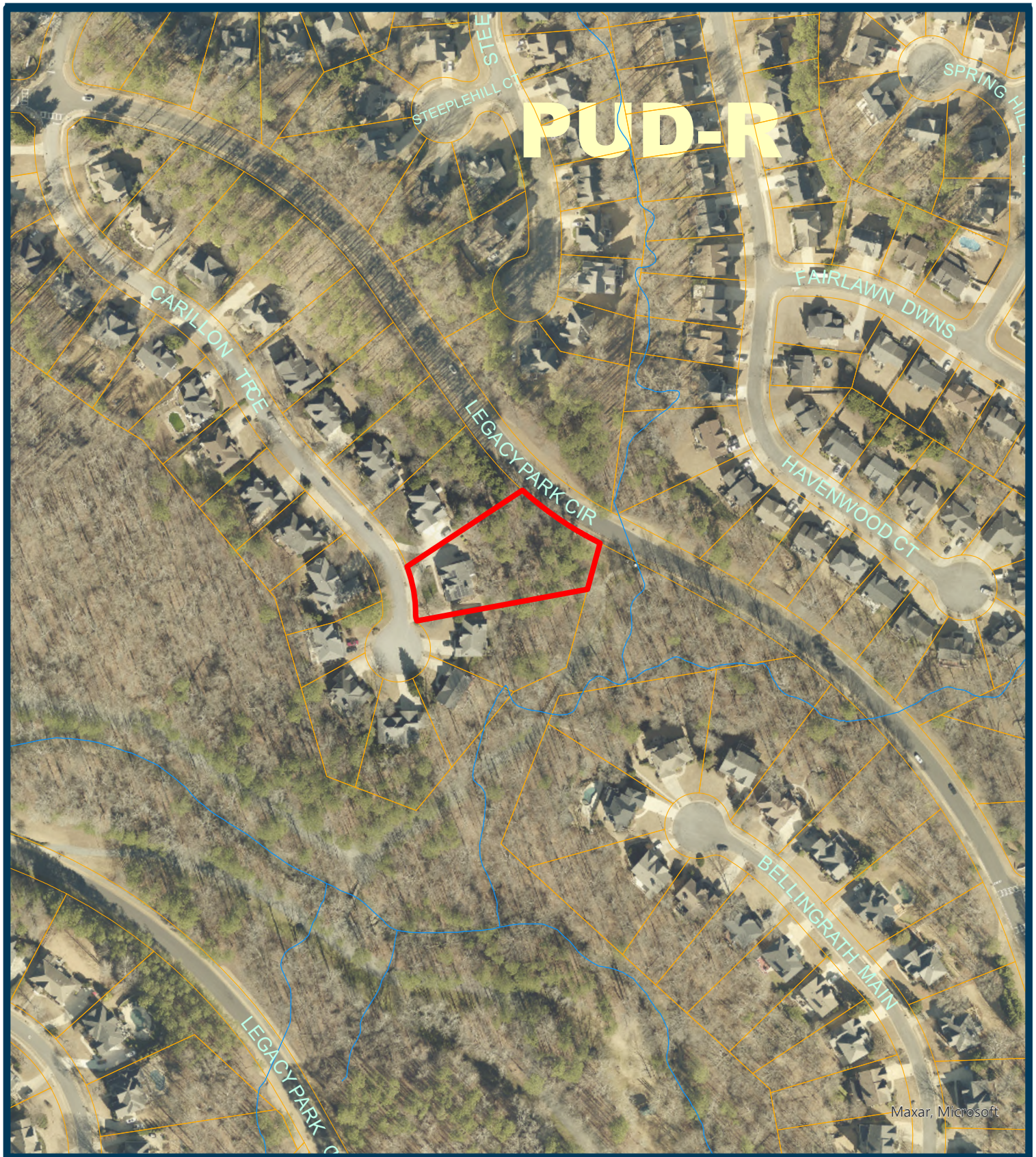
JACKSON THOMAS W JR & SUZANNE S

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 billl!



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU 2025-001	PUD-R	Home Based Business
AX	RZ		
DX			
HBR			
SLUP			
ZV			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

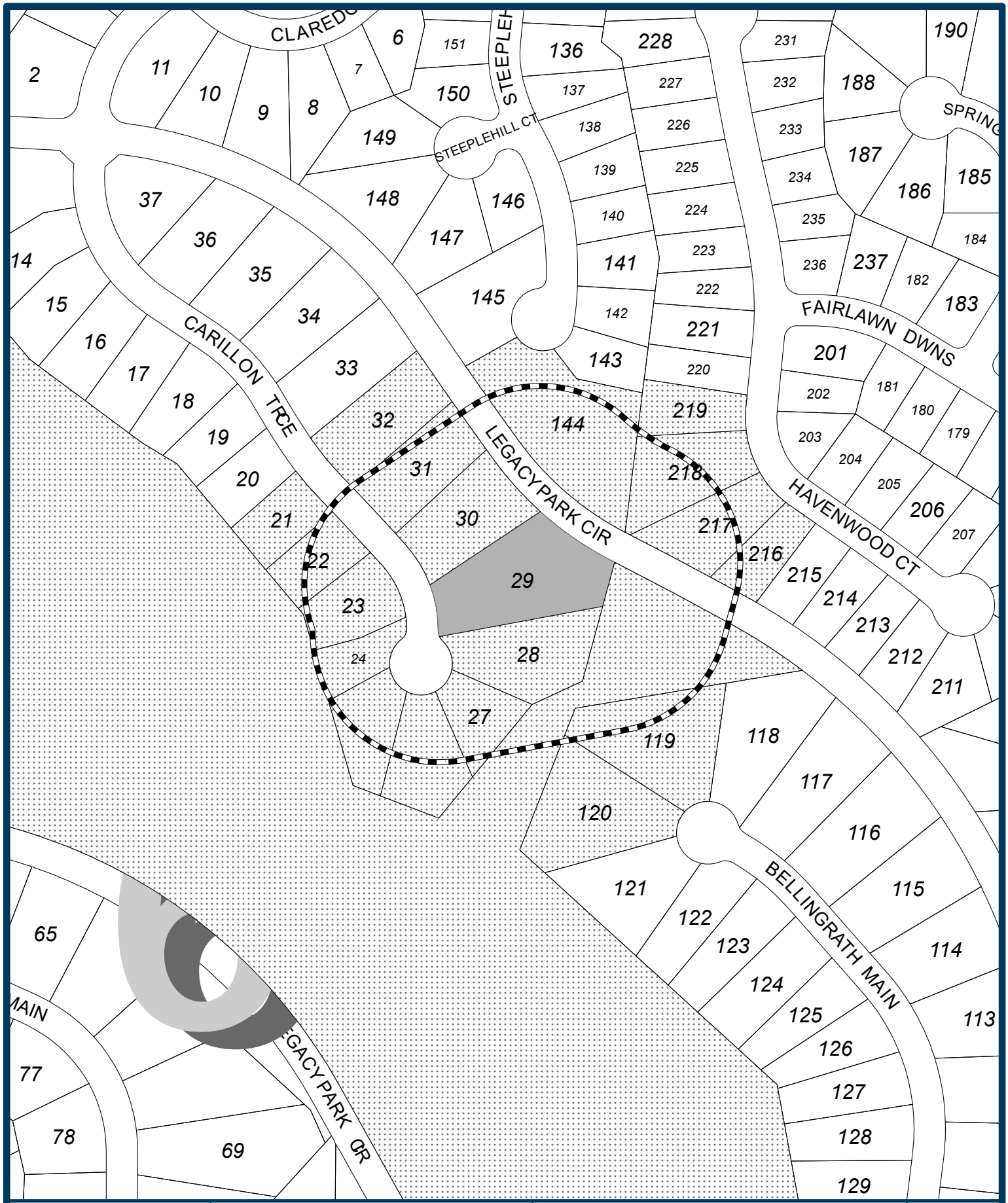
4227 Carillon Trace
Land Lot 29, Tax Parcel 64

Subject Property

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

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 200 '
Print Date: 1/13/2025
LU2025_001



Subject Parcel

200' Radius

Properties Notified

4227 Carillon Trace
Land Lot 29,
Tax Parcel 64

LU2025-001
200' PROPERTY NOTIFICATION

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

Derek Easterling, MAYOR
Lea Alvarez, CITY CLERK

Date: 1/13/2025
LU2025_001

1" = 200'

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

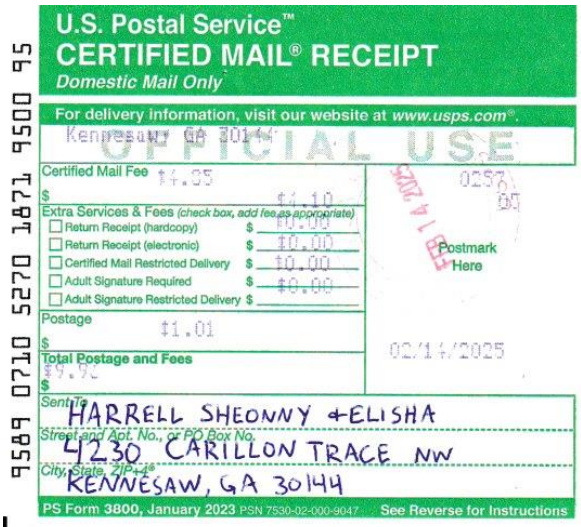
Tax Parcel - 20006400270
HESTER KEVIN & FATIMA
4223 CARILLON TRACE NW
KENNESAW GA 30144

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Kennesaw GA 30144

OFFICIAL USE

Certified Mail Fee $4.35
$4.10
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 $
Postage $1.01
$
Total Postage and Fees
$7.46

0257 05

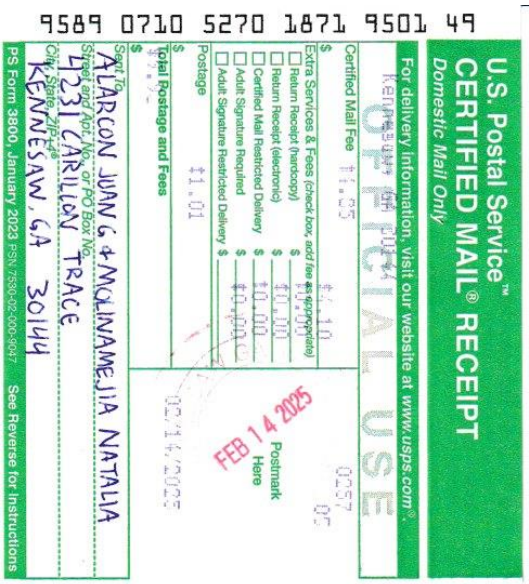
Postmark Here
FEB 14 2025

02/14/2025

Sent To HARRELL SHEONNY & ELISHA
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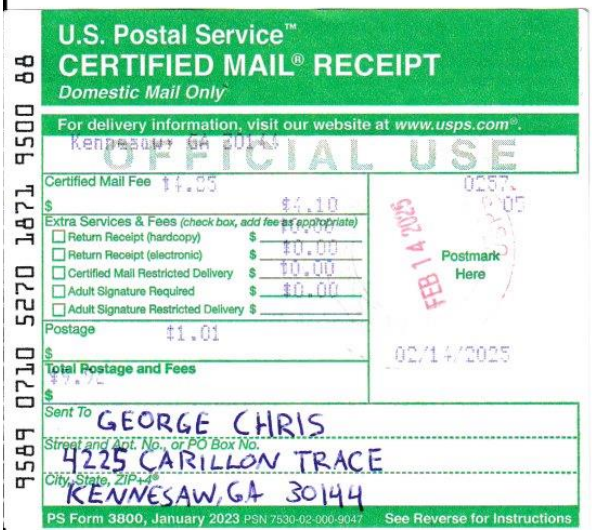
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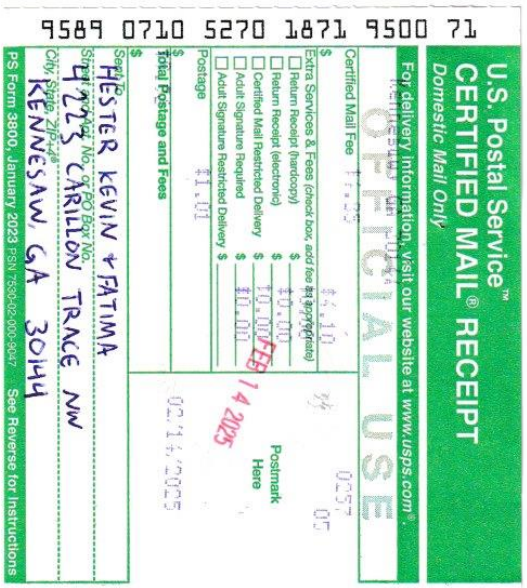
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Sent To GEORGE CHRIS
Street and Apt. No., or PO Box No. 4225 CARILLON TRACE
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Postage $1.01
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Total Postage and Fees
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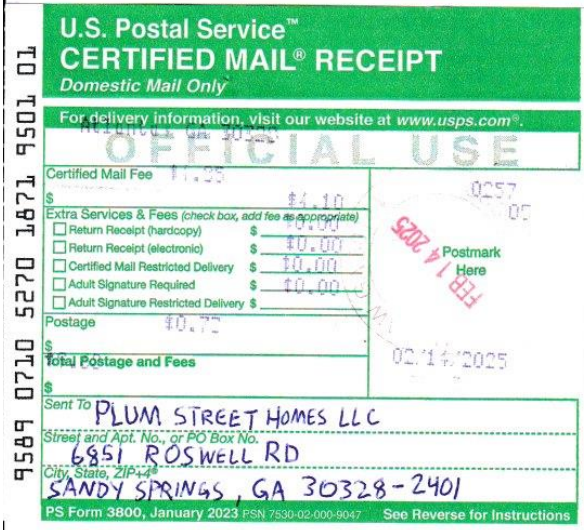
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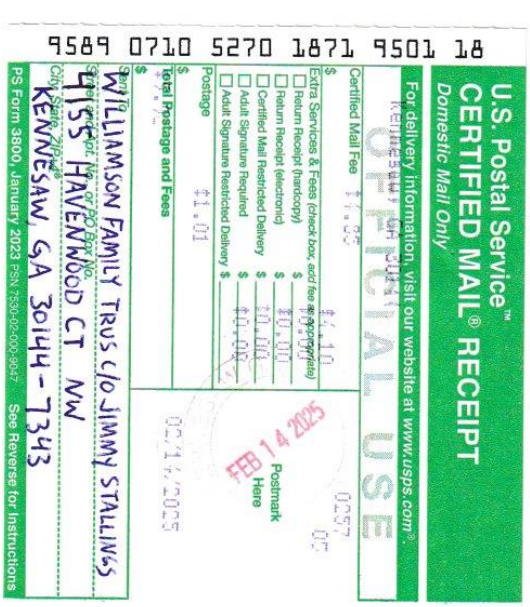
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Postage $1.01
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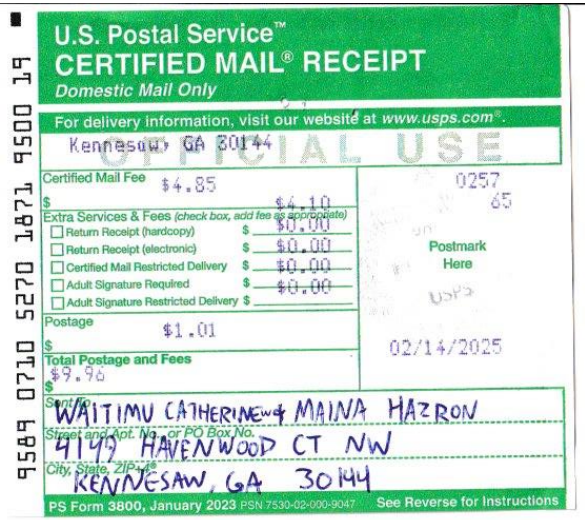
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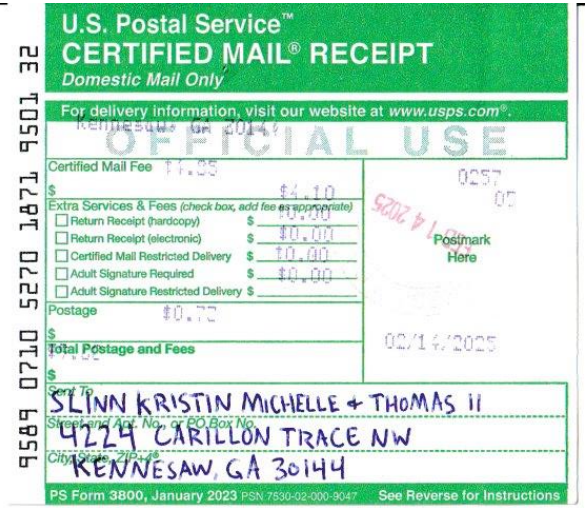
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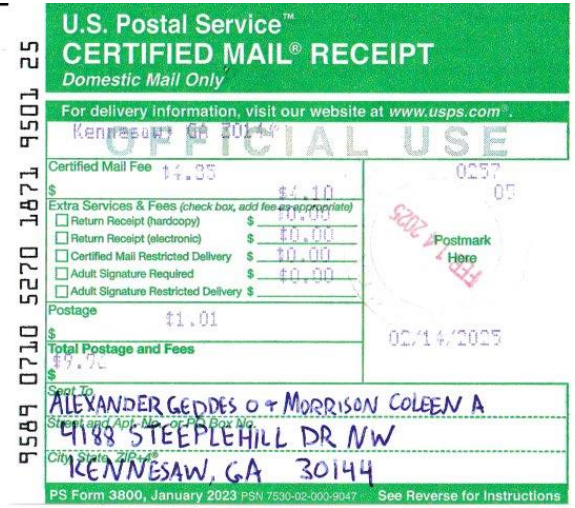
Sent To WILLIAMSON FAMILY TRUS C/O JIMMY STALLINGS
Street and Apt. No., or PO Box No. 4155 HAVENWOOD CT NW
City, State, ZIP+4® KENNESAW, GA 30144-7343

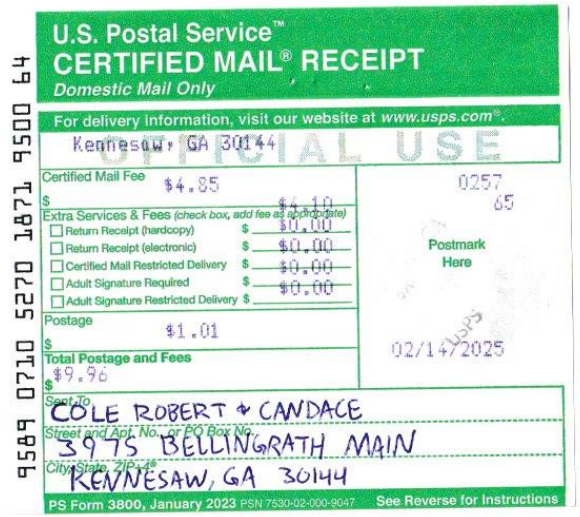
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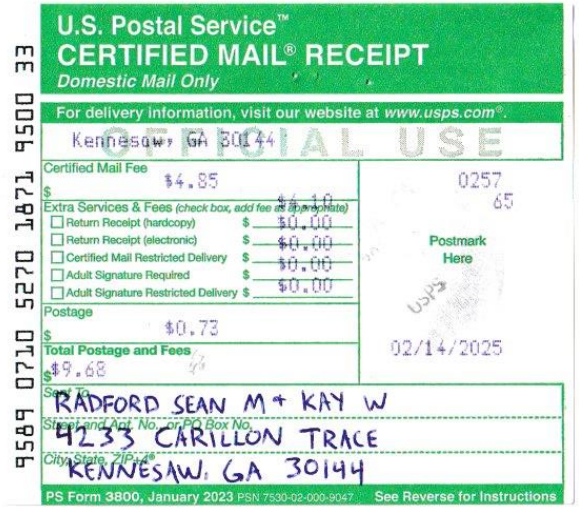
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Sent To
SLINN KRISTIN MICHELLE & THOMAS II
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4224 CARILLON TRACE NW
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Adult Signature Restricted Delivery $
Postage $1.01
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Sent To
ALEXANDER GEDDES O & MORRISON COLEEN A
Street and Apt. No., or PO Box No.
4188 STEEPLEHILL DR NW
City, State, ZIP+4®
KENNESAW, GA 30144
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Street and Apt. No., or PO Box No.
3975 BELLINGRATH MAIN
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Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
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RADFORD SEAN M & KAY W
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EIS MICHAEL & MELISSA
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☐ Adult Signature Restricted Delivery	$
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$9.96

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City, State, ZIP+4®: KENNESAW, GA 30144

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☐ Adult Signature Restricted Delivery	$
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☐ Adult Signature Restricted Delivery	$
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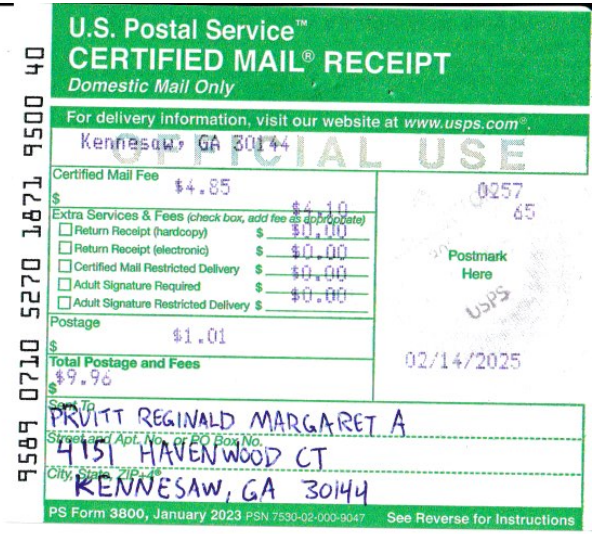
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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.01
Total Postage and Fees	$5.86

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CITY OF KENNESAW
2529 J.O. STEPHENSON AVE
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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
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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

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RADFORD SEAN & KAY W
4233 CARILLON TRACE
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COBELLI, JAMES N & NANCY K
3974 BELLINGRATH MAIN
KENNESAW, GA 30144

9590 9402 8295 3094 6488 68

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PRUITT REGINALD MARGARET A
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WILLIAMSON FAMILY TRUS c/o JIMMY STALLINGS
[illegible] NW
KENNESAW, GA 30144-7343

9590 9402 8531 3186 5416 01

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zoning case # LU 2025-01

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2529 JO Stephenson Avenue
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2529 JO Stephenson Avenue
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City of Kennesaw Planning & Zoning
2529 JO Stephenson Avenue
Kennesaw GA 30144

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4149 HAVENWOOD CT NW
KENNESAW, GA 30144

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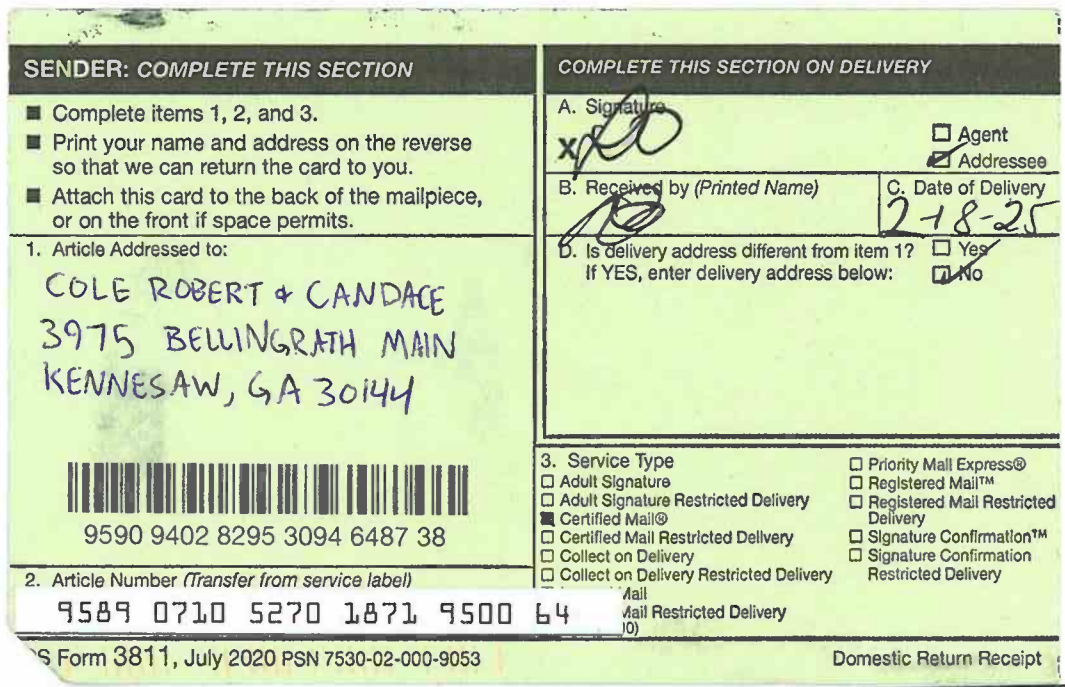
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3975 BELLINGRATH MAIN
KENNESAW, GA 30144

9590 9402 8295 3094 6487 38

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zoning case
LU 2025-01

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CITY OF KENNESAW

2:14-2025

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

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

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1. Call to Order / Roll Call

Chairman Bodenhamer called the meeting to order at 6:32 p.m.
Roll Call: Robert Trim, Rebecca Patterson, Carolyn Greenall, and Phillip Jackson
Absent: Todd Vande Zande and Lacey Ragus
Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Mark Jackson (Applicant), Parks Huff (Applicant Representative), Elliot Van Dyke (Applicant), Rajpal Sagoo (Commercial Developer), Matt Olsen (Property Owner), Patrick Dixon (City Resident)

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

Chairman Bodenhamer called for a motion.
Motion to approve by Commissioner Trim.
Seconded by Commissioner Jackson.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

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.

Chairman Bodenhamer called for a motion.
Motion to approve the withdrawal without prejudice by Commissioner Trim.
Seconded by Commissioner Greenall.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion to approve withdrawal carried.

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.

Chairman Bodenhamer recused himself for this agenda item.
Temporary Vice Chair Greenall called for a motion.
Motion by Commissioner Patterson to approve with conditions as outlined by staff.
Seconded by Commissioner Jackson.
Vote taken, motion unanimously approved 3-0. Motion carried.

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.

Commissioner Trim recused himself from this agenda item.
Chairman Bodenhamer called for a motion.
Motion by Commissioner Jackson to approve with conditions as outlined by staff.
Seconded by Commissioner Patterson.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

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.

Commissioner Trim recused himself from this agenda item.

Chairman Bodenhamer called for a motion.
Motion to approve by Commissioner Jackson.
Seconded by Commissioner Greenall.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

5. Staff Comment

6. Adjourn

Chairman Bodenhamer called for a motion to adjourn.
Motion to adjourn by Commissioner Jackson.
Seconded by Commissioner Greenall.
Meeting adjourned at 7:53 p.m.

Item Report

TO: The Honorable Mayor and City Council

FROM: Darryl Simmons, Zoning Administrator

DATE: March 17, 2025

TITLE: **Ordinance: Rezoning Request for 2615 South Main Street**
Consideration for approval of an ordinance authorizing a rezoning request submitted by High Point Acquisitions, LLC for the property located at 2615 South Main Street (20016700990). Case #RZ2025-01

Summary:
Consideration for approval of a rezoning application submitted by Highpoint Acquisitions, LLC. Said request is to rezone the property located at 2615 South Main Street (Parcel 20016700990) from from Light Industrial (LI) to Central Business District (CBD) for thedevelopment of a mixed-used development consisting of 300 class A multifamily units and 5,000 sq. ft. of retail/commercial area. The lot consists of 3.635 +/- acres, and lies in Land Lot 167 Tax Parcel 99. This public hearing was advertised in the Marietta Daily Journal on February 14, 2025, and a public notice sign has been posted on site. At the March 5, 2025 meeting, Planning Commission unanimously recommended approval with conditions as outlined by Staff.

Recommendation:
The Zoning Administrator recommends approval with conditions.

Fiscal Impact:

Attachments:
1. ORD 2025 - RZ2025-01_2615 S. Main St_Rezoning
2. RZ2025-01 & ZV2025-01_2615 & 2681 S Main St_Staff Analysis
3. RZ2025-01_2615 S. Main St_Application Packet
4. RZ2025-01_2615 S. Main St_ Public Notice_MDJ
5. RZ2025-01 & ZV2025-01_2615 & 2681 S. Main St_Traffic Impact Study
6. RZ2025-01 & ZV2025-01_2615 & 2681 S. Main St_Access Signal Need Study
7. 03-05-25 Planning Commission_Action Minutes

CITY OF KENNESAW
GEORGIA

ORDINANCE NO. 2025-, 2025

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT DESIGNATION FROM CITY LIGHT INDUSTRIAL (LI) TO CITY CENTRAL BUSINESS DISTRICT (CBD) FOR THE PROPERTY LOCATED AT 2615 SOUTH MAIN STREET

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

WHEREAS, Highpoint Acquisition, LLC made an application to amend the Official Zoning Map of the City of Kennesaw, Georgia so as to change the zoning designation from **CITY LIGHT INDUSTRIAL (LI) to CITY CENTRAL BUSINESS DISTRICT (CBD);** for property located at 2615 South Main Street (Parcel Number 20016700990), identified as 20th District, Land Lot 167 Tax Parcel 99 containing +/- 3.635 acres (as more particularly described below); and

WHEREAS, notice was advertised in the Marietta Daily Journal on February 14, 2025 of a public hearing before the Kennesaw Planning Commission held on March 5, 2025 and the Mayor and Council on March 17, 2025; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a meeting held March 5, 2025; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held March 17, 2025; and

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 zoning district designation from **CITY LIGHT INDUSTRIAL (LI) to CITY CENTRAL BUSINESS DISTRICT (CBD)** for the following described property:

2615 SOUTH MAIN STREET
LEGAL DESCRIPTION
PARCEL NUMBER: 20016700990

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 AREAS OF 1.16 ACRES, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY FOR VINCENT LEE RIEKE, PREPARED BY W.E.CLONTS, GA REGISTERED LAND SURVEYOR NO. 2166, TRU-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; CONTAINING THENCE ALONG SAID RIGHT OF WAY AND CORNER; ALONG A CURVE TO THE LEFT, AN ARC DISTANCE 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 RAILROD (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 THEN 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 DATES JUNE 26, 2002, AND PREPARES FOR JEANEE E. RICKY (SIC) AND VINCENT L. RICKY (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 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 23 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.

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 district designation from **CITY LIGHT INDUSTRIAL (LI) to CITY CENTRAL BUSINESS DISTRICT (CBD)** +/- 3.635 acres with stipulations below:

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.
    r. Vape and smoke shops.

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.

18. The proposed development shall include amenities for use and enjoyment of its residents as follows:
    a. A Clubhouse with a coffee bar
    b. State-of-the-art fitness facilities
    c. A modern pool and outdoor grilling stations
    d. Community courtyards, gathering places
    e. Pedestrian connectivity
    f. 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.

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 is 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 ____ day of March, 2025.

ATTEST: CITY OF KENNESAW:

_____ _____

Lea Alvarez, City Clerk Derek Easterling, Mayor

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

COMMUNITY DEVELOPMENT
Planning and Zoning

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.



Aerial view of subject property

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.

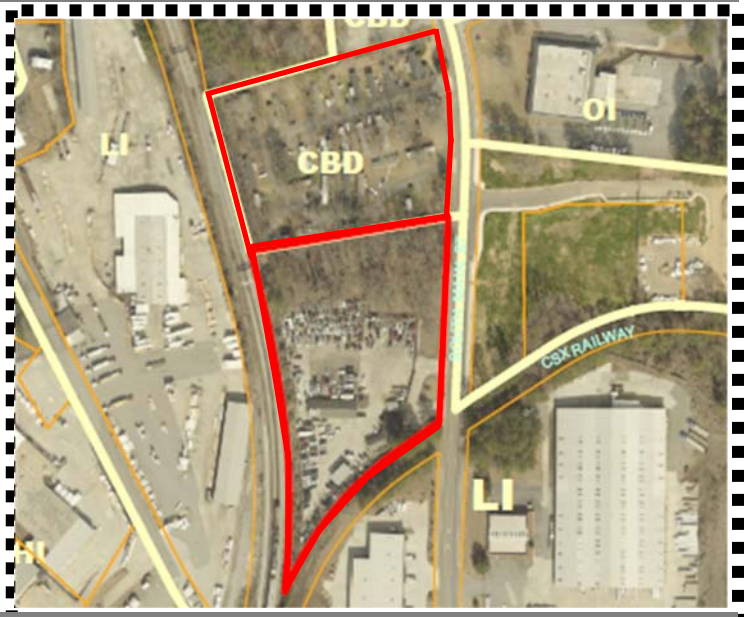
STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-01/ZV2025-01

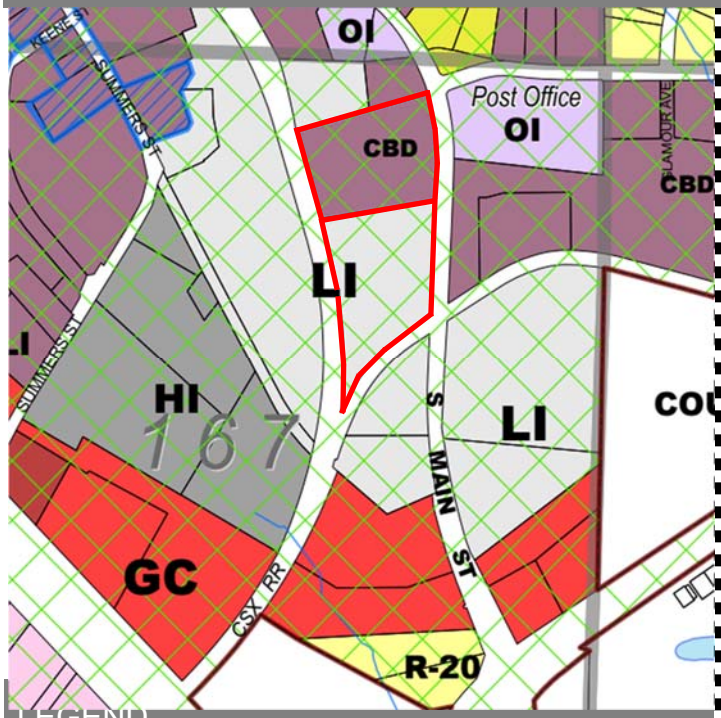
AERIAL MAP

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 knowns 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



SURROUNDING ZONING DIS. AND FUTURE LAND USE:

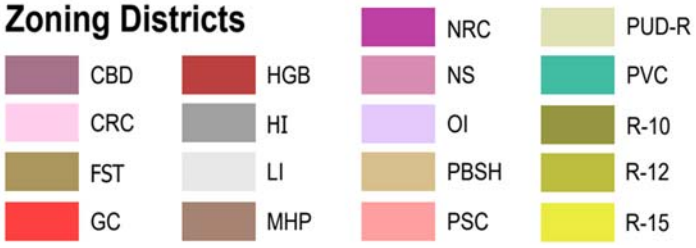
North: No Street
Zoning: Central Business District (CBD) & Light Industrial (LI)
Future Land Use: Public Downtown Activity Center (DAC) & Public Service/Institutional (PI)

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)

LEGEND



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 multi-family units and 5,000 sq. ft. of commercial floor area.

Number of units proposed: 300
Proposed parking spaces: 550

- **Deck Parking:** 188
- **Parking Deck (The Lacy):** 100
- **Surface (Shared):** 237
- **On Street Parking:** 18

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.

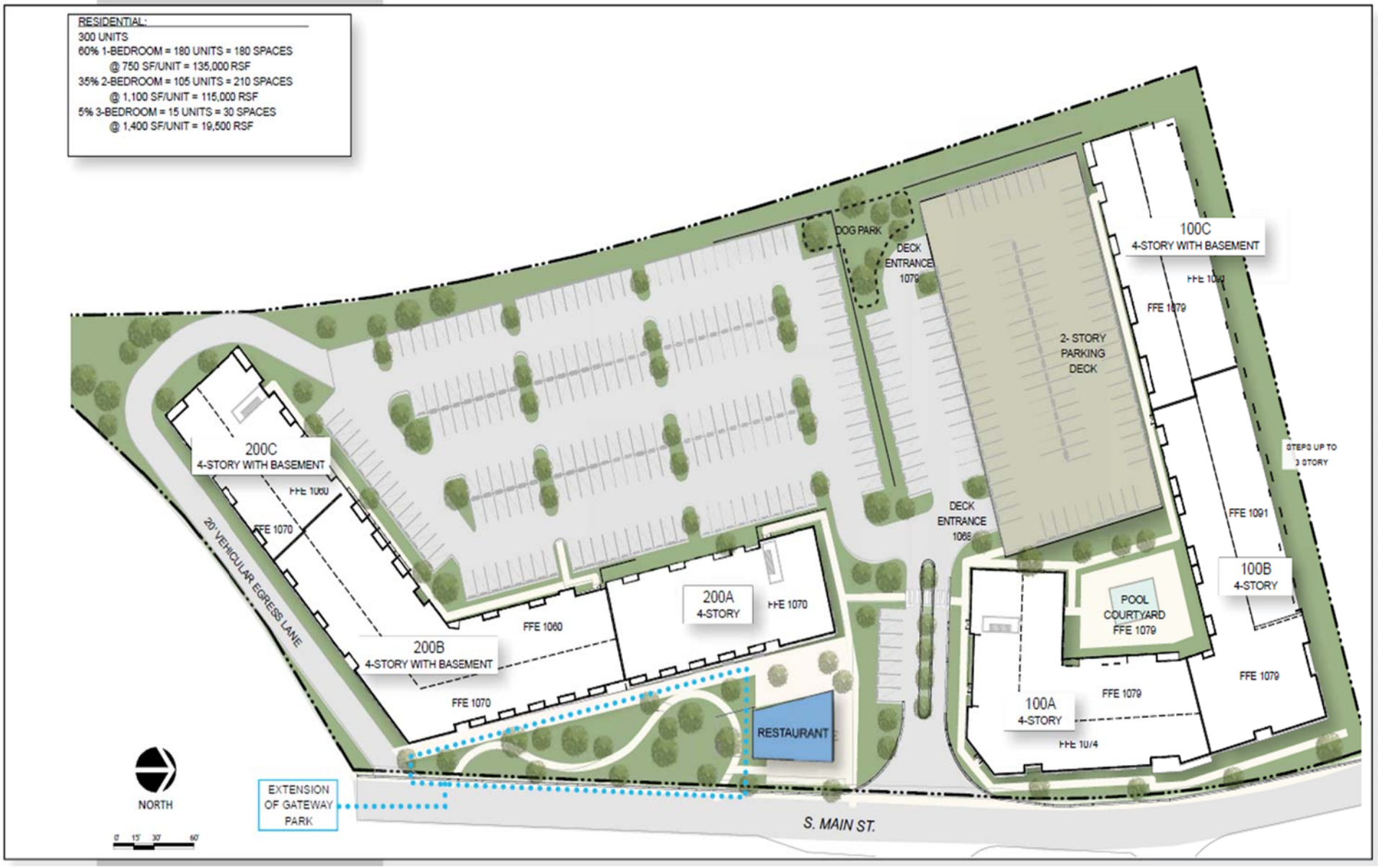
- The proposed conceptual plan includes a total of 525 parking spaces including a two-story parking deck, surface parking and designated parking located in Phase I, with site access provided by a single entry point from South Main Street.

- 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.

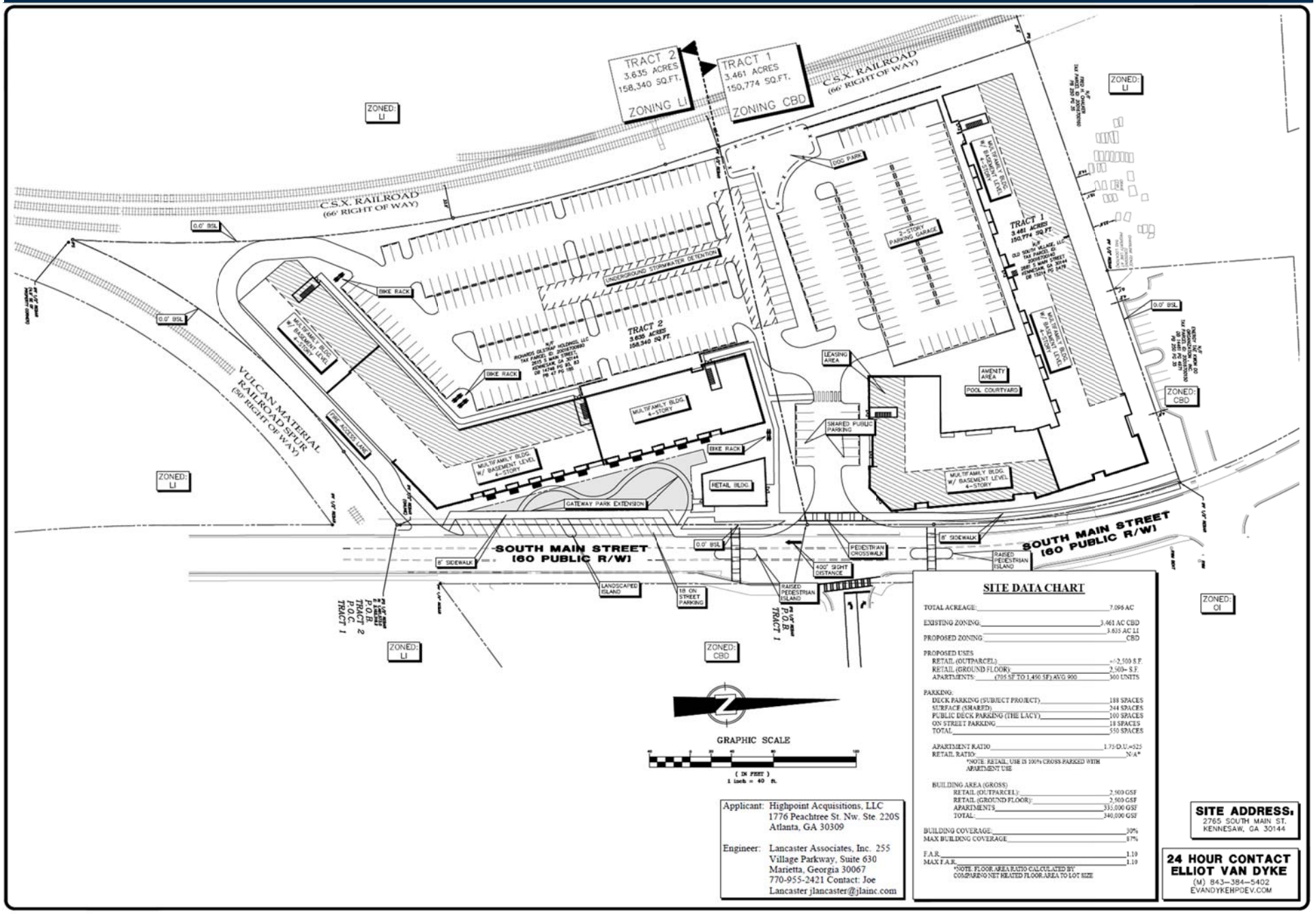
PROPOSED SITE PLAN

ZONING CASE #: RZ2025-01/ZV2025-01



PROPOSED SITE PLAN

ZONING CASE #: RZ2025-01/ZV2025-01



SITE DATA CHART

TOTAL ACREAGE:	7.096 AC
EXISTING ZONING:	3.461 AC CBD 3.635 AC LI
PROPOSED ZONING:	CBD
PROPOSED USES	
RETAIL (OUTPARCEL)	+/-2,500 S.F.
RETAIL (GROUND FLOOR):	2,500+ S.F.
APARTMENTS: (705 SF TO 1,450 SF) AVG 900	300 UNITS
PARKING:	
DECK PARKING (SUBJECT PROJECT):	188 SPACES
SURFACE (SHARED):	244 SPACES
PUBLIC DECK PARKING (THE LACY)	100 SPACES
ON STREET PARKING	18 SPACES
TOTAL:	550 SPACES
APARTMENT RATIO	1.73/D.U.=525
RETAIL RATIO:	N/A*
*NOTE: RETAIL USE IS 100% CROSS-PARKED WITH APARTMENT USE	
BUILDING AREA (GROSS)	
RETAIL (OUTPARCEL):	2,500 GSF
RETAIL (GROUND FLOOR):	2,500 GSF
APARTMENTS	335,000 GSF
TOTAL:	340,000 GSF
BUILDING COVERAGE:	30%
MAX BUILDING COVERAGE	87%
F.A.R.	1.10
MAX F.A.R.	1.10
*NOTE: FLOOR AREA RATIO CALCULATED BY COMPARING NET HEATED FLOOR AREA TO LOT SIZE	

Applicant: Highpoint Acquisitions, LLC
1776 Peachtree St. Nw. Ste. 220S
Atlanta, GA 30309

Engineer: Lancaster Associates, Inc. 255 Village Parkway, Suite 630
Marietta, Georgia 30067
770-955-2421 Contact: Joe
Lancaster jlancaster@jlainc.com

SITE ADDRESS:
2765 SOUTH MAIN ST.
KENNESAW, GA 30144

24 HOUR CONTACT
ELLIOT VAN DYKE
(M) 843-384-5402
EVANDYKEHPDEV.COM

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



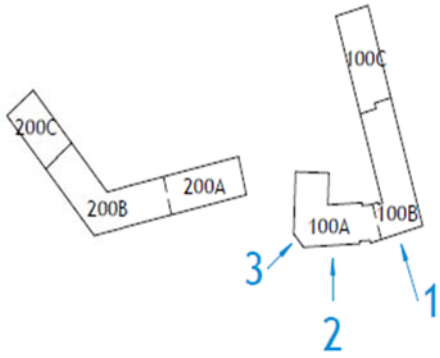
PROPOSED ELEVATIONS (PAGE 1 OF 7)

ZONING CASE #: RZ2025-01/ZV2025-01



1 A3-01 ELEVATION - BUILDING 100 - NORTHEAST
1/16" = 1'-0"

ELEVATIONS - BUILDING 100





2 A3-01 ELEVATION - BUILDING 100 - SOUTHEAST
1/16" = 1'-0"



3 A3-01 ELEVATION - BUILDING 100 - SOUTHEAST CORNER
1/16" = 1'-0"

A3-01

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PROPOSED ELEVATIONS (PAGE 2 OF 7)

ZONING CASE #: RZ2025-01/ZV2025-01

ELEVATIONS - BUILDING 100



4 A3-02 ELEVATION - BUILDING 100 - WEST
1/16" = 1'-0"



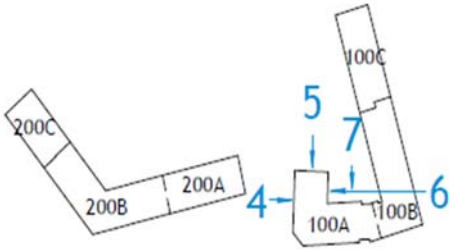
5 A3-02 ELEVATION - BUILDING 100 -SOUTH
1/16" = 1'-0"



6 A3-02 ELEVATION - BUILDING 100 - POOL COURTYARD NORTH
1/16" = 1'-0"



7 A3-02 ELEVATION - BUILDING 100 - POOL COURTYARD WEST
1/16" = 1'-0"



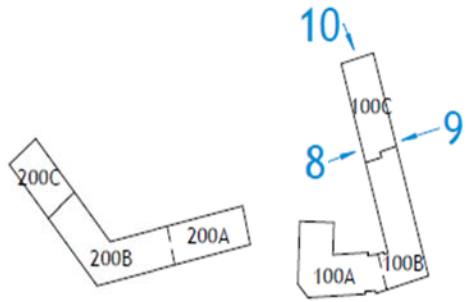
A3-02

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PROPOSED ELEVATIONS (PAGE 3 OF 7)

ZONING CASE #: RZ2025-01/ZV2025-01

ELEVATIONS - BUILDING 100





9 A3-03 ELEVATION OVERALL - BUILDING 100 - NORTH
1/32" = 1'-0"



8 A3-03 ELEVATION OVERALL - BUILDING 100 - SOUTH
1/32" = 1'-0"



10 A3-03 ELEVATION - BUILDING 100 - EAST
1/32" = 1'-0"

A3-03

13

PROPOSED ELEVATIONS (PAGE 4 OF 7)

ZONING CASE #: RZ2025-01/ZV2025-01

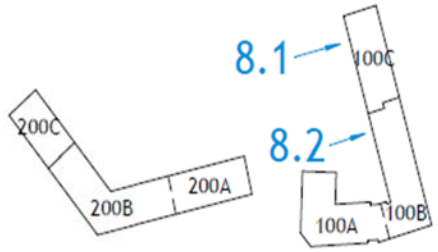


8.1 ELEVATION - BUILDING 100 - SOUTH 1
A3-04 1/16" = 1'-0"



8.2 ELEVATION - BUILDING 100 - SOUTH 2
A3-04 1/16" = 1'-0"

ELEVATIONS - BUILDING 100



A3-04

PROPOSED ELEVATIONS (PAGE 5 OF 7)

ZONING CASE #: RZ2025-01/ZV2025-01



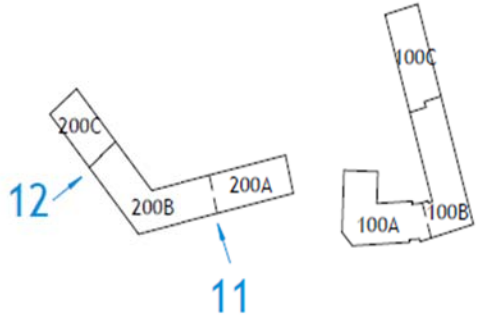
PROPOSED ELEVATIONS (PAGE 6 OF 7)

ZONING CASE #: RZ2025-01/ZV2025-01

ELEVATIONS - BUILDING 200



12 A3-06 ELEVATION OVERALL - BUILDING 200 - SOUTH EAST
1/32" = 1'-0"





11 A3-06 ELEVATION OVERALL - BUILDING 200 - EAST
1/32" = 1'-0"

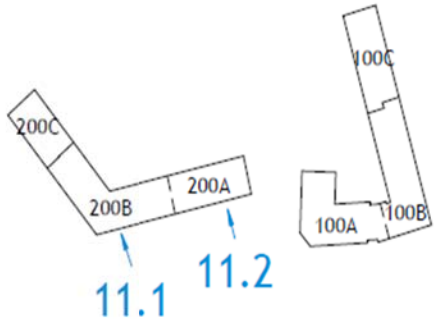
A3-06

PROPOSED ELEVATIONS (PAGE 7 OF 7)

ZONING CASE #: RZ2025-01/ZV2025-01



ELEVATIONS - BUILDING 200



11.1 A3-07 ELEVATION - BUILDING 200 - EAST 1
1/16" = 1'-0"



11.2 A3-07 ELEVATION - BUILDING 200 - EAST 2
1/16" = 1'-0"

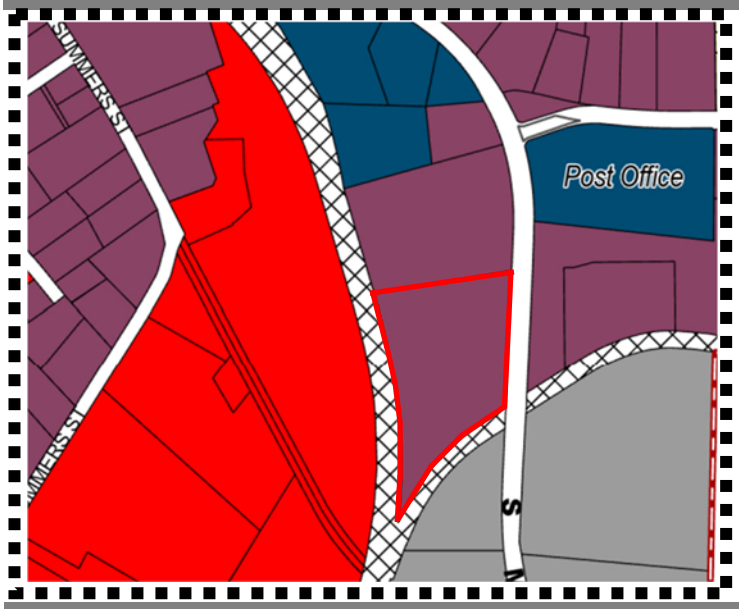
A3-07

17

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

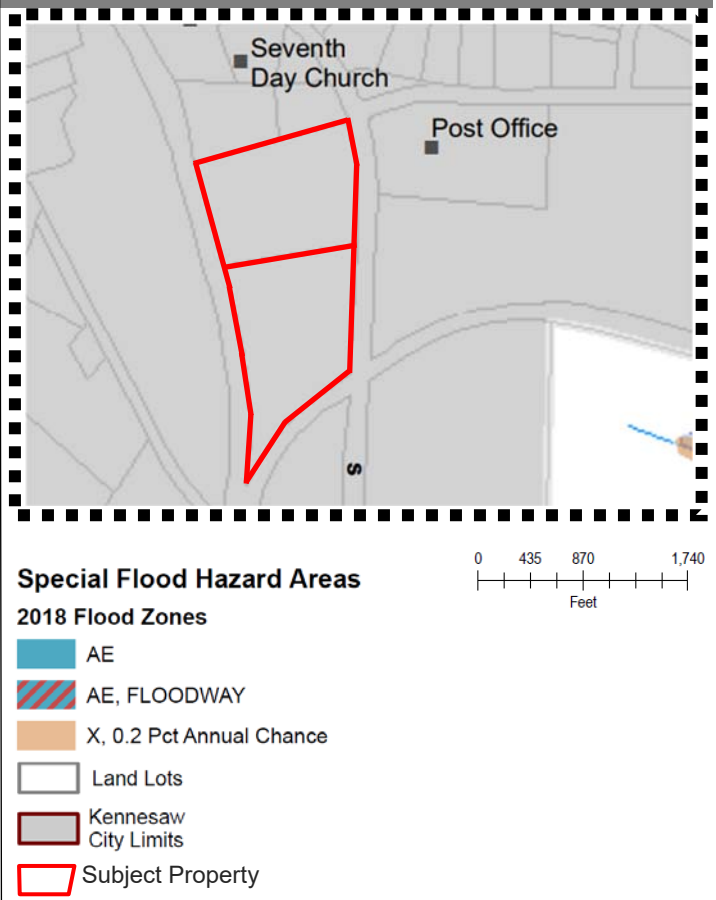
Wetlands:
___ Yes
_✓_ No
___ Not Verified

Drainage Basin:
_✓_ None
___ FEMA 100-year floodplain area
___ Flood Damage Prevention Ordinance[1]
___ 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 Area[3]
___ Chattahoochee River Corridor Tributary Area[4]
___ Georgia Erosion-Sediment Control Law and County Ordinance[5]
___ 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



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.

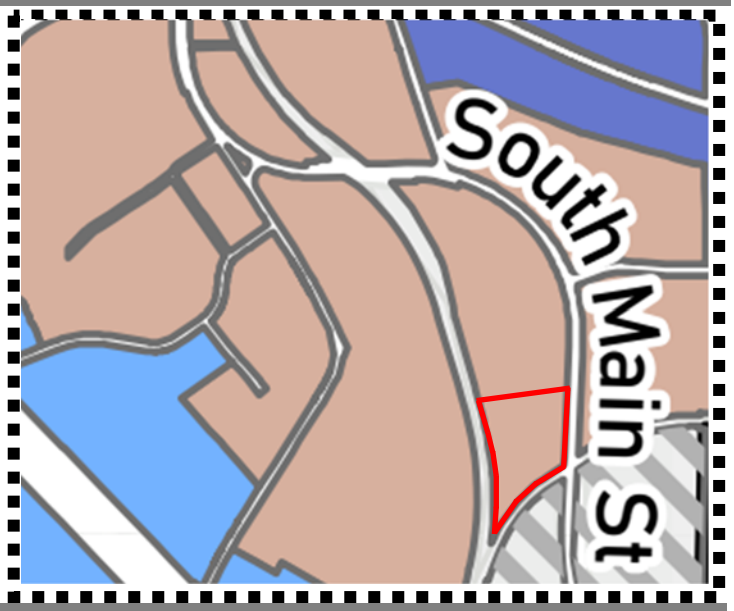
1. Designated flood hazard
2. Need to keep residential buildings out of hazard.
3. Within 2000-feet of the Chattahoochee River. ARC review 35-feet undisturbed buffer each side of waterway.
4. Cobb County review (___-feet undisturbed buffer on each side)
5. State of Georgia and Cobb County review.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-01/ZV2025-01

2022 COMPREHENSIVE PLAN UPDATE





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

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

DEPARTMENT COMMENTS

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.

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.

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 fifty (450) 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.

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.
    r. Vape and smoke shops.

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.

18. The proposed development shall include amenities for use and enjoyment of its residents as follows:
    a. A Clubhouse with a coffee bar
    b. State of the art fitness facilities
    c. A modern pool and outdoor grilling stations
    d. Community courtyards, gathering places
    e. Pedestrian connectivity
    f. 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.

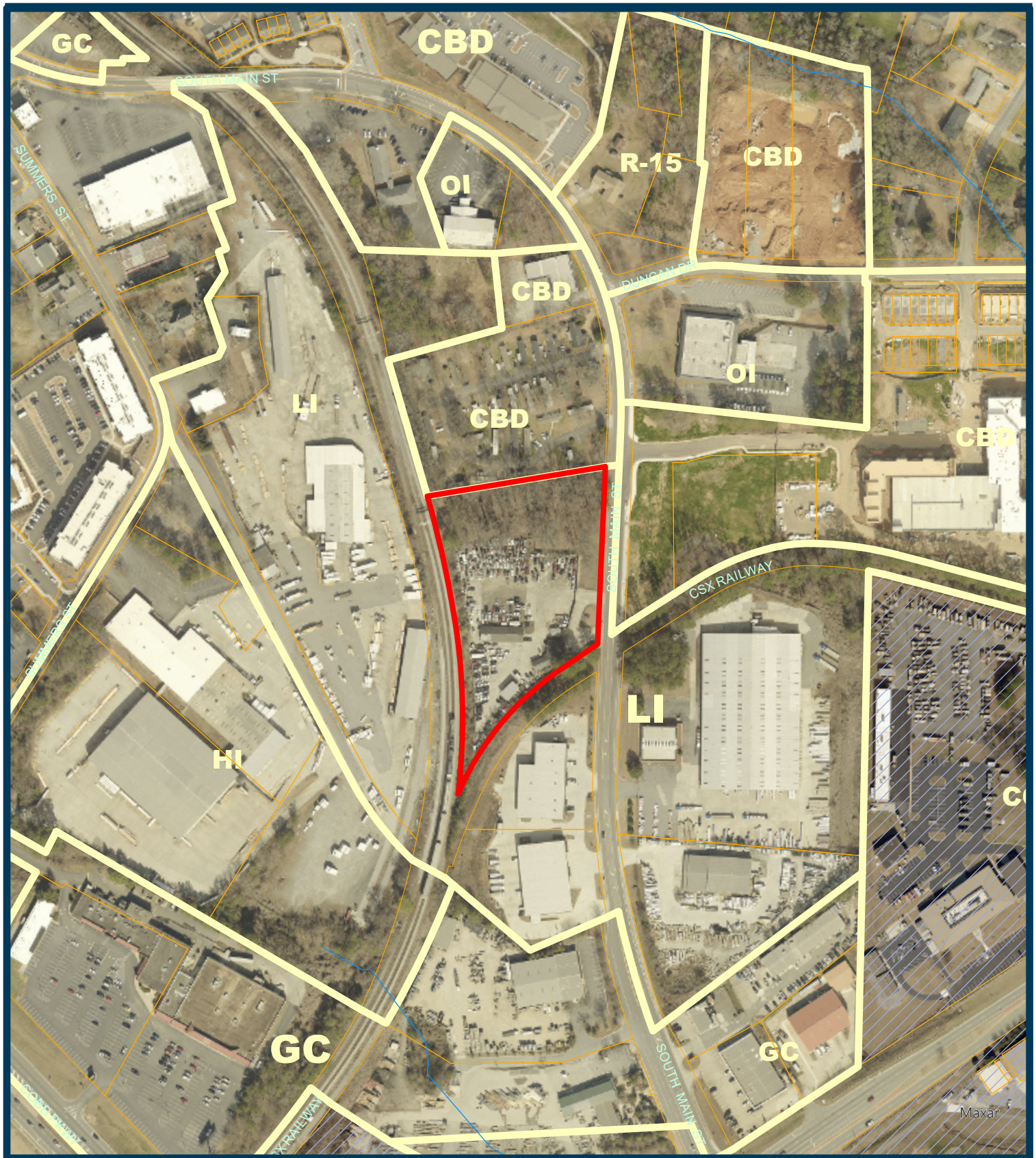
22. Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or staff designee as needed or necessary.

PLANNING COMMISSION RECOMMENDATION:

At the March 5, 2025 meeting, Planning Commission unanimously recommended approval with conditions as outlined by staff.

MAYOR AND COUNCIL DECISION:

To be determined on March 17, 2025



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ 2025-001	LI	CBD
DX			
HBR			
SLUP			
ZV			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

2615 S. Main St

Land Lot 167, Tax Parcel 99

Subject Property

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

Derek Easterling MAYOR
Jan Alvarez CITY CLERK

Scale: 1" = 297 '
Print Date: 12/17/2024
RZ2025_001

GARVIS L. SAMS, JR.
(RETIRED)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
[redacted]

[redacted]
TELEPHONE
[redacted]
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

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

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 _____ Date 10-28-2024

Signed, sealed and delivered in presence of: _____ 10/28/2024
Notary **Date**

HANNAH HURLEY
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Mar 14, 2028

REPRESENTIVE Parks T. Huff/ADAMS, LARKIN & HUFF, LLP

(Fax #) (770) 426-6583 (Work#) (770) 422-7016 (Cell#) _____

Representative Signature _____ Date 10-28-2024

Signed, sealed and delivered in presence of: _____ 10-28-2024
Notary **Date**

JASON A CAMPBELL
NOTARY PUBLIC
EXP. FEB 4, 2028
BARTOW COUNTY, GEORGIA

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 REPORT[1] BY APPLICANT[2]

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

[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: [redacted]

Telephone No.: [redacted]

Hannah Hurley 10/28/2024

Signature of Notary Public 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 Richard (CORPORATE SEAL)

Print Name Ruth Diane Richards

Its: Owner
Title

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

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

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

James Richards (Seal)
JAMES C. RICHARDS

Notary Public
My Commission Expires:

CHRISTOPHER J. GEIGER
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA

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, Tru-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 Jeanee B. Ricky (sic) and Vincent L. Ricky (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 23 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.

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.

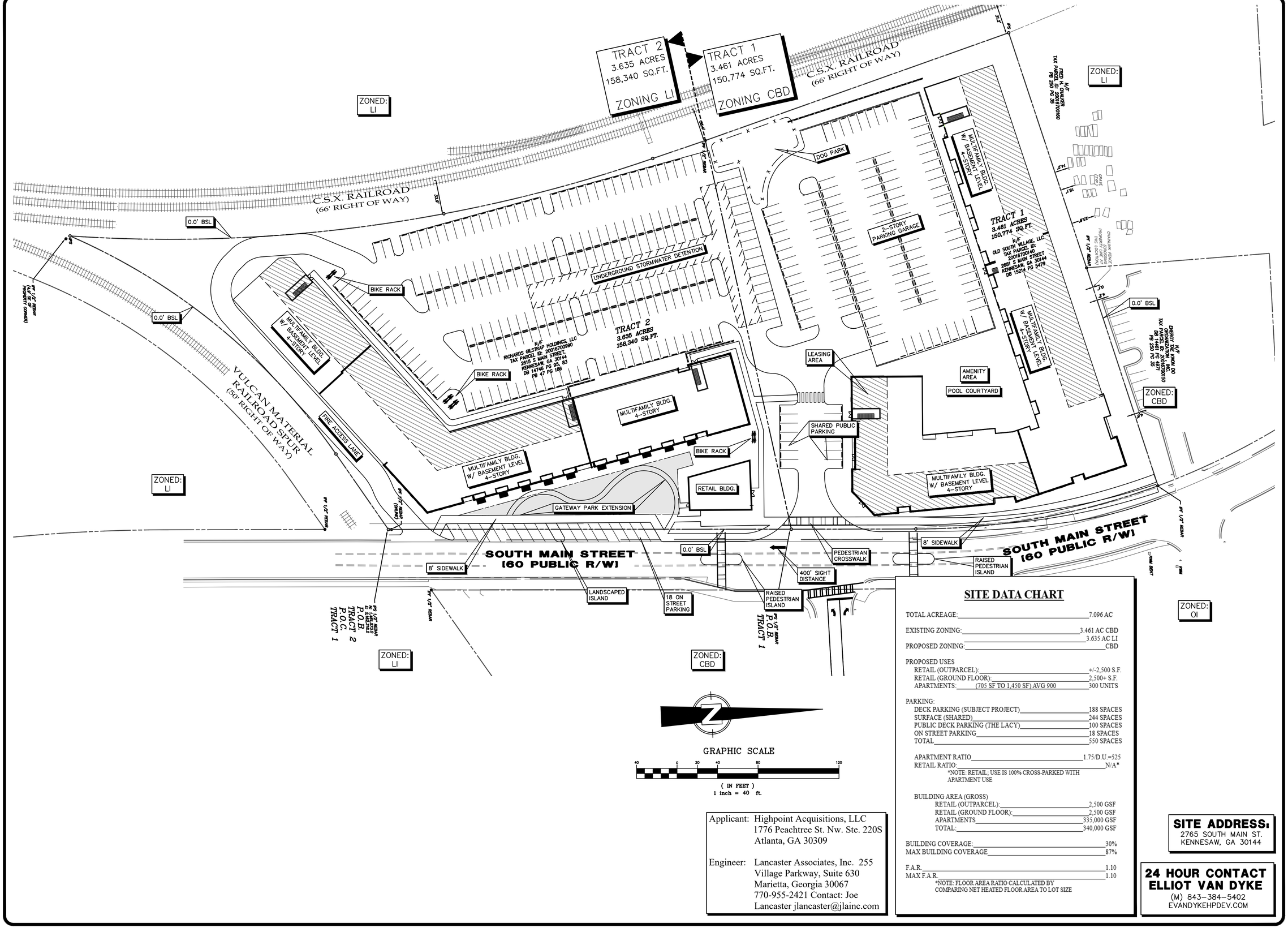
5.

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



SITE DATA CHART

TOTAL ACREAGE:	7.096 AC
EXISTING ZONING:	3.461 AC CBD 3.635 AC LI
PROPOSED ZONING:	CBD
PROPOSED USES	
RETAIL (OUTPARCEL):	+/-2,500 S.F.
RETAIL (GROUND FLOOR):	2,500+ S.F.
APARTMENTS: (705 SF TO 1,450 SF) AVG 900	300 UNITS
PARKING:	
DECK PARKING (SUBJECT PROJECT)	188 SPACES
SURFACE (SHARED)	244 SPACES
PUBLIC DECK PARKING (THE LACY)	100 SPACES
ON STREET PARKING	18 SPACES
TOTAL	550 SPACES
APARTMENT RATIO	1.75/D.U.=525
RETAIL RATIO:	N/A*
*NOTE: RETAIL; USE IS 100% CROSS-PARKED WITH APARTMENT USE	
BUILDING AREA (GROSS)	
RETAIL (OUTPARCEL):	2,500 GSF
RETAIL (GROUND FLOOR):	2,500 GSF
APARTMENTS	335,000 GSF
TOTAL:	340,000 GSF
BUILDING COVERAGE:	30%
MAX BUILDING COVERAGE	87%
F.A.R.	1.10
MAX F.A.R.	1.10
*NOTE: FLOOR AREA RATIO CALCULATED BY COMPARING NET HEATED FLOOR AREA TO LOT SIZE	

Applicant: Highpoint Acquisitions, LLC
1776 Peachtree St. Nw. Ste. 220S
Atlanta, GA 30309

Engineer: Lancaster Associates, Inc. 255
Village Parkway, Suite 630
Marietta, Georgia 30067
770-955-2421 Contact: Joe
Lancaster jlancaster@jlainc.com

SITE ADDRESS:
2765 SOUTH MAIN ST.
KENNESAW, GA 30144

24 HOUR CONTACT
ELLIOT VAN DYKE
(M) 843-384-5402
EVANDYKEHPDEV.COM

REVISIONS	BY
AS PER REQUEST PARKING CHANGES 02-26-2025	RD

THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION

GEORGIA
PE 036296
PROFESSIONAL ENGINEER
EXPIRES: 12/31/25
JOSEPH LANCASTER

Lancaster Associates, inc.
Engineering Surveying Landscape Architecture
Planning Environmental Construction Management
3600 MANSELL RD., SUITE 430
ALPHARETTA, GA 30022
(678) 990-1522

KENNESAW APARTMENT OWNER, LLC
1776 PEACHTREE ST. NW, STE. 220S
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

2/26/2025 4:07 PM J:\Jobs\24 JOBS\24010\24010-ZONING.dwg RYAN DAVIS

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





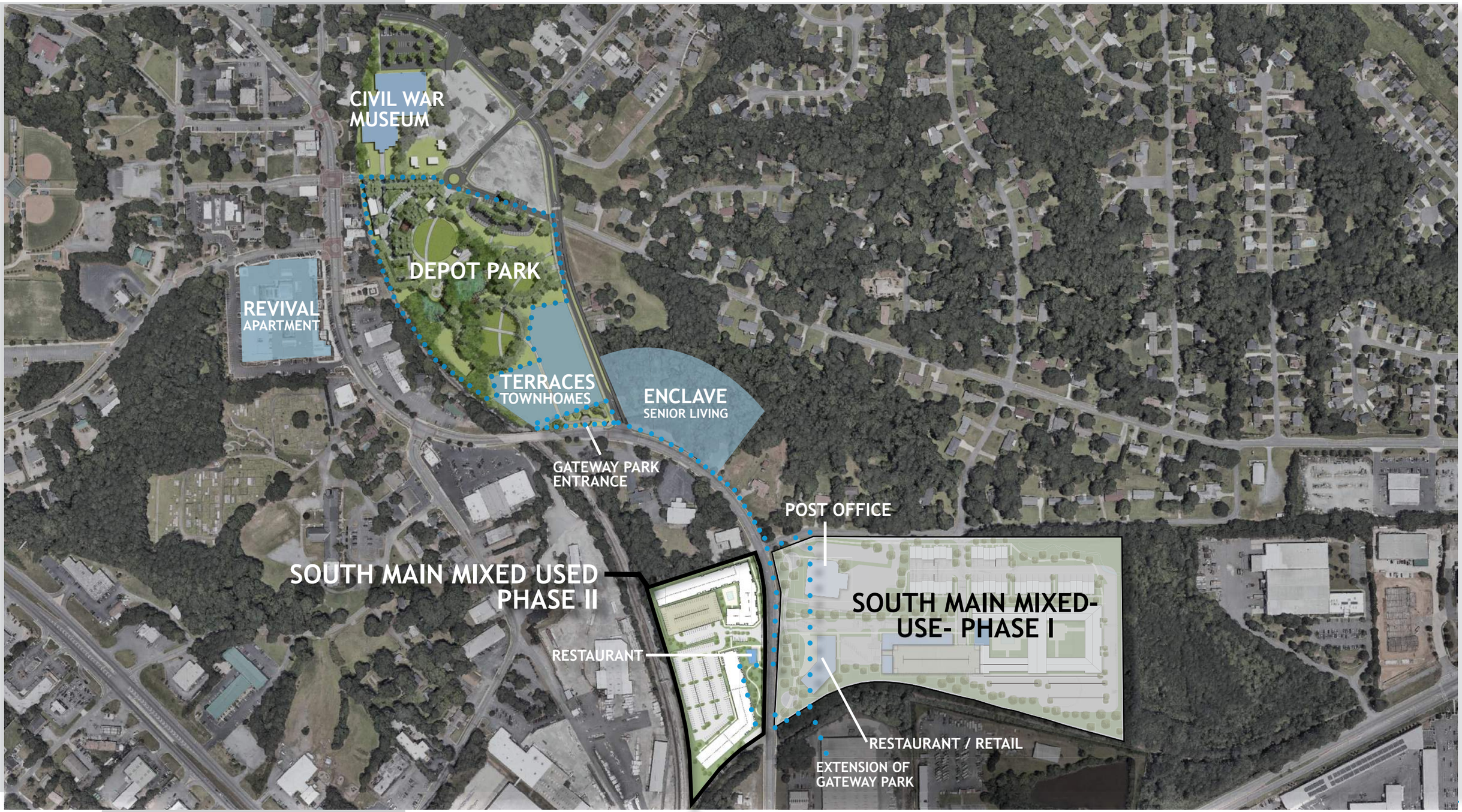
CAMDEN BUCKHEAD
ATLANTA, GA







OVERALL
SITE PLAN



NILES BOLTON ASSOCIATES

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



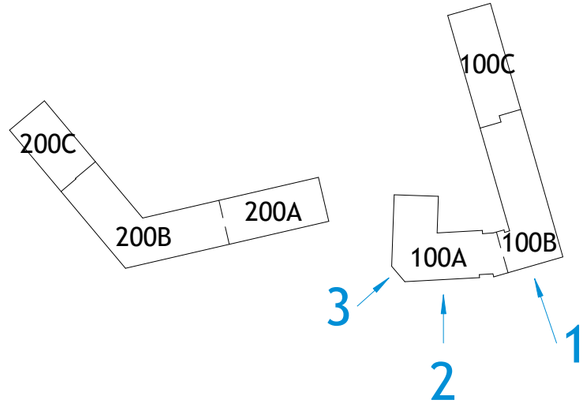
RENDERINGS



ELEVATIONS - BUILDING 100



1 A3-01 ELEVATION - BUILDING 100 - NORTHEAST
1/16" = 1'-0"





2 A3-01 ELEVATION - BUILDING 100 - SOUTHEAST
1/16" = 1'-0"



3 A3-01 ELEVATION - BUILDING 100 - SOUTHEAST CORNER
1/16" = 1'-0"

ELEVATIONS - BUILDING 100



4 A3-02 ELEVATION - BUILDING 100 - WEST
1/16" = 1'-0"



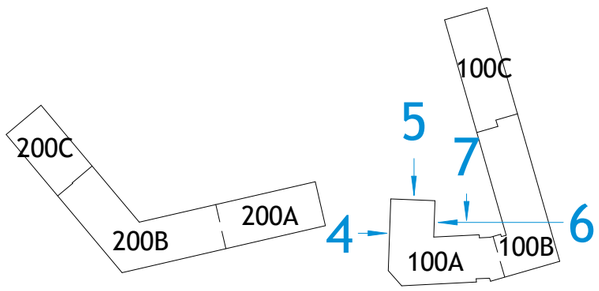
5 A3-02 ELEVATION - BUILDING 100 -SOUTH
1/16" = 1'-0"



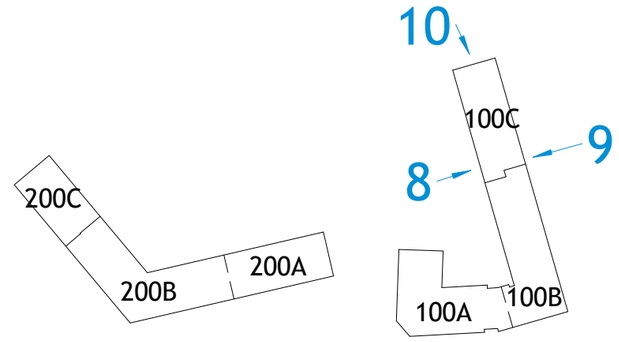
6 A3-02 ELEVATION - BUILDING 100 - POOL COURTYARD NORTH
1/16" = 1'-0"



7 A3-02 ELEVATION - BUILDING 100 - POOL COURTYARD WEST
1/16" = 1'-0"



ELEVATIONS - BUILDING 100





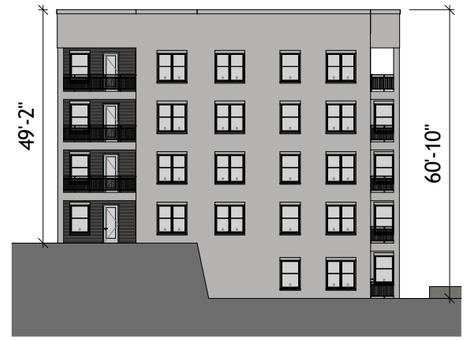
9 A3-03 ELEVATION OVERALL - BUILDING 100 - NORTH

1/32" = 1'-0"



8 A3-03 ELEVATION OVERALL - BUILDING 100 - SOUTH

1/32" = 1'-0"



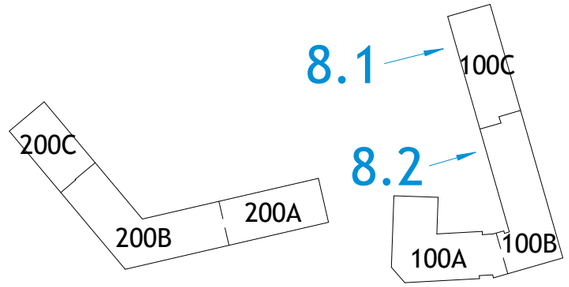
10 A3-03 ELEVATION - BUILDING 100 - EAST

1/32" = 1'-0"

A3-03

ELEVATIONS - BUILDING 100





8.1 / A3-04 ELEVATION - BUILDING 100 - SOUTH 1

1/16" = 1'-0"

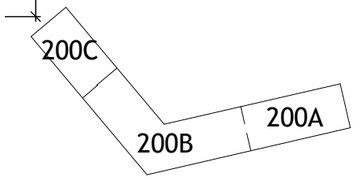


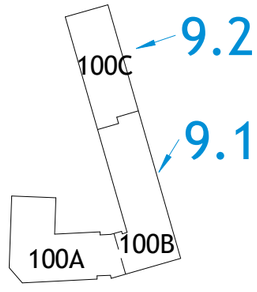
8.2 / A3-04 ELEVATION - BUILDING 100 - SOUTH 2

1/16" = 1'-0"

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

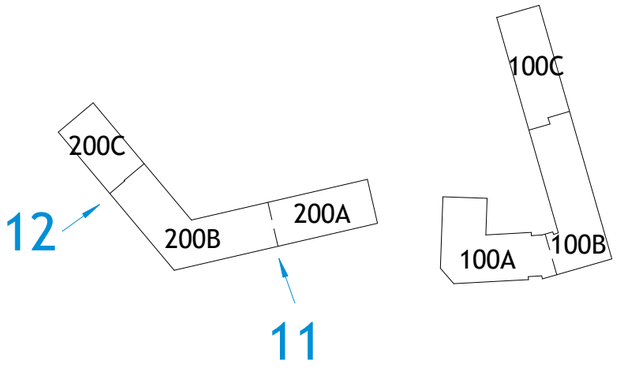
1/16" = 1'-0"

ELEVATIONS - BUILDING 200



12 A3-06 ELEVATION OVERALL - BUILDING 200 - SOUTH EAST

1/32" = 1'-0"



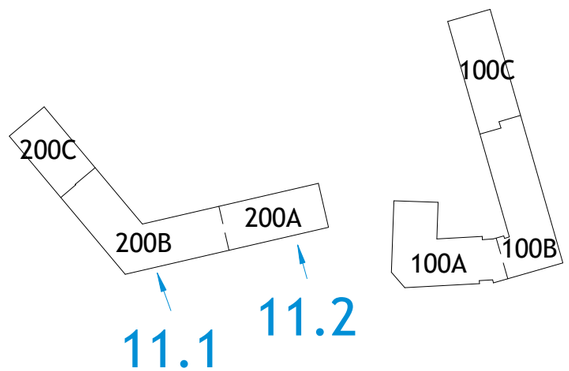


11 A3-06 ELEVATION OVERALL - BUILDING 200 - EAST

1/32" = 1'-0"

ELEVATIONS - BUILDING 200





11.1 / A3-07 ELEVATION - BUILDING 200 - EAST 1

1/16" = 1'-0"



11.2 / A3-07 ELEVATION - BUILDING 200 - EAST 2

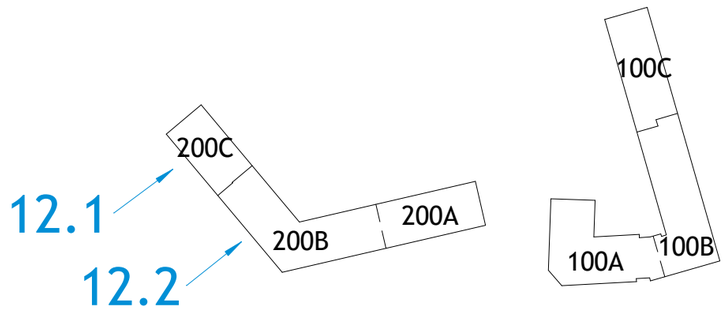
1/16" = 1'-0"

ELEVATIONS - BUILDING 200



12.1 A3-08 ELEVATION - BUILDING 200 - SOUTHEAST 1

1/16" = 1'-0"





12.2 A3-08 ELEVATION - BUILDING 200 - SOUTHEAST 2

1/16" = 1'-0"

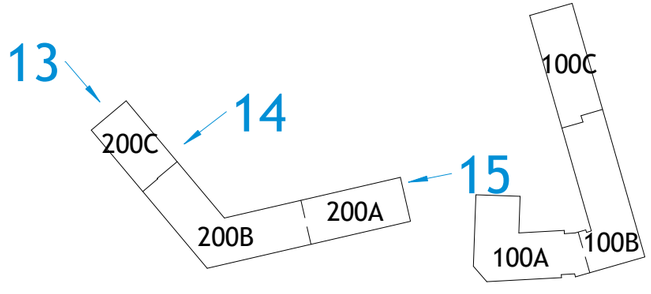
ELEVATIONS - BUILDING 200



13 A3-09 ELEVATION - BUILDING 200 - SOUTHWEST
1/16" = 1'-0"



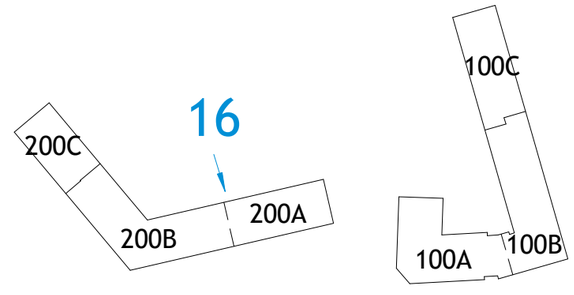
15 A3-09 ELEVATION - BUILDING 200 - NORTH
1/16" = 1'-0"





14 A3-09 ELEVATION OVERALL - BUILDING 200 - NORTHWEST
1/16" = 1'-0"

ELEVATIONS - BUILDING 200





1 / A3-10 ELEVATION OVERALL - BUILDING 200 - WEST

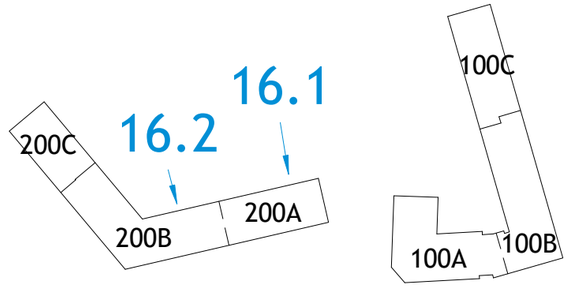
1/32" = 1'-0"

ELEVATIONS - BUILDING 200



16.1 / A3-11 ELEVATION - BUILDING 200 - WEST 1

1/16" = 1'-0"





16.2 / A3-11 ELEVATION - BUILDING 200 - WEST 2

1/16" = 1'-0"

MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

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.

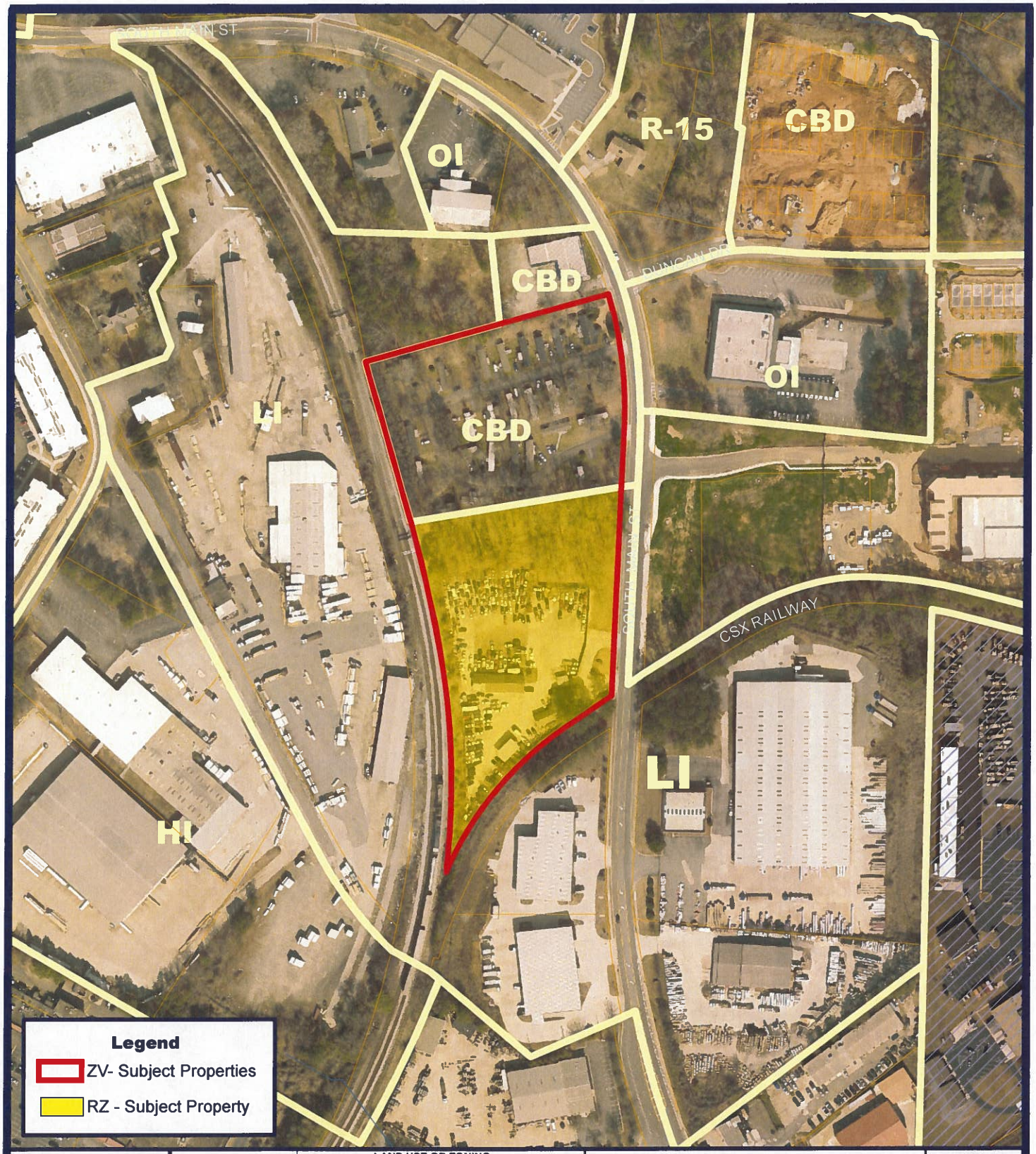
Sincerely,

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)



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ 2025-001	LI	CBD
DX			
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

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

2615 & 2681 S. Main St
Land Lot 167,
Tax Parcels 14 & 99

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

Derek Easterling MAYOR
Lea Mowry 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	**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 2-13-2025

Parks F. Huff/Attorney for Applicant

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 _____ Date 10-28-2024

Signed, sealed and delivered in presence of: _____ 10/28/2024
Notary Date

HANNAH HURLEY
Notary Public - State of Georgia
Gwinnett County
My Commission Expires May 14, 2028

REPRESENTATIVE Parks T. Huff, SAMS, LARKIN & HUFF, LLP

(Fax #) [redacted] (Work#) [redacted] (Cell#) _____

Representative Signature _____ Date 10-28-2024

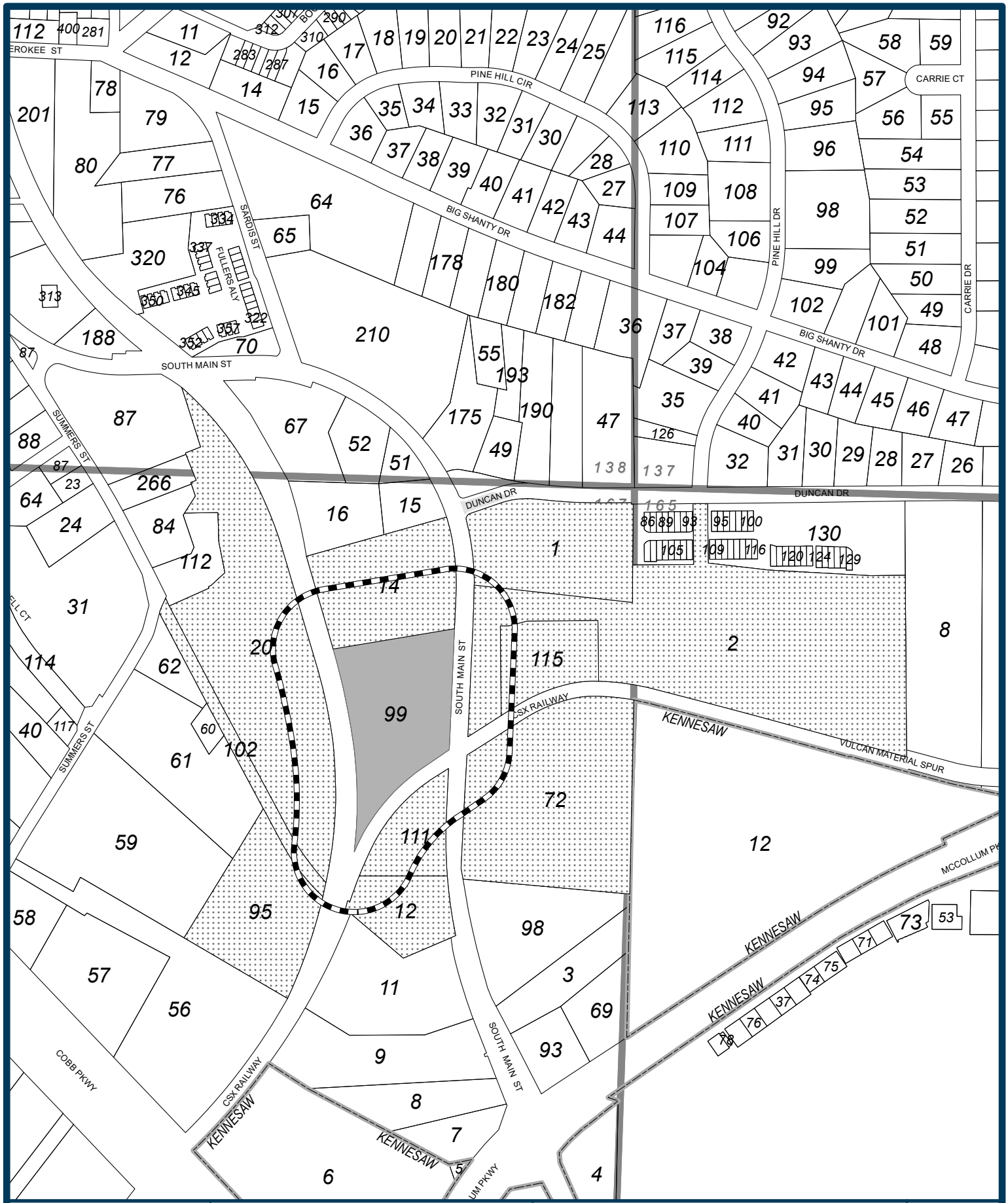
Signed, sealed and delivered in presence of: _____ 10-28-2024
Notary Date

JASON A CAMPBELL
NOTARY PUBLIC
BARTOW COUNTY, GEORGIA
EXP. FEB 4, 2028

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
Date: 12/17/2024
RZ2025_001
CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268
Derek Easterling MAYOR
Lea Alvarez CITY CLERK
1" = 417 '
SOUTH MAIN ST
BIG SHANTY DR
DUNCAN DR
PINE HILL CIR
PINE HILL DR
CARRIE CT
CARRIE DR
SARDIS ST
FULLERS ALY
SUMMERS ST
CSX RAILWAY
KENNESAW
VULCAN MATERIAL SPUR
MCCOLLUM PKWY
COBB PKWY

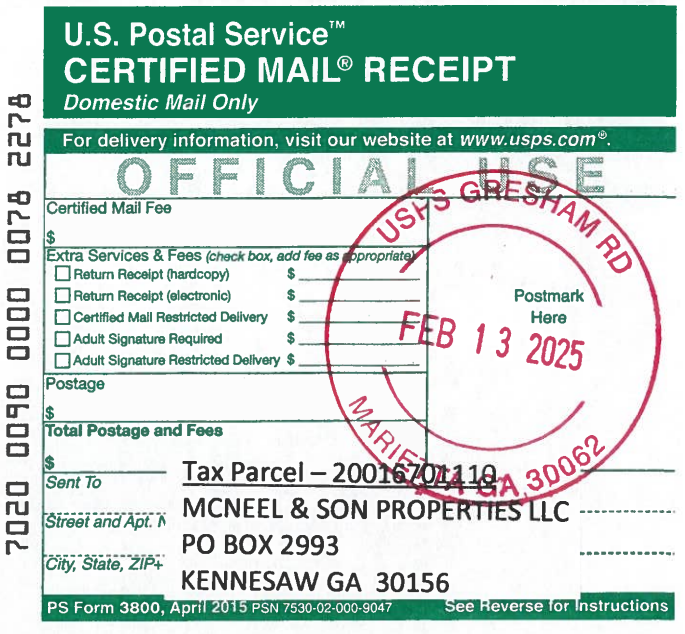

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FEB 13 2025
Postmark Here
MARIETTA GA 30062
Tax Parcel – 20016700010
Sent To
UNITED STATES POSTAL SERVICE PARTY
Street and
2680 SOUTH MAIN ST
City, State
KENNESAW GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


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MARIETTA GA 30062
Tax Parcel – 20016700200
Sent To
PRO BUILD REAL ESTATE HOLDINGS LLC
Street and
C/O RYANN LLC
City, State,
1999 BROADWAY STE 4100
DENVER CO 80202
PS Form 38


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FEB 13 2025
Postmark Here
MARIETTA GA 30062
Tax Parcel – 20016700950
Sent To
PRO BUILD REAL ESTATE HOLDINGS LLC
Street and
C/O RYAN LLC
City, State, Z
1999 BROADWAY STE 4100
DENVER CO 80202
PS Form 38


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Adult Signature Restricted Delivery
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Total Postage and Fees
USPS GRESHAM RD
FEB 13 2025
Postmark Here
MARIETTA GA 30062
Tax Parcel – 20016700720
Sent To
2500 MAIN PARTNERS LLC
Street and Apt. N
414 S 16TH ST STE 100
City, State, ZIP+
PHILADELPHIA PA 19146
PS Form 3800,
See for Instructions


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Adult Signature Restricted Delivery
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Total Postage and Fees
USPS GRESHAM RD
FEB 13 2025
Postmark Here
MARIETTA GA 30062
Tax Parcel – 20016701020
Sent To
PRO BUILD REAL ESTATE HOLDINGS LLC
Street and Apt.
C/O RYAN LLC
City, State, ZIP+
1999 BROADWAY STE 4100
DENVER CO 80202
PS Form 3800, April 2015 PSN 7530-02-000-9047
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FEB 13 2025
Postmark Here
MARIETTA GA 30062
Tax Parcel – 20016701110
Sent To
MCNEEL & SON PROPERTIES LLC
Street and Apt. N
PO BOX 2993
City, State, ZIP+
KENNESAW GA 30156
PS Form 3800, April 2015 PSN 7530-02-000-9047
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FEB 13 2025
MARIETTA GA 30062
Sent To
Street and Apt
City, State, ZI
Tax Parcel – 20016700120
PRESERVE BAY LLC
3063 ELLIS RD NW
KENNESAW GA 30152
PS Form 380
See Reverse for Instructions


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Return Receipt (electronic)
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Sent To
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City, State, ZI
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STATION AT SOUTH MAIN LLC
820 TOPAZ VLY
CANTON GA 30114-8314
PS Form 380
for Instruction


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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Postmark Here
USPS GRESHAM RD
FEB 13 2025
MARIETTA GA 30062
Sent To
Street and Apt.
City, State, ZIF
Tax Parcel – 20016700020
KENNESAW DEVELOPMENT OWNER
LLC
1776 PEACHTREE ST NW
ATLANTA GA 30309
PS Form 380
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Postmark Here
USPS GRESHAM RD
FEB 13 2025
Sent To
Street and Apt. I
City, State, ZIP+
Tax Parcel – 20016700440
OLD SOUTH VILLAGE LLC C/O KODIAK
VENTURES
PO BOX 684448
MARIETTA GA 30068
PS Form 3800,
See Reverse for Instructions


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Postmark Here
USPS GRESHAM RD
FEB 13 2025
MARIETTA GA 30062
Sent To
Street and Apt. No
City, State, ZIP+4
Tax Parcel – 20013800510
METHODIST CHURCH
OLD HWY 41
KENNESAW GA 30144
PS Form 3800, A
for Instructions


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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.

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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

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:

PLANNING AND ZONING DEPARTMENT 770-590-8268

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # RZ2025-01

PURPOSE Rezone 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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MDJ-1530
GPN-16
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2:14-2025

Traffic Impact Study

Proposed Lacy at South Main Mixed-Use Development, Phase 2
City of Kennesaw, Georgia

January 15, 2025

SEI ENGINEERING, INC.

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

SEI ENGINEERING, INC.
2470 Sandy Plains Road, Suite C
Marietta, Georgia 30066
(770) 321-3936
info@sei.site

GEORGIA REGISTERED No. 22954 PROFESSIONAL ENGINEER TERESA D EPPLE

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.

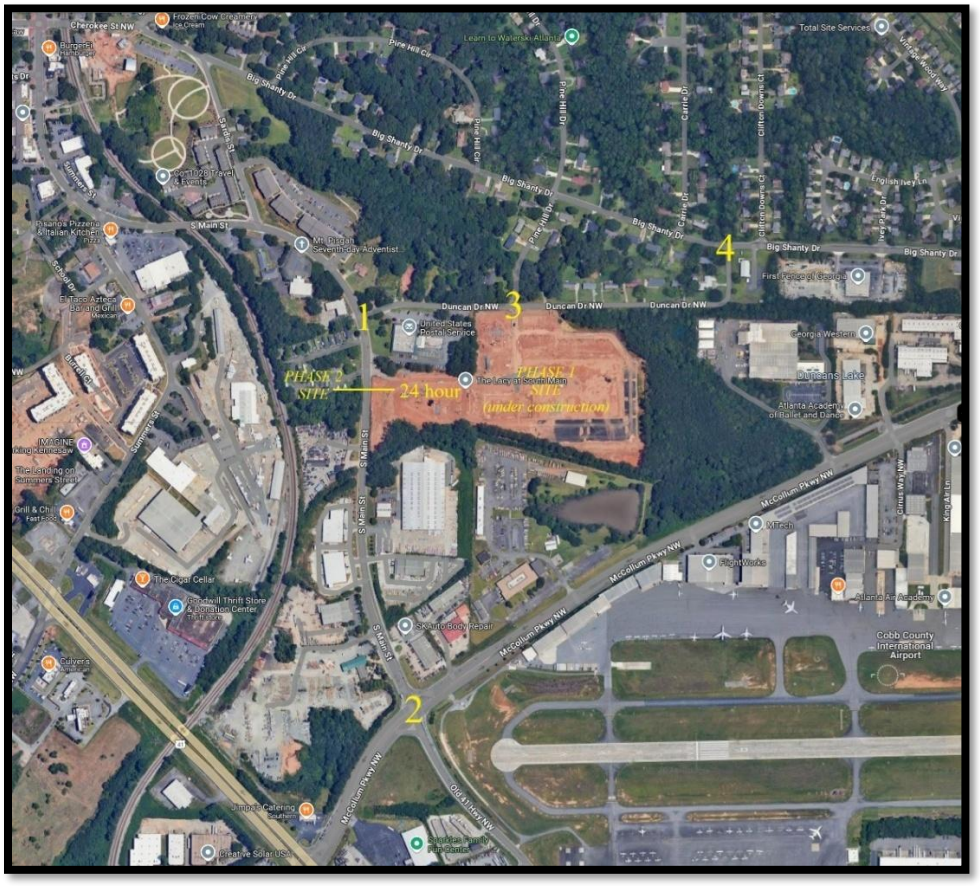


Figure 2 – Traffic Count Locations

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.

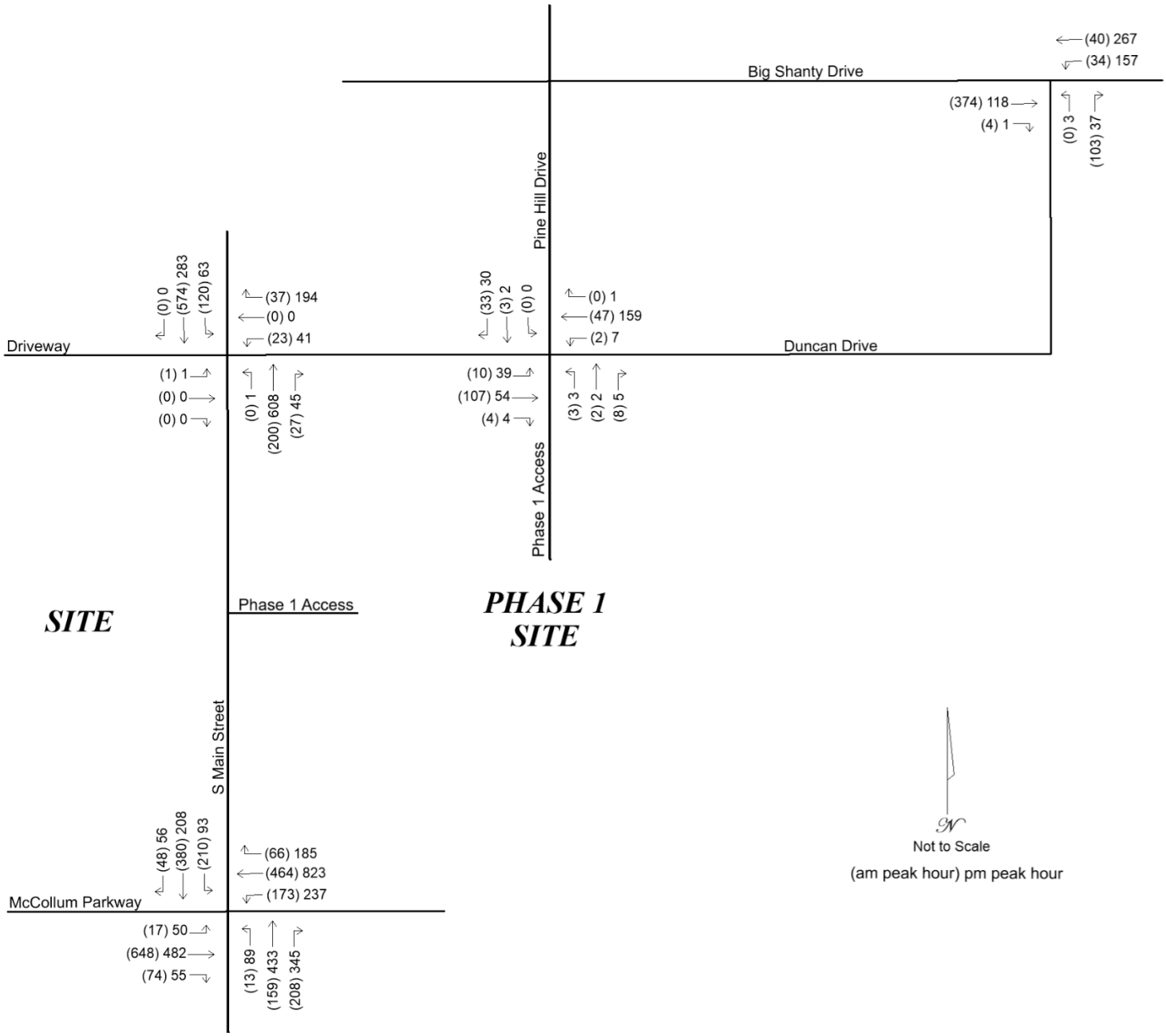


Figure 3 – Existing Weekday A.M. and P.M. Peak Hour Volumes

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%
Avg Growth		*-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.

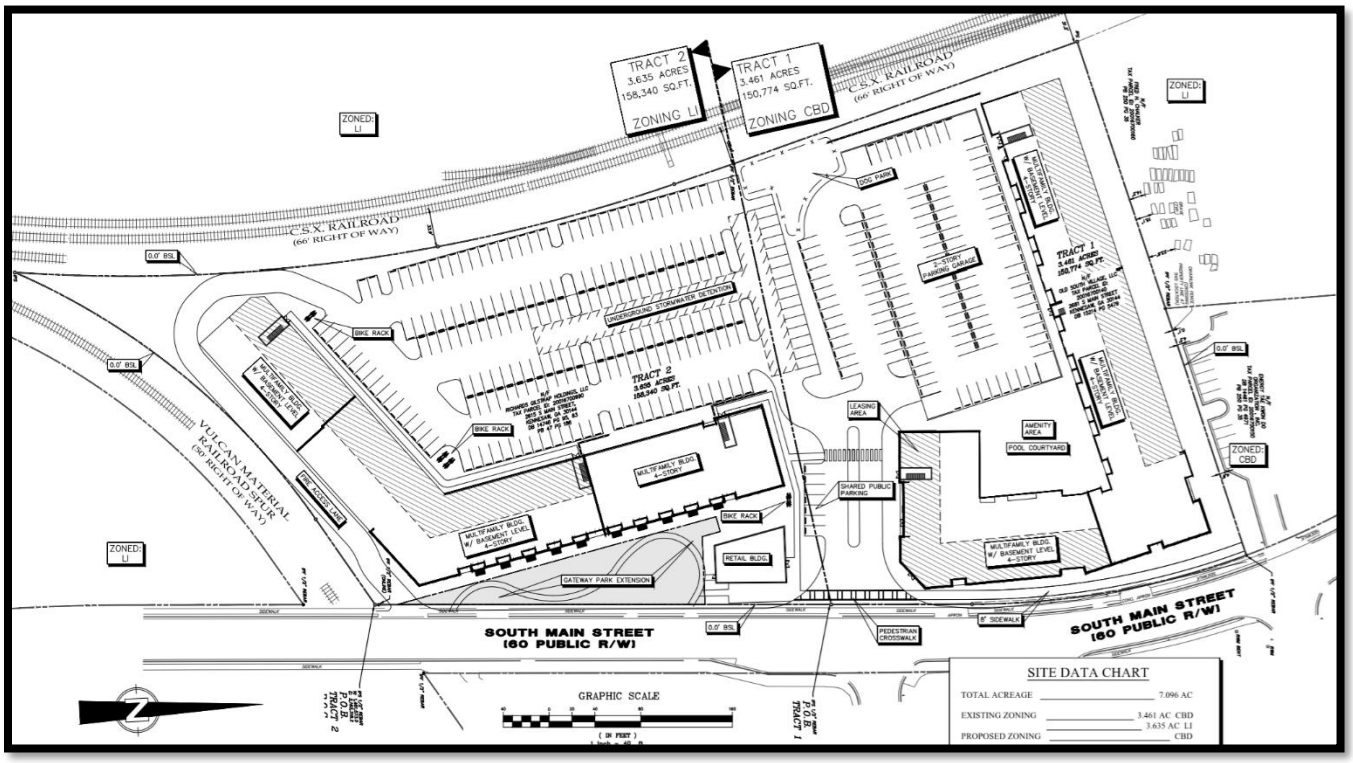


Figure 4 – Site Plan for Proposed South Main Phase 2 Mixed-Use Development

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 ft²	11	7	18	24	24	48	442
-pass-by		30/40/30%	-3	-2	-5	-10	-10	-20	-132
Retail / Commercial New Trips			8	5	13	14	14	28	310
Total Project New Trips			*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.

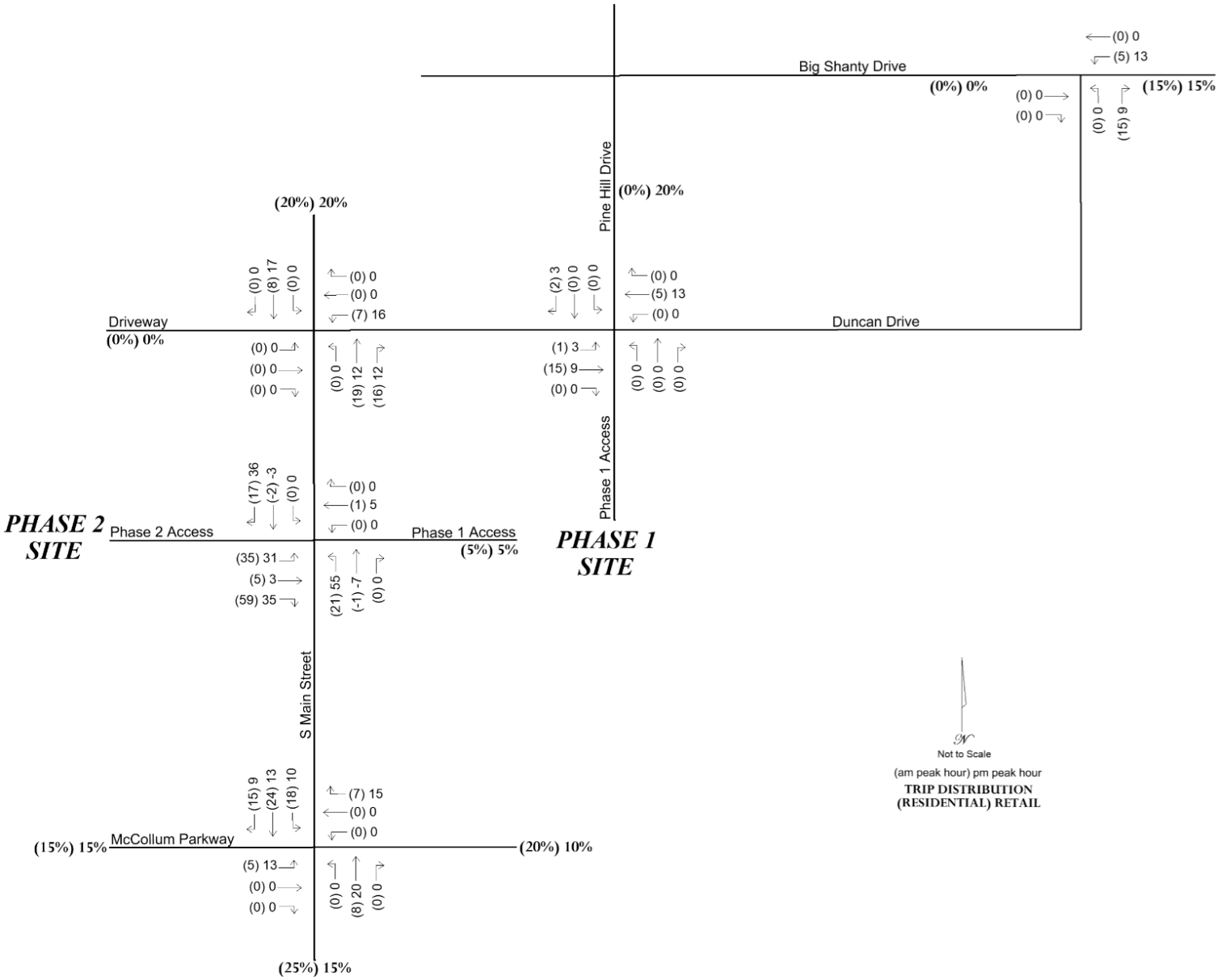


Figure 5 – Weekday A.M. and P.M. Peak Hour Project Trips and Distribution Percentages

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.

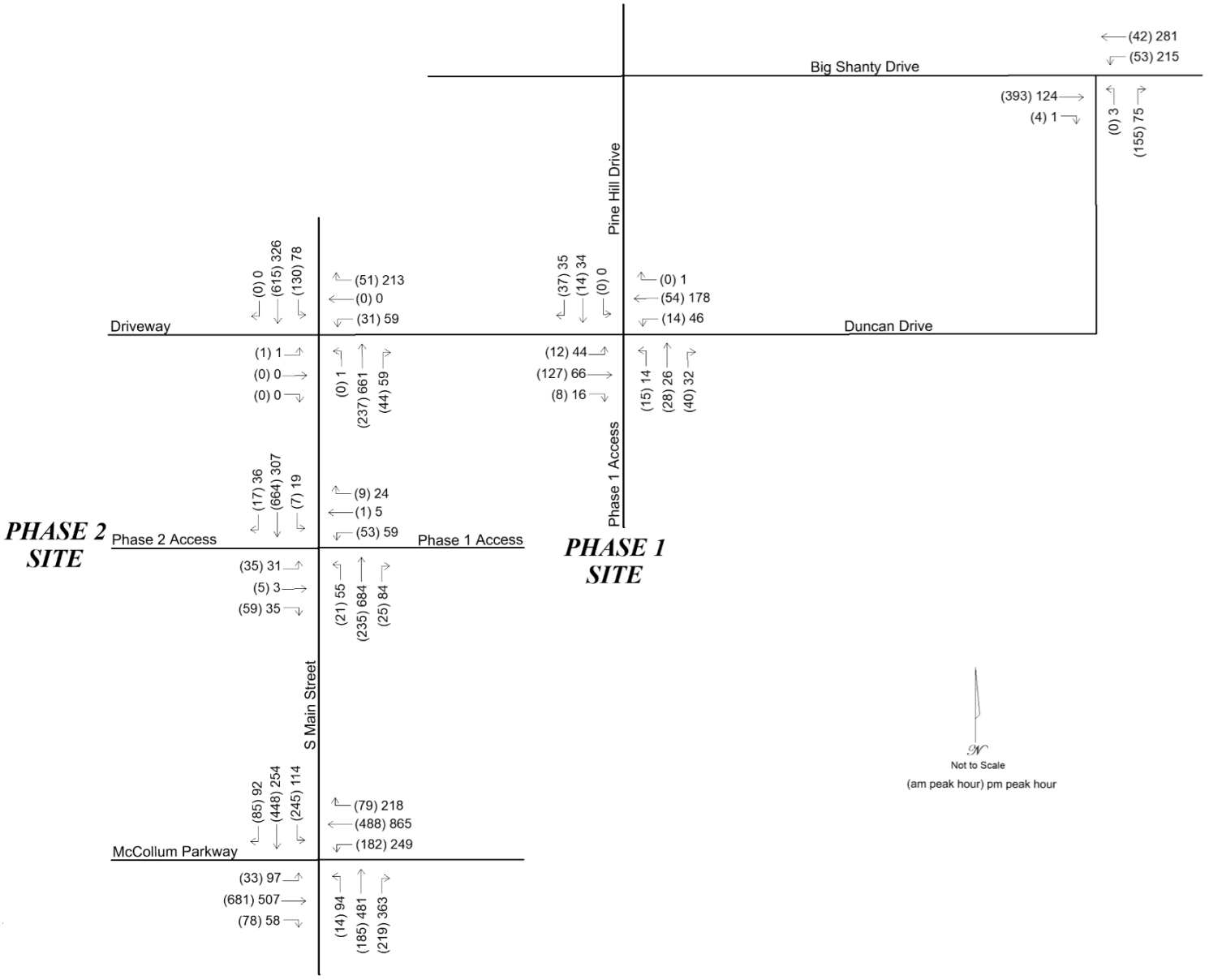


Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

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**

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**

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**

South Main Mixed-Use Development Phase 2 Traffic Impact Study
City of Kennesaw, Georgia

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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**

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

	NB		**SB**		**2-Way**	
Begin Time	**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**	

Reliable Traffic Data Services

Tel: (770) 578-8158 I Fax: (770) 578-8159

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

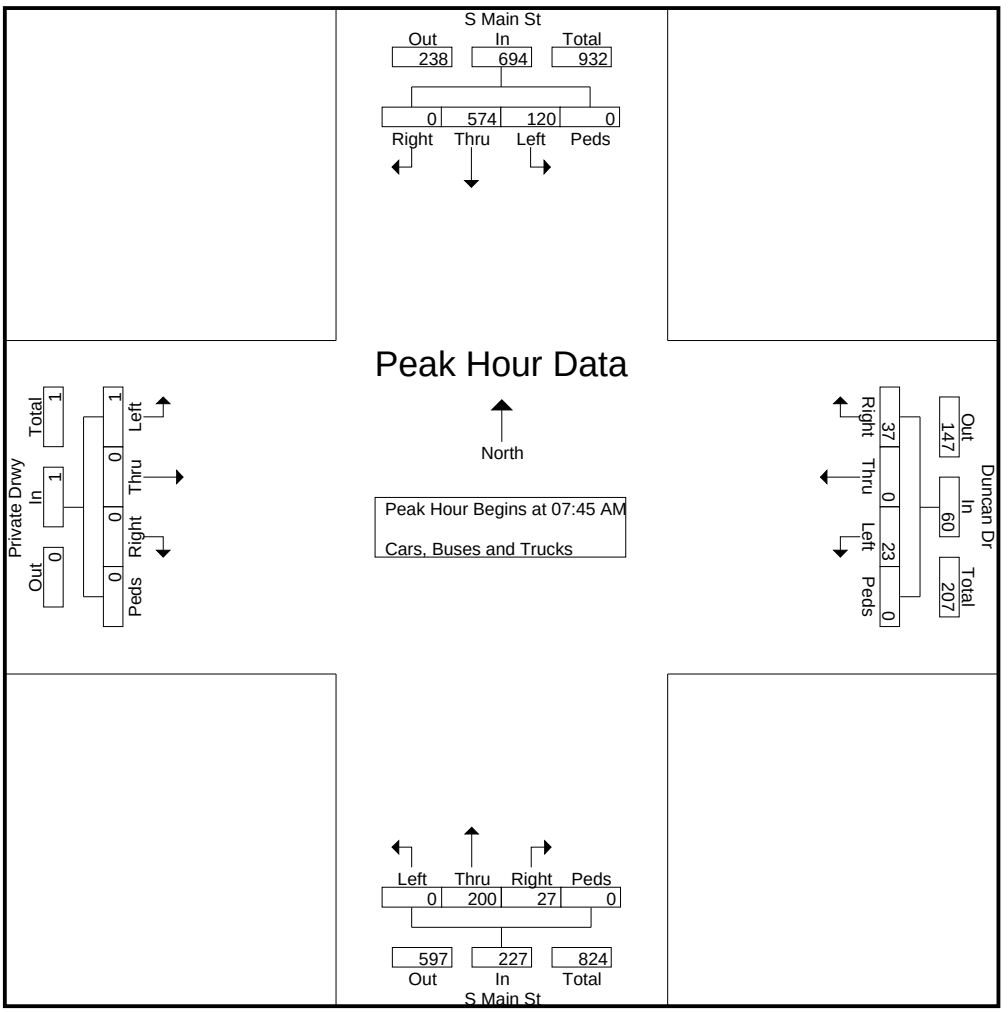
Groups Printed- Cars, Buses and Trucks

	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	

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

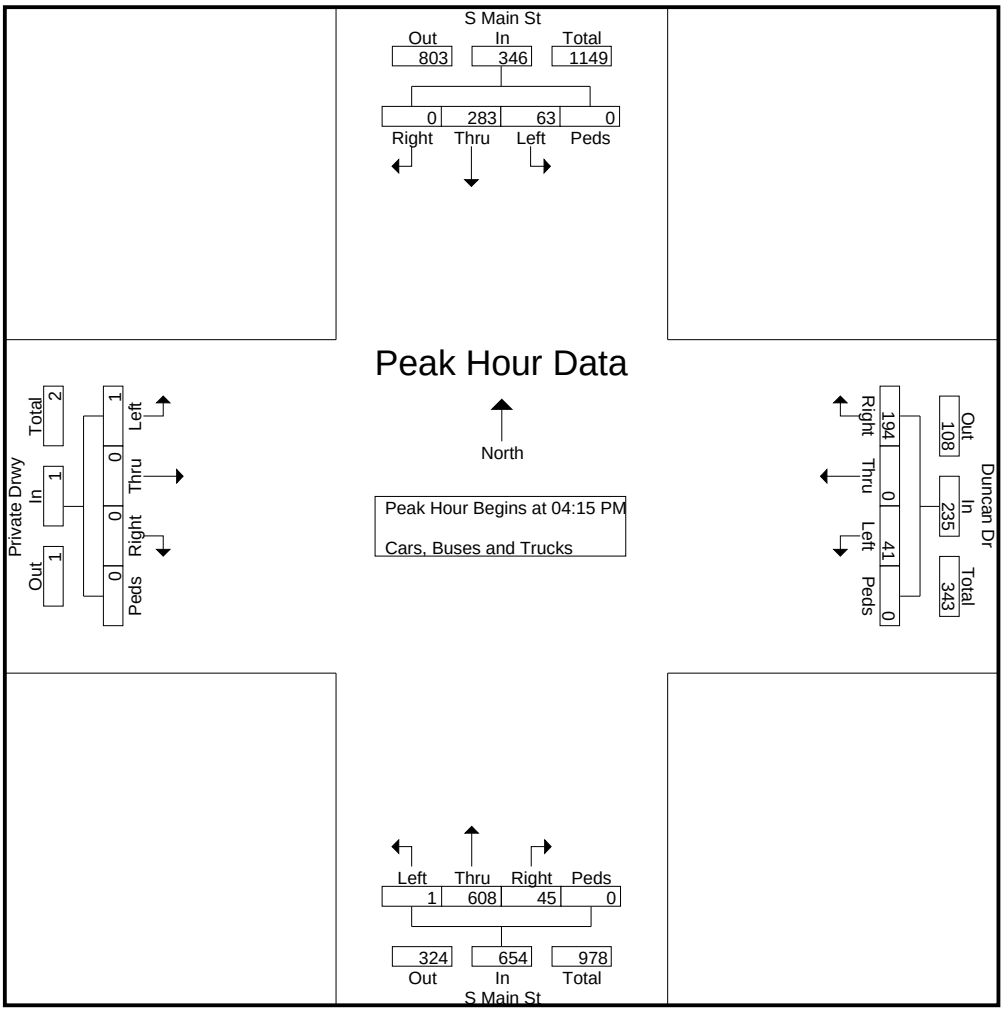
	S Main St Northbound					S Main St Southbound					Private Drwy Eastbound					Duncan Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 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



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

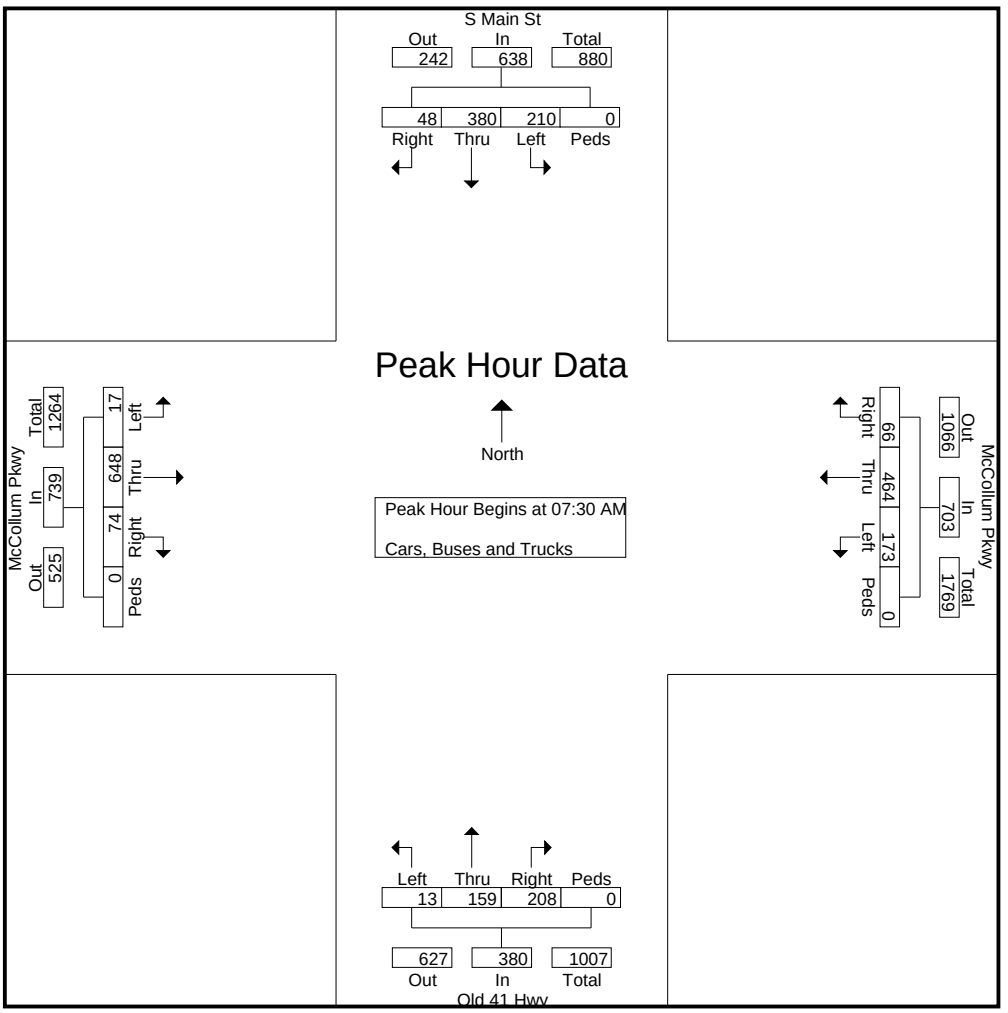
Groups Printed- Cars, Buses and Trucks

	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	

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

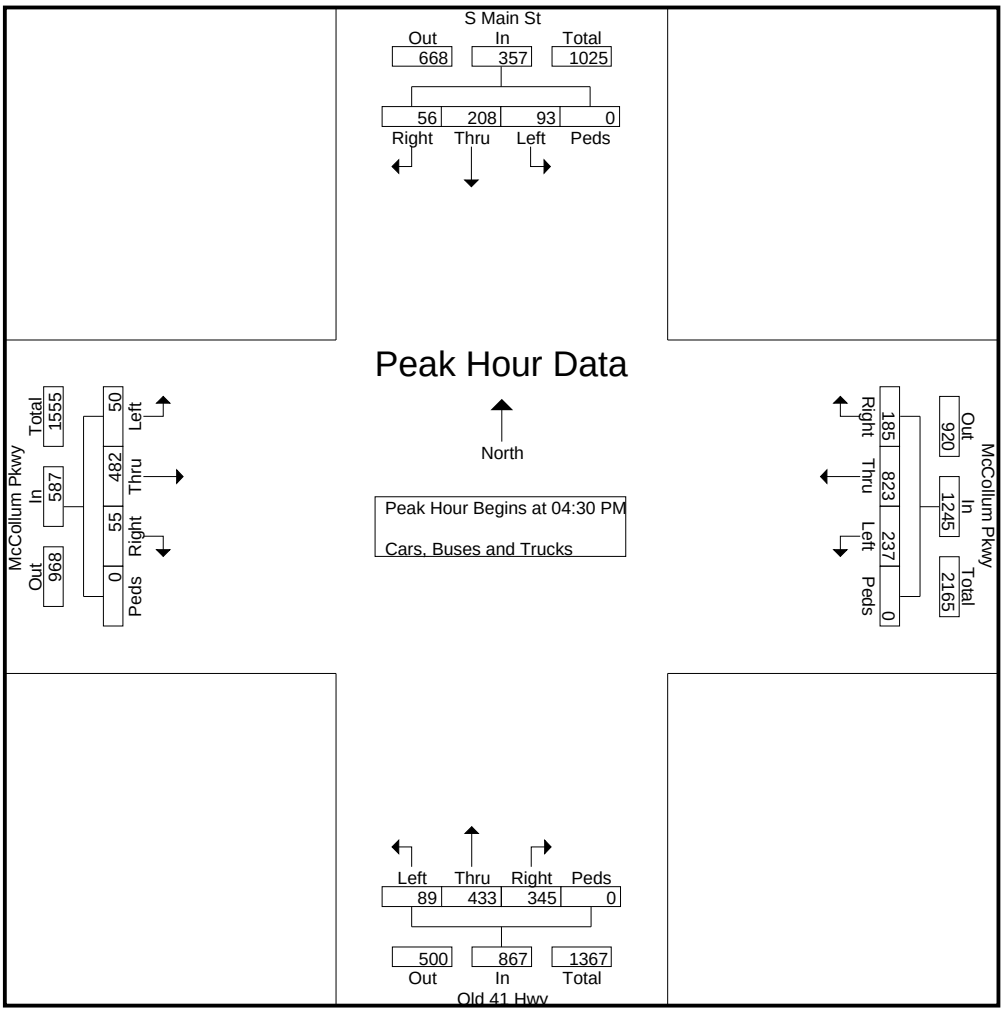
	Old 41 Hwy Northbound					S Main St Southbound					McCollum Pkwy Eastbound					McCollum Pkwy Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - 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



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				82.1					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

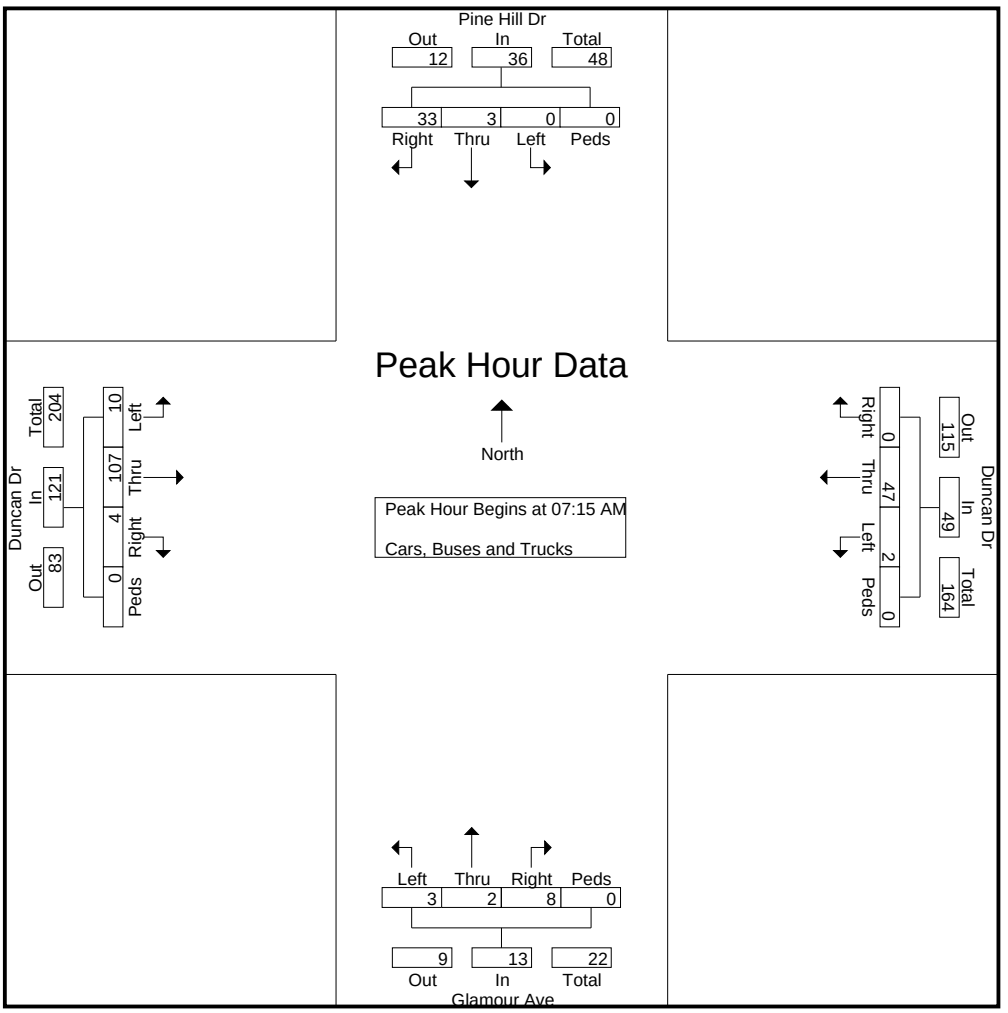
Groups Printed- Cars, Buses and Trucks

	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	

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

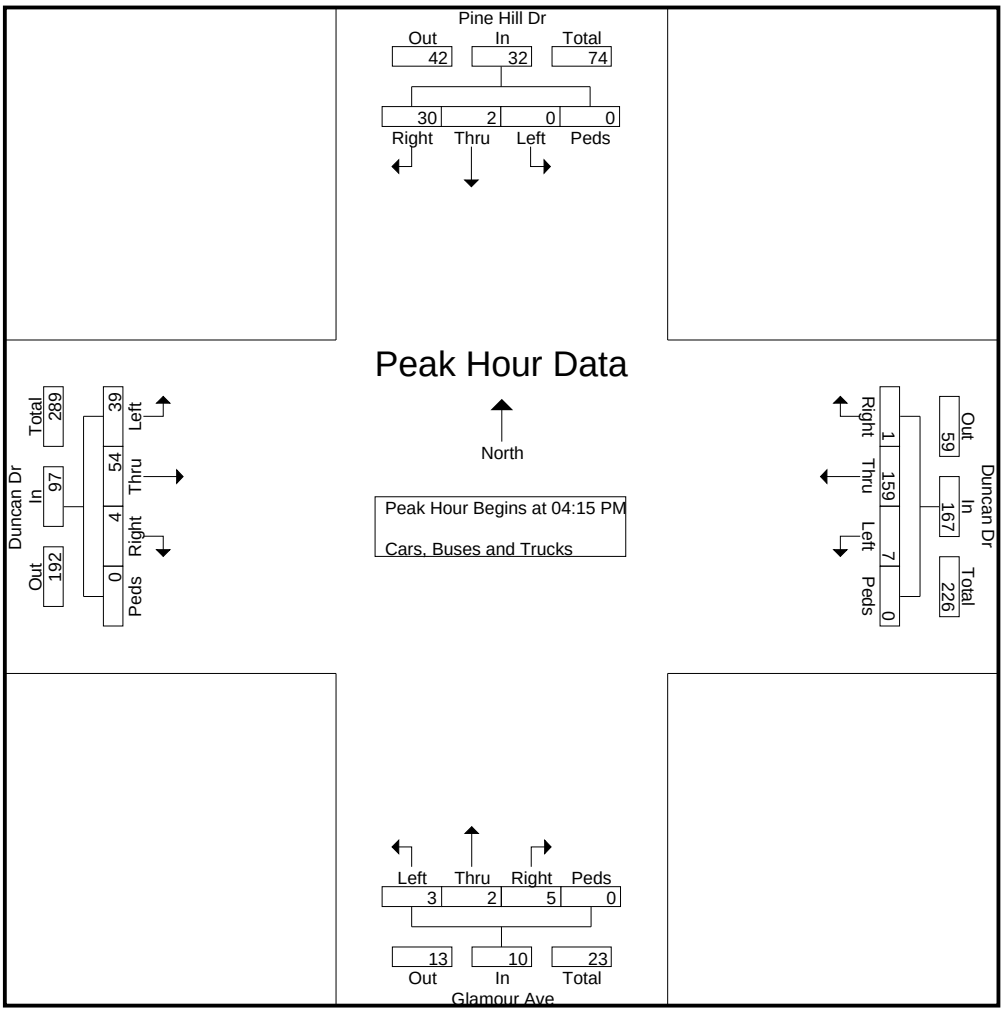
	Glamour Ave Northbound					Pine Hill Dr Southbound					Duncan Dr Eastbound					Duncan Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - 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



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

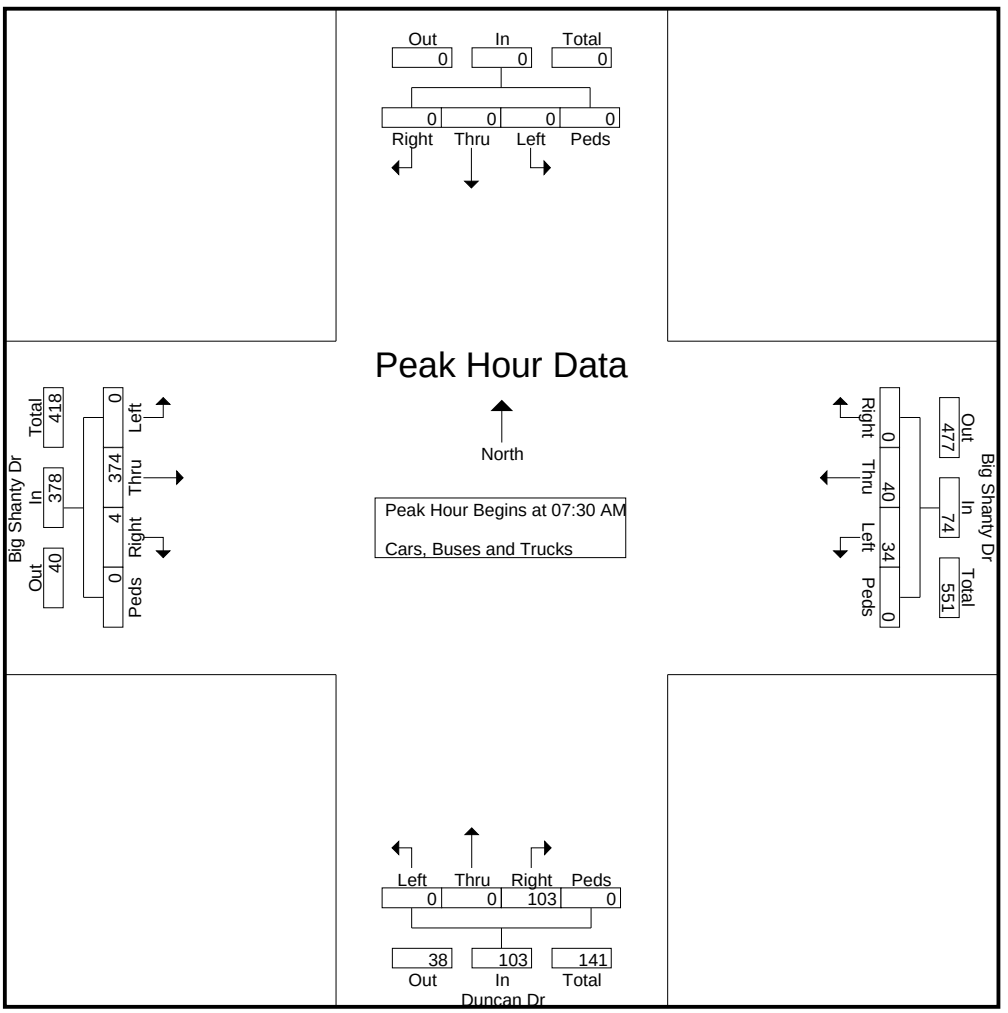
Groups Printed- Cars, Buses and Trucks

	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	

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

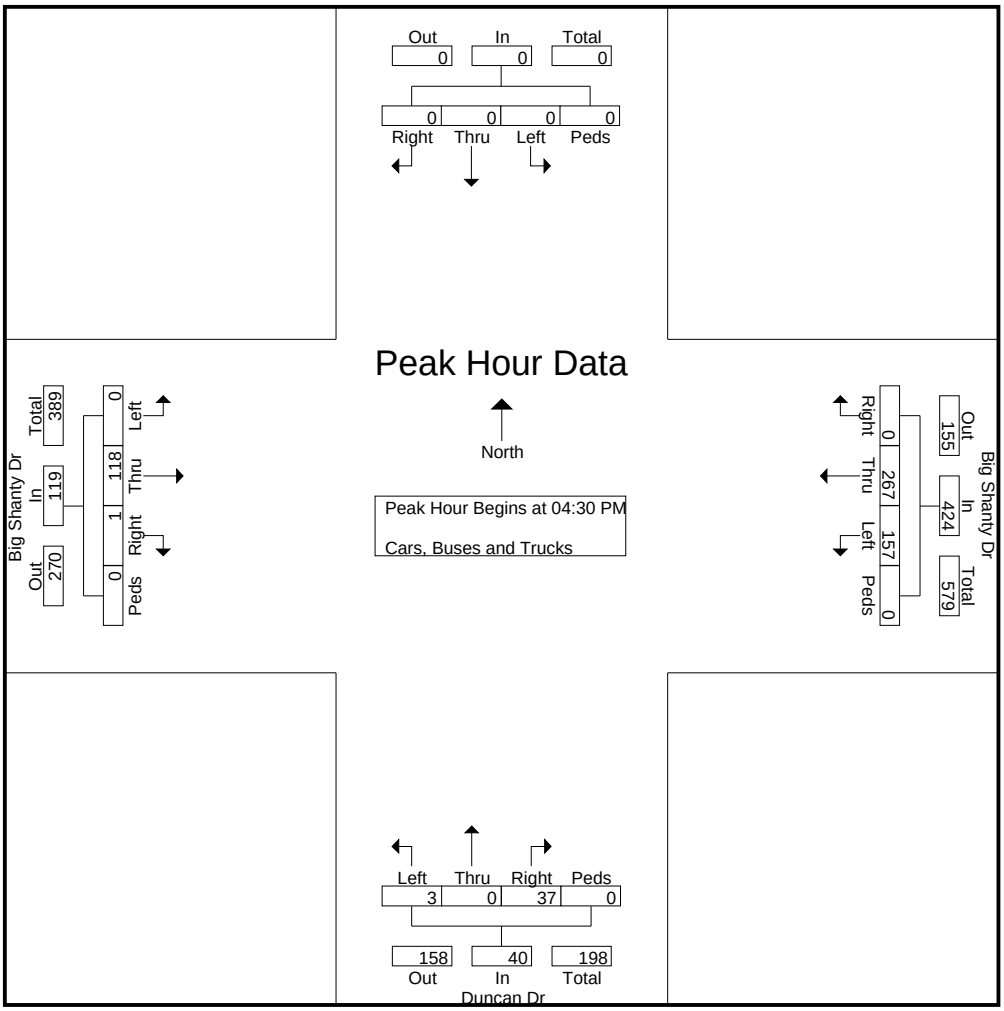
	Duncan Dr Northbound					Southbound					Big Shanty Dr Eastbound					Big Shanty Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 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



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



Reliable Traffic Data Services

Tel: (770) 578-8158 I Fax: (770) 578-8159

ADT Data

Site Code: 49770101
S Main St south of Duncan Dr
Kennesaw, GA

Start Time	11-Dec-24 Wed	Northbound Morning	Northbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Southbound Morning	Southbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals 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

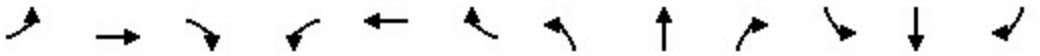
Intersection	
Int Delay, s/veh	2.3

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	EBLn1	WBLn1	WBLn2	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	-	-



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.

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

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	-

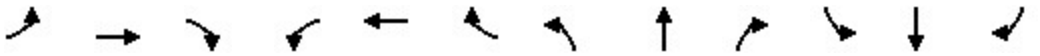
Intersection	
Int Delay, s/veh	5.7

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	EBLn1	WBLn1	WBLn2	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	-	-



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+I1), 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.

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

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

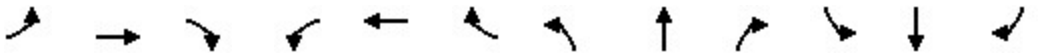
Intersection	
Int Delay, s/veh	2.5

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	EBLn1	WBLn1	WBLn2	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	-	-



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.

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

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	-

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	NBR	WBLn1	WBLn2	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	-

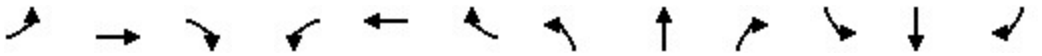
Intersection	
Int Delay, s/veh	6.6

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	EBLn1	WBLn1	WBLn2	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	-	-



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.

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

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	-

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	NBR	WBLn1	WBLn2	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

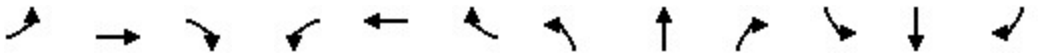
Intersection	
Int Delay, s/veh	2.8

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	EBLn1	WBLn1	WBLn2	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	-	-



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.

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

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	-

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		
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
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	-	-

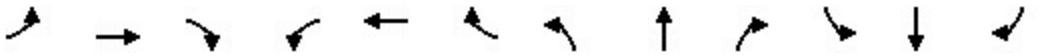
Intersection	
Int Delay, s/veh	7.8

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	EBLn1	WBLn1	WBLn2	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	-	-



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.

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

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	-

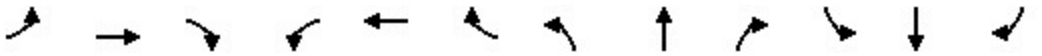
Intersection	
Int Delay, s/veh	7

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		
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	-	-



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									

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			394	
Approach Delay, s/veh		22.2			38.1			13.8			8.6	
Approach LOS		C			D			B			A	

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	20.4	20.0	21.9	20.0
Green Ext Time (p_c), s	5.1	0.0	1.8	0.0

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

Traffic Signal Needs Study

Intersection of South Main Street at
The Lacy at South Main Mixed-Use Development
Phase 1 and Phase 2 Accesses
City of Kennesaw, Georgia

January 9, 2025

SEI ENGINEERING, INC.

in collaboration with



ACAMPORA TRAFFIC, LLC

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January 9, 2025

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Introduction

The purpose of this study is to determine if signalization of the intersection of South Main Street at the accesses to the Lacy at South Main Mixed-Use Development after completion of Phases 1 and 2 will be justified. The subject intersection is located in the City of Kennesaw, Georgia, as shown in Figure 1. In order to determine if a traffic signal will be warranted at this intersection, an evaluation was made of the applicable warrants described in the Federal Highway Administration's *Manual on Uniform Traffic Control Devices* (MUTCD), 11th edition, effective date January 18, 2024, Part 4 – Highway Traffic Signals, Chapter 4C – Traffic Control Signal Needs Studies. This report documents the findings of this analysis.



Figure 1 – Intersection Location Map

Existing Conditions

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. Phase 1 of the proposed Lacy at South Main mixed-use development, which is under construction, has a full-movement access on the east side South Main Street south of Duncan Drive. Phase 2 is proposed and will have a single full-movement access which will align with the Phase 1 access, plus an emergency-only access. 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 for this signal warrant study in December 2024 revealed a 24-hour volume of 10,799 vehicles. A count collected at this location in 2021 for the traffic impact study for Phase 1 produced a 24-hour volume of 10,952, which was slightly higher than the current 2024 count.

There is sidewalk along both sides of South Main Street in the vicinity of the subject intersection. 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 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.

Figure 2 is a Google Maps photograph of the existing conditions at the intersection while Figure 3 is an aerial photograph of the study intersection.

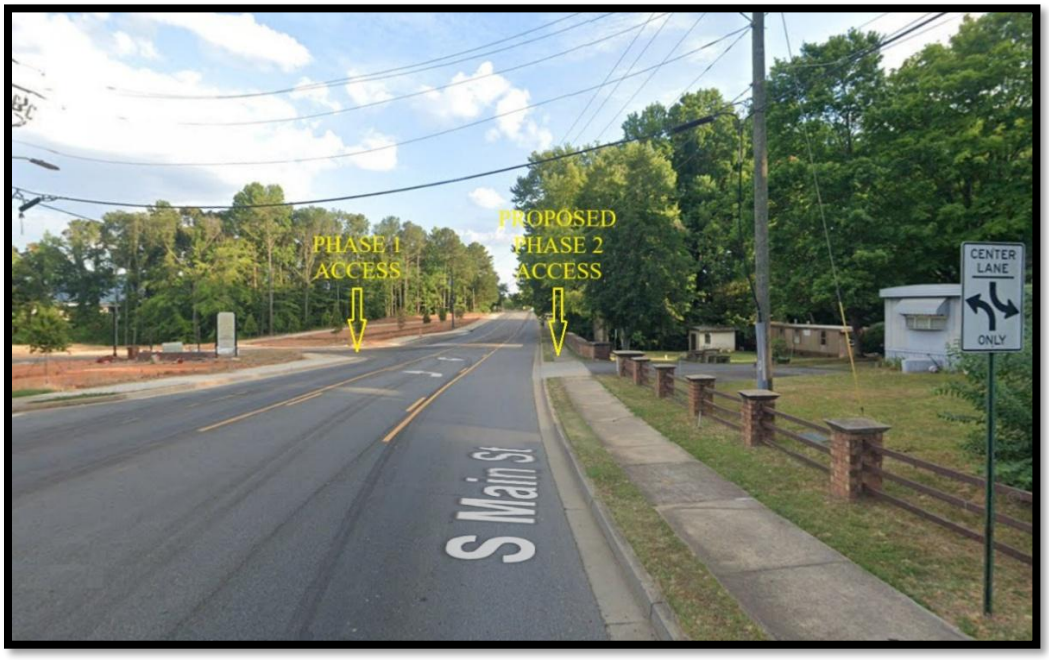


Figure 2 – South Main Street Facing South Towards Phase 1 / Phase 2 Access

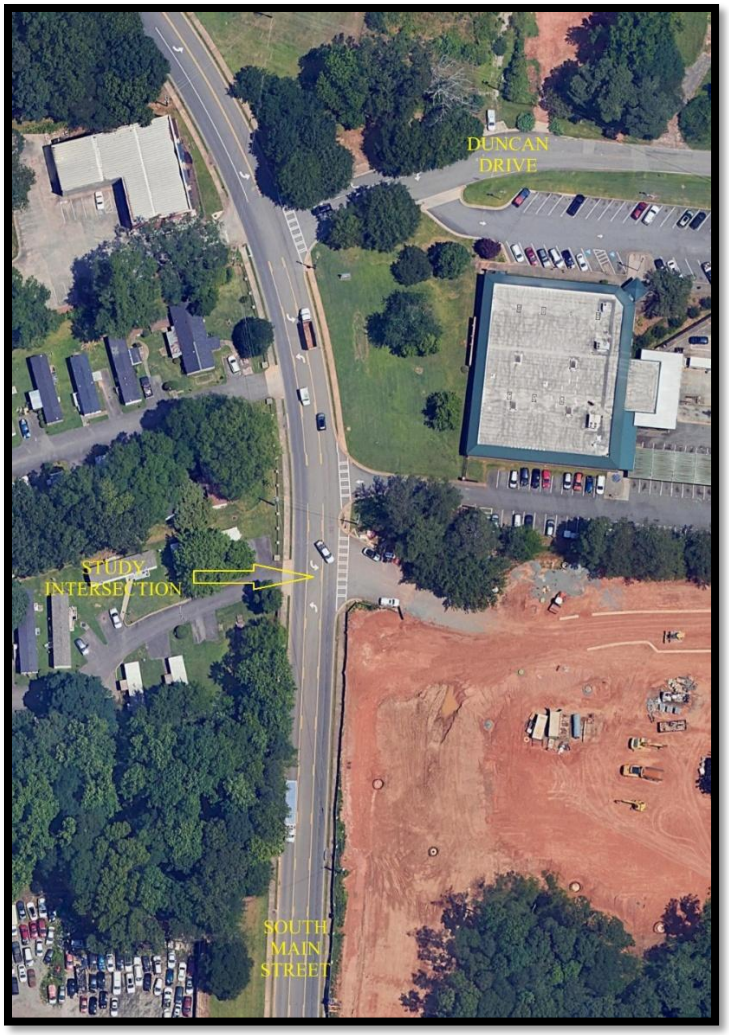


Figure 3 – Aerial Photograph of Intersection

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 intersection. No projects were identified at, or in the vicinity of, the study intersection.

Existing Traffic Volumes

A 24-hour bi-directional traffic volume count was collected on South Main Street at the study intersection on Wednesday, December 11, 2024. Area schools were in session on the date of the count. The count 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. The raw count data is presented in the Appendix.

Future Intersection Volumes

The future volumes at the subject intersection are comprised of the existing, counted volumes, increased by a background growth factor, plus the trips that will be added by Phase 1, which is currently under construction, and proposed Phase 2 of the Lacy at South Main mixed-use development.

The background growth factor was developed based on a review of historic Georgia DOT AADT traffic counts. 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 1 presents the historic Georgia DOT counts and the annual growth rates between the counts.

Table 1 – 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%
Avg Growth		*-7.4%*		*-1.5%*		*-0.2%*		*-8.8%*

The volumes in Table 1 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 and expectations for the future, 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 Phase 1 and proposed Phase 2 are under construction.

Lacy at South Main Phase 1 Mixed-Use Development

A mixed-use development is under construction on the east side of South Main Street and the south side of Duncan Drive. The project will include 44 residential townhomes, 318 apartments, and 10,000 square feet of retail located below the apartments. For purposes of this analysis, the apartments were assumed to be occupied at 92%, which equates to 293 occupied units. The main access is located on South Main Street, and this access, which will align

with the Phase 2 access, is the subject of this signal warrant study. A secondary access to Phase 1 is located on Duncan Drive. The trips for Phase 1 were developed in a separate Signal Needs Study, which was prepared for Phase 1. Those trips were combined with the Phase 2 trips, as developed below, to determine the future volumes at the subject intersection.

Proposed Lacy at South Main Phase 2 Mixed-Use Development

Phase 2 of the mixed-use development is proposed on the west side of South Main Street, across from the Phase 1 project currently under construction. Phase 2 will include 300 apartments, and 5,000 square feet of retail, half of which will be located below the apartments and half which will be in a free-standing outparcel. For purposes of this analysis, the apartments were assumed to be occupied at 92%, which equates to 276 occupied units. The access to Phase 2 is located on South Main Street and will align with the Phase 1 access. This future four-leg intersection is the subject of this signal warrant study. A secondary fire lane access will be provided to the south of the site for emergency access only – no project trips were assigned to this emergency access.

The site plan for Phase 2 is presented in Figure 4.

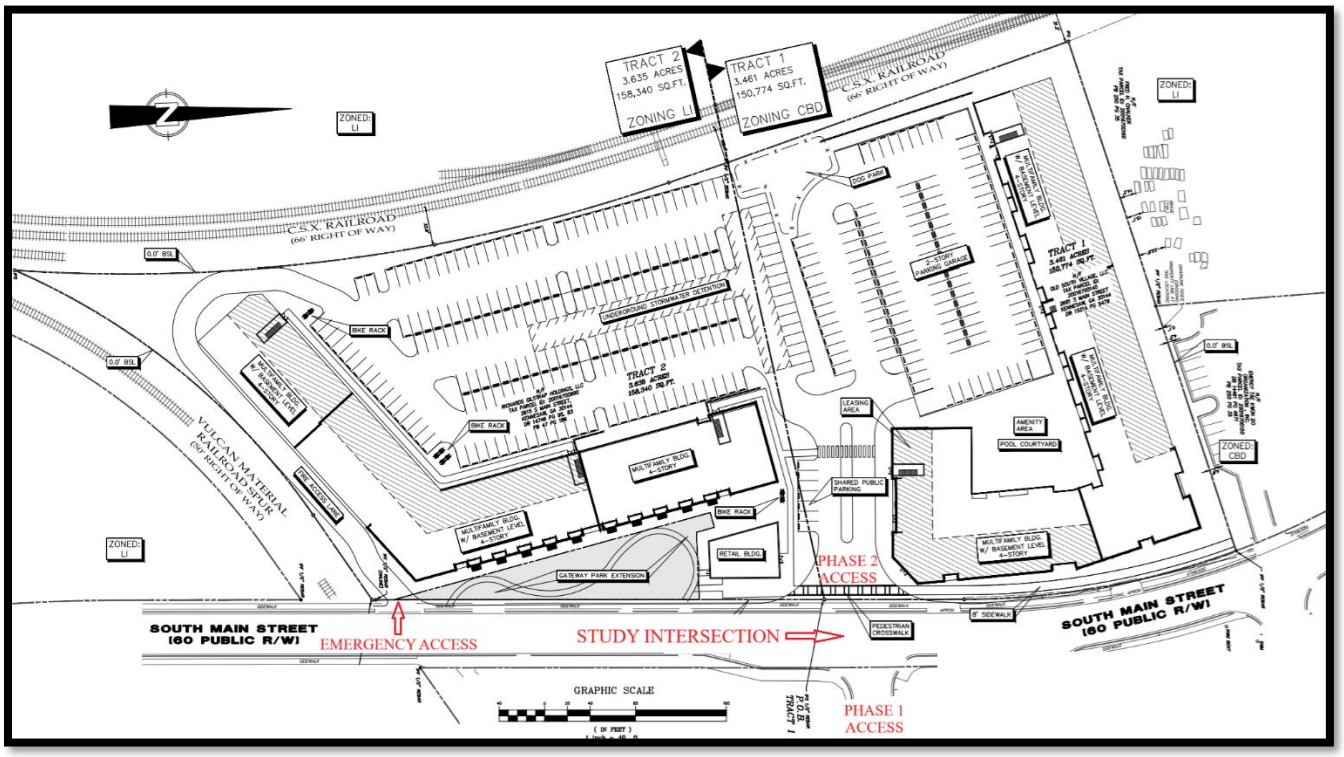


Figure 4 – Proposed Lacy at South Main Phase 2 Site Plan

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 adjustments are typically 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 conservative, no mixed-use adjustment was applied. This does not mean that there will be no sharing of trips between the residential and the retail / commercial uses. It simply means that, for purposes of these calculations, this interaction will have a small effect.

The retail/commercial trips would typically be 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. Because these trip appear at the project driveway and this signal warrant study only evaluates the project driveway, the pass-by adjustments were not taken.

The trip generation for the project is presented in Table 4.

Table 2 – 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	276 units*	25	85	110	66	42	108	1,270
Retail / Commercial Raw Trips	822	5,000 ft²**	7	5	12	16	17	33	272
Total Project Trips			*32*	*90*	*122*	*82*	*59*	*141*	*1,542*

*300 apartments will be built. This study assumes 92% occupancy. 92% x 300 = 276 units.

** average rate was used due to small size of retail

The proposed Phase 2 mixed-use project will generate 122 vehicular trips in the a.m. peak hour, 141 vehicular trips in the p.m. peak hour, and 1,542 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. The trips that will be generated by the proposed development were distributed and assigned to the main project access on South Main Street. The trip distribution percentages for the residential portion of the project 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 distribution for the retail/commercial was based on residential population densities in the area and the distance of those populations to the site. The project trips, presented in Table 2, were assigned to the roadway network based on these distribution percentages. The a.m. and p.m. peak hour and 24-hour trips expected to be generated by Phase 2 of the proposed development at the study intersection are summarized in Table 3.

Table 3 – Weekday A.M. and P.M. Peak Hour and 24-Hour Project Trips at Study Intersection – Phase 2

Time Period	NB South Main Left Turn	SB South Main Right Turn	EB Phase 2 Access Left Turn	EB Phase 2 Access Through	EB Phase 2 Access Right Turn	Westbound Phase 1 Access Through
A.M. Peak Hour	18	13	33	4	53	1
P.M. Peak Hour	46	32	24	3	32	4
24-Hour	446	306	306	39	446	39

In order to determine the additional trips that will be added by the development for other hours of the day outside the peak hours, an hourly distribution was applied to the project's 24 hour trips. The hourly distribution of the project's trips throughout a day was obtained from tables accompanying the ITE *Trip Generation Manual, 11th* Edition, titled "Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use". The selected land use is ITE Land Use 221 – Multifamily Housing (Mid-Rise) for the apartments, the same as that used for the trip generation calculations for the apartments, and the selected Land Use for the retail/commercial is ITE Land Use 822 – Strip Retail Plaza (less than 40,000 square feet), the same as used for the trip generation calculations for the retail/commercial. The hourly distributions for Weekday General Urban/Suburban Setting, Not Close to Rail Transit was applied to the 24-hour volumes for each land use to develop the entering and exiting trips, by hour, at the subject intersection. A spreadsheet showing the hourly volume calculations for this analysis is located in the Appendix of this report.

Right-Turn Volume Reductions

The MUTCD states: "Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor street traffic count when evaluating the count against the above signal warrants." The Georgia DOT requires that all minor street right turns be removed from the analysis of intersections on state routes based on the logic that minor street right turns can typically be made safely and with low delay without reliance upon a signal. Other jurisdictions allow for engineering judgement. This analysis was performed consistent with the Georgia DOT practice of removing all minor street right turns.

Crash Data

The Georgia Electronic Accident Reporting System (GEARS) was used to obtain crash data on South Main Street in the vicinity of the Phase 1 and Phase 2 accesses for the five year period from January 1, 2020 through December 31, 2024. Figure 5 shows the GEARS crash map and data. While there were a few crashes at Duncan Drive and one to the south of the subject intersection, there were zero reported crashes on the section of South Main Street in the vicinity of the Phase 1 and Phase 2 accesses.

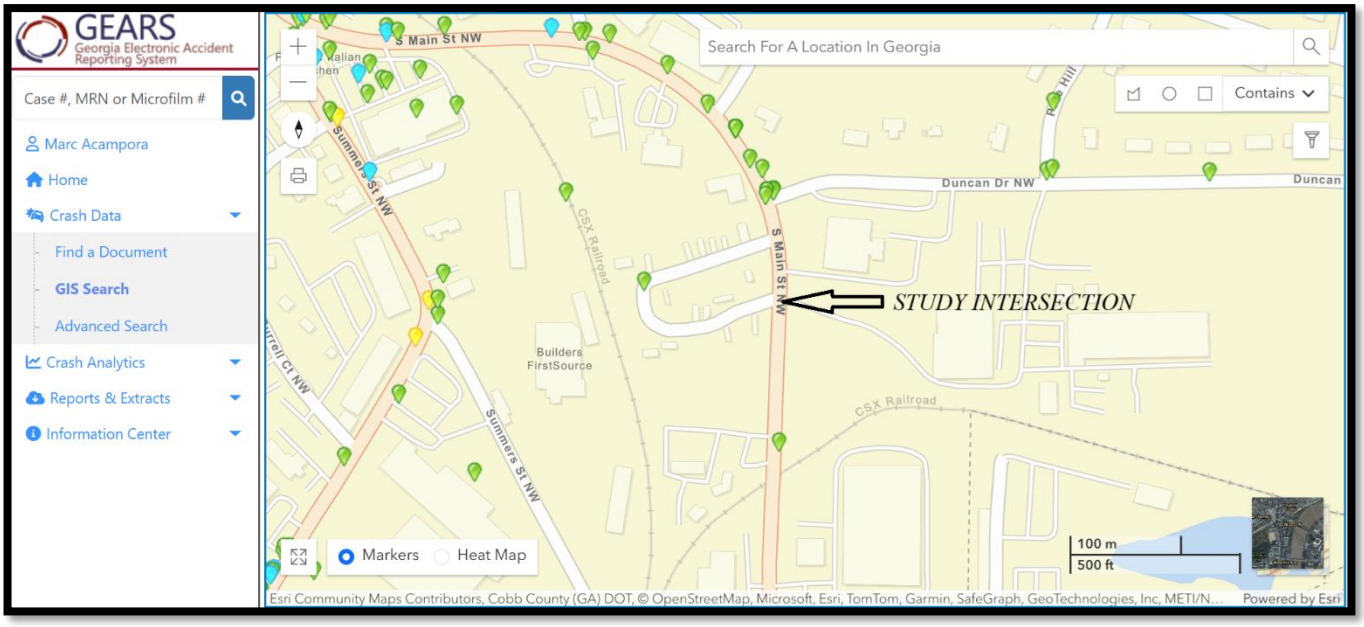


Figure 5 – GEARS Crash Map and Data

Evaluation of Signal Warrants

An evaluation was made of the applicable warrants for traffic signal installation described in the Federal Highway Administration's *Manual on Uniform Traffic Control Devices* (MUTCD), 11th edition, effective date January 18, 2024, Part 4 – Highway Traffic Signals, Chapter 4C – Traffic Control Signal Needs Studies. The analysis was made for the future condition after completion of Phase I and Phase 2 of the Lacy at South Main mixed-use development (with the apartments in both Phases leased at 92%). The following is a more complete description of each warrant, and the results of the analysis. Spreadsheets in the Appendix show the calculations for the volume-based warrants.

Warrant 1. Eight-Hour Vehicular Volume

The need for a traffic control signal should be considered if an engineering study finds that one of the following conditions exist for each of any 8 hours of an average day:

A. The vehicles per hour given in both of the 100 percent columns of Condition A in Table 4C-1 exist on the major-street and the more critical minor-street approach, respectively, to the intersection; or

B. The vehicles per hour given in both of the 100 percent columns of Condition B in Table 4C-1 exist on the major-street and the more critical minor-street approach, respectively, to the intersection.

On the minor street, the more critical volume is not required to be on the same approach during each of these 8 hours. The more critical minor-street volume is the one that meets the warranting criteria for that approach, and in the case of a one-lane minor-street approach that is opposite from a multi-lane minor-street approach might not have the higher volume.

Option: If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 70 percent columns in Table 4C-1 may be used in place of the 100 percent columns.

OR

The combination of Conditions A and B is intended for application at locations where Condition A is not satisfied and Condition B is not satisfied and should be applied only after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems.

The need for a traffic control signal should be considered if an engineering study finds that both of the following conditions exist for each of any 8 hours of an average day:

A. The vehicles per hour given in both of the 80 percent columns of Condition A in Table 4C-1 exist on the major-street and the more critical minor-street approaches, respectively, to the intersection; and

B. The vehicles per hour given in both of the 80 percent columns of Condition B in Table 4C-1 exist on the major-street and the more critical minor-street approaches, respectively, to the intersection.

These major-street and minor-street volumes shall be for the same 8 hours for each condition; however, the 8 hours satisfied in Condition A shall not be required to be the same 8 hours satisfied in Condition B. On the minor street, the more critical volume is not required to be on the same approach during each of the 8 hours. The more critical minor-street volume is the one that meets the warranting criteria for that approach, and in the case of a one-lane minor-street approach that is opposite from a multi-lane minor-street approach might not have the higher volume.

Option: If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 56 percent columns in Table 4C-1 may be used in place of the 80 percent columns.

Based on the guidance provided in the MUTCD, the intersection was considered to have one lane on each major street approach and one lane on the minor street approach, the left turn lane (minor street right turns were zeroed, see discussion earlier in this report). The posted speed limit is 25 mph and, therefore, the Option was not applied.

MUTCD Table 4C-1 – Warrant 1 – Eight Hour Vehicular Volume
Condition A

Number of Lanes for Moving Traffic on Each Approach		Vehicles per Hour on Major Street (total of both approaches)				Vehicles per Hour on More Critical Minor Street Approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B

Number of Lanes for Moving Traffic on Each Approach		Vehicles per Hour on Major Street (total of both approaches)				Vehicles per Hour on More Critical Minor Street Approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

[a] *Basic minimum hourly volume*
[b] *Used for combination of Conditions A and B after adequate trial of other remedial measures*
[c] *May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000*
[d] *May be used for combination of Conditions A and B after adequate trial of other remedial measures when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000*

source: Table 4C-1 of the MUTCD, 11th edition

Future Phase 1 and Phase 2: There are zero (0) hours that meet the minimum criteria. **Warrant 1 is NOT SATISFIED.**

Warrant 2. Four-Hour Vehicular Volume

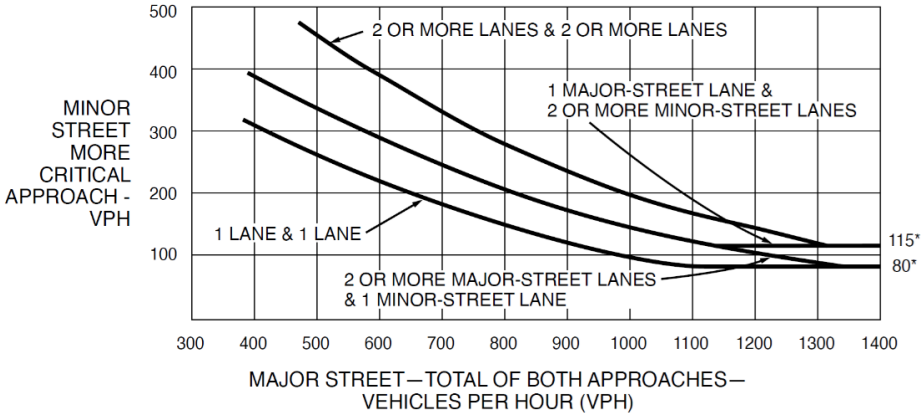
The need for a traffic control signal should be considered if an engineering study finds that, for each of any 4 hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the more critical minor-street approach (one direction only) all fall above the applicable curve in Figure 4C-1 for the existing combination of approach lanes.

On the minor street, the more critical volume is not required to be on the same approach during each of these 4 hours. The more critical minor-street volume is the one that meets the warranting criteria for that approach, and in the case of a one-lane minor-street approach that is opposite from a multi-lane minor-street approach might not have the higher volume.

Option: If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-2 may be used in place of Figure 4C-1.

As discussed under Warrant 1, based on the guidance provided in the MUTCD, the intersection was considered to have one lane on each major street approach and one lane on the minor street approach, the left turn lane (minor street right turns were zeroed, see discussion earlier in this report). The posted speed limit is 25 mph and, therefore, the Option was not applied.

MUTCD Figure 4C-1 – Warrant 2 – Four Hour Vehicular Volume

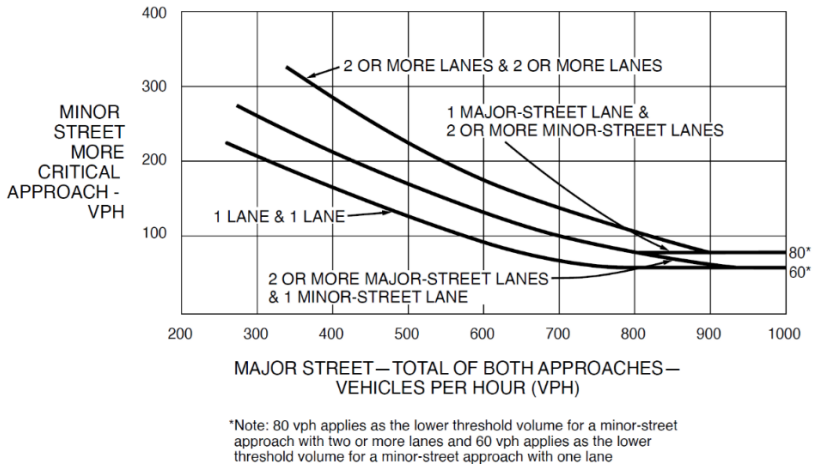


*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane

source: Figure 4C-1 of the MUTCD, 11th Edition

MUTCD Figure 4C-2 – Warrant 2 – Four Hour Vehicular Volume (70% Factor)

(community less than 10,000 population or above 40 mph on major street)



source: Figure 4C-2 of the MUTCD, 11th Edition

Future Phase 1 and Phase 2: There are zero (0) hours that meet the minimum criteria. Warrant 2 is NOT SATISFIED.

Warrant 3. Peak Hour

This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time. The need for a traffic control signal should be considered if an engineering study finds that the criteria in either of the following two categories are met:

A. If all three of the following conditions exist for the same 1 hour (any four consecutive 15-minute periods) of an average day:

   1. The total stopped time delay experienced by the traffic on one minor-street approach (one direction only) controlled by a STOP sign equals or exceeds: 4 vehicle-hours for a one-lane approach or 5 vehicle-hours for a two-lane approach; and

   2. The volume on the same minor-street approach (one direction only) equals or exceeds 100 vehicles per hour for one moving lane of traffic or 150 vehicles per hour for two moving lanes; and

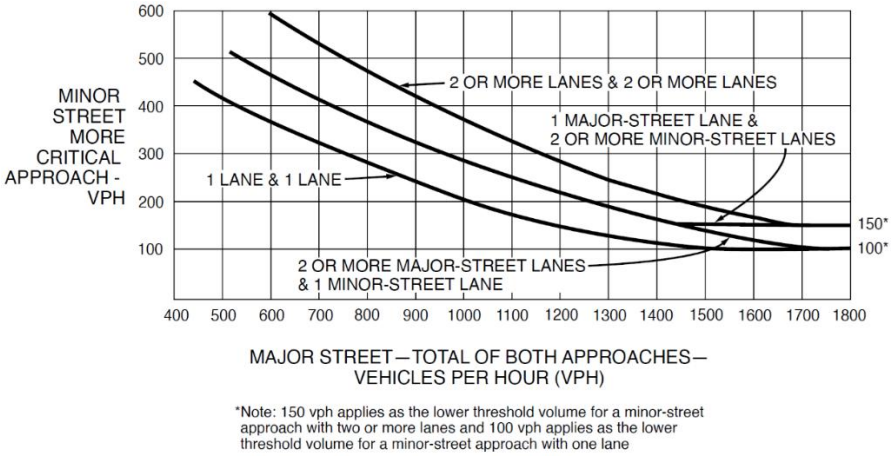
   3. The total entering volume serviced during the hour equals or exceeds 650 vehicles per hour for intersections with three approaches or 800 vehicles per hour for intersections with four or more approaches.

B. The plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the more critical minor-street approach (one direction only) for 1 hour (any four consecutive 15-minute periods) of an average day falls above the applicable curve in Figure 4C-3 for the existing combination of approach lanes.

Option: If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-4 may be used in place of Figure 4C-3 to evaluate the criteria in Item B of Paragraph 3 in this Section. If this warrant is the only warrant met and a traffic control signal is justified by an engineering study, the traffic control signal may be operated in the flashing mode during the hours that the volume criteria of this warrant are not met.

As discussed under Warrant 1, based on the guidance provided in the MUTCD, the intersection was considered to have one lane on each major street approach and one lane on the minor street approach, the left turn lane (minor street right turns were zeroed, see discussion earlier in this report). The posted speed limit is 25 mph and, therefore, the Option was not applied.

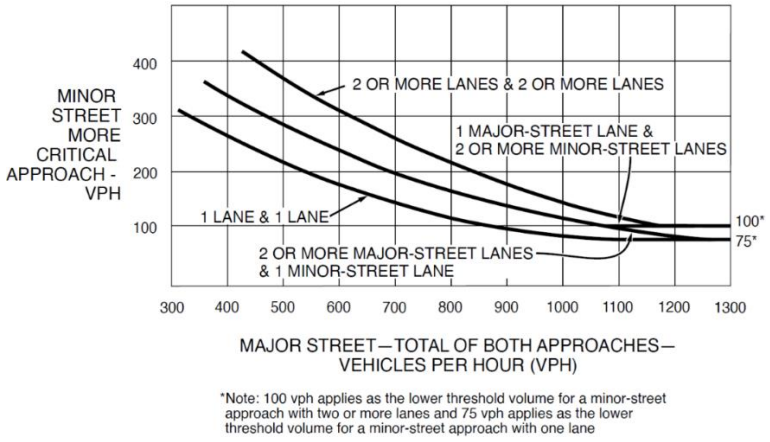
MUTCD Figure 4C-3 – Warrant 3 – Peak Hour



source: Figure 4C-3 of the MUTCD, 11th Edition

MUTCD Figure 4C-4 – Warrant 3 – Peak Hour (70% Factor)

(community less than 10,000 population or abobe 40 mph on major street)



source: Figure 4C-4 of the MUTCD, 11th Edition

Future Phase 1 and Phase 2: There are zero (0) hours that meet the minimum criteria. **Warrant 3 is NOT SATISFIED.**

Warrant 4. Pedestrian Volume

The need for a traffic control signal at an intersection or midblock crossing shall be considered if an engineering study finds that one of the following criteria is met:

A. For each of any 4 hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings) all fall above the curve in Figure 4C-5; or

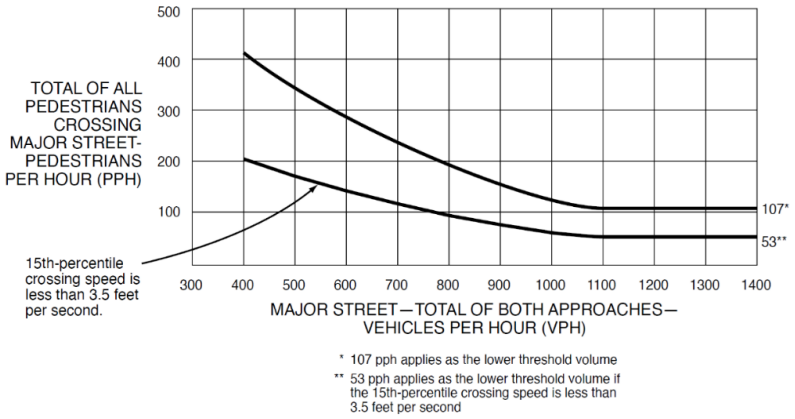
B. For 1 hour (any four consecutive 15-minute periods) of an average day, the plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings) falls above the curve in Figure 4C-7.

Option: If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 35 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-6 may be used in place of Figure 4C-5 to evaluate Criterion A in Paragraph 2, and Figure 4C-8 may be used in place of Figure 4C-7 to evaluate Criterion B in Paragraph 2.

The Pedestrian Volume signal warrant shall not be applied at locations where the distance to the nearest traffic control signal or STOP sign controlling the street that pedestrians desire to cross is less than 300 feet unless the proposed traffic control signal will not restrict the progressive movement of traffic. If this warrant is met and a traffic control signal is justified by an engineering study, the traffic control signal shall be equipped with pedestrian signal heads complying with the provisions set forth in Chapter 4E.

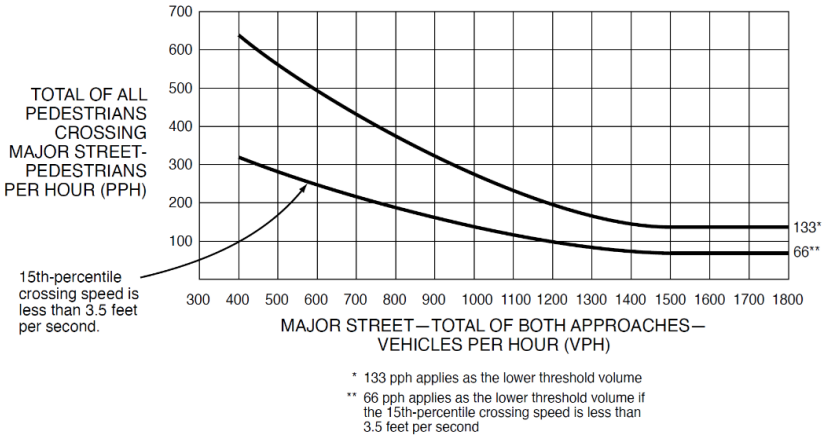
Option: The criterion for the pedestrian volume crossing the major street may be reduced as much as 50 percent if the 15th-percentile crossing speed of pedestrians is less than 3.5 feet per second. A traffic control signal may not be needed at the study location if adjacent coordinated traffic control signals consistently provide gaps of adequate length for pedestrians to cross the street.

MUTCD Figure 4C-5 – Warrant 4 – Pedestrian Four Hour Volume



source: Figure 4C-5 of the MUTCD 11th Edition

MUTCD Figure 4C-6 – Warrant 4 – Pedestrian Four Hour Volume (70% Factor)

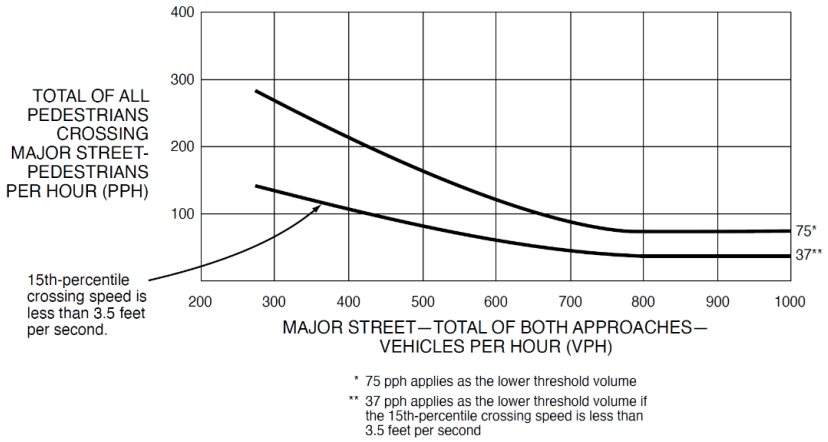


* 133 pph applies as the lower threshold volume

** 66 pph applies as the lower threshold volume if the 15th-percentile crossing speed is less than 3.5 feet per second

source: Figure 4C-6 of the MUTCD, 11th Edition

MUTCD Figure 4C-7 – Warrant 4 – Pedestrian Peak Hour

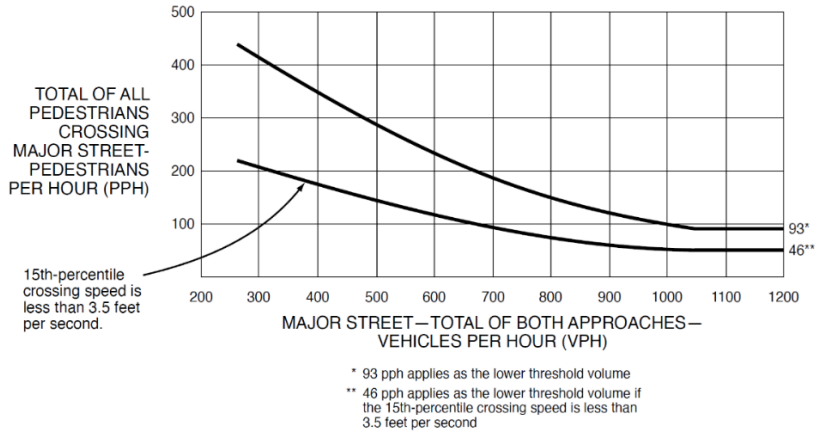


* 75 pph applies as the lower threshold volume

** 37 pph applies as the lower threshold volume if the 15th-percentile crossing speed is less than 3.5 feet per second

source: Figure 4C-7 of the MUTCD, 11th Edition

MUTCD Figure 4C-8 – Warrant 4 – Pedestrian Peak Hour (70% Factor)



* 93 pph applies as the lower threshold volume

** 46 pph applies as the lower threshold volume if the 15th-percentile crossing speed is less than 3.5 feet per second

source: Figure 4C-8 of the MUTCD, 11th Edition

Pedestrian activity at this intersection was observed to be low and this is expected to continue into the future at buildout of Phase 2. There is likely to be a small pedestrian demand to cross South Main Street at this location, between Phase 1 and Phase 2. However, pedestrian activity is anticipated to not come close to the volumes required to justify signalization. There is sidewalk along both sides of South Main Street in the vicinity of the subject intersection. 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.

Future Phase 1: It is expected that there will be zero (0) hours that meet the minimum criteria.
Warrant 4 is NOT SATISFIED.

Warrant 5. School Crossing

The need for a traffic control signal should be considered when an engineering study of the frequency and adequacy of gaps in the vehicular traffic stream as related to the number and size of groups of schoolchildren at an established school crossing across the major street shows that the number of adequate gaps in the traffic stream during the period when the schoolchildren are using the crossing is less than the number of minutes in the same period and there are a minimum of 20 schoolchildren during the highest crossing hour.

Before a decision is made to install a traffic control signal, consideration should be given to the implementation of other remedial measures, such as warning signs and flashers, school speed zones, school crossing guards, or a grade-separated crossing. The School Crossing signal warrant should not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet unless the proposed traffic control signal will not restrict the progressive movement of traffic.

Warrant 5 is NOT APPLICABLE.

Warrant 6. Coordinated Signal System

The need for a traffic control signal should be considered if an engineering study finds that one of the following criteria is met:

A. On a one-way street or a street that has traffic predominantly in one direction, the adjacent traffic control signals are so far apart that they do not provide the necessary degree of vehicular platooning.

B. On a two-way street, adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will collectively provide a progressive operation.

Warrant 6 is NOT APPLICABLE.

Warrant 7. Crash Experience

The need for a traffic control signal should be considered if an engineering study finds that all of the following criteria are met:

A. Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency; and

B. At least one of the following conditions applies to the reported crash history (where each reported crash considered is related to the intersection and apparently exceeds the applicable requirements for a reportable crash):

   1. The number of reported angle crashes and pedestrian crashes within a 1-year period equals or exceeds the threshold number in Table 4C-2 for total angle crashes and pedestrian crashes (all severities); or
   2. The number of reported fatal-and-injury angle crashes and pedestrian crashes within a 1-year period equals or exceeds the threshold number in Table 4C-2 for total fatal-and-injury angle crashes and pedestrian crashes; or
   3. The number of reported angle crashes and pedestrian crashes within a 3-year period equals or exceeds the threshold number in Table 4C-3 for total angle crashes and pedestrian crashes (all severities); or
   4. The number of reported fatal-and-injury angle crashes and pedestrian crashes within a 3-year period equals or exceeds the threshold number in Table 4C-3 for total fatal-and-injury angle crashes and pedestrian crashes; and

C. For each of any 8 hours of an average day, the vehicles per hour (vph) given in both of the 80 percent columns of Condition A in Table 4C-1 (see Section 4C.02), or the vph in both of the 80 percent columns of Condition B in Table 4C-1 exists on the major street and the more critical minor-street approach, respectively, to the intersection, or the volume of pedestrian traffic is not less than 80 percent of the requirements specified in the Pedestrian Volume warrant (see Section 4C.05).

   These major-street and minor-street volumes shall be for the same 8 hours. On the minor street, the more critical volume is not required to be on the same approach during each of these 8 hours. The more critical minor-street volume is the one that meets the warranting criteria for that approach, and in the case of a one-lane minor-street approach that is opposite from a multi-lane minor-street approach might not have the higher volume.

MUTCD Table 4C-2 – Warrant 7 – Crash Experience
Minimum Number of Reported Crashes in a One Year Period

Number of Through Lanes on Each Approach		Total of Angle and Pedestrian Crashes (all severities) [a]		Total of Fatal-and-Injury Angle And Pedestrian Crashes [a]	
Major Street	Minor Street	Four Legs	Three Legs	Four Legs	Three Legs
1	1	5	4	3	3
2 or more	1	5	4	3	3
2 or more	2 or more	5	4	3	3
1	2 or more	5	4	3	3

[a] *Angle crashes include all crashes that occur at an angle and involve one or more vehicles on the major street and one or more vehicles on the minor street.*

MUTCD Table 4C-3 – Warrant 7 – Crash Experience
Minimum Number of Reported Crashes in a Three Year Period

Number of Through Lanes on Each Approach		Total of Angle and Pedestrian Crashes (all severities) [a]		Total of Fatal-and-Injury Angle And Pedestrian Crashes [a]	
Major Street	Minor Street	Four Legs	Three Legs	Four Legs	Three Legs
1	1	6	5	4	4
2 or more	1	6	5	4	4
2 or more	2 or more	6	5	4	4
1	2 or more	6	5	4	4

[a] *Angle crashes include all crashes that occur at an angle and involve one or more vehicles on the major street and one or more vehicles on the minor street.*

Option: If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000:

A. The traffic volumes in the 56 percent columns in Table 4C-1 may be used in place of the 80 percent columns.

B. Tables 4C-4 and 4C-5 may be used in place of Tables 4C-2 and 4C-3, respectively.

Based on the posted speed limit of 25 mph, the Option was not used for this analysis.

MUTCD Table 4C-4 – Warrant 7 – Crash Experience
Minimum Number of Reported Crashes in a One Year Period

Community less than 10,000 population or above 40 mph on major street					
Number of Through Lanes on Each Approach		Total of Angle and Pedestrian Crashes (all severities) [a]		Total of Fatal-and-Injury Angle And Pedestrian Crashes [a]	
Major Street	Minor Street	Four Legs	Three Legs	Four Legs	Three Legs
1	1	4	3	3	3
2 or more	1	10	9	6	6
2 or more	2 or more	10	9	6	6
1	2 or more	4	3	3	3

[a] *Angle crashes include all crashes that occur at an angle and involve one or more vehicles on the major street and one or more vehicles on the minor street.*

MUTCD Table 4C-5 – Warrant 7 – Crash Experience
Minimum Number of Reported Crashes in a Three Year Period

Community less than 10,000 population or above 40 mph on major street					
Number of Through Lanes on Each Approach		Total of Angle and Pedestrian Crashes (all severities) [a]		Total of Fatal-and-Injury Angle And Pedestrian Crashes [a]	
Major Street	Minor Street	Four Legs	Three Legs	Four Legs	Three Legs
1	1	6	5	4	4
2 or more	1	16	13	9	9
2 or more	2 or more	16	13	9	9
1	2 or more	6	5	4	4

[a] *Angle crashes include all crashes that occur at an angle and involve one or more vehicles on the major street and one or more vehicles on the minor street.*

Option: Agencies may calibrate Highway Safety Manual (HSM) (AASHTO, 2010) safety performance functions (SPFs) to their own crash data or develop their own SPFs to produce agency specific average crash frequency values. When documented as part of the engineering study, these agency specific crash frequency values may be used instead of the values shown in Tables 4C-2 through 4C-5 when applying the Crash Experience signal warrant.

The values in Tables 4C-2 through 4C-5 for Minimum Number of Reported Crashes that correspond to the Crash Experience signal warrant were derived using the safety performance functions (SPFs) in the Highway Safety Manual (HSM) (AASHTO, 2010) for stop-controlled and signalized intersections with characteristics that are considered typical. The values in Tables 4C-2 through 4C-5 are representative of average crash frequency for the given intersection condition. The values correspond to the threshold at which the signalized intersection safety performance outperforms the stop-controlled intersection, for otherwise identical conditions and equivalent traffic.

There were zero reported crashes at the subject intersection in the five year period from January 1, 2020 through December 31, 2024. Additionally, none of the volume requirements for Criterion C are satisfied.

Warrant 7 is NOT SATISFIED.

Warrant 8. Roadway Network

The need for a traffic control signal should be considered if an engineering study finds that the common intersection of two or more major routes meets one or both of the following criteria:

A. The intersection has a total existing, or immediately projected, entering volume of at least 1,000 vehicles per hour during the peak hour of a typical weekday and has 5-year projected traffic volumes, based on an engineering study, that meet one or more of Warrants 1, 2, and 3 during an average weekday; or
B. The intersection has a total existing or immediately projected entering volume of at least 1,000 vehicles per hour for each of any 5 hours of a non-normal business day (Saturday or Sunday).

A major route as used in this signal warrant should have at least one of the following characteristics:

A. It is part of the street or highway system that serves as the principal roadway network for through traffic flow.
B. It includes rural or suburban highways outside, entering, or traversing a city, or
C. It appears as a major route on an official plan, such as a major street plan in an urban area traffic and transportation study.

Warrant 8 is NOT APPLICABLE.

Warrant 9. Intersection Near a Grade Crossing

The Intersection Near a Grade Crossing signal warrant is intended for use at a location where none of the conditions described in the other eight traffic signal warrants are met, but the proximity of a grade crossing on an approach controlled by a STOP or YIELD sign at a highway-highway intersection is the principal reason to consider installing a traffic control signal.

Warrant 9 is NOT APPLICABLE.

Summary of Warrants for Signalization and Conclusion

Table 4 provides a summary of the analysis of the warrants for signalization at the intersection of South Main Street at the Lacy at South Main Phase 1 and Phase 2 accesses.

Table 4 – Summary of Warrants – South Main Street at Phase 1 and Phase 2 Accesses

Warrant	Phase 1 and Phase 2	
	Hours Met	Satisfied?
1. Eight Hour	0	No
2. Four Hour	0	No
3. Peak Hour	0	No
4. Pedestrian	0	No
5. School Crossing	NA	NA
6. Coordination	NA	NA
7. Crash Experience	0	No
8. Network	NA	NA
9. Railroad Crossing	NA	NA

NA = not applicable

The analysis reveals that no warrants for signalization are satisfied at the intersection of South Main Street at the Lacy at South Main Phase 1 and Phase 2 accesses when Phase 1 and Phase 2 are both fully developed (assuming 92% occupancy of the apartments in both Phases). Therefore, according to the standards set forth in the MUTCD, this intersection will not justify the installation of a traffic signal at the completion of Phase 1 and Phase 2 and this study agrees with that conclusion.

APPENDIX

Reliable Traffic Data Services

Tel: (770) 578-8158 I Fax: (770) 578-8159

ADT Data

Site Code: 49770101
S Main St south of Duncan Dr
Kennesaw, GA

Start Time	11-Dec-24 Wed	Northbound Morning	Northbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Southbound Morning	Southbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals 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							

South Main Street at South Main Mixed-Use Development Phase 1 and Phase 2 Access
City of Kennesaw, Georgia

January 2025

Counted Volumes - Counted Wednesday, December 11, 2024

Begin Time	Northbound				Southbound				Eastbound				Westbound				Intersection
	South Main Street				South Main Street												
	Left	Through	Right	Tot	Left	Through	Right	Tot	Left	Through	Right	Tot	Left	Through	Right	Tot	Tot
12:00 midnight	0	32	0	32	0	14	0	14	0	0	0	0	0	0	0	0	46
1:00 AM	0	18	0	18	0	18	0	18	0	0	0	0	0	0	0	0	36
2:00 AM	0	15	0	15	0	11	0	11	0	0	0	0	0	0	0	0	26
3:00 AM	0	16	0	16	0	19	0	19	0	0	0	0	0	0	0	0	35
4:00 AM	0	26	0	26	0	32	0	32	0	0	0	0	0	0	0	0	58
5:00 AM	0	59	0	59	0	85	0	85	0	0	0	0	0	0	0	0	144
6:00 AM	0	98	0	98	0	270	0	270	0	0	0	0	0	0	0	0	368
7:00 AM	0	177	0	177	0	588	0	588	0	0	0	0	0	0	0	0	765
8:00 AM	0	232	0	232	0	585	0	585	0	0	0	0	0	0	0	0	817
9:00 AM	0	247	0	247	0	322	0	322	0	0	0	0	0	0	0	0	569
10:00 AM	0	255	0	255	0	266	0	266	0	0	0	0	0	0	0	0	521
11:00 AM	0	335	0	335	0	318	0	318	0	0	0	0	0	0	0	0	653
12:00 noon	0	379	0	379	0	318	0	318	0	0	0	0	0	0	0	0	697
1:00 PM	0	416	0	416	0	343	0	343	0	0	0	0	0	0	0	0	759
2:00 PM	0	396	0	396	0	313	0	313	0	0	0	0	0	0	0	0	709
3:00 PM	0	579	0	579	0	307	0	307	0	0	0	0	0	0	0	0	886
4:00 PM	0	670	0	670	0	302	0	302	0	0	0	0	0	0	0	0	972
5:00 PM	0	536	0	536	0	318	0	318	0	0	0	0	0	0	0	0	854
6:00 PM	0	471	0	471	0	225	0	225	0	0	0	0	0	0	0	0	696
7:00 PM	0	274	0	274	0	165	0	165	0	0	0	0	0	0	0	0	439
8:00 PM	0	172	0	172	0	104	0	104	0	0	0	0	0	0	0	0	276
9:00 PM	0	142	0	142	0	66	0	66	0	0	0	0	0	0	0	0	208
10:00 PM	0	87	0	87	0	61	0	61	0	0	0	0	0	0	0	0	148
11:00 PM	0	63	0	63	0	54	0	54	0	0	0	0	0	0	0	0	117
Total	*0*	*5,695*	*0*	*5,695*	*0*	*5,104*	*0*	*5,104*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*10,799*

Phase 2 No-Build Volumes - Counted Increased by 1% per year for 5 years from 2024 to 2029 = 5.1% growth

Begin Time	Northbound				Southbound				Eastbound				Westbound				Intersection
	South Main Street				South Main Street				0				0				
	Left	Thru	Right	Tot	Left	Thru	Right	Tot	Left	Thru	Right	Tot	Left	Thru	Right	Tot	Tot
12:00 midnight	0	34	0	34	0	15	0	15	0	0	0	0	0	0	0	0	48
1:00 AM	0	19	0	19	0	19	0	19	0	0	0	0	0	0	0	0	38
2:00 AM	0	16	0	16	0	12	0	12	0	0	0	0	0	0	0	0	27
3:00 AM	0	17	0	17	0	20	0	20	0	0	0	0	0	0	0	0	37
4:00 AM	0	27	0	27	0	34	0	34	0	0	0	0	0	0	0	0	61
5:00 AM	0	62	0	62	0	89	0	89	0	0	0	0	0	0	0	0	151
6:00 AM	0	103	0	103	0	284	0	284	0	0	0	0	0	0	0	0	387
7:00 AM	0	186	0	186	0	618	0	618	0	0	0	0	0	0	0	0	804
8:00 AM	0	244	0	244	0	615	0	615	0	0	0	0	0	0	0	0	859
9:00 AM	0	260	0	260	0	338	0	338	0	0	0	0	0	0	0	0	598
10:00 AM	0	268	0	268	0	280	0	280	0	0	0	0	0	0	0	0	548
11:00 AM	0	352	0	352	0	334	0	334	0	0	0	0	0	0	0	0	686
12:00 noon	0	398	0	398	0	334	0	334	0	0	0	0	0	0	0	0	733
1:00 PM	0	437	0	437	0	360	0	360	0	0	0	0	0	0	0	0	798
2:00 PM	0	416	0	416	0	329	0	329	0	0	0	0	0	0	0	0	745
3:00 PM	0	609	0	609	0	323	0	323	0	0	0	0	0	0	0	0	931
4:00 PM	0	704	0	704	0	317	0	317	0	0	0	0	0	0	0	0	1,022
5:00 PM	0	563	0	563	0	334	0	334	0	0	0	0	0	0	0	0	898
6:00 PM	0	495	0	495	0	236	0	236	0	0	0	0	0	0	0	0	731
7:00 PM	0	288	0	288	0	173	0	173	0	0	0	0	0	0	0	0	461
8:00 PM	0	181	0	181	0	109	0	109	0	0	0	0	0	0	0	0	290
9:00 PM	0	149	0	149	0	69	0	69	0	0	0	0	0	0	0	0	219
10:00 PM	0	91	0	91	0	64	0	64	0	0	0	0	0	0	0	0	156
11:00 PM	0	66	0	66	0	57	0	57	0	0	0	0	0	0	0	0	123
Total	*0*	*6,287*	*0*	*6,287*	*0*	*5,635*	*0*	*5,635*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*11,350*

Hourly Distribution of 24-hour LU 221 - Multifamily Housing (Mid-Rise) Trips, from ITE Trip Generation Manual, 11th Edition

Begin Time	Northbound				Southbound				Eastbound				Westbound			
	South Main Street				South Main Street				Phase 2 Access				Phase 1 Access			
	Left	Thru	Right		Left	Thru	Right		Left	Thru	Right		Left	Thru	Right	
12:00 midnight	1.1%	0.0%	1.1%		1.1%	0.0%	1.1%		0.4%	0.4%	0.4%		0.4%	1.1%	0.4%	
1:00 AM	0.6%	0.0%	0.6%		0.6%	0.0%	0.6%		0.3%	0.3%	0.3%		0.3%	0.6%	0.3%	
2:00 AM	0.3%	0.0%	0.3%		0.3%	0.0%	0.3%		0.1%	0.1%	0.1%		0.1%	0.3%	0.1%	
3:00 AM	0.2%	0.0%	0.2%		0.2%	0.0%	0.2%		0.2%	0.2%	0.2%		0.2%	0.2%	0.2%	
4:00 AM	0.1%	0.0%	0.1%		0.1%	0.0%	0.1%		0.5%	0.5%	0.5%		0.5%	0.1%	0.5%	
5:00 AM	0.4%	0.0%	0.4%		0.4%	0.0%	0.4%		2.0%	2.0%	2.0%		2.0%	0.4%	2.0%	
6:00 AM	1.0%	0.0%	1.0%		1.0%	0.0%	1.0%		7.8%	7.8%	7.8%		7.8%	1.0%	7.8%	
7:00 AM	2.5%	0.0%	2.5%		2.5%	0.0%	2.5%		14.7%	14.7%	14.7%		14.7%	2.5%	14.7%	
8:00 AM	3.0%	0.0%	3.0%		3.0%	0.0%	3.0%		12.5%	12.5%	12.5%		12.5%	3.0%	12.5%	
9:00 AM	2.2%	0.0%	2.2%		2.2%	0.0%	2.2%		6.9%	6.9%	6.9%		6.9%	2.2%	6.9%	
10:00 AM	2.7%	0.0%	2.7%		2.7%	0.0%	2.7%		4.6%	4.6%	4.6%		4.6%	2.7%	4.6%	
11:00 AM	3.4%	0.0%	3.4%		3.4%	0.0%	3.4%		4.0%	4.0%	4.0%		4.0%	3.4%	4.0%	
12:00 noon	4.3%	0.0%	4.3%		4.3%	0.0%	4.3%		4.8%	4.8%	4.8%		4.8%	4.3%	4.8%	
1:00 PM	4.4%	0.0%	4.4%		4.4%	0.0%	4.4%		4.4%	4.4%	4.4%		4.4%	4.4%	4.4%	
2:00 PM	4.1%	0.0%	4.1%		4.1%	0.0%	4.1%		3.7%	3.7%	3.7%		3.7%	4.1%	3.7%	
3:00 PM	5.9%	0.0%	5.9%		5.9%	0.0%	5.9%		3.8%	3.8%	3.8%		3.8%	5.9%	3.8%	
4:00 PM	9.2%	0.0%	9.2%		9.2%	0.0%	9.2%		5.1%	5.1%	5.1%		5.1%	9.2%	5.1%	
5:00 PM	13.1%	0.0%	13.1%		13.1%	0.0%	13.1%		5.8%	5.8%	5.8%		5.8%	13.1%	5.8%	
6:00 PM	12.1%	0.0%	12.1%		12.1%	0.0%	12.1%		6.0%	6.0%	6.0%		6.0%	12.1%	6.0%	
7:00 PM	9.4%	0.0%	9.4%		9.4%	0.0%	9.4%		5.4%	5.4%	5.4%		5.4%	9.4%	5.4%	
8:00 PM	7.7%	0.0%	7.7%		7.7%	0.0%	7.7%		3.1%	3.1%	3.1%		3.1%	7.7%	3.1%	
9:00 PM	6.5%	0.0%	6.5%		6.5%	0.0%	6.5%		1.5%	1.5%	1.5%		1.5%	6.5%	1.5%	
10:00 PM	3.7%	0.0%	3.7%		3.7%	0.0%	3.7%		1.6%	1.6%	1.6%		1.6%	3.7%	1.6%	
11:00 PM	2.1%	0.0%	2.1%		2.1%	0.0%	2.1%		0.8%	0.8%	0.8%		0.8%	2.1%	0.8%	
Total	*100.0%*	*0.0%*	*100.0%*		*100.0%*	*0.0%*	*100.0%*		*100.0%*	*100.0%*	*100.0%*		*100.0%*	*100.0%*	*100.0%*	

Hourly Distribution of 24-hour LU 822 - Strip Retail Plaza (<40K) Trips, from ITE Trip Generation Manual, 11th Edition

Begin Time	Northbound				Southbound				Eastbound				Westbound			
	South Main Street				South Main Street				Phase 2 Access				Phase 1 Access			
	Left	Thru	Right		Left	Thru	Right		Left	Thru	Right		Left	Thru	Right	
12:00 midnight	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	
1:00 AM	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	
2:00 AM	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	
3:00 AM	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	
4:00 AM	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	
5:00 AM	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	
6:00 AM	0.5%	0.0%	0.5%		0.5%	0.0%	0.5%		0.5%	0.5%	0.5%		0.5%	0.5%	0.5%	
7:00 AM	2.2%	0.0%	2.2%		2.2%	0.0%	2.2%		2.2%	2.2%	2.2%		2.2%	2.2%	2.2%	
8:00 AM	4.5%	0.0%	4.5%		4.5%	0.0%	4.5%		4.5%	4.5%	4.5%		4.5%	4.5%	4.5%	
9:00 AM	5.8%	0.0%	5.8%		5.8%	0.0%	5.8%		5.8%	5.8%	5.8%		5.8%	5.8%	5.8%	
10:00 AM	6.5%	0.0%	6.5%		6.5%	0.0%	6.5%		6.5%	6.5%	6.5%		6.5%	6.5%	6.5%	
11:00 AM	6.3%	0.0%	6.3%		6.3%	0.0%	6.3%		6.3%	6.3%	6.3%		6.3%	6.3%	6.3%	
12:00 noon	6.1%	0.0%	6.1%		6.1%	0.0%	6.1%		6.1%	6.1%	6.1%		6.1%	6.1%	6.1%	
1:00 PM	6.9%	0.0%	6.9%		6.9%	0.0%	6.9%		6.9%	6.9%	6.9%		6.9%	6.9%	6.9%	
2:00 PM	6.1%	0.0%	6.1%		6.1%	0.0%	6.1%		6.1%	6.1%	6.1%		6.1%	6.1%	6.1%	
3:00 PM	7.4%	0.0%	7.4%		7.4%	0.0%	7.4%		7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	
4:00 PM	8.0%	0.0%	8.0%		8.0%	0.0%	8.0%		8.0%	8.0%	8.0%		8.0%	8.0%	8.0%	
5:00 PM	8.0%	0.0%	8.0%		8.0%	0.0%	8.0%		8.0%	8.0%	8.0%		8.0%	8.0%	8.0%	
6:00 PM	8.0%	0.0%	8.0%		8.0%	0.0%	8.0%		8.0%	8.0%	8.0%		8.0%	8.0%	8.0%	
7:00 PM	8.5%	0.0%	8.5%		8.5%	0.0%	8.5%		8.5%	8.5%	8.5%		8.5%	8.5%	8.5%	
8:00 PM	8.5%	0.0%	8.5%		8.5%	0.0%	8.5%		8.5%	8.5%	8.5%		8.5%	8.5%	8.5%	
9:00 PM	6.7%	0.0%	6.7%		6.7%	0.0%	6.7%		6.7%	6.7%	6.7%		6.7%	6.7%	6.7%	
10:00 PM	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	
11:00 PM	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	
Total	*100.0%*	*0.0%*	*100.0%*		*100.0%*	*0.0%*	*100.0%*		*100.0%*	*100.0%*	*100.0%*		*100.0%*	*100.0%*	*100.0%*	

Proposed South Main Phase 1 and Phase 2 Residential Trips, calculated using ITE Hourly Distribution Except Peak Hours, Taken From Peak Hour Trip Generation Calculations

Begin Time	Northbound				Southbound				Eastbound				Westbound				Intersection
	South Main Street				South Main Street				Phase 2 Access				Phase 1 Access				
	Left	Thru	Right	Tot	Left	Thru	Right	Tot	Left	Thru	Right	Tot	Left	Thru	Right	Tot	Tot
12:00 midnight	4	0	4	8	1	0	2	4	1	0	1	2	1	0	0	2	16
1:00 AM	2	0	2	4	1	0	1	2	1	0	1	2	1	0	0	2	10
2:00 AM	1	0	1	2	0	0	1	1	0	0	0	1	0	0	0	1	4
3:00 AM	1	0	1	1	0	0	0	1	1	0	1	1	1	0	0	1	5
4:00 AM	0	0	0	1	0	0	0	0	1	0	2	3	2	0	1	2	7
5:00 AM	2	0	1	3	0	0	1	1	5	1	8	13	7	0	3	9	27
6:00 AM	4	0	3	7	1	0	2	3	17	2	30	49	25	0	10	35	95
7:00 AM	10	0	8	18	5	0	6	11	33	5	56	93	48	1	18	67	188
8:00 AM	***15***	***0***	***12***	***27***	***5***	***0***	***9***	***14***	***30***	***4***	***51***	***85***	***41***	***1***	***15***	***56***	***182***
9:00 AM	8	0	7	16	3	0	5	8	15	2	26	44	23	1	8	32	98
10:00 AM	10	0	9	19	3	0	6	9	10	1	17	29	15	1	6	21	79
11:00 AM	13	0	11	24	4	0	8	12	9	1	15	25	13	1	5	19	80
12:00 noon	16	0	14	30	5	0	10	15	11	2	18	31	16	1	6	23	99
1:00 PM	17	0	14	31	5	0	10	15	10	1	17	28	14	1	5	21	95
2:00 PM	16	0	13	29	5	0	9	14	8	1	14	24	12	1	5	18	85
3:00 PM	22	0	19	42	7	0	13	20	8	1	15	24	13	2	5	19	105
4:00 PM	***40***	***0***	***33***	***73***	***12***	***0***	***23***	***35***	***15***	***2***	***25***	***42***	***26***	***3***	***6***	***34***	***184***
5:00 PM	50	0	43	93	12	0	29	41	13	2	22	37	19	4	7	30	201
6:00 PM	46	0	40	86	15	0	27	42	13	2	23	38	20	4	7	31	196
7:00 PM	36	0	31	67	12	0	21	32	12	2	21	34	18	3	7	27	161
8:00 PM	29	0	25	55	9	0	17	27	7	1	12	20	10	2	4	16	117
9:00 PM	25	0	21	46	8	0	14	22	3	0	6	10	5	2	2	9	87
10:00 PM	14	0	12	26	5	0	8	13	4	1	6	10	5	1	2	8	58
11:00 PM	8	0	7	15	3	0	5	7	2	0	3	5	3	1	1	4	31
Total	*390*	*0*	*333*	*722*	*123*	*0*	*227*	*350*	*228*	*32*	*390*	*650*	*337*	*32*	*123*	*492*	*2,211*

	Enter	Exit
South Main Phase I Residential 24-Hour Vc	819	819
South Main Phase 2 Residential 24-Hour Vc	635	635

Proposed South Main Phase 1 and Phase 2 Retail Trips, calculated using ITE Hourly Distribution Except Peak Hours, Taken From Peak Hour Trip Generation Calculations

Begin Time	Northbound				Southbound				Eastbound				Westbound				Intersection
	South Main Street				South Main Street				Phase 2 Access				Phase 1 Access				
	Left	Thru	Right	Tot	Left	Thru	Right	Tot	Left	Thru	Right	Tot	Left	Thru	Right	Tot	Tot
12:00 midnight	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 AM	0	0	1	1	0	0	0	1	0	0	0	1	1	0	0	1	3
7:00 AM	1	0	4	5	1	0	2	3	2	0	1	3	4	0	1	5	15
8:00 AM	***3***	***0***	***9***	***12***	***3***	***0***	***4***	***7***	***3***	***0***	***2***	***5***	***6***	***0***	***2***	***8***	***32***
9:00 AM	3	0	9	13	3	0	4	7	4	0	3	8	9	0	3	13	40
10:00 AM	4	0	11	14	3	0	5	8	5	0	4	9	11	0	3	14	45
11:00 AM	3	0	10	14	3	0	5	8	5	0	3	9	10	0	3	14	44
12:00 noon	3	0	10	13	3	0	5	8	5	0	3	8	10	0	3	13	42
1:00 PM	4	0	11	15	3	0	5	9	5	0	4	9	11	0	3	15	48
2:00 PM	3	0	10	13	3	0	5	8	5	0	3	8	10	0	3	13	42
3:00 PM	4	0	12	16	4	0	6	9	6	1	4	10	12	1	4	16	51
4:00 PM	***6***	***0***	***20***	***26***	***6***	***0***	***9***	***15***	***9***	***1***	***7***	***17***	***20***	***1***	***6***	***27***	***85***
5:00 PM	4	0	13	17	4	0	6	10	6	1	4	11	13	1	4	17	56
6:00 PM	4	0	13	17	4	0	6	10	6	1	4	11	13	1	4	17	56
7:00 PM	5	0	14	18	4	0	6	11	6	1	5	12	14	1	4	19	59
8:00 PM	5	0	14	18	4	0	6	11	6	1	5	12	14	1	4	19	59
9:00 PM	4	0	11	15	3	0	5	8	5	0	4	9	11	0	3	15	47
10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	*57*	*0*	*172*	*228*	*52*	*0*	*78*	*130*	*77*	*7*	*57*	*141*	*169*	*7*	*51*	*226*	*726*

	Enter	Exit
South Main Phase I Retail 24-Hour Vol	326	326
South Main Phase 2 Retail 24-Hour Vol	136	136

Total Future Trips - South Main Phase 1 and Phase 2

Begin Time	Northbound				Southbound				Eastbound				Westbound				Intersection
	South Main Street				South Main Street				Phase 2 Access				Phase 1 Access				
	Left	Thru	Right	Tot	Left	Thru	Right	Tot	Left	Thru	Right	Tot	Left	Thru	Right	Tot	Tot
12:00 midnight	4	34	4	41	1	15	2	19	1	0	1	2	1	0	0	2	64
1:00 AM	2	19	2	23	1	19	1	21	1	0	1	2	1	0	0	2	48
2:00 AM	1	16	1	18	0	12	1	13	0	0	0	1	0	0	0	1	32
3:00 AM	1	17	1	18	0	20	0	21	1	0	1	1	1	0	0	1	41
4:00 AM	0	27	0	28	0	34	0	34	1	0	2	3	2	0	1	2	68
5:00 AM	2	62	1	65	0	89	1	91	5	1	8	13	7	0	3	9	178
6:00 AM	4	103	4	111	1	284	3	288	18	2	30	50	26	0	10	36	485
7:00 AM	11	186	12	209	6	618	7	631	34	5	57	96	52	1	19	72	1007
8:00 AM	***18***	***244***	***21***	***283***	***8***	***615***	***13***	***636***	***33***	***4***	***53***	***90***	***47***	***1***	***17***	***65***	***1074***
9:00 AM	12	260	17	288	6	338	9	353	20	3	29	52	32	1	11	44	737
10:00 AM	14	268	19	301	6	280	11	297	15	2	21	38	26	1	9	36	672
11:00 AM	16	352	21	390	7	334	12	354	14	2	19	34	23	2	8	33	810
12:00 noon	20	398	24	442	8	334	14	357	15	2	22	39	26	2	9	36	874
1:00 PM	21	437	26	483	9	360	15	384	15	2	20	37	26	2	9	36	941
2:00 PM	19	416	23	459	8	329	14	351	13	2	17	32	22	2	8	31	872
3:00 PM	27	609	31	666	11	323	19	352	14	2	19	34	25	2	8	35	1088
4:00 PM	***46***	***704***	***53***	***803***	***18***	***317***	***32***	***367***	***24***	***3***	***32***	***59***	***46***	***4***	***12***	***62***	***1292***
5:00 PM	54	563	56	674	16	334	35	385	19	2	26	48	32	5	11	48	1154
6:00 PM	50	495	53	598	19	236	33	288	19	2	27	49	33	4	11	48	983
7:00 PM	40	288	45	373	16	173	27	216	18	2	25	46	32	4	11	46	681
8:00 PM	34	181	39	254	14	109	23	146	13	2	17	31	24	3	8	35	467
9:00 PM	28	149	32	210	11	69	19	100	8	1	9	19	16	3	5	24	352
10:00 PM	14	91	12	118	5	64	8	77	4	1	6	10	5	1	2	8	213
11:00 PM	8	66	7	81	3	57	5	64	2	0	3	5	3	1	1	4	154
Total	*446*	*5985*	*504*	*6936*	*174*	*5364*	*306*	*5844*	*306*	*39*	*446*	*791*	*506*	*39*	*174*	*718*	*14289*

South Main Street at South Main Mixed-Use Development Phase 1 and Phase 2 Accesses
City of Kennesaw, Georgia

January 2025

Future Phase 1 plus Phase 2 Volumes

Begin Time	Northbound				Southbound				Eastbound				Westbound			
	South Main Street				South Main Street				Phase 2 Access				Phase 1 Access			
	Left	Thru	Right	Tot	Left	Thru	Right	Tot	Left	Thru	Right	Tot	Left	Thru	Right	Tot
12:00 midnight	4	34	4	41	1	15	2	19	1	0	1	2	1	0	0	2
1:00 AM	2	19	2	23	1	19	1	21	1	0	1	2	1	0	0	2
2:00 AM	1	16	1	18	0	12	1	13	0	0	0	1	0	0	0	1
3:00 AM	1	17	1	18	0	20	0	21	1	0	1	1	1	0	0	1
4:00 AM	0	27	0	28	0	34	0	34	1	0	2	3	2	0	1	2
5:00 AM	2	62	1	65	0	89	1	91	5	1	8	13	7	0	3	9
6:00 AM	4	103	4	111	1	284	3	288	18	2	30	50	26	0	10	36
7:00 AM	11	186	12	209	6	618	7	631	34	5	57	96	52	1	19	72
8:00 AM	18	244	21	283	8	615	13	636	33	4	53	90	47	1	17	65
9:00 AM	12	260	17	288	6	338	9	353	20	3	29	52	32	1	11	44
10:00 AM	14	268	19	301	6	280	11	297	15	2	21	38	26	1	9	36
11:00 AM	16	352	21	390	7	334	12	354	14	2	19	34	23	2	8	33
12:00 noon	20	398	24	442	8	334	14	357	15	2	22	39	26	2	9	36
1:00 PM	21	437	26	483	9	360	15	384	15	2	20	37	26	2	9	36
2:00 PM	19	416	23	459	8	329	14	351	13	2	17	32	22	2	8	31
3:00 PM	27	609	31	666	11	323	19	352	14	2	19	34	25	2	8	35
4:00 PM	46	704	53	803	18	317	32	367	24	3	32	59	46	4	12	62
5:00 PM	54	563	56	674	16	334	35	385	19	2	26	48	32	5	11	48
6:00 PM	50	495	53	598	19	236	33	288	19	2	27	49	33	4	11	48
7:00 PM	40	288	45	373	16	173	27	216	18	2	25	46	32	4	11	46
8:00 PM	34	181	39	254	14	109	23	146	13	2	17	31	24	3	8	35
9:00 PM	28	149	32	210	11	69	19	100	8	1	9	19	16	3	5	24
10:00 PM	14	91	12	118	5	64	8	77	4	1	6	10	5	1	2	8
11:00 PM	8	66	7	81	3	57	5	64	2	0	3	5	3	1	1	4

Eight Hour Warrant

Begin	Major Street	Minor Street	Option 1				Option 2			
Time	Two Way	Critical	Condtion A OR		Condition B		Condition A AND		Condition B	
		(0% rights)	Major 500	Minor Crit 150	Major 750	Minor Crit 75	Major 400	Minor Crit 120	Major 600	Minor Crit 60
12:00 midnight	60	2								
1:00 AM	44	1								
2:00 AM	30	0								
3:00 AM	39	1								
4:00 AM	62	2								
5:00 AM	156	7								
6:00 AM	399	27								
7:00 AM	840	53	*major*		*major*		*major*		*major*	
8:00 AM	919	48	*major*		*major*		*major*		*major*	
9:00 AM	641	33	*major*				*major*		*major*	
10:00 AM	598	27	*major*				*major*			
11:00 AM	744	25	*major*				*major*		*major*	
12:00 noon	799	27	*major*		*major*		*major*		*major*	
1:00 PM	868	27	*major*		*major*		*major*		*major*	
2:00 PM	809	24	*major*		*major*		*major*		*major*	
3:00 PM	1019	27	*major*		*major*		*major*		*major*	
4:00 PM	1171	50	*major*		*major*		*major*		*major*	
5:00 PM	1059	37	*major*		*major*		*major*		*major*	
6:00 PM	886	37	*major*		*major*		*major*		*major*	
7:00 PM	589	35	*major*				*major*			
8:00 PM	400	27								
9:00 PM	310	18								
10:00 PM	195	6								
11:00 PM	145	3								
hours satisfied			**0**		**0**		**0**			

Four Hour Warrant

Begin	Major Street	Minor Street	Above
Time	Two Way	Critical	Curve?
		(0% rights)	
12:00 midnight	60	2	*no*
1:00 AM	44	1	*no*
2:00 AM	30	0	*no*
3:00 AM	39	1	*no*
4:00 AM	62	2	*no*
5:00 AM	156	7	*no*
6:00 AM	399	27	*no*
7:00 AM	840	53	*no*
8:00 AM	919	48	*no*
9:00 AM	641	33	*no*
10:00 AM	598	27	*no*
11:00 AM	744	25	*no*
12:00 noon	799	27	*no*
1:00 PM	868	27	*no*
2:00 PM	809	24	*no*
3:00 PM	1019	27	*no*
4:00 PM	1171	50	*no*
5:00 PM	1059	37	*no*
6:00 PM	886	37	*no*
7:00 PM	589	35	*no*
8:00 PM	400	27	*no*
9:00 PM	310	18	*no*
10:00 PM	195	6	*no*
11:00 PM	145	3	*no*
hours satisfied			**0**

Peak Hour Warrant

Begin	Major Street	Minor Street	Total Int	Total Stopped	Minor	Total	Condition B
Time	Two Way	Critical	Volume	Delay	Volume	Intersection	Above
		(0% rights)	(0% minor RT)	>4 veh-hrs	>100?	>800	Curve?
12:00 midnight	60	2	62		*no*		no
1:00 AM	44	1	45		*no*		no
2:00 AM	30	0	31		*no*		no
3:00 AM	39	1	40		*no*		no
4:00 AM	62	2	64		*no*		no
5:00 AM	156	7	162		*no*		no
6:00 AM	399	27	426		*no*		*no*
7:00 AM	840	53	892		*no*	*yes*	*no*
8:00 AM	919	48	967		*no*	*yes*	*no*
9:00 AM	641	33	674		*no*		*no*
10:00 AM	598	27	625		*no*		*no*
11:00 AM	744	25	768		*no*		*no*
12:00 noon	799	27	826		*no*	*yes*	*no*
1:00 PM	868	27	895		*no*	*yes*	*no*
2:00 PM	809	24	833		*no*	*yes*	*no*
3:00 PM	1019	27	1046		*no*	*yes*	*no*
4:00 PM	1171	50	1221		*no*	*yes*	*no*
5:00 PM	1059	37	1095		*no*	*yes*	*no*
6:00 PM	886	37	923		*no*	*yes*	*no*
7:00 PM	589	35	625		*no*		*no*
8:00 PM	400	27	427		*no*		*no*
9:00 PM	310	18	328		*no*		*no*
10:00 PM	195	6	201		*no*		*no*
11:00 PM	145	3	148		*no*		*no*
hours satisfied				0			0

Crash Experience Warrant

Begin	Major Street	Minor Street	Crash Experience Volume Criterion C			
Time	Two Way	Critical	Condtion A OR		Condition B	
		(0% rights)	Major 400	Minor Crit 120	Major 600	Minor Crit 60
12:00 midnight	60	2				
1:00 AM	44	1				
2:00 AM	30	0				
3:00 AM	39	1				
4:00 AM	62	2				
5:00 AM	156	7				
6:00 AM	399	27				
7:00 AM	840	53	*major*		*major*	
8:00 AM	919	48	*major*		*major*	
9:00 AM	641	33	*major*		*major*	
10:00 AM	598	27	*major*			
11:00 AM	744	25	*major*		*major*	
12:00 noon	799	27	*major*		*major*	
1:00 PM	868	27	*major*		*major*	
2:00 PM	809	24	*major*		*major*	
3:00 PM	1019	27	*major*		*major*	
4:00 PM	1171	50	*major*		*major*	
5:00 PM	1059	37	*major*		*major*	
6:00 PM	886	37	*major*		*major*	
7:00 PM	589	35	*major*			
8:00 PM	400	27	*major*			
9:00 PM	310	18				
10:00 PM	195	6				
11:00 PM	145	3				
hours satisfied			0		0	

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

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1. Call to Order / Roll Call

Chairman Bodenhamer called the meeting to order at 6:32 p.m.
Roll Call: Robert Trim, Rebecca Patterson, Carolyn Greenall, and Phillip Jackson
Absent: Todd Vande Zande and Lacey Ragus
Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Mark Jackson (Applicant), Parks Huff (Applicant Representative), Elliot Van Dyke (Applicant), Rajpal Sagoo (Commercial Developer), Matt Olsen (Property Owner), Patrick Dixon (City Resident)

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

Chairman Bodenhamer called for a motion.
Motion to approve by Commissioner Trim.
Seconded by Commissioner Jackson.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

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.

Chairman Bodenhamer called for a motion.
Motion to approve the withdrawal without prejudice by Commissioner Trim.
Seconded by Commissioner Greenall.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion to approve withdrawal carried.

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.

Chairman Bodenhamer recused himself for this agenda item.
Temporary Vice Chair Greenall called for a motion.
Motion by Commissioner Patterson to approve with conditions as outlined by staff.
Seconded by Commissioner Jackson.
Vote taken, motion unanimously approved 3-0. Motion carried.

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.

Commissioner Trim recused himself from this agenda item.
Chairman Bodenhamer called for a motion.
Motion by Commissioner Jackson to approve with conditions as outlined by staff.
Seconded by Commissioner Patterson.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

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.

Commissioner Trim recused himself from this agenda item.

Chairman Bodenhamer called for a motion.
Motion to approve by Commissioner Jackson.
Seconded by Commissioner Greenall.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

5. Staff Comment

6. Adjourn

Chairman Bodenhamer called for a motion to adjourn.
Motion to adjourn by Commissioner Jackson.
Seconded by Commissioner Greenall.
Meeting adjourned at 7:53 p.m.

Item Report

TO: The Honorable Mayor and City Council

FROM: Darryl Simmons, Zoning Administrator

DATE: March 17, 2025

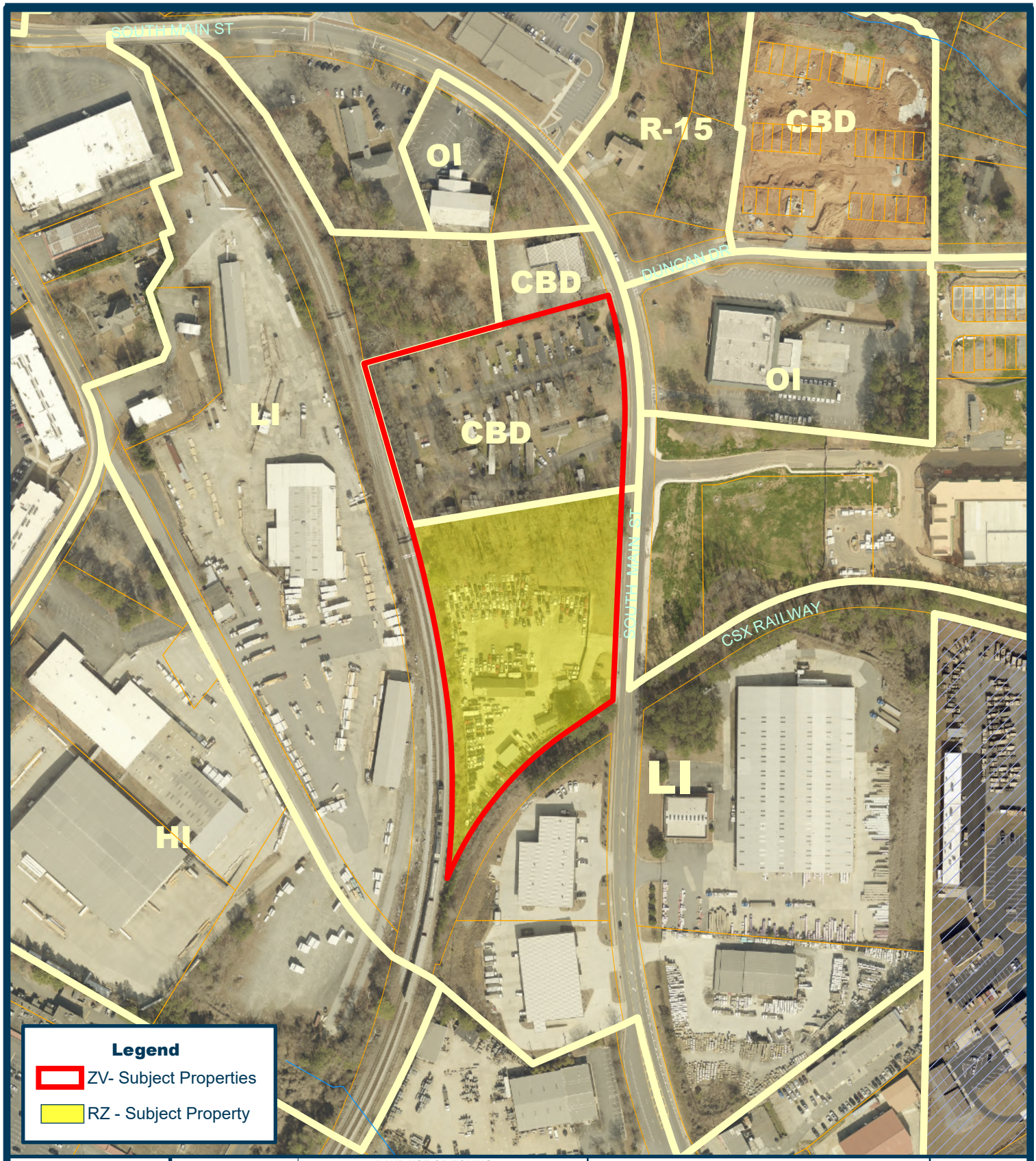
TITLE: **Variance: 2615 & 2681 South Main Street**
Consideration for approval of a variance application submitted by Highpoint Acquisitions, LLC for the properties located at 2615 South Main Street (20016700990) and 2681 South Main Street (20016700140). Case # ZV2025-01

Summary:
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). The property is designated as Light Industrial (LI) and Central Business District (CBD) and is approximately 7.096 +/- acres and lying in Land Lot 176, Tax Parcels 99 and 44. The applicant is seeking relief from section 4.02.03, subsections (G)(2)(c), (G)(5)(c), and (G)(5)(d) of the adopted Unified Development Code. This public hearing was advertised in the Marietta Daily Journal on February 14, 2025, and a public notice sign has been posted on-site. At the March 5, 2025 meeting, Planning Commission unanimously recommended approval.

Recommendation:
The Zoning Administrator recommends approval.

Fiscal Impact:

Attachments:
1. ZV2025-01_2615 & 2681 S. Main St_ Application Packet
2. ZV2025-01_2615 S. Main St_Public Notice_MDJ
3. 03-05-25 Planning Commission_Action Minutes



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ 2025-001	LI	CBD
DX			
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

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

2615 & 2681 S. Main St
Land Lot 167,
Tax Parcels 14 & 99

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

Derek Easterling MAYOR
Lan Alvarez 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
[redacted]

[redacted]
TELEPHONE
[redacted]
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

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 20016700990 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 _____

Signed, sealed and delivered in presence of: _____ 10.28.24
Notary Date

HANNAH HURLEY
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Mar 14, 2028

REPRESENTATIVE Parks F. Huff/SAMS, LARKIN & HUFF, LLP

(Fax #) [redacted] (Work#) [redacted] (Cell#) _____

Representative Signature _____

Signed, sealed and delivered in presence of: _____ 10-28-24
Notary Date

JASON A CAMPBELL
NOTARY
PUBLIC
BARTOW COUNTY, GEORGIA
EXP. FEB 4, 2028

TITLEHOLDER: SEE ATTACHED SIGNATURE PAGES **Telephone:**_____

Signature:_____ **Address:**_____

Signed, sealed and delivered in presence of: _____
Notary Date

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

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

[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 REPORT[1] BY APPLICANT[2]

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.

_____ _____

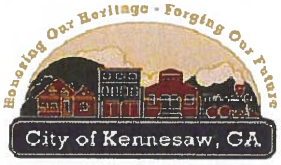
Date Applicant or Authorized Agent

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: [redacted]

Telephone No.: [redacted]

Hannah Hurley 10/28/2024

Signature of Notary Public 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 Richard (CORPORATE SEAL)

Print Name Ruth Diane Richards

Its: Owner
Title

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

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

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

James Richards (Seal)
JAMES C. RICHARDS

Notary Public
My Commission Expires:

CHRISTOPHER J. GEIGER
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA

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, Tru-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 Jeanee B. Ricky (sic) and Vincent L. Ricky (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 23 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.

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 Dover

Date: 10/28/24

Address: [redacted]

Telephone No. [redacted]

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 G. Matthew Olsen. 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 Olsen

Its: Manager, Member
Title

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

Mail

XR 2

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

18/44

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

Witness

Notary Public (signature, stamp, and expiration)

Farrah Wilson Olsen
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires November 11, 2017

BK: 15214 PG: 5479-5496
Filed and Recorded Jan-30-2015 11:44:40AM
DOC#: D2015-006485
Real Estate Transfer Tax $0.00
033201500139

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 166, 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 onthe Northeasterly right-of-way of W & A Railroad; thence South 16 degrees 37 minutes 40 seconds East 316.10 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.

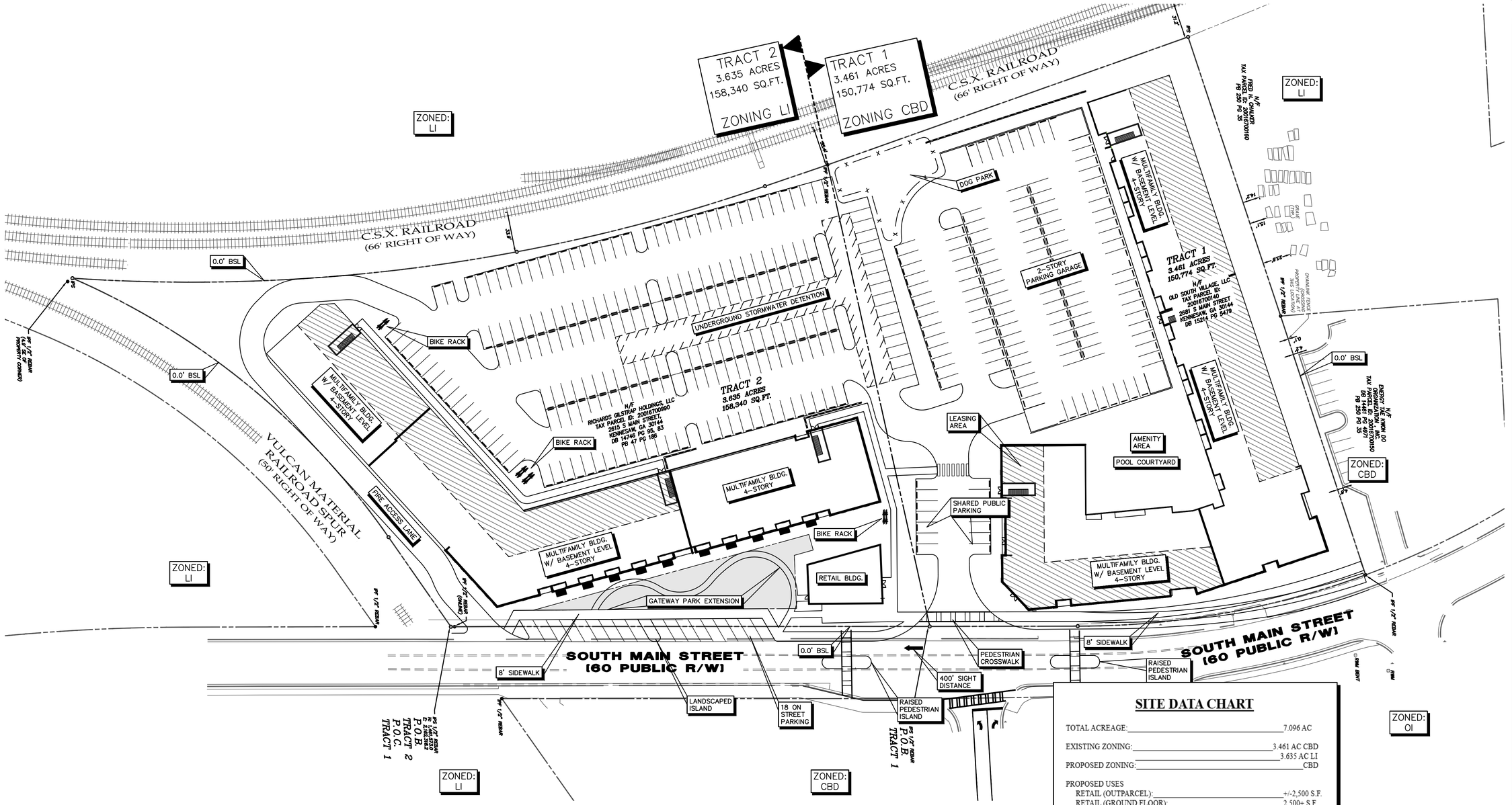
The Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with Applications for Variances also violate Article I, Section I, Paragraphs I, II and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable 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 that 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


TRACT 2
3.635 ACRES
158,340 SQ.FT.
ZONING LI
TRACT 1
3.461 ACRES
150,774 SQ.FT.
ZONING CBD
C.S.X. RAILROAD
(66' RIGHT OF WAY)
ZONED: LI
ZONED: CBD
ZONED: OI
TRACT 1
3.461 ACRES
150,774 SQ.FT.
TRACT 2
3.635 ACRES
158,340 SQ.FT.
UNDERGROUND STORMWATER DETENTION
DOG PARK
2-STORY PARKING GARAGE
MULTIFAMILY BLDG. W/ BASEMENT LEVEL 4-STORY
MULTIFAMILY BLDG. 4-STORY
LEASING AREA
AMENITY AREA
POOL COURTYARD
SHARED PUBLIC PARKING
RETAIL BLDG.
GATEWAY PARK EXTENSION
BIKE RACK
FIRE ACCESS LANE
VULCAN MATERIAL RAILROAD SPUR
(50' RIGHT OF WAY)
SOUTH MAIN STREET
(60 PUBLIC R/W)
8' SIDEWALK
0.0' BSL
PEDESTRIAN CROSSWALK
400' SIGHT DISTANCE
RAISED PEDESTRIAN ISLAND
LANDSCAPED ISLAND
18 ON STREET PARKING
P.O.B. TRACT 2
P.O.C. TRACT 1
P.O.B. TRACT 1
N/F RICHARDS GILSTRAP HOLDINGS, LLC TAX PARCEL ID: 20016700060 2815 S MAIN STREET, KENNESAW, GA 30144 DB 11746, PG 95, 83 PB 47 PG 186
N/F FRED H. CHAUCER TAX PARCEL ID: 20016700160 PB 250 PG 35
N/F OLD SOUTH VILLAGE, LLC TAX PARCEL ID: 20016700140 2681 S MAIN STREET KENNESAW, GA 30144 DB 15214, PG 5479
N/F ENERGY THE KWON DO ORGANIZATION, INC. TAX PARCEL ID: 20016700150 PB 14451 PG 4977 PB 250 PG 35
CHAINLINK FENCE PROPERTY LINE AT ENCROACHMENT
GRAVE (TYP.)
GRAVE
RF 1/2" REBAR
RF 1/2" CRIMP
RF 1/2" REBAR (BENT)
RF 1/2" REBAR (PROPERTY CORNER)
RF 1/2" REBAR
RF 1/2" REBAR
RF 1/2" REBAR

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





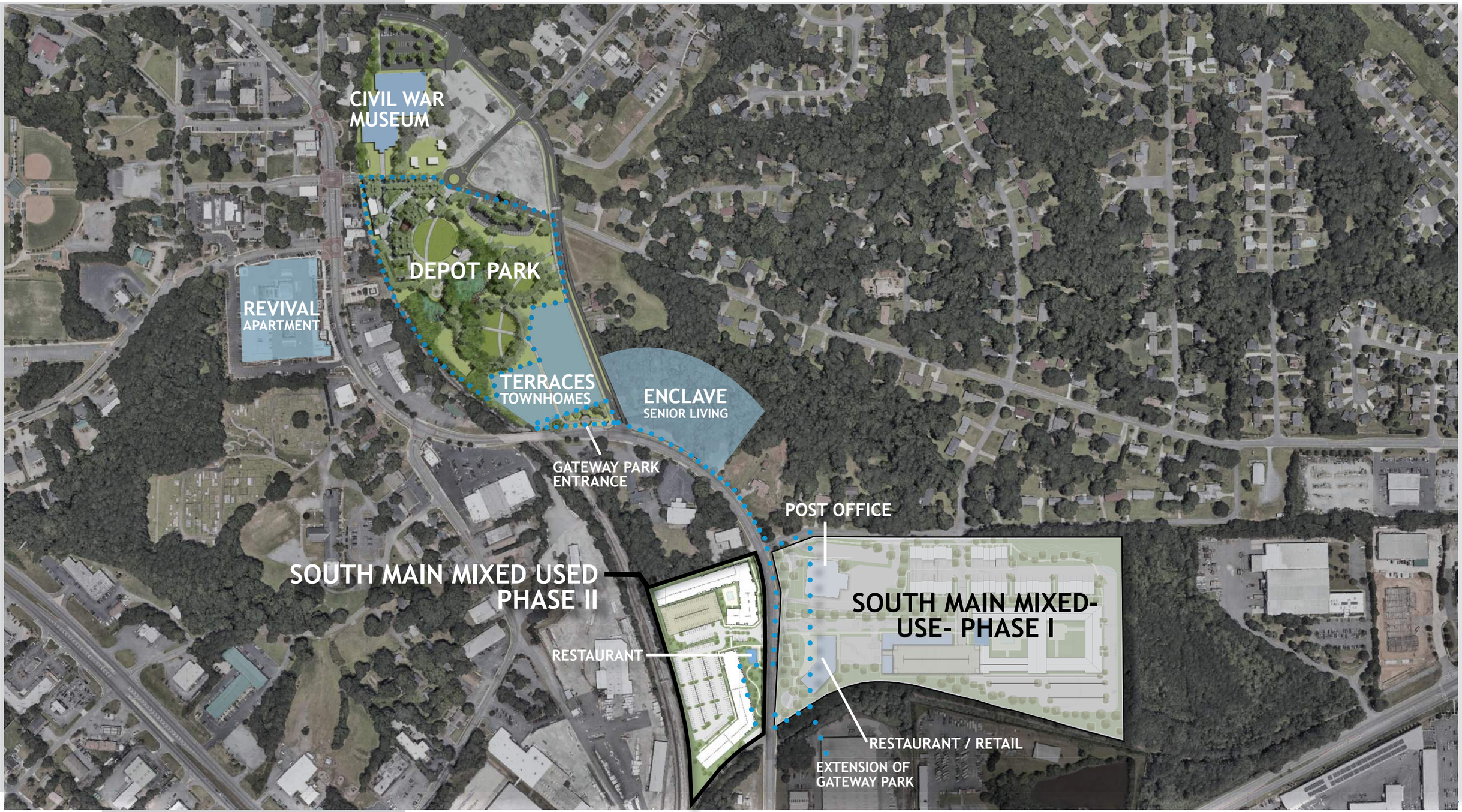
CAMDEN BUCKHEAD
ATLANTA, GA







OVERALL
SITE PLAN



NILES BOLTON ASSOCIATES

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



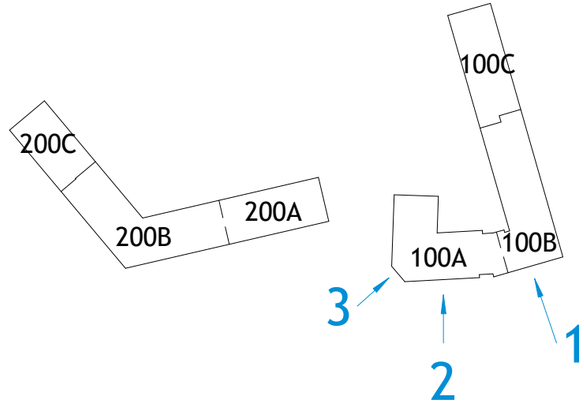
RENDERINGS



ELEVATIONS - BUILDING 100



1 A3-01 ELEVATION - BUILDING 100 - NORTHEAST
1/16" = 1'-0"





2 A3-01 ELEVATION - BUILDING 100 - SOUTHEAST
1/16" = 1'-0"



3 A3-01 ELEVATION - BUILDING 100 - SOUTHEAST CORNER
1/16" = 1'-0"

ELEVATIONS - BUILDING 100



4 A3-02 ELEVATION - BUILDING 100 - WEST
1/16" = 1'-0"



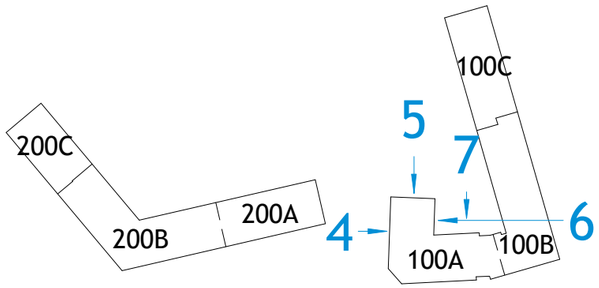
5 A3-02 ELEVATION - BUILDING 100 -SOUTH
1/16" = 1'-0"



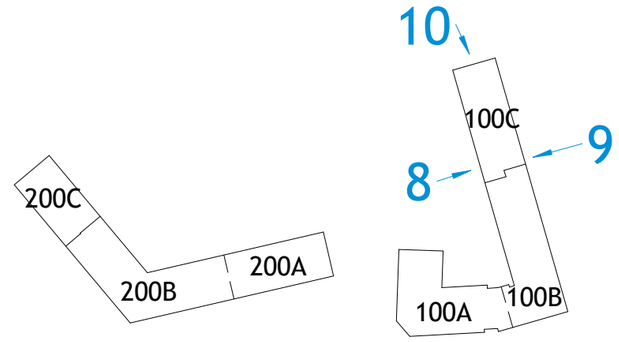
6 A3-02 ELEVATION - BUILDING 100 - POOL COURTYARD NORTH
1/16" = 1'-0"



7 A3-02 ELEVATION - BUILDING 100 - POOL COURTYARD WEST
1/16" = 1'-0"



ELEVATIONS - BUILDING 100





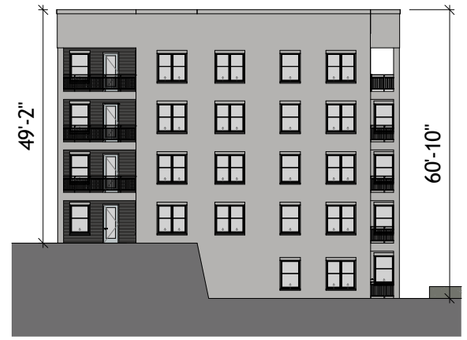
9 A3-03 ELEVATION OVERALL - BUILDING 100 - NORTH

1/32" = 1'-0"



8 A3-03 ELEVATION OVERALL - BUILDING 100 - SOUTH

1/32" = 1'-0"



10 A3-03 ELEVATION - BUILDING 100 - EAST

1/32" = 1'-0"

A3-03

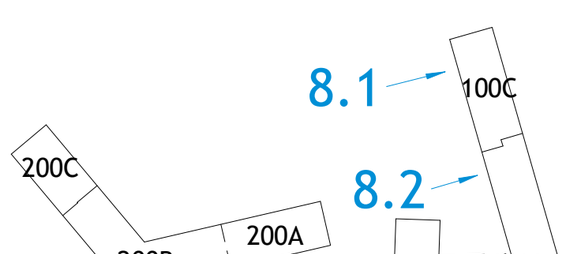
ELEVATIONS - BUILDING 100



8.1 ELEVATION - BUILDING 100 - SOUTH 1
A3-04 1/16" = 1'-0"

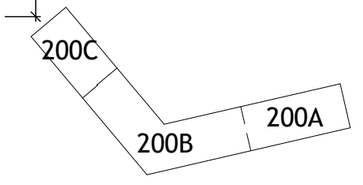


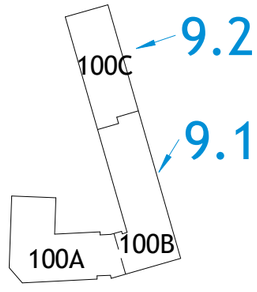
8.2 ELEVATION - BUILDING 100 - SOUTH 2
A3-04 1/16" = 1'-0"



ELEVATIONS - BUILDING 100







9.1 / A3-05 ELEVATION - BUILDING 100 - NORTH 1

1/16" = 1'-0"



9.2 / A3-05 ELEVATION - BUILDING 100 - NORTH 2

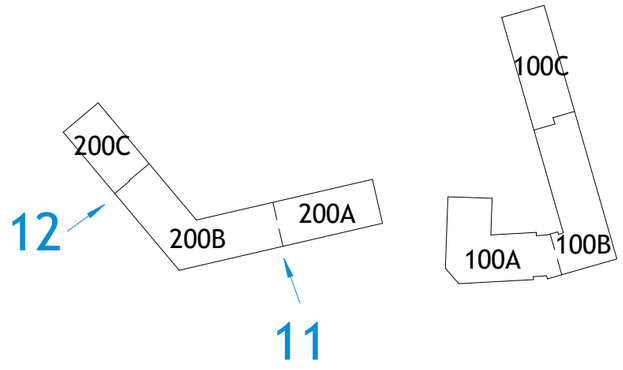
1/16" = 1'-0"

ELEVATIONS - BUILDING 200



12 A3-06 ELEVATION OVERALL - BUILDING 200 - SOUTH EAST

1/32" = 1'-0"



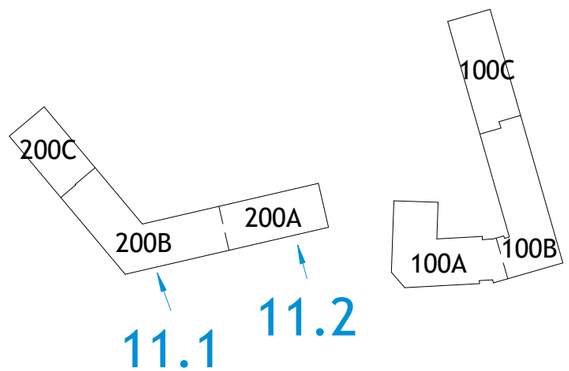


11 A3-06 ELEVATION OVERALL - BUILDING 200 - EAST

1/32" = 1'-0"

ELEVATIONS - BUILDING 200





11.1 / A3-07 ELEVATION - BUILDING 200 - EAST 1

1/16" = 1'-0"



11.2 / A3-07 ELEVATION - BUILDING 200 - EAST 2

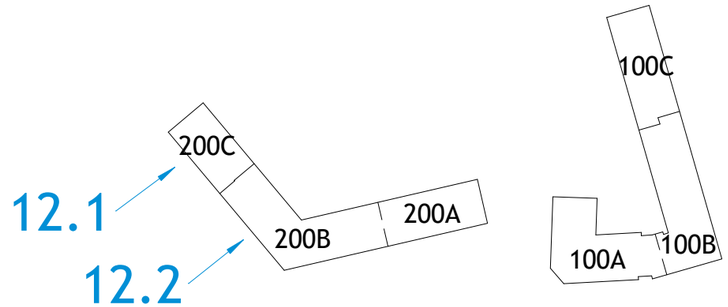
1/16" = 1'-0"

ELEVATIONS - BUILDING 200



12.1 A3-08 ELEVATION - BUILDING 200 - SOUTHEAST 1

1/16" = 1'-0"





12.2 A3-08 ELEVATION - BUILDING 200 - SOUTHEAST 2

1/16" = 1'-0"

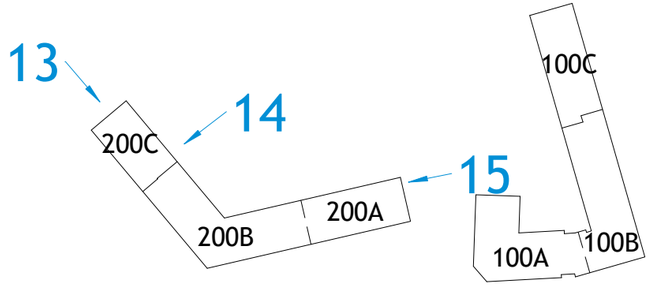
ELEVATIONS - BUILDING 200



13 A3-09 ELEVATION - BUILDING 200 - SOUTHWEST
1/16" = 1'-0"



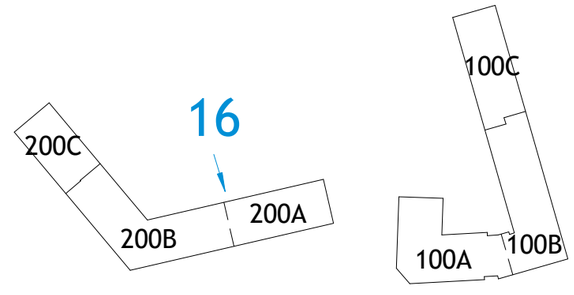
15 A3-09 ELEVATION - BUILDING 200 - NORTH
1/16" = 1'-0"





14 A3-09 ELEVATION OVERALL - BUILDING 200 - NORTHWEST
1/16" = 1'-0"

ELEVATIONS - BUILDING 200





1 / A3-10 ELEVATION OVERALL - BUILDING 200 - WEST

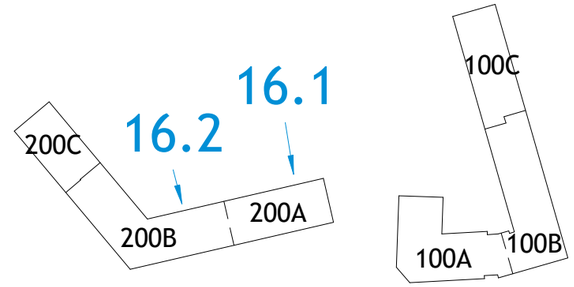
1/32" = 1'-0"

ELEVATIONS - BUILDING 200



16.1 / A3-11 ELEVATION - BUILDING 200 - WEST 1

1/16" = 1'-0"





16.2 / A3-11 ELEVATION - BUILDING 200 - WEST 2

1/16" = 1'-0"

MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

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,

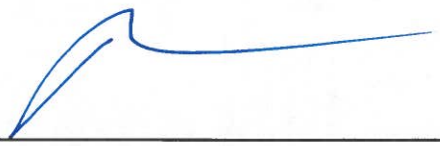
This correspondence is to formally notify you that the City of Kennesaw Planning and Zoning Department has received a zoning application for a parcel of land within two hundred feet of your property. As a nearby property owner, you have the right to be informed of potential zoning changes.

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.

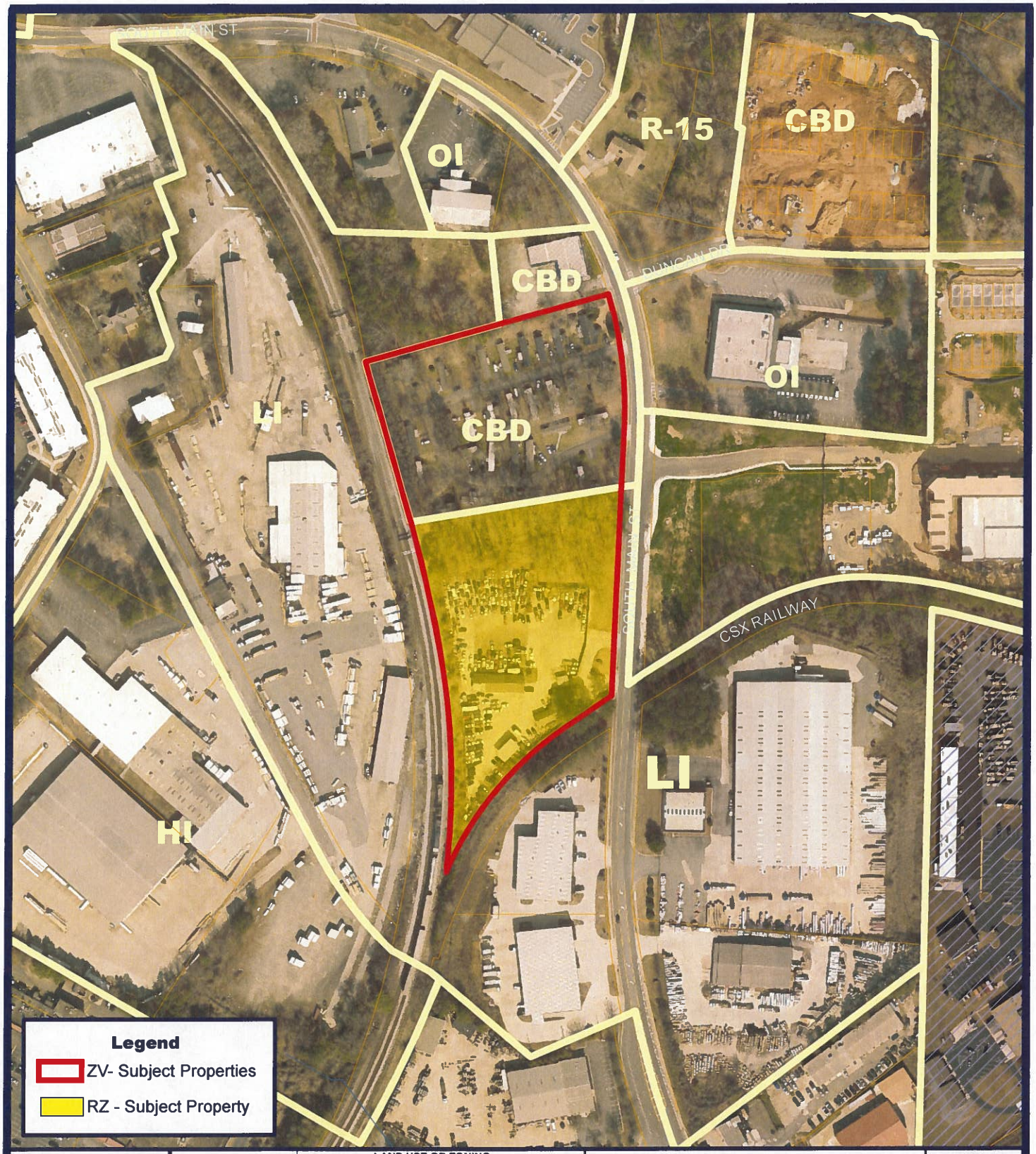
The application will be reviewed and voted on at public hearings by the Planning Commission and the Mayor and Council. The meeting details are as follows:

Planning Commission Meeting	**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 2-13-2025

Parks F. Huff/Attorney for Applicant



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ 2025-001	LI	CBD
DX			
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

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

2615 & 2681 S. Main St
Land Lot 167,
Tax Parcels 14 & 99

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

Derek Easterling MAYOR
Lea Mowry 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 20016700990 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 _____

Signed, sealed and delivered in presence of: _____ 10.28.24
Notary Date

HANNAH HURLEY
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Mar 14, 2028

REPRESENTATIVE Parks F. Huff/SAMS, LARKIN & HUFF, LLP

(Fax #) [redacted] (Work#) [redacted] (Cell#) _____

Representative Signature _____

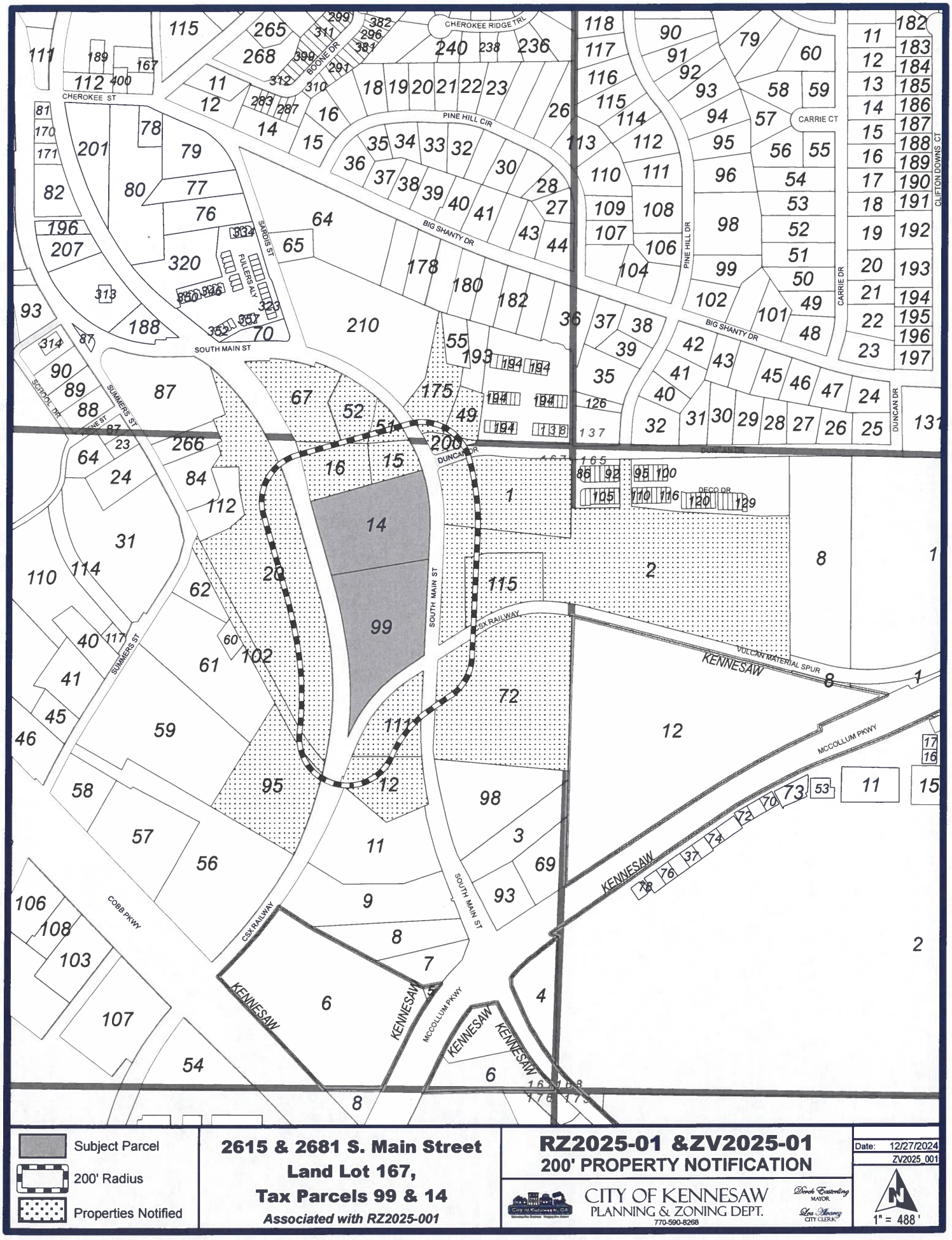
Signed, sealed and delivered in presence of: _____ 10-28-24
Notary Date

TITLEHOLDER: SEE ATTACHED SIGNATURE PAGES **Telephone:**_____

Signature:_____ **Address:**_____

Signed, sealed and delivered in presence of: _____
Notary Date

JASON A CAMPBELL
NOTARY
PUBLIC
BARTOW COUNTY, GEORGIA
EXP. FEB 4, 2028


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
Date: 12/27/2024
ZV2025_001
CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268
Derek Easterling
MAYOR
Lea Harvey
CITY CLERK
1" = 488 '
CHEROKEE ST
CHEROKEE RIDGE TRL
PINE HILL CIR
BIG SHANTY DR
SOUTH MAIN ST
SUMMERS ST
SCHOOL DR
BOONE DR
SARDIS ST
FULLERS ALY
PINE HILL DR
CARRIE CT
CARRIE DR
CLIFTON DOWNS CT
DUNCAN DR
DECO DR
CSX RAILWAY
VULCAN MATERIAL SPUR
KENNESAW
MCCOLLUM PKWY
COBB PKWY

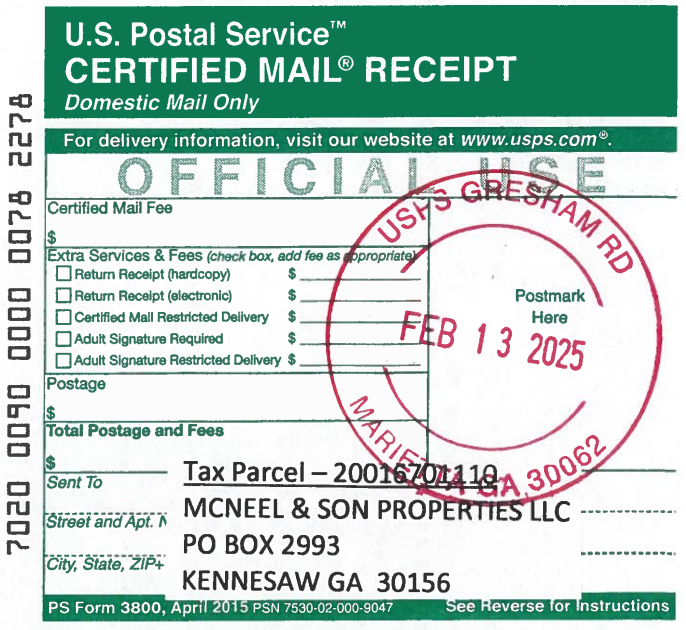

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USPS GRESHAM RD
FEB 13 2025
MARIETTA GA 30062
Postmark Here
Sent To
Tax Parcel – 20016700010
UNITED STATES POSTAL SERVICE PARTY
Street and
2680 SOUTH MAIN ST
City, State
KENNESAW GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


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Tax Parcel – 20016700200
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PRO BUILD REAL ESTATE HOLDINGS LLC
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C/O RYANN LLC
City, State, Z
1999 BROADWAY STE 4100
DENVER CO 80202
PS Form 38


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Street and A
C/O RYAN LLC
City, State, Z
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DENVER CO 80202
PS Form 38


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2500 MAIN PARTNERS LLC
Street and Apt. N
414 S 16TH ST STE 100
City, State, ZIP+
PHILADELPHIA PA 19146
PS Form 3800,


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MARIETTA GA 30062
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PRO BUILD REAL ESTATE HOLDINGS LLC
Street and Apt.
C/O RYAN LLC
City, State, ZIP+
1999 BROADWAY STE 4100
DENVER CO 80202
PS Form 3800, April 2015 PSN 7530-02-000-9047
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Tax Parcel – 20016701110
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MCNEEL & SON PROPERTIES LLC
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PO BOX 2993
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KENNESAW GA 30156
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MARIETTA GA 30062
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Tax Parcel – 20016700120
PRESERVE BAY LLC
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KENNESAW GA 30152
PS Form 380
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MARIETTA GA 30062
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Street and Apt
City, State, ZI
Tax Parcel – 20016701150
STATION AT SOUTH MAIN LLC
820 TOPAZ VLY
CANTON GA 30114-8314
PS Form 380
for Instruction


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City, State, ZIF
Tax Parcel – 20016700020
KENNESAW DEVELOPMENT OWNER
LLC
1776 PEACHTREE ST NW
ATLANTA GA 30309
PS Form 380
ructions


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Tax Parcel – 20016700440
OLD SOUTH VILLAGE LLC C/O KODIAK
VENTURES
PO BOX 684448
MARIETTA GA 30068
PS Form 3800,
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Adult Signature Restricted Delivery
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City, State, ZIP+4
Tax Parcel – 20013800510
METHODIST CHURCH
OLD HWY 41
KENNESAW GA 30144
PS Form 3800, A
for Instructions


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Postmark Here
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FEB 13 2025
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Street and Apt.
City, State, ZIP+
Tax Parcel – 20013800520
SOUTH ATLANTIC CONFERENCE
ASSOCIATION OF
3978 MEMORIAL DR
DECATUR GA 30032
PS Form 3800
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SARDIS BAPTIST CHURCH
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KENNESAW GA 30144
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CHALKER FRED H
1951 TROPHY DR
MARIETTA GA 30062
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Street and
City, State,
USPS GRESHAM RD
FEB 13 2025
MARIETTA GA 30062
Postmark Here
Tax Parcel – 20016700150
ENERGY TAE KWON DO ORGANIZATION INC
2689 SOUTH MAIN ST
KENNESAW GA 30144
PS Form 3800, April 2015
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Street and Apt. N
City, State, ZIP+4
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FEB 13 2025
MARIETTA GA 30062
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Tax Parcel – 20013801750
BYRD HUGH EDWARD
2716 SOUTH MAIN ST
KENNESAW GA 30144-3538
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City, State, ZIP+4®
USPS GRESHAM RD
FEB 13 2025
Postmark Here
Tax Parcel – 20013800490
WINFREY HORACE JR SR EXECUTOR
TAYLOR JESSIE MAE ESTATE
PO BOX 188
KENNESAW GA 30144-0188
PS Form 3800, April
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Tax Parcel – 20016700010
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 ATLANIC 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

USPS GRESHAM RD
FEB 13 2025
MARIETTA GA 30062

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

ORDER CONFIRMATION

Salesperson: KELLY HICKS — Printed at 02/11/25 12:53 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

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

PURPOSE Rezone 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

HTTP://WWW.KENNESAW-GA.GOV

FOR FURTHER INFORMATION PLEASE CALL:

PLANNING AND ZONING DEPARTMENT 770-590-8268

02.14.2025 10:00

ONLY

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

HTTP://WWW.KENNESAW-GA.GOV

FOR FURTHER INFORMATION PLEASE CALL :

PLANNING AND ZONING DEPARTMENT 770-590-8268

02.14.2025 09:56

2:14-2025

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

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

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1. Call to Order / Roll Call

Chairman Bodenhamer called the meeting to order at 6:32 p.m.
Roll Call: Robert Trim, Rebecca Patterson, Carolyn Greenall, and Phillip Jackson
Absent: Todd Vande Zande and Lacey Ragus
Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Mark Jackson (Applicant), Parks Huff (Applicant Representative), Elliot Van Dyke (Applicant), Rajpal Sagoo (Commercial Developer), Matt Olsen (Property Owner), Patrick Dixon (City Resident)

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

Chairman Bodenhamer called for a motion.
Motion to approve by Commissioner Trim.
Seconded by Commissioner Jackson.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

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.

Chairman Bodenhamer called for a motion.
Motion to approve the withdrawal without prejudice by Commissioner Trim.
Seconded by Commissioner Greenall.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion to approve withdrawal carried.

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.

Chairman Bodenhamer recused himself for this agenda item.
Temporary Vice Chair Greenall called for a motion.
Motion by Commissioner Patterson to approve with conditions as outlined by staff.
Seconded by Commissioner Jackson.
Vote taken, motion unanimously approved 3-0. Motion carried.

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.

Commissioner Trim recused himself from this agenda item.
Chairman Bodenhamer called for a motion.
Motion by Commissioner Jackson to approve with conditions as outlined by staff.
Seconded by Commissioner Patterson.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

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.

Commissioner Trim recused himself from this agenda item.

Chairman Bodenhamer called for a motion.
Motion to approve by Commissioner Jackson.
Seconded by Commissioner Greenall.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

5. Staff Comment

6. Adjourn

Chairman Bodenhamer called for a motion to adjourn.
Motion to adjourn by Commissioner Jackson.
Seconded by Commissioner Greenall.
Meeting adjourned at 7:53 p.m.

Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: March 17, 2025

TITLE: **Minutes: February 24, 2025 Work Session**
Approval of the February 24, 2025, City Council work session minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. 2025-02-24 City Council Work Session Draft Minutes

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

Livestream: www.kennesaw-ga.gov/publicmeetings/
February 24, 2025
6:30 PM

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

DRAFT

1. Invocation

2. Pledge of Allegiance

3. Call to Order

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

4. Announcements

5. Presentations

6. Old Business

7. New Business

8. Committee and Board Reports

A. **Road Closures: Big Shanty Festival**
Consideration for approval of road closures to support the Big Shanty Festival on April 11-13, 2025.

Assistant City Manager Marty Hughes presented the road closures for the Big Shanty Festival that will be held on April 11-13, 2025.

The road closures include the following:

1.) Beginning Friday, April 11 at 6:00 PM until Sunday, April 13 at 8:00 PM:
- J.O. Stephenson Avenue from Main Street to Dallas Street

- Cherokee Street from Main Street to Shirley Drive/Big Shanty Drive
- Watts Drive from Dallas Street to Main Street
- Lewis Street from Dallas Street to Main Street

2.) Beginning Saturday, April 12 at 6:00 AM until Sunday, April 13 at 8:00 PM:
- Main Street from Summer Street to Moon Station Road

3.) The following road closures support the Big Shanty Festival parade on Saturday, April 12:
- Main St. will be closed from Park Drive to Watts Drive 9:15 – 11:00 AM.
- The following roads will be closed at Main St. 9:15 – 10:45 AM:
  - Park Drive
  - Dallas Street
  - Whitfield Place
  - Moon Station Road
  - Lewis Street
  - J.O. Stephenson Avenue
  - Cherokee Street
  - Watts Drive
- Watts Drive will be closed from the entrance to Adams Park to Main Street 9:15 – 10:30 AM
- Dallas Street will be closed from 9:15 – 10:45 AM

DRAFT

Mayor Pro Tem Ferris stated the event is never done by 8:00 p.m. He thought it would be better to change the time to 9:00 p.m. The time will be administratively changed for the regular meeting.

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

9. Public Hearing(s)

10. Consent Agenda

A. **Minutes: February 10, 2025 Work Session**
Approval of the February 10, 2025, City Council work session minutes.

B. **Minutes: February 17, 2025 Regular Meeting**
Approval of the February 17, 2025, City Council regular meeting minutes.

11. General and Administrative

12. Public Safety

A. **Crime Statistics: January 2025**
Consideration to accept the January 2025 Crime Statistics.

Chief Westenberger presented the January 2025 crime statistics [See **Exhibit A**]. He

noted that the crime statistics are in a new format thanks to a Crime Analyst in Residence grant through Project Safe Neighborhoods that is coordinated by the U.S. Attorneys' Offices. They contracted with a group to come to work with the Kennesaw Police Department's Crime Analyst to create more automation. Prior to this grant, the Police Department manually entered the numbers, which took an enormous amount of time. Now, the report can be generated in under 10 minutes. This report gives us a better view of what is happening within the City.

13. Information Technology

14. Public Works and Building Maintenance

A. **Resolution: 2025 Community Development Block Grant (CDBG) Subrecipient Agreement**
Consideration for approval of a Resolution authorizing the subrecipient agreement for use of Community Development Block Grant (CDBG) funds between Cobb County and the City of Kennesaw.

Assistant Public Works Director Tim Cox presented a resolution authorizing the subrecipient agreement for the use of Community Development Block Grant (CDBG) funds between Cobb County and the City of Kennesaw. Mr. Cox stated that the Cobb County Board of Commissioners appropriated $117,446.00 for the City's continuation of the CDBG program. This grant will be used for new sidewalk installation in Woodland Acres subdivision.

DRAFT

Mayor Pro Tem Ferris asked how close Public Works was to completing the work at Woodland Acres. Mr. Cox responded that this grant will put Public Works very close with finishing the sidewalks in the neighborhood.

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

B. **Resolution: Pipe Purchase for Stormwater Project**
Consideration for approval of a Resolution approving the purchase of pipe for Public Work's stormwater construction project.

Mr. Cox presented a resolution to approve the purchase of pipe for a stormwater construction project that was approved as part of the Fiscal Year 2025 budget. The project requires the purchase of 100 feet of 48" pipe and 200 feet of 60" pipe. Staff received three quotes for the material, with the lowest quote being $30,470.00 from Advanced Drainage Systems, Inc.

Mayor Pro Tem Ferris asked where the work was being done. Mr. Cox responded that the work was being done at the Dale Burrell Public Works Complex.

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

C. **Resolution: Professional Services Contract for Construction of the**

Public Safety Facility
Consideration for approval of a Resolution executing a Professional Services Contract with Patterson & Dewar Engineers, Inc. for the construction of the Public Safety Facility.

Building Facilities Director Robbie Balenger presented a resolution executing a Professional Services Contract with Patterson & Dewar Engineers, Inc. for the construction of the Public Safety Facility. The contract includes construction administration services, observing the construction process, and onsite meetings with architects, City staff, and Gay Construction Company. The Program Manager and Architect will also review shop drawings and submittals, provide responses and clarifications to contractor RFIs, conduct one pre-punch list walk, and one final punch list verification walk.

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

D. **Resolution: Contract for Construction of the Public Safety Facility**
Consideration for approval of a Resolution executing an agreement with Gay Construction for the construction of the new Public Safety Facility.

Mr. Balenger presented a resolution executing an agreement with Gay Construction Company for the construction of the new Public Safety Facility. Gay Construction Company has provided the City with a Guaranteed Maximum Price of $13,922,927.00 for the project. This amount is a not-to-exceed amount that is guaranteed to complete the project. The Council previously approved Gay Construction Company with a CMAR contract via Resolution 2024-07 on February 9, 2024.

DRAFT

Councilmember Orochena referenced the Fiscal Impact on the Item Report and asked what the breakdown is for the cost. Dr. Drobney stated the City does not know the breakdown just yet. The City does not have the full construction drawings to price that out yet. Dr. Drobney emphasized that we know how much money is set aside for the project and, like what was done with the Recreation Center, the City came in hundreds of thousands of dollars under budget. We know what the guaranteed maximum price is, but we do not know the final numbers with any savings.

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

15. Recreation and Culture

A. **Resolution: 2025 RCS Productions Contract**
Consideration for approval of a Resolution executing a contract with RCS Productions Inc. for the 2025 Concert Series.

Assistant Parks and Recreation Director Elizabeth Weaver presented a resolution executing a contract with RCS Productions for the 2025 Concert Series.

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

item to the Consent Agenda for the regular meeting.

B. **Resolution: 2025 Sports Association Facility Use Agreement**
Consideration for approval of a Resolution renewing the 2025 Sports Association Facility Use Agreement.

Parks and Recreation Director Bill McNair presented a resolution renewing the 2025 Sports Association Facility Use Agreement. Staff changed the terms of the agreement to November 1, 2025, to help better plan for the spring.

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

16. Community Development

A. **Resolution: 2025 Livable Centers Initiative (LCI) application**
Consideration for approval of a Resolution authorizing support for the Livable Centers Initiative (LCI) planning grant application and committing the required matching funds. Case MISC#2025-02.

Assistant Zoning Administrator and Planner Chanelle Campbell presented a resolution authorizing support for the Livable Centers Initiative (LCI) plan and committing the required matching funds. Ms. Campbell shared that Planning and Zoning is in the middle of the process of applying for a LCI study that will focus on Cobb Parkway, specifically the intersection between Watts Drive and Kennesaw Due West. The study's goal is to identify potential catalytic areas along Cobb Parkway with a vision of encouraging creative place making, compatible land use, and walkability. If approved, the Atlanta Regional Commission will conve 80% of the study while the City is responsible for the remaining 20% of the funding. Planning and Zoning is requesting $200,000 in funding, so the City's contribution would be around $40,000.

DRAFT

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

B. **Final Plat Application: 3560, 3530 Cherokee Street and 1880, 1875 Maple Drive**
Final plat application submitted by East Park JV LLC, VCP Kennesaw, and VCP Kennesaw PCB, LLC for (parcel # 20009904310, 20009904320, 20009904330, 20009904350); the final plat was submitted to revise the property line for Tract 2, Tract 7, Tract 4 and Tract 5 as well as notate updates to Cobb County easements (waterline, vault, sanitary and access easement). Case #FP2025-01.

Ms. Campbell presented a final plat application submitted by East Park JV LLC, VCP Kennesaw, and VCP Kennesaw PCB, LLC for 3560, 3530 Cherokee Street and 1880, 1875 Maple Drive to revise the property line for Tract 2, Tract 7, Tract 4 and Tract 5 as well as notate updates to Cobb County easements, including waterline, vault, sanitary, and access. A final plat was previously approved by the Mayor and Council and recorded in 2022. The Plan Review Committee reviewed the plat and deemed it in compliance.

Mayor Pro Tem Ferris asked if the City knew what the commercial portions of the property were going to be. Ms. Campbell stated the final plat was regarding the multi-family portion, but that a representative from Tellus Partners was present to discuss the commercial component.

The representative stated that Lidl still has a small portion of the commercial, but that Tellus Partners is not sure what Lidl plans to do regarding the store. There is no definitive answer at the moment regarding the remaining commercial pieces as many are waiting until after the widening project is completed on Cherokee Street.

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

17. Public Comments

6:45 p.m. Floor Open for Public Comments

TIMOTHY HEYING [City Resident]: Mr. Heying presented a list of concerns and comments from various users of Reddit [See **Exhibit B]**.

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

DRAFT

18. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney did not have any updates.

19. Mayor's Report

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

20. Council Reports & Discussions

A. **Update: City Parks**
Update requested by Councilmember Jones regarding status of upgrades to city-owned parks.

Councilmember Jones requested an update on the City's plans for the neighborhood parks. Dr. Drobney gave an update on each neighborhood park from 2020. He shared that the City continues to invest in those parks each year. The parks are on a cycle for updates every six to seven years.

Councilmember Jones asked if the Council was fine with authorizing solar lights in the parks. Councilmember Gutierrez asked if, when the Council directed staff to look into solar lights last year, whether anything of substance came from the research. Mayor

Pro Tem Ferris was worried about the cost. He agrees with parks being lit up, but solar lights are a specific request.

Mayor Pro Tem asked Dr. Drobney to have staff look into the cost with a contractor like Georgia Power for their standard lighting versus a vendor with solar lighting to compare.

Councilmember Jones is willing to spend extra money to do something different.

An update will be provided in 90 days.

B. **Discussion: Solar Lights in City Parks**
Discussion requested by Councilmember Jones regarding the installation of solar lights in city-owned parks.

[This discussion item was discussed under item 20. A]

Councilmember Jones shared that over the weekend, Chairwoman Cupid hosted the Black History Month Dessert Social and asked him to participate in a discussion panel. He shared that it was a wonderful and well-attended event.

Councilmember Gutierrez celebrated his niece's birthday over the weekend.

DRAFT

Mayor Pro Tem Ferris has been sneezing all day. Let's get ready for the pollen to coat everything over the next few weeks!

Councilmember Orochena had nothing to share tonight.

Councilmember Viars thanked everyone who was involved in getting the band lineup for the Concert Series this year.

21. Executive Session

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

22. Adjourn

Mayor Easterling adjourned the meeting at 7:03 p.m. The regular meeting will be held on Monday, March 3, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

_____
Lea Alvarez, City Clerk

January 2025Crime Statistics

Group A Crimes	Jan, 2025	Jan, 2024	YTD 2025	YTD 2024
AGGRAVATED ASSAULT	6 (+4)	2	6 (+4)	2
INTIMIDATION	16 (+9)	7	16 (+9)	7
SIMPLE ASSAULT	17 (-7)	24	17 (-7)	24
HOMICIDE OFFENSES	0 (+0)	0	0 (+0)	0
SEX OFFENSES	3 (+0)	3	3 (+0)	3
KIDNAPPING	1 (+0)	1	1 (+0)	1
MOTOR VEHICLE THEFT	3 (+1)	2	3 (+1)	2
BURGLARY	3 (+0)	3	3 (+0)	3
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
EMBEZZLEMENT	0 (-1)	1	0 (-1)	1
BRIBERY	0 (+0)	0	0 (+0)	0
ARSON	0 (+0)	0	0 (+0)	0
ROBBERY	0 (+0)	0	0 (+0)	0
FORGERY	4 (+3)	1	4 (+3)	1
EXTORTION	0 (-1)	1	0 (-1)	1
FRAUD OFFENSES	17 (+3)	14	17 (+3)	14
LARCENY/ THEFT OFFENSES	17 (-2)	19	17 (-2)	19
VANDALISM	7 (+1)	6	7 (+1)	6
STOLEN PROPERTY OFFENSES	3 (+1)	2	3 (+1)	2
DRUG/ NARCOTICS OFFENSES	35 (+12)	23	35 (+12)	23
PORNOGRAPHY/ OBSCENE MATERIAL	0 (-1)	1	0 (-1)	1
WEAPONS LAW VIOLATIONS	3 (-1)	4	3 (-1)	4
Total	**135**	**114**	**135**	**114**

DRAFT

	Jan, 2025	Jan, 2024	YTD 2025	YTD 2024
Auto Accidents	87 (-18)	105	87 (-18)	105
Accident W/ Injury	17 (+9)	8	17 (+9)	8
Hit and Run	9 (-7)	16	9 (-7)	16
Hit and Run W/ Injury	0 (+0)	0	0 (+0)	0
Person Hit by Auto W/ Injury	1 (-1)	2	1 (-1)	2

	Jan, 2025	Jan, 2024	YTD 2025	YTD 2024
Dispatched Calls for Service	695 (-16)	711	695 (-16)	711
Self-Initiated Activity	1348 (+409)	939	1348 (+409)	939
Traffic Citations	576 (-1)	577	576 (-1)	577
Traffic Warnings*	788 (+323)	465	788 (+323)	465
Arrests**	86 (+1)	85	86 (+1)	85

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

Issues to bring up for 2/24.

1) Recycling. Possibly not often enough, getting proper cans not clear.
2) Intersection of Big Shanty Drive & Cherokee Street is a mess and imminent danger. Needs more enforcement & redesign.
3) Not enough nightlife, especially bars & clubs.
4) People miss murals. How do we request public art? Is there a budget? Can we fundraise for more art?
5) More bike lanes & sidewalks. Bike boost trails.
6) Speed limits are confusing & poorly signal.
7) The Eatons are auctioning off their property April 8th.
8) When is the next shredding event?
9) People aren't clear on zoning ph.
10) The light @ Sardis & Main doesn't keep up in morning & with train.
11) Shade at Depot Park when? When can we book it? How much?
12) What about the museum director.
13) Duncan @ post office a mess. Claimed to reach out to Public Works with no response.
14) Can I have a beer with Pat Toms?

DRAFT

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

PLEASE MAKE SURE YOUR NAME IS LEGIBLE AND CLEAR

City Council Work Session
2/24/2025
Public Comment Sign-in

	Name	Address	Topic
1	Timothy Heglin	2059 White Oak Cir	Online Gossip.
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DRAFT

Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: March 17, 2025

TITLE: **Minutes: March 3, 2025 Regular Meeting**
Approval of the March 3, 2025, City Council regular meeting minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. 2025-03-03 City Council Draft Minutes

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

Livestream: www.kennesaw-ga.gov/publicmeetings/
March 3, 2025
6:30 PM

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

1. Invocation

City Attorney Randall Bentley, Sr. led the invocation.

2. Pledge of Allegiance

Scout Troop 353 led the Pledge of Allegiance.

3. Call to Order

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

4. Announcements

5. Presentations

6. Public Comment/Business from the Floor

6:31 p.m. Floor Open for Public Comments
No comments.
6:32 p.m. Floor Closed for Public Comments

7. Old Business

8. New Business

9. Committee and Board Reports

10. Public Hearing(s)

11. Consent Agenda

DRAFT

Motion by Councilmember Jones to approve the Consent Agenda. Seconded by Councilmember Gutierrez. There was no discussion.
Vote taken, motion unanimously approved 5-0. Motion passed.

A. **Minutes: February 10, 2025 Work Session**
Approval of the February 10, 2025, City Council work session minutes.

B. **Minutes: February 17, 2025 Regular Meeting**
Approval of the February 17, 2025, City Council regular meeting minutes.

C. **Road Closures: Big Shanty Festival**
Approval of road closures to support the Big Shanty Festival on April 11-13, 2025.

D. **Resolution: 2025 Community Development Block Grant (CDBG) Subrecipient Agreement**
Approval of a Resolution authorizing the subrecipient agreement for use of Community Development Block Grant (CDBG) funds between Cobb County and the City of Kennesaw.

RESOLUTION 2025-14

E. **Resolution: Pipe Purchase for Stormwater Project**
Approval of a Resolution approving the purchase of pipe for Public Work's stormwater construction project.

RESOLUTION 2025-15

F. **Resolution: Professional Services Contract for Construction of the Public Safety Facility**
Approval of a Resolution executing a Professional Services Contract with Patterson & Dewar Engineers, Inc. for the construction of the Public Safety Facility.

RESOLUTION 2025-16

G. **Resolution: Contract for Construction of the Public Safety Facility**
Approval of a Resolution executing an agreement with Gay Construction for the construction of the new Public Safety Facility.

RESOLUTION 2025-17

H. **Resolution: 2025 RCS Productions Contract**
Approval of a Resolution executing a contract with RCS Productions Inc. for the 2025 Concert Series.

RESOLUTION 2025-18

I. **Resolution: 2025 Sports Association Facility Use Agreement**
Approval of a Resolution renewing the 2025 Sports Association Facility Use Agreement.

RESOLUTION 2025-19

DRAFT

J. **Resolution: 2025 Livable Centers Initiative (LCI) application**
Approval of a Resolution authorizing support for the Livable Centers Initiative (LCI) planning grant application and committing the required matching funds. Case MISC#2025-02.

RESOLUTION 2025-20

K. **Final Plat Application: 3560, 3530 Cherokee Street and 1880, 1875 Maple Drive**
Final plat application submitted by East Park JV LLC, VCP Kennesaw, and VCP Kennesaw PCB, LLC for (parcel # 20009904310, 20009904320, 20009904330, 20009904350); the final plat was submitted to revise the property line for Tract 2, Tract 7, Tract 4 and Tract 5 as well as notate updates to Cobb County easements (waterline, vault, sanitary and access easement). Case #FP2025-01.

12. General and Administrative

13. Public Safety

A. **Crime Statistics: January 2025**
Consideration to accept the January 2025 Crime Statistics.

Chief William Westenberger presented the January 2025 crime statistics (See Exhibit A).
Motion by Councilmember Viars to receive the January 2025 crime statistics as presented. Seconded by Councilmember Jones. There was no discussion.
Vote taken, motion unanimously approved 5-0. Motion passed.

14. Information Technology

15. Public Works and Building Maintenance

16. Recreation and Culture

17. Community Development

18. Public Comment/Business from the Floor

Sign-in Sheet [Exhibit B]

ANDREW BRAMLETT [City Resident]: Mr. Bramlett presented a local history story about Cobb Parkway aka Fourlane Highway (See Exhibit C)

TIMOTHY HEYING [City Resident]: Asked if the City had thought of putting a traffic light at Swift Cantrell Park. City Manager Dr. Jeff Drobney advised that the subject has been discussed.

19. City Manager's Report

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A. Reports, Discussions, and Updates

Dr. Drobney stated that the plaza lights have been installed and should be on this evening when dark.

20. Mayor's Report

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

21. Council Reports & Discussions

Mayor Pro-Tem Pat Ferris expounded on Andrew Bramlett's presentation on the Fourlane. He stated that he still calls Cobb Parkway the Fourlane. Prior to I-75 being built, Cobb Parkway was the main route and had very high traffic. After I-75 opened, many hotels and restaurants disappeared and there was a dramatic change in the area. Mr. Ferris discussed all the good things coming up in the city, like the Mardi Gras pop-up, Pi-Day pop-up, concerts, and Big Shanty, just to name a few. Everyone can keep up to date by signing up to the City of Kennesaw's calendar.

Councilmember Gutierrez stated that his wife had been out of town for a conference, which made for a quiet weekend.

Councilmember Orochena invited everyone to view the new storyboards at Commemorative Park, Depot Park and Kennesaw City Cemetery.

Councilmember Jones wished City Clerk Lea Alvarez a happy birthday. Mr. Jones thanked the Parks Department for the Touch a Truck event and all the great events that are upcoming.

Councilmember Viars stated that she is excited about the new lights at the tunnel and heard that they can be controlled by an app on a phone. She jokingly wondered who was in control of the app.

Mayor Easterling advised that he attended the Touch a Truck event on Saturday, and it was phenomenal. He believes it was the most attended Touch a Truck in a long time, and there were lots of different vehicles, including a helicopter and fire truck. Mayor Easterling thanked the Parks and Recreation team for putting on these events. Parks has an amazing staff, and it takes everyone to put these events together. Mayor Easterling wished a happy birthday to City Clerk Lea Alvarez and advised that any mess in her office was the fault of Deputy City Clerk Christie Burgner.

22. Executive Session

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

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the City Attorney; and/or personnel matters; and/or real estate matters.

23. Adjourn

Mayor Easterling adjourned the meeting at 6:42 p.m. The next regularly scheduled meeting will be held on Monday, March 10, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend or view via Civic Clerk.

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January 2025Crime Statistics

Group A Crimes	Jan, 2025	Jan, 2024	YTD 2025	YTD 2024
AGGRAVATED ASSAULT	6 (+4)	2	6 (+4)	2
INTIMIDATION	16 (+9)	7	16 (+9)	7
SIMPLE ASSAULT	17 (-7)	24	17 (-7)	24
HOMICIDE OFFENSES	0 (+0)	0	0 (+0)	0
SEX OFFENSES	3 (+0)	3	3 (+0)	3
KIDNAPPING	1 (+0)	1	1 (+0)	1
MOTOR VEHICLE THEFT	3 (+1)	2	3 (+1)	2
BURGLARY	3 (+0)	3	3 (+0)	3
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
EMBEZZLEMENT	0 (-1)	1	0 (-1)	1
BRIBERY	0 (+0)	0	0 (+0)	0
ARSON	0 (+0)	0	0 (+0)	0
ROBBERY	0 (+0)	0	0 (+0)	0
FORGERY	4 (+3)	1	4 (+3)	1
EXTORTION	0 (-1)	1	0 (-1)	1
FRAUD OFFENSES	17 (+3)	14	17 (+3)	14
LARCENY/ THEFT OFFENSES	17 (-2)	19	17 (-2)	19
VANDALISM	7 (+1)	6	7 (+1)	6
STOLEN PROPERTY OFFENSES	3 (+1)	2	3 (+1)	2
DRUG/ NARCOTICS OFFENSES	35 (+12)	23	35 (+12)	23
PORNOGRAPHY/ OBSCENE MATERIAL	0 (-1)	1	0 (-1)	1
WEAPONS LAW VIOLATIONS	3 (-1)	4	3 (-1)	4
Total	**135**	**114**	**135**	**114**

	Jan, 2025	Jan, 2024	YTD 2025	YTD 2024
Auto Accidents	87 (-18)	105	87 (-18)	105
Accident W/ Injury	17 (+9)	8	17 (+9)	8
Hit and Run	9 (-7)	16	9 (-7)	16
Hit and Run W/ Injury	0 (+0)	0	0 (+0)	0
Person Hit by Auto W/ Injury	1 (-1)	2	1 (-1)	2

	Jan, 2025	Jan, 2024	YTD 2025	YTD 2024
Dispatched Calls for Service	695 (-16)	711	695 (-16)	711
Self-Initiated Activity	1348 (+409)	939	1348 (+409)	939
Traffic Citations	576 (-1)	577	576 (-1)	577
Traffic Warnings*	788 (+323)	465	788 (+323)	465
Arrests**	86 (+1)	85	86 (+1)	85

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

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

PLEASE MAKE SURE YOUR NAME IS LEGIBLE AND CLEAR

City Council Meeting
3/3/2025
Public Comment Sign-in

	Name	Address	Topic
1	Andrew J. Brandt	2990 Cornerfield Ct.	Local history
2	Timothy Hess	2059 Wheaton	
3			
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KENNESAW HISTORY

Cobb Parkway

Today, Cobb Parkway (US Highway 41) is one of the most important thoroughfares in Kennesaw, and it is hard to imagine a time without it. In 1945, federal and state officials announced the four-lane highway from Marietta to Atlanta would be extended north to Cartersville, making Cobb County the first county in Georgia where you could travel from one side to another using only a four-lane road. After several years of planning and construction, the first stretch of the new Highway 41 opened between Canton Road and Kennesaw in 1950. By the following year, the road would reach Cartersville.

Area officials evidently had trouble settling on a name. The road, at first, was given the name Fourlane Highway. Even today, longtime residents of Kennesaw and Acworth refer to Cobb Parkway as "the four lane." In the 1970s, construction was progressing on Interstate 75, which many business owners realized would replace Fourlane Highway as the main thoroughfare. In 1975, concerned Marietta business leaders began to promote the highway as the region's business corridor, and proposed changing its name from the mundane Fourlane Highway to "Cobb Parkway." In late 1975, after only a few months of effort, the name was officially changed.



Left: US 41 in Kennesaw, c. 1950s.
Image from the National Archives and Records Administration

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

DRAFT

Item Report

TO: The Honorable Mayor and City Council

FROM: Ricky Stewart, Public Works Director

DATE: March 17, 2025

TITLE: **Resolution: Governmental Lease Agreement for Lighting Services**
Consideration for approval of a Resolution authorizing a Governmental Lease Agreement for Lighting Services with Georgia Power for the Public Safety Facility.

Summary:
Georgia Power has submitted a lease agreement to the City to provide parking lot lighting for the Public Safety Facility. This agreement would be to install and maintain 15 lights around the parking lot and building. Installation cost for the lights is in the amount of $74,500.00, with monthly fees for the lights being $450.00.

Recommendation:
The Public Works Director recommends approval of the agreement.

Fiscal Impact:
310.4228.54.149500.00000 SPLOST 2022 Public Safety Facility

Attachments:
1. RES 2025 - Governmental Agreement for Lighting Services
2. Attachment A: Lighting Proposal - City of Kennesaw - Public Safety Facility
3. Illumination Contract Public Safety Facility

CITY OF KENNESAW
GEORGIA

RESOLUTION NO. 2025-_____

RESOLUTION TO APPROVE THE GOVERNMENTAL LEASE AGREEMENT FOR LIGHTING SERVICES WITH GEORGIA POWER.

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

WHEREAS, Georgia Power has submitted a lease agreement to the City to provide parking lot lighting for the Public Safety Facility; and

WHEREAS, this agreement would be to install and maintain fifteen (15) lights around the Public Safety parking lot and building; and

WHEREAS, the installation cost for the lights comes to $74,500.00, with monthly fees in the amount of $450.00.

BE IT RESOLVED the Kennesaw City Council approves the Governmental Lease Agreement for Lighting Services with Georgia Power for the Public Safety Facility.

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

ATTEST: CITY OF KENNESAW

_____ _____

Lea Alvarez, City Clerk Derek Easterling, Mayor

10 Massell Drive
Cartersville, GA 30121

February 14, 2025

City of Kennesaw
Public Safety Facility
3080 Moon Station Rd
Kennesaw, GA 30144

Thank you for the opportunity for Georgia Power Company to provide a site lighting proposal for your business**.**

Georgia Power Company proposes the following:

- **Install (15) - 100 watt LED Post Top fixtures**
- **Install (15) – 16' Black poles & underground conductor**
- **All lights will be photocell controlled**

Monthly Service Agreement:

- **Upfront Payment Required of $74,500.00. Monthly service fee will be $450.00. This fee includes all installation, maintenance, and electricity used by this lighting system.**

There is a minimum 1 month contract period for the lighting. At the end of the initial 1 month period the lighting contract is month to month with no change in pricing. The proposal is valid for 30 days from the above date. Any questions or changes to the installation, please give me a call. Thank you for the opportunity to serve your lighting needs.

Please call if you should have any questions.

Sincerely,

Lennon Brown, III

Lennon Brown, III
Lighting and Smart Services
404-987-8507

Lighting Services Agreement

Georgia Power

Project # LP103899

Customer Legal Name CITY OF KENNESAW DBA

Service Address 3080 MOON STATION RD KENNESAW GA 30144 County Cobb - GA

Mailing Address 2529 J O STEPHENSON AVE NW KENNESAW GA 30144

Email Tel # 770-424-8274 Alt Tel #

Tax ID# 0582 Business Description Governmental

Existing Customer Yes ☑ No ☐ If Yes (and if possible), does customer want the Service added to an existing account? Yes ☑ No ☐ If Yes, which Account Number? 03399-34048

Selected Components

Action	Qty	Wattage	Type	Description
INS	15	100	LED	Post Top

Service Cost ($)	Regulated Cost ($)*	Monthly Cost ($)*
$382.35	$67.65	$450.00

Term (Months)	1

* The actual Regulated Cost will be calculated using the tariffs approved by Georgia Public Service Commission at the time of billing. The estimate is based on Summer Rates in effect at the time of this proposal. Excludes applicable sales tax.

Project Notes:

Customer agrees to this Lighting Services Agreement with Georgia Power Company under the attached terms and conditions and authorizes all actions noted on this agreement.

Customer also agrees to allow removal of existing lights. Yes ☐ N/A ☐

Type	Customer	Tariff	Content
NESC	Gov	EOL	N/A

Pre-Payment ($)
$74,500.00

Customer recognizes that the individual signing this Agreement on its behalf has authority to do so.

Customer Authorization	Georgia Power Authorization
Signature:	**Signature:**
Print Name:	**Print Name:** Lennon Brown
Print Title:	**Print Title:** Account Exec
Date:	**Date:**

TERMS and CONDITIONS *(Lighting – Governmental Service)*

1. **Agreement Scope.** This Lighting Services Agreement (**"Agreement"**) establishes the terms and conditions under which Georgia Power Company (**"GPC"**) will provide lighting and related service (collectively, the **"Service"**) to the customer identified on Page 1 (**"Customer"**) at the Service Address shown on Page 1 (the **"Premises"**). GPC may install, update, modify, or replace any GPC-owned pole, base, wiring, conduit, fixture, control, equipment, device, or related item at the Premises (collectively, **"GPC Assets"**) for any reason related to the Service or to use of GPC Assets.

2. **Term and Termination.** The initial Agreement term is stated on Page 1, calculated from the date of the first bill. After the initial term, this Agreement automatically renews on a month-to-month basis until terminated by either party by providing written notice of intent to terminate to the other party (in accordance with the notice provisions of the *Miscellaneous* section below) at least 30 days before the desired termination date. The initial term and any renewal term or terms are collectively the **"Term."**

3. **Intent and Title.** This Agreement governs GPC's provision of the Service to Customer and is not a sale, lease, or licensing of goods, equipment, property, or assets of any kind. GPC retains the sole and exclusive right, title, and interest in and to all GPC Assets. Customer acknowledges that GPC Assets, although attached to real property, always will remain the exclusive personal property of GPC and that GPC may remove GPC Assets upon Agreement termination. **GPC makes no representation or warranty regarding treatment of this transaction by the Internal Revenue Service or the status of this transaction under any federal or state tax law. Customer enters into this Agreement in sole reliance upon its own advisors**.

4. **Payment.** GPC will invoice Customer monthly for the Monthly Cost as described on Page 1. The Service Cost portion of the Monthly Cost will renew at the amount shown on Page 1, but the Regulated Cost portion will be determined by the applicable Georgia Public Service Commission-approved tariff at the time of billing. Customer agrees to pay the total amount billed in full by the invoice due date. If a balance is outstanding past the due date, Customer acknowledges that GPC may require Customer to pay a deposit of up to two times the Estimated Monthly Charge in order to continue Service. If applicable, Customer must provide a copy of its Georgia sales tax exemption certificate. Customer must pay costs associated with any Customer-initiated change to the Service after the date of this Agreement.

5. **Premises Activity.** Customer hereby grants to GPC and its contractors, agents, and representatives the right and license to enter the Premises at any time to perform any activity related to the Service or to GPC's use of the GPC Assets, including the right to access the Premises with vehicles, GPC Assets, or other tools or equipment, and to survey, dig, or excavate, in order to: (i) install and connect GPC Assets, provide Service, or provide or install any other service; (ii) inspect, maintain, test, replace, repair, disconnect, or remove GPC Assets; (iii) install additional equipment or devices on GPC Assets; or (iv) conduct any other activity reasonably related to the Service or GPC Assets (collectively, **"GPC Activity"**). Customer represents or warrants that it has the right to permit GPC to provide the Service and to perform the GPC Activity upon the Premises and, if applicable, has obtained express written authority and required permission from all Premises owners, and any other person or entity with rights in the Premises, to enter into this Agreement and to authorize the GPC Activity and the Service.

6. **Installation and Underground Work.** Customer recognizes that the Service requires installation of GPC Assets. Customer warrants or covenants that: (i) the Premises' final grade will vary no more than six inches from the grade existing at the time of installation; and (ii) if applicable and required for proper installation, Premises property lines will be clearly marked before installation.

   A. **Customer Work.** If GPC, upon Customer's request, allows Customer, itself or through a third party, to perform any activity related to installation of GPC Assets (including trenching), Customer warrants or covenants that the work will meet GPC's installation specifications (which GPC will provide to Customer and which are incorporated by this reference). Customer must provide GPC at least 10 days' prior written notice of its schedule for the work, so that GPC can schedule GPC's installation work promptly thereafter. Customer will be responsible for any additional costs arising from non-compliance with GPC's specifications, Customer's failure to complete Customer's work by the agreed completion date, or failure to provide GPC timely notice of any schedule change.

   B. **Underground Facility/Obstruction Not Subject to Dig Law.** Because GPC Activity may require excavation not subject to the Georgia Utility Facility Protection Act (O.C.G.A. §§25-9-1 – 25-9-13) (**"Dig Law"**), **Customer must mark any private utility or facility (e.g., gas/water/sewer line; irrigation facility; fiber/data/communication line) or other underground obstruction at the Premises that is not subject to the Dig Law**. If GPC causes or incurs damage due to Customer's failure to mark a private facility or obstruction before GPC commences GPC Activity, Customer is responsible for all damages and any loss or damage resulting from any such delay.

   C. **Unforeseen Condition.** The estimated charges shown on Page 1 include no allowance for subsurface rock, wetland, underground stream, buried waste, unsuitable soil, underground obstruction, archeological artifact, burial ground, threatened or endangered species, hazardous substance, or similar condition (**"Unforeseen Condition"**). If GPC encounters an Unforeseen Condition in connection with any GPC Activity, GPC, in its sole discretion, may stop all GPC Activity until Customer either remedies the condition or agrees to reimburse all GPC costs arising from the condition. Customer is responsible for all costs of modification or change to GPC Assets requested by Customer or dictated by an Unforeseen Condition or circumstance outside GPC's control.

7. **GPC Asset Protection and Damage.** Throughout the Term, in the event of any work or digging near GPC Assets, Customer (or any person or entity working on Customer's behalf) must: (i) provide notices and locate requests to the Georgia Utilities Protection Center (**"UPC"**) and other utility owners or operators as required by the then-current Dig Law; (ii) coordinate with the UPC and any utility facility owner/operator as required by the Dig Law; and (iii) comply with the High-voltage Safety Act (O.C.G.A. §§46-3-30 -- 46-3-40). As between Customer and GPC, Customer is responsible for any damage arising from failure to comply with applicable law or for damage to GPC Assets caused by anyone other than GPC or a GPC contractor, agent, or representative.

8. **Pole Attachments.** Nothing in this Agreement conveys to Customer any right to attach or affix anything to any GPC Asset. Customer agrees that it will not, and will not permit others to, rearrange, disconnect, remove, relocate, repair, alter, tamper with, or otherwise interfere with any GPC Asset. If Customer desires to attach or affix anything to GPC Assets, Customer must first obtain GPC's written consent. Customer may call GPC Lighting and Smart Services business unit at 1-888-660-5890 to request consent.

9. **Interruption of Service.** Customer understands that Service is provided on an "as is" and "as available" basis and may be interrupted. If there is a Service interruption, Customer must notify GPC. Following notice, GPC will restore Service, at no cost to Customer. Customer may notify GPC by either calling 1-888-660-5890 or by reporting online at: https://www.georgiapower.com/community/outages-and-stormcenter/power-outage-overview/street-light-outage.html.

10. **Disclaimer; Damages. GPC makes no covenant, warranty, or representation of any kind (including warranty of fitness for a particular purpose, merchantability, or non-infringement) regarding Service, GPC Assets, or any GPC Activity.** Customer acknowledges that, due to the unique characteristics of the Premises, Customer's needs, or selection of GPC Assets, the Service may not follow IESNA guidelines. **Customer waives any right to consequential, special, indirect, treble, exemplary, incidental, punitive, loss of business reputation, interruption of Service or loss of use (including loss of revenue, profits, or capital costs) damages in connection with the loss or interruption of Service, GPC Assets, or this Agreement, or arising from damage, hindrance, or delay involving the Service, GPC Assets, or this Agreement, whether or not reasonable, foreseeable, contemplated, or avoidable**. To the extent GPC is liable under this Agreement, and to the extent allowed by applicable law, GPC's liability is expressly limited to: (i) with respect to the Service purchased by Customer, the annual amount paid by Customer for the Service; or (ii) with respect to any other liability, to proven direct damages in an amount not to exceed $100.00. Customer is solely responsible for safety of the Premises; Customer agrees that GPC has no obligation to ensure safety of the Premises and that GPC has no liability for any personal injury, real or personal property damage or loss, or negative impact to Customer or any third party that occurs at the Premises.

11. **Risk Allocation.** Each party will be responsible for its own acts and the results of its acts, except as otherwise described in this Agreement.

12. **Georgia Security, Immigration, and Compliance Act.** Customer is a "public employer" as defined by O.C.G.A. § 13-10-91 and this is a contract for physical performance of services in Georgia. Compliance with O.C.G.A. § 13-10-91 is a condition of this Agreement and is mandatory. GPC will provide to Customer a contractor's affidavit for installation services as required by O.C.G.A. § 13-10-91. If GPC employs any subcontractor in connection with installation under this Agreement, GPC also will secure from each subcontractor an affidavit attesting to compliance with O.C.G.A. § 13-10-91.

13. **Default.** Customer is in default if Customer: (i) does not pay the entire amount owed to GPC within 45 days after the due date; (ii) terminates this Agreement without proper notice and prior to the end of the then-current Term; or (iii) breaches any material term, warranty, covenant, or representation of this Agreement. GPC's waiver of a past or concurrent default will not waive any other default. If a default occurs, GPC may: (a) immediately terminate this Agreement; (b) remove any GPC Asset from the Premises; or (c) seek any available remedy provided by law, including the right to collect any past due amount, or any amount due for the Service during the remaining Term.

14. **Miscellaneous.** This Agreement contains the parties' entire agreement relating to the Service, GPC Assets, and GPC Activity and replaces any prior agreement, written or oral. Subject to applicable law, GPC may modify the terms of this Agreement by providing 30 days' prior written notice of such modification to Customer. If Customer uses the Service or makes any payment for the Service on or after the modification effective date, Customer accepts the modification. GPC's address for notice is 1790 Montreal Circle, Tucker, GA 30084-6801; Customer's address for notice is stated on Page 1. Either party may update administrative or contact information (e.g., address, phone, website) at any time by written notice to the other. Customer will not assign, in whole or in part, this Agreement or any right or obligation it has under this Agreement; any such assignment without GPC's prior written consent will be void and of no effect. In this Agreement: (i) **"include(ing)"** means "include, but are not limited to" or "including, without limitation"; (ii) **"or"** means "either or both" ("A or B" means "A or B or both A and B"); (iii) **"e.g."** means "for example, including, without limitation"; and (iv) **"written"** or **"in writing"** includes email communication. Georgia law governs this Agreement. If a court rules an Agreement provision unenforceable to any extent, the rest of that provision and all other provisions remain effective.

Item Report

TO: The Honorable Mayor and City Council

FROM: Ricky Stewart, Public Works Director

DATE: March 17, 2025

TITLE: **Surplus: City Vehicles and Equipment**
Consideration to approve the surplus and disposal of select vehicles and equipment.

Summary: The City has surplus vehicles and equipment that need to be disposed of. These items are considered surplus by the purchase of replacements or due to repairs that are more costly than value. Staff will attempt to sell the surplus items on the open market; however, if no bids are received, the items will be sold as scrap metal. The surplus items are as follows:

YEAR	MAKE	MODEL	VEHICLE IDENTIFICATION NUMBER	DEPARTMENT
2020	Exmark	Lazer Z Lawnmower	LZE751GKA604A	Public Works
2018	John Deere	Z915E Lawnmower	1TC915EVJJT062507	Public Works
2018	John Deere	Z915E Lawnmower	1TC915EVAJT062043	Public Works
2006	John Deere	Gator HPX	MOHP4GX041442	Parks and Rec
2010	Toro	Workman MD	280000182	Parks and Rec
2001	Ford	F-150	2FTPF17Z51CA87234	SGG
2015	Carryon	C06X14GWHS Trailer	4YMUL1413FG064029	Public Works
2016	A & F	14 Foot Utility Trailer	1WHBU1428GM002443	Public Works
2008	Frontier Cargo	Enclosed Cargo Trailer	5SWBC101181004236	Public Works
	CM100	Snow Plow	M08200432	Public Works
	CM100	Snow Plow	M08200431	Public Works

Recommendation:
The Public Works Director recommends declaring the vehicles and equipment as surplus.

Fiscal Impact:

Attachments:
None

Item Report

TO: The Honorable Mayor and City Council

FROM: Jennifer Gordy, Finance Director

DATE: March 17, 2025

TITLE: **Alcohol License: Chevron Food Mart**
Consideration for approval of an Alcohol License for Beer, Wine, and Sunday Sales for 2057 Cobb Pkwy LLC d/b/a Chevron Food Mart located at 2057 N. Cobb Pkwy, Kennesaw, Ga 30152.
Applicant: Hardik Patel

Summary:
The applicant has completed the required alcohol workshop per Sec. 6-69. Signs have been posted and it has been properly advertised per Sec. 6-36. The current application and background results are on file. A distance survey completed by a certified surveyor, verified by the Planning and Zoning Department, confirms the establishment is the appropriate distance from the property line or structure listed in Sec. 6-42 and 6-43.

Recommendation:
Finance Director recommends approval.

Fiscal Impact:
100-0000-32-1900 Application Fee: $350.00

Attachments:
1. 2057 COBB PKWY LLC ALCOHOL APPLICATION-REDACTED

City of Kennesaw, GA

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

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

License Application:
Alcoholic Beverage

APPLICATION

$350.00

Paid 11/5/2024
cc# 9842

Applying For (Check All That Apply):

- [ ] Liquor
- [x] Beer
- [x] Wine
- [ ] Growler
- [x] Sunday Sales

License Type (Choose one):

- [ ] Manufacturer
- [ ] Wholesaler
- [x] Retail Package
- [ ] Retail Pouring

Type of Establishment (Choose one):

- [ ] Restaurant
- [ ] Night Club
- [ ] Grocery Store
- [ ] Lounge
- [ ] Private Club
- [ ] Bottle House
- [x] Convenience Store
- [ ] Indoor Entertainment Hall
- [ ] Hotel/Motel
- [ ] Package Store

Business Type (Choose one):

- [ ] Sole Proprietor
- [ ] Corporation
- [x] LLC
- [ ] Partnership
- [ ] LLP

Please fill out the below information:

1. Full name of business: 2057 COBB PKWY LLC
   Doing Business As (DBA): CHEVRON FOOD MART
   Anticipated start date of business: 07/15/2024

2. Business location: 2057 N. COBB PKWY, KENNESAW, GA 30152
   Email address: 2057COBBPKWY@GMAIL.COM
   Phone Number: 404-992-6237
   Mailing address: 2057 N. COBB PKWY, KENNESAW, GA 30152

3. Do you have a certified survey of the location of the property? YES

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

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

Package Sales have additional distance limitations as follows:

Package Sales Only (Liquor):

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

Package Sales Only (Beer or Wine):

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

* Must accept GA Pre-K or HOPE Scholarship Monies
* Must follow a prescribed state curriculum

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

4. For Retail Pouring license, please indicate the following:
   - Number of pool tables: N/A
   - Number of video game machines: N/A
   - Size of dance floor: N/A
   - Amount of cover charge: N/A
   - Will the location have a DJ, and if so, number of times per week: N/A

5. How many square feet are the following:
   a. Dining are: N/A
   b. Bar area: N/A
   c. % of total dining space that is a bar area: N/A

Scanned with CamScanner

Is this location new construction or pre-existing? PRE-EXISTING

How is the proposed location zoned? COMMERCIAL

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

Zoning verified by City of Kennesaw Zoning Division staff member _____

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

If new establishment, parking verified by the Zoning Division staff member N/A

If Partnership or LLP:

6. Partnership of LLP Name: N/A

Partner/Member: _____ Social Security #: _____
Position: _____ Date of Birth: _____
Email Address: _____ % of Ownership: _____
Phone Number: _____

Home Address: _____ City: _____
_____ State: _____
ZIP: _____

Partner/Member: _____ Social Security #: _____
Position: _____ Date of Birth: _____
Email Address: _____ % of Ownership: _____
Phone Number: _____

Home Address: _____ City: _____
_____ State: _____
ZIP: _____

Attach additional sheets if needed

If Corporation or LLC:

7. Corporation or LLC Name: 2057 COBB PKWY LLC

President/Member: HARDIK H. PATEL
Email Address: 2057COBBPKWY@GMAIL.COM
Phone Number: [redacted]
Social Security #: [redacted]
Date of Birth: [redacted]1984
% of Ownership: 100

Home Address: 104 GRAND VIEW DR
City: POOLER
State: GA
ZIP: 31322-4141

VP/Member: N/A
Email Address:
Phone Number:
Social Security #:
Date of Birth:
% of Ownership:

Home Address:
City:
State:
ZIP:

Secretary/Member: N/A
Email Address:
Phone Number:
Social Security #:
Date of Birth:
% of Ownership:

Home Address:
City:
State:
ZIP:

Treasurer/Member: N/A
Email Address:
Phone Number:
Social Security #:
Date of Birth:
% of Ownership:

Home Address:
City:
State:
ZIP:

Attach additional sheets if needed

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

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

Corporate Name	Business Name	% Owned
2057 COBB PKWY LLC	CHEVRON FOOD MART	100

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

Name	Position	SSN	Home Address	% Owned
HARDIK PATEL	OWNER	[redacted]	104 GRAND VIEW DR, POOLER, GA 31322	100

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

Licensee/Owner Name	Business Name	Address
HARDIK PATEL	GYAN SAV LLC	815 SOUTH BRIDGE BLVD SAVANNAH, GA 31405

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

Name/Relationship	Home Address	Business Name/Address
N/A		

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

Property Owner: A.R.BROOKS, INC

Address: 3090 MOON STATION RD, KENNESAW, GA 30144

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

$ [redacted]

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

Licensee/Owner $ [redacted]

Other Owners $ _____

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

Name of Lender	Address	Amount	Date	Interest Rate
N/A				

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

Name	Address	Compensation
HARDIK PATEL	2057 N.COBB PKWY, KENNESAW, GA 30152	[redacted]

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

Name	Address
PANACHE FINANCIAL SOLUTIONS LLC	4397 BRIDGEHAVEN DR, SNELLVILLE, GA 30039

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

If yes, give full details.

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

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

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

N/A

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

NO

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

RASS CLASS-TWO HOUR CLASS HAS BEEN TAKEN

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

COMPANIES RULES AND REGULATIONS AND TRAINING LOG WILL BE KEPT

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

Yes ◉ No ○

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

Yes ◉ No ○

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

PROPER IDENTIFICATION CHECK TO ALL THE CUSTOMERS WHO LOOKS UNDER THE AGE OF 33

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

DRIVER LICENSE CHECK SCANNER

BIRTH DATE ENTERED IN ALCOHOL AND TOBACCO SELL

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

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

From/To Month/Year	Company	City	State	Position/Salary
2018-2024	PREMIUM BOWL & BISTRO LLC	POOLER	GA	[redacted]
2014-2018	GYAN SAV LLC	POOLER	GA	[redacted]

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

From/To Month/Year	Address	City	State
2014-PRESENT	104 GRAND VIEW DRIVE	POOLER	GA

KENNESAW, GEORGIA
COBB COUNTY

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

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

Hardik Patel
Signature of Applicant

Hiral Patel
Signature of Spouse of Applicant

Sworn to and subscribed before me this
9 day of July, 2024

Bianca Livingston
Notary Public

BIANCA LIVINGSTON NOTARY PUBLIC CHATHAM COUNTY, GEORGIA MY COMMISSION EXPIRES 2027

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

Phone Number

Application received in Kennesaw City Hall by:
MHall

Application to be heard by Mayor & Council
Date & Time: 2/24/25 6:30 pm

A REPRESENTATIVE MUST BE PRESENT AT THE MAYOR & COUNCIL MEETING

City of Kennesaw, GA

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

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

License Application:
Alcoholic Beverage

OWNER/LICENSEE PERSONAL STATEMENT INFORMATION



1. Full name of licensee (No initials): HARDIK H. PATEL
   (Include maiden names and alias names if any)

2. Phone Numbers:
   a. Business: 770-424-3231
   b. Cell: [redacted]
   c. Home: [redacted]

3. Home Address: 104 GRAND VIEW DR, POOLER, GA 31322
4. Business Address: 2057 N. COBB PKWY, KENNESAW GA, 30152

5. Please fill out the following:
   Age: 40 Sex: M Height: 5'-09" Color of Hair: BLK
   Race: ASIAN Weight: 200 Color of Eyes: BLK

6. Social Security #: [redacted]
7. Place of Birth: INDIA Date of Birth: [redacted]1984
   U.S. Citizen: YES ○ By Birth ◉ Naturalized
   If a naturalized citizen, provide certificate #: [redacted]
   and submit original naturalization certificate or U. S. Passport
   If a legal permanent resident, provide alien registration #: _____
   and submit copy of I-551 card
   Derived Parents Certificate #'s: _____
   Date & Port of Entry: _____

8. How long have you resided in the City of Kennesaw or Cobb County? OYRS
9. Number of years at this present address? 15YRS

10. Are you (Choose one): ○ Single ◉ Married ○ Widowed ○ Divorced

11. If married, complete the following information on spouse.
    Full Name of Spouse: HIRALI H. PATEL
    Social Security #: [redacted] Spouse's Maiden Name: KETKIBEN DESAI
    Place of Birth: INDIA Date of Birth: [redacted]1986
    Place of Marriage: SAVANNAH, GA Date of Marriage: 07/28/2012

Name of spouse's employer: NESTLE, USA

Address of employer: 217 BOURNE BLVD, SAVANNAH, GA 31322

U.S. Citizen: YES ○ By Birth ◉ Naturalized

If a naturalized citizen, provide certificate #: [redacted]

and submit original naturalization certificate or U. S. Passport

If a legal permanent resident, provide alien registration #: _____

and submit copy of I-551 card

Derived Parents Certificate #'s: _____

Date & Port of Entry: _____

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

Full Name	Address	Age	Birth Place
GYAN	104 GRAND VIEW DR, POOLER, GA 31322	9YRS	CINNCINNATI, OHIO
DEETYA	104 GRAND VIEW DR, POOLER, GA 31322	7YRS	SAVANNAH, GA

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

	Full Name	Address
Parents:	HARSHADBHAI PATEL	104 GRAND VIEW DR, POOLER, GA 31322
	KOKILABEN PATEL	104 GRAND VIEW DR, POOLER, GA 31322
Siblings:	JIGNESH PATEL	5 BRIDLINGTON WAY, SAVANNAH, GA 31407
In-Laws:	MUKESH DESAI	307 SUTHERLAND LANE, BLOOMINGDALE, ILLINOIS, 60108

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

GYAN SAV, LLC - CONSUMPTION ON PREMISES

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

NO

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

M/YR	to	M/YR	School	Address	City	State	Degree
1998		2002	GROVES HIGH SCHOOL		GARDENCITY	GA	GDP
2004		2007	GA STATE - PERIMETER		CLARKSTON	GA	UNDERGRADE
2007		2009	CLAYTON STATE UNIVERSITY		MORROW	GA	BBA

City of Kennesaw, GA

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

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

License Application:
Alcoholic Beverage

OWNER/LICENSEE PERSONAL FINANCIAL STATEMENT

Name: HARDIK H. PATEL
Social Security #: [redacted]
Residence Address: 104 GRAND VIEW DR
City/State/Zip: POOLER, GA 31322
Residence Phone: [redacted]

Date of Birth: [redacted]1984
Name of Spouse: HIRALI H. PATEL
Business/Organization: 2057 COBB PKWY LLC
Business Phone: 770-424-3231
Partner/Officer in any other business? ◉ Yes ○ No

Assets		Liabilities	
Cash on hand in banks	[redacted]	Notes payable to banks - Secured	[redacted]
Accounts Receivable		Notes payable to banks - Unsecured	
Stocks & Bonds		Accounts Payable	
Real Estate		Unpaid Taxes	
Cash value of Life Insurance		Mortgage on Real Estate	
Automobiles		Other Debts (itemize)	
Deposit Accounts		Total Liabilities	
Credit w/ Financial Institutions		Net Worth	
Other Assets (Itemize)			
Total Assets	[redacted]	**Total Liabilities & Net Worth**	[redacted]

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

Salary: [redacted]
Dividends: [redacted]
[redacted]

Unsatisfied judgments or lawsuits pending? ○ Yes ◉ No
Are any income tax returns made by you for prior years being contested? ○ Yes ◉ No
If so, what do you estimate as the additional amount you may be required to pay? _____
Are any assets pledged or joint names other than as described above? ○ Yes ◉ No
Have you ever been declared bankrupt? ○ Yes ◉ No
Do you have a will? Beneficiary: _____ ○ Yes ◉ No
Who is named as your executor? Executor: _____

As of FEBRUARY, 11 **20**25

Applicant Privacy Rights
Notification Signature Form

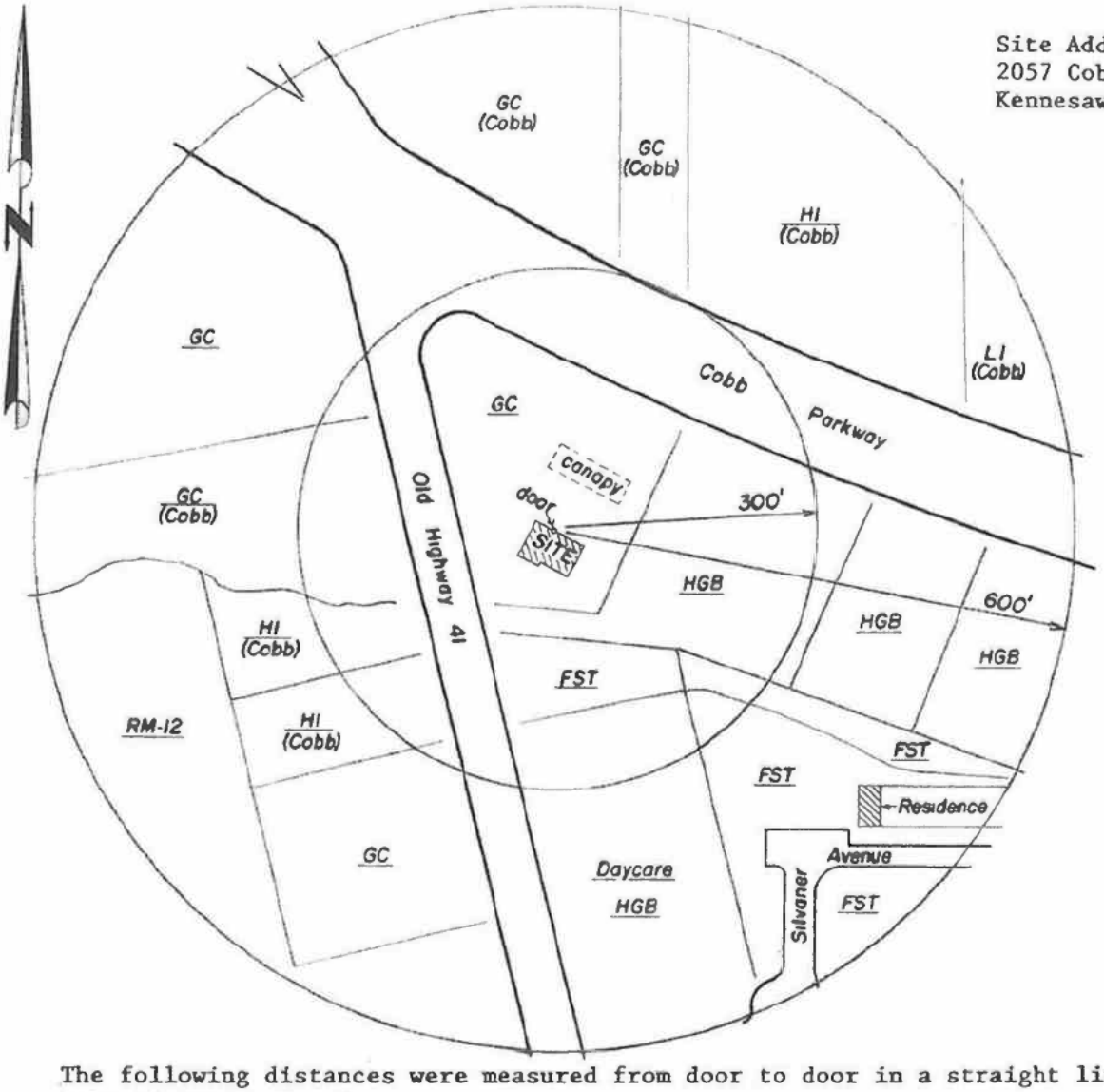
Applicant Notification and Record Challenge:

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

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

Hardik Patel	Hardik Patel	7/9/24
Signature	Print Name	Date

Site Address-
2057 Cobb Parkway
Kennesaw, Georgia 30152



The following distances were measured from door to door in a straight line, per City of Kennesaw code:

CHURCH- 5740' to Greers Chapel Baptist Church, @ 1848 Greers Chapel Road.
SCHOOL- 6950' to Kennesaw Mountain High School, @ 1898 Kennesaw Due West Road.
455' to Little Minds 1st Academy, @ 1730 Tuscan Heights Boulevard.(daycare)
PARK- 5350' to Big Shanty Park, @ 2050 Kennesaw Due West Road.
HOSPITAL- 18300' to Wellstar Kennestone Hospital, @ 677 Church Street.
RESIDENCE- 490' to townhouse @ 594 Silvaner Avenue.
ALCOHOL TREATMENT- 27450' to G W Hartman Center, @ 729 Lawrence Street.
There are no public buildings within 600' of this site.

City of Kennesaw Alcoholic Beverage Package License Survey for:
2057 Cobb Parkway LLC d/b/a Chevron Food Mart

DATE: 7 / 5 /2024	SCALE: 1" = 200'	0 100 200 400 GRAPHIC SCALE IN FEET
DRAWN BY: GD		
LAND LOT 206	20th DISTRICT	2nd SECTION
COBB COUNTY		GEORGIA

GEORGIA LAND SURVEYING CO.
155 CLIFTWOOD DRIVE, ATLANTA, GA 30328
PHONE (404)255-4671 FAX (404)255-6607
WWW.GEORGIALANDSURVEYING.COM

205088

THE UNITED STATES OF AMERICA

CERTIFICATE OF CITIZENSHIP

No. A1844009

I.N.S. Registration No. [redacted]

·ORIGINAL·

Personal description of holder as of date of issuance of this certificate: Sex MALE; date of birth [redacted] 1984; country of birth INDIA; complexion MEDIUM; color of eyes BROWN; color of hair BLACK; height 5 feet 9 inches; weight 155 pounds; visible distinctive marks NONE; Marital status SINGLE

I certify that the description above given is true, and that the photograph affixed hereto is a likeness of me.

Hardik Harshadbhai Patel
(Complete and true signature of holder)



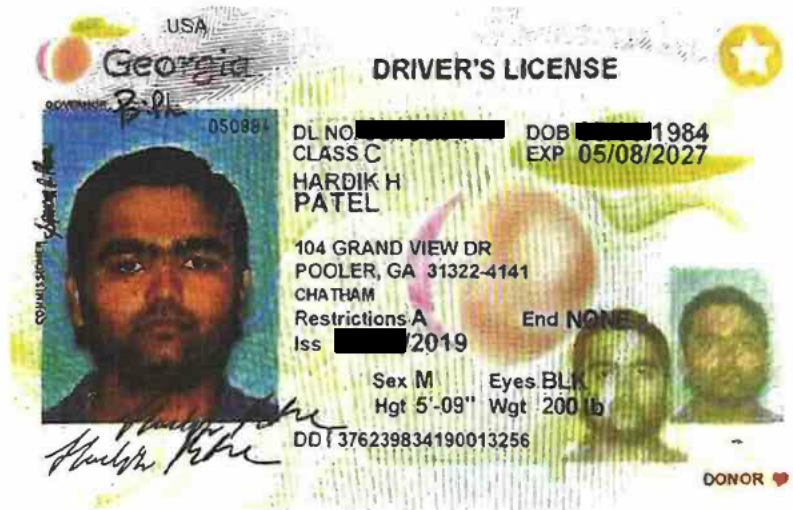
Seal

Be it Known, that ***** HARDIK HARSHADBHAI PATEL *****
now residing at SOUTH DAYTONA, FLORIDA
having applied to the Commissioner of Immigration and Naturalization for a certificate of citizenship pursuant to Section 341 of the Immigration and Nationality Act, having proved to the satisfaction of the Commissioner that (s)he is now a citizen of the United States of America became a citizen thereof on NOVEMBER 19, 1999 and is now in the United States:

Now Therefore, in pursuance of the authority contained in Section 341 of the Immigration and Nationality Act, this certificate of citizenship is issued this TWENTY-FOURTH day of FEBRUARY TWO THOUSAND, and the seal of the Department of Justice affixed pursuant to statute.

IT IS PUNISHABLE BY U. S. LAW TO COPY, PRINT OR PHOTOGRAPH THIS CERTIFICATE, WITHOUT LAWFUL AUTHORITY.

Doris Meissner
COMMISSIONER OF IMMIGRATION AND NATURALIZATION



Scanned with CamScanner

Control Number : 24123947

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

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

2057 Cobb Pkwy LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **06/25/2024** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **06/27/2024**.

Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 6/25/2024 1:04:47 PM

BUSINESS INFORMATION

CONTROL NUMBER	24123947
BUSINESS NAME	2057 Cobb Pkwy LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	06/25/2024

PRINCIPAL OFFICE ADDRESS

ADDRESS	2057 Cobb Pkwy NW, Kennesaw, GA, 30152, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Hardik Patel	2057 Cobb Pkwy NW, Kennesaw, GA, 30152, USA	Cobb

ORGANIZER(S)

NAME	TITLE	ADDRESS
Hardik Patel	ORGANIZER	2057 Cobb Pkwy NW, Kennesaw, GA, 30152, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Hardik Patel
AUTHORIZER TITLE	Organizer

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 07-01-2024

Employer Identification Number:
99-3777209

Form: SS-4

Number of this notice: CP 575 G

2057 COBB PKWY LLC
HARDIK PATEL SOLE MBR
2057 COBB PKWY NW
KENNESAW, GA 30152

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 99-3777209. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

Viraj Patel

From: NoReply@dor.ga.gov
Sent: Monday, July 1, 2024 6:51 PM
To: Sales Tax
Subject: Georgia Department of Revenue Online Business Registration Completed

This is an official communication sent to you by the Georgia Department of Revenue regarding your Georgia Tax Center account.

This is a notification that your new business registration has been completed. You are now a registered taxpayer in the state of Georgia and can now log into Georgia Tax Center to electronically file and pay for your accounts. Use the link below to start accessing your accounts online.

Business Name:

Your business' STI (State Tax ID) is: 20299667775

Your Sales & Use account number is: 308-985400

Your account information will be mailed to you within five business days. This includes your Sales & Use certificate if you registered for Sales & Use Tax.

Get started with Georgia Tax Center

Once logged in, Georgia Tax Center will allow you to electronically file returns and make electronic payments for your accounts. You can also view all correspondence sent to your business, add or change location(if applicable) and mailing addresses, and view account balances.

For more information about GTC, please visit the official GTC information Web site at http://dor.georgia.gov/georgia-tax-center-info for instructions on completing your return, submitting your payment, accessing tools such as our frequently asked questions and training videos. If you have any questions or concerns, please contact us at 1-877-GADOR11 (1-877-423-6711).

Thank You

Georgia Department of Revenue
http://dor.georgia.gov/

Please do not respond to this email directly, as any response to this email will not be received.

To ensure delivery of future emails, please add NoReply@dor.ga.gov to your address book or approved senders list.

This message is for the named person's use only. It may contain confidential, proprietary, or legally privileged information. No confidentiality or privilege is waived or lost by any mistaken transmission. If you receive this message in error, please immediately delete it.

Training Institute for Responsible Vendors, Inc.

certifies that

Hardik Patel

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

In witness thereof the undersigned have affixed their names this 15th day of January, 2025

Seal



President

Item Report

TO: The Honorable Mayor and City Council

FROM: Darryl Simmons, Zoning Administrator

DATE: March 17, 2025

TITLE: **Central Business District Project Application: 2615 & 2681 South Main Street**
Consideration to review a CBD project application request for a mixed-use development on the parcels located at 2615 South Main Street (Parcel 20016700990) and 2681 South Main Street (Parcel 20016700140). Case#CBD2025-01

Summary:
Consideration to review a CBD project application request located on 7.096 +/- acres for the construction of a mixed-use development located at 2615 South Main Street (20016700990) and 2681 South Main Street (20016700140). The applicant went before the Kennesaw Downtown Development Authority (KDDA) on February 14, 2025 where the application was unanimously approved. On February 21, 2025, the application went before the Historic Preservation Commission where it was unanimously approved with conditions.

Recommendation:
The Zoning Administrator recommends approval of the CBD project application.

Fiscal Impact:

Attachments:
1. CBD2025-01_2615 & 2681 S. Main St_CBD Application Packet
2. 02-17-25_ Meeting Minutes_Kennesaw Downtown Development Authority
3. 02-21-25_ Meeting Minutes_Historic Preservation Commission

GARVIS L. SAMS, JR.
(RETIRED)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

October 28, 2024

VIA EMAIL:

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
2529 J. O. Stephenson Avenue
Kennesaw, GA 30144

Re: Central Business District Project Approval Application of Highpoint Acquisitions, LLC - a 7.096-Acre Tract located in Land Lots 167, 20th District, 2nd Section

Dear Darryl:

As you know, this firm has been engaged by and represents Highpoint Acquisitions, LLC ("Highpoint") concerning the above-captioned Central Business District Project ("CBD") Approval Application. In that regard, attached please find the completed application and the following supporting documentation:

1. A copy of the Warranty Deed that reflects the current property owner.

2. A copy of the South Main Street Mixed-Use Phase II Development Business Plan.

3. One (1) copy of the site plan for the proposed project which was submitted at the time of filing the Rezoning and Variance Applications.

Please do not hesitate to contact me should you have any questions or need any additional information or documentation.

Sincerely,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac
Attachments

VIA HAND DELIVERY & EMAIL

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)

City of Kennesaw, GA

CENTRAL BUSINESS DISTRICT
PROJECT APPROVAL

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

Date Received _____ Staff's Initials _____

Procedures for filing for CBD Approval:

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

CBD Approval Process:

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

PROPERTY ADDRESS 2615 and 2681 South Main Street

Land Lot 167 Tax Parcel 20016700140 (2765 South Main Street/ CBD) and 20016700990 (2615 South Main Street/LI) Present Zoning CBD & LI - CBD is requested for PIN 20016700990-2615 South Main Street

Proposed Project for Property

Mixed-Use Development consisting of 300 multi-family apartments and 2,500 square feet of retail. The Development will be a combination of two parcels and will become Phase II of the applicant's development across South Main Street.

Add additional sheet if necessary

APPLICANT Highpoint Acquisitions, LLC

APPLICANT EMAIL [redacted]

Applicant address [redacted]

(Fax #)_____ (Work #) [redacted] (Cell #) _____

HANNAH HURLEY
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Mar 14, 2028

Applicant Signature _____

Signed, sealed and delivered in presence of: _____ 10/28/2024
Notary **Date**

PIN 20016700140 (2765 South Main Street) Old South Village, LLC
TITLEHOLDER: PIN 20016700990 (2615 South Main Street) Richards-Gilstrap **Telephone:** _____
Holdings, LLC

Address: _____

Signature SEE ATTACHED SIGNATURE PAGES

Signed, sealed and delivered in presence of: _____
Notary **Date**

Z\P&Z FORMS\Applications 2020



CENTRAL BUSINESS DISTRICT PROJECT

CBD Project Administratively approved by:

_____
Darryl Simmons, Planning & Zoning Administrator

Date: _____

☐ APPROVED

☐ REQUIRES KDDA APPROVAL

☐ REQUIRES HPC APPROVAL

☐ MAYOR AND COUNCIL

KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY:

Hearing Date: _____

Recommendation: see attached minutes

_____
Signature Kennesaw Downtown Development Authority:

HISTORIC PRESERVATION COMMISSION:

Hearing Date: _____

Recommendation: see attached minutes

_____
Signature Historic Preservation Commission

KENNESAW MAYOR AND COUNCIL:

Hearing Date: _____ see attached minutes

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

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

[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 REPORT[1] BY APPLICANT[2]

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.



CENTRAL BUSINESS DISTRICT PROJECT

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

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

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

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

ATTACHMENT TO APPLICATION FOR CENTRAL BUSINESS DISTRICT PROJECT APPROVAL

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

Gordon Matthew Olson

Managing Member

Printed Name: Gordon Matthew Olson

Date: 10/28/24

Address: [redacted]

Telephone No.: [redacted]

10/28/2024

Signature of Notary Public Date

(Notary Seal)

AVERY USHER NOTARY PUBLIC EXPIRES GEORGIA November 23, 2025 CHATHAM COUNTY

CERTIFICATE REGARDING AUTHORITY TO PURSUE CENTRAL BUSINESS DISTRICT PROJECT APPROVAL

1.

My name is G. Matthew Olsen. 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 Central Business District Project Approval regarding certain real property owned by the Titleholder Company located in Kennesaw, Cobb County, Georgia.

2.

In accordance with the Requirements for completing a Central Business District Project Approval, I hereby attest on behalf of the Titleholder Company that I have reviewed the Central Business District Project Approval Application and related documents which are being filed simultaneously therewith on behalf of the Applicant and Titleholder (collectively, the "Application") to which this Certificate is attached and hereby certify:

(a) That corporate seal or facsimile affixed to the Application 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 Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application 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 Application and the filing of the Application 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 Olsen

Its: Manager Member
Title

_____
Signature of Notary Public

10/28/2024
Date

NOTARY SEAL

AVERY USHER NOTARY PUBLIC EXPIRES GEORGIA November 23, 2025 CHATHAM COUNTY

Mail

XR 2

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

18
44

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

Witness

Notary Public (signature, stamp, and expiration)

Farrah Wilson Olsen
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires November 11, 2017

BK: 15214 PG: 5479-5496
Filed and Recorded Jan-30-2015 11:44:40AM
DOC#: D2015-006485
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 166, 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.O. Hood; thence South 73 degrees 19 minutes 29 seconds West 471.34 feet to an iron pin on the Northeasterly 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 36 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 4165);
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 696, 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.

ATTACHMENT TO APPLICATION FOR CENTRAL BUSINESS DISTRICT PROJECT APPROVAL

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: [redacted]

Telephone No.: [redacted]

Hannah Hurley 10/28/2024

Signature of Notary Public Date

(Notary Seal)

HANNAH HURLEY
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Mar 14, 2028

CERTIFICATE REGARDING AUTHORITY TO PURSUE CBD PROJECT APPROVAL

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

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

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

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

James Richards (Seal)
JAMES C. RICHARDS

Notary Public
My Commission Expires:

CHRISTOPHER GEIGER NOTARY PUBLIC CHEROKEE COUNTY GEORGIA

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. E. Clonts, Ga. Registered Land Surveyor No. 2166, Tru-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 Jeanee E. Ricky (sic) and Vincent L. Ricky (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 23 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.

South Main Mixed-Use Phase II Development

Business Plan

Project Summary

Redevelopment of approximately 7.10 acres located at 2615 and 2681 S Main St, Kennesaw, GA 30144 into a walkable, mixed-use project that includes retail and multifamily, in addition to extending the city's Gateway Park along South Main Street. This project will be the second phase of the Lacy at South Main, that will serve as a complement to the Lacy's retail, commercial, shared parking, and multifamily. Developer currently has approximately $2 billion in residential and mixed-use real estate investments, primarily concentrated in the greater Atlanta area, in addition to a multitude of other office and industrial real estate investments.

The subject property is located within an area denominated as Downtown Activity Center on the City's Future Land Use Map. This mixed-use proposal will provide stimulation and will enhance the vitality and economic growth of this sub-area. The project will transform the immediate area, providing a clean shift from the industrial node to the south and the Downtown Activity Center to the north. The property is better developed in conformity to the Main Street/Downtown standards as an entrance to downtown once drivers cross the railroad tracks.

The project will include 300 class A multifamily units and 2,500 square-feet of outparcel retail (restaurant/brewery) and a minimum of 2,500 square-feet of ground floor retail along South Main Street. The extension of the City's Gateway Park will front South Main Street, providing greenspace and connectivity to downtown Kennesaw. Multifamily amenities will include a clubhouse with a coffee bar, state of the art fitness facilities, a modern pool and outdoor grilling stations, and community courtyards, gathering places, and a dog park. Units will carry top of the line finishes and appliances, which include hard surface countertops (granite/quartz), stainless-steel appliances, in-unit washer and dryers, and contemporary cabinets. The project will likely begin in late-2025 with an estimated completion date of late-2028.

Project Details

Residential:

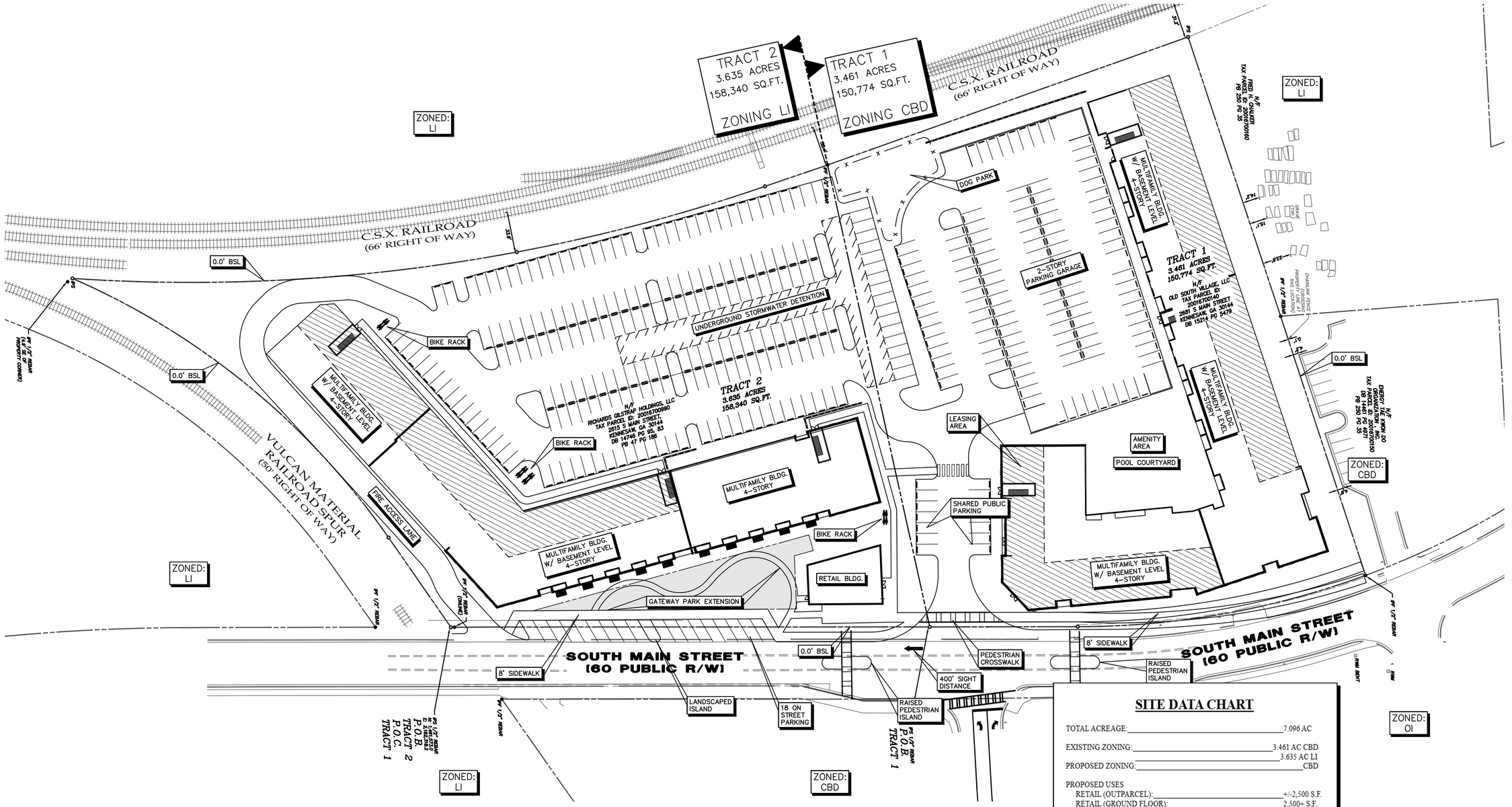
- 300 class A multifamily units
- Market rents
- 4/5 stories with elevators, interior corridors, surface and slip-deck parking
- Mix of 1-, 2-, and 3-bedroom units with the final unit mix still being contemplated
- Target demographics are young professionals and active adults / empty nesters
- Developer has strong relationships with top-tier institutional property management companies and plans to select a property manager as the project nears first unit deliveries
- Since 2010, Cobb County has grown 14%, keeping in line with the Metro-Atlanta's growth rate of 15%
- Atlanta's core-suburban submarkets, including Kennesaw, benefit from the region's fast-growing base of highly educated workers spanning numerous sectors
- The greater Atlanta region is the top destination in the South for recent US college graduates

Retail (Ground Floor):

- Minimum of 2,500 SF
- Surface parking
- Uses: small businesses, yoga studio, Pilates studio, pastry shop, coffee shop, etc.
- Fronting on South Main Street on the ground floor of Building 2
- Exact square footage and usage to be determined through leasing efforts
- Leasing efforts to begin near completion of the space (~ 12 months after starting construction)

Retail (Outparcel):

- 2,500 SF
- Surface parking with additional public parking in the Lacy's deck
- Retail use likely to be a restaurant
- Fronting on South Main Street directly across from the Lacy at South Main
- Exact square footage and usage to be determined through leasing efforts
- Leasing efforts to begin immediately



SITE DATA CHART	
TOTAL ACREAGE:	7.096 AC
EXISTING ZONING:	3.461 AC CBD
	3.635 AC LI
PROPOSED ZONING:	CBD
PROPOSED USES	
RETAIL (OUTPARCEL):	+/-2,500 S.F.
RETAIL (GROUND FLOOR):	2,500+ S.F.
APARTMENTS: (705 SF TO 1,450 SF) AVG 900	300 UNITS
PARKING:	
DECK PARKING (SUBJECT PROJECT)	188 SPACES
SURFACE (SHARED)	244 SPACES
PUBLIC DECK PARKING (THE LACY)	100 SPACES
ON STREET PARKING	18 SPACES
TOTAL	550 SPACES
APARTMENT RATIO	1.75/D.U.=525
RETAIL RATIO:	N/A*
*NOTE: RETAIL; USE IS 100% CROSS-PARKED WITH APARTMENT USE	
BUILDING AREA (GROSS)	
RETAIL (OUTPARCEL):	2,500 GSF
RETAIL (GROUND FLOOR):	2,500 GSF
APARTMENTS	335,000 GSF
TOTAL:	340,000 GSF
BUILDING COVERAGE:	30%
MAX BUILDING COVERAGE	87%
F.A.R.	1.10
MAX F.A.R.	1.10
*NOTE: FLOOR AREA RATIO CALCULATED BY COMPARING NET HEATED FLOOR AREA TO LOT SIZE	

Applicant: Highpoint Acquisitions, LLC
1776 Peachtree St. Nw. Ste. 220S
Atlanta, GA 30309

Engineer: Lancaster Associates, Inc. 255
Village Parkway, Suite 630
Marietta, Georgia 30067
770-955-2421 Contact: Joe
Lancaster jlancaster@jlainc.com

SITE ADDRESS:
2765 SOUTH MAIN ST.
KENNESAW, GA 30144

24 HOUR CONTACT
ELLIOT VAN DYKE
(M) 843-384-5402
EVANDYKEHPDEV.COM

REVISIONS	BY
AS PER REQUEST PARKING CHANGES 02-26-2025	RD

THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION

GEORGIA 3461 PROFESSIONAL ENGINEER JOSEPH L. LANCASTER

Lancaster Associates, inc.
Engineering Surveying Landscape Architecture
Planning Environmental Construction Management
3600 MANSELL RD., SUITE 430
ALPHARETTA, GA 30022
(678) 990-1252
www.jlainc.com

KENNESAW APARTMENT OWNER, LLC
1776 PEACHTREE ST. NW, STE. 220S
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

2/26/2025 4:07 PM J:\Jobs\14-24 JOBS\24010\24010-ZONING.dwg RYAN DAVIS

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





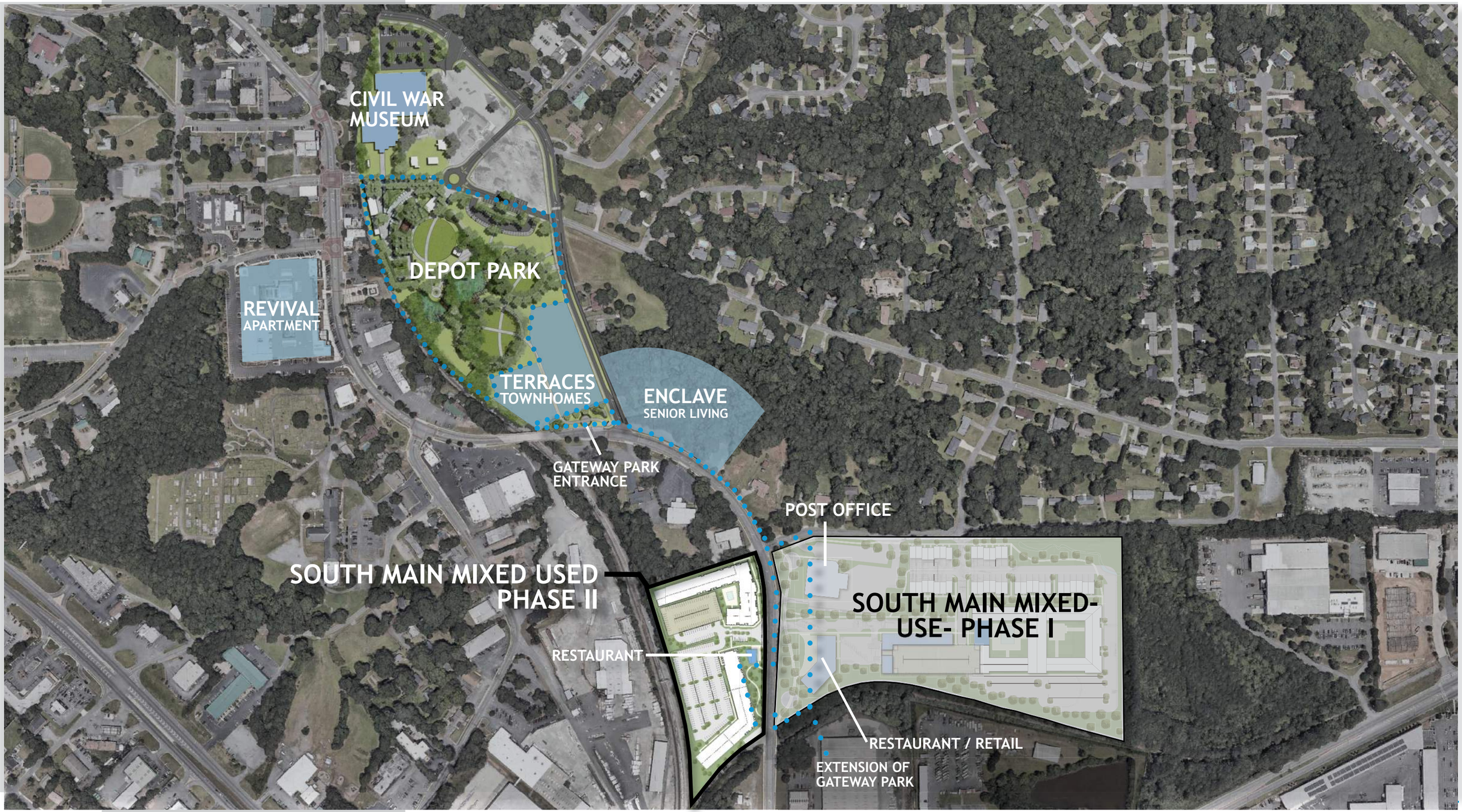
CAMDEN BUCKHEAD
ATLANTA, GA







OVERALL
SITE PLAN



NILES BOLTON ASSOCIATES

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



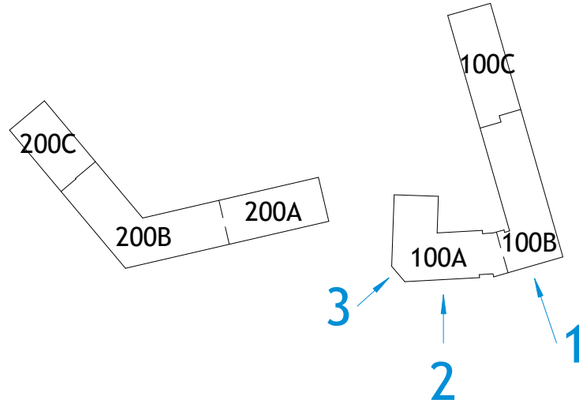
RENDERINGS



ELEVATIONS - BUILDING 100



1 A3-01 ELEVATION - BUILDING 100 - NORTHEAST
1/16" = 1'-0"





2 A3-01 ELEVATION - BUILDING 100 - SOUTHEAST
1/16" = 1'-0"



3 A3-01 ELEVATION - BUILDING 100 - SOUTHEAST CORNER
1/16" = 1'-0"

ELEVATIONS - BUILDING 100



4 A3-02 ELEVATION - BUILDING 100 - WEST
1/16" = 1'-0"



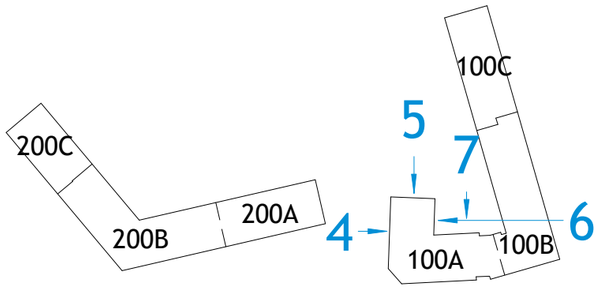
5 A3-02 ELEVATION - BUILDING 100 -SOUTH
1/16" = 1'-0"



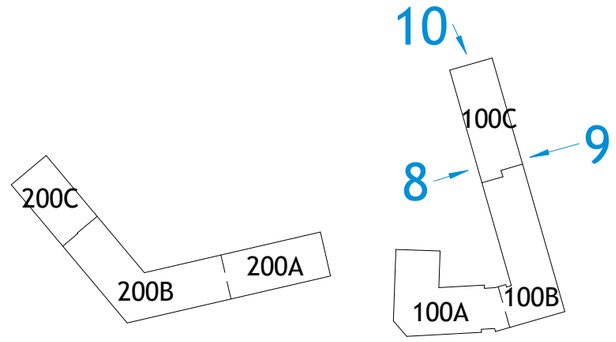
6 A3-02 ELEVATION - BUILDING 100 - POOL COURTYARD NORTH
1/16" = 1'-0"



7 A3-02 ELEVATION - BUILDING 100 - POOL COURTYARD WEST
1/16" = 1'-0"



ELEVATIONS - BUILDING 100





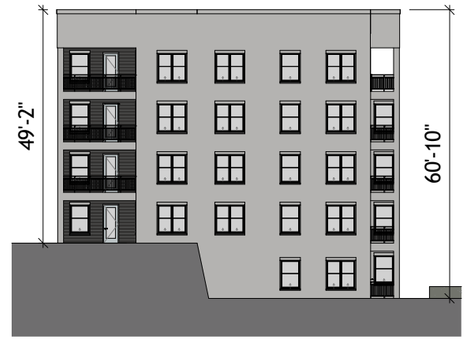
9 A3-03 ELEVATION OVERALL - BUILDING 100 - NORTH

1/32" = 1'-0"



8 A3-03 ELEVATION OVERALL - BUILDING 100 - SOUTH

1/32" = 1'-0"

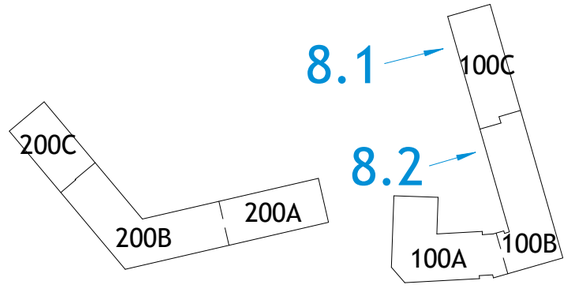


10 A3-03 ELEVATION - BUILDING 100 - EAST

1/32" = 1'-0"

ELEVATIONS - BUILDING 100





8.1 / A3-04 ELEVATION - BUILDING 100 - SOUTH 1

1/16" = 1'-0"

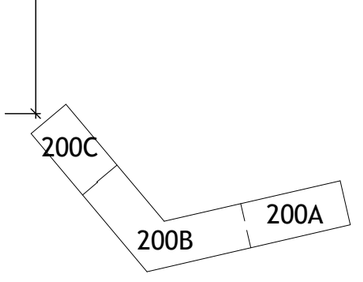


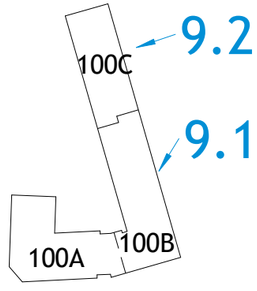
8.2 / A3-04 ELEVATION - BUILDING 100 - SOUTH 2

1/16" = 1'-0"

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

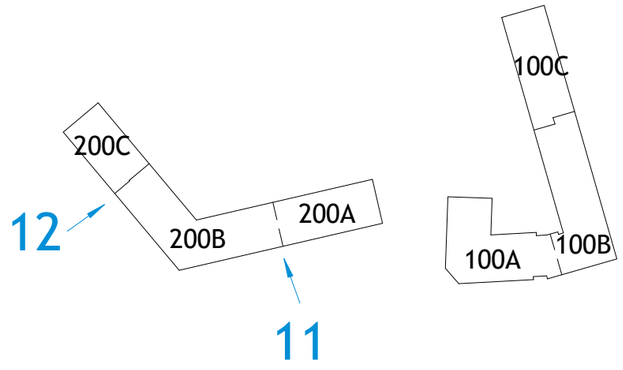
1/16" = 1'-0"

ELEVATIONS - BUILDING 200



12 A3-06 ELEVATION OVERALL - BUILDING 200 - SOUTH EAST

1/32" = 1'-0"



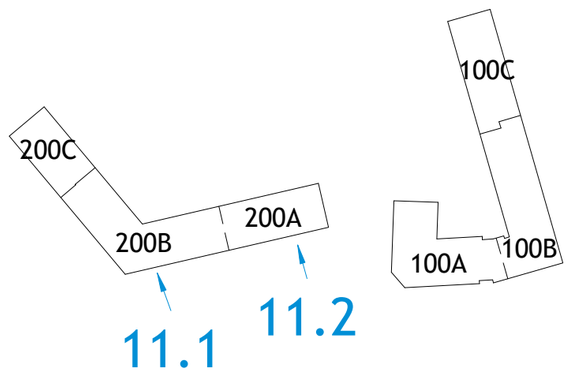


11 A3-06 ELEVATION OVERALL - BUILDING 200 - EAST

1/32" = 1'-0"

ELEVATIONS - BUILDING 200





11.1 / A3-07 ELEVATION - BUILDING 200 - EAST 1

1/16" = 1'-0"



11.2 / A3-07 ELEVATION - BUILDING 200 - EAST 2

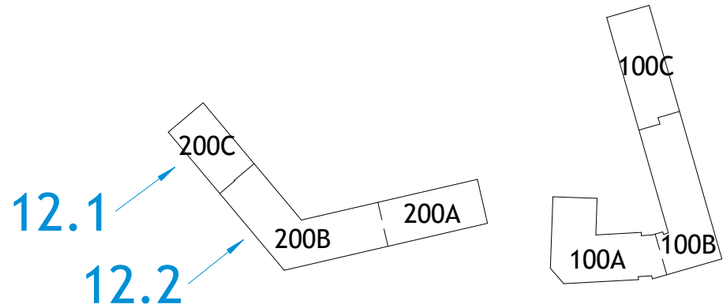
1/16" = 1'-0"

ELEVATIONS - BUILDING 200



12.1 A3-08 ELEVATION - BUILDING 200 - SOUTHEAST 1

1/16" = 1'-0"





12.2 A3-08 ELEVATION - BUILDING 200 - SOUTHEAST 2

1/16" = 1'-0"

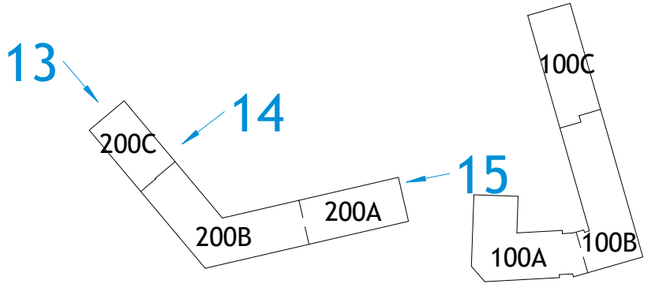
ELEVATIONS - BUILDING 200



13 A3-09 ELEVATION - BUILDING 200 - SOUTHWEST
1/16" = 1'-0"



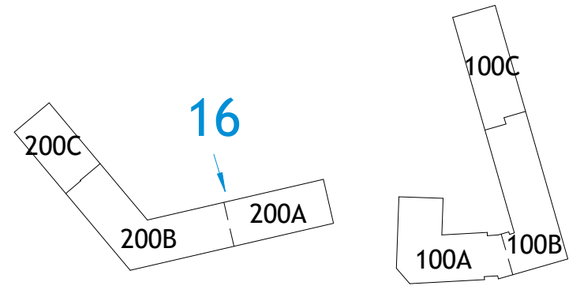
15 A3-09 ELEVATION - BUILDING 200 - NORTH
1/16" = 1'-0"





14 A3-09 ELEVATION OVERALL - BUILDING 200 - NORTHWEST
1/16" = 1'-0"

ELEVATIONS - BUILDING 200





1 / A3-10 ELEVATION OVERALL - BUILDING 200 - WEST

1/32" = 1'-0"

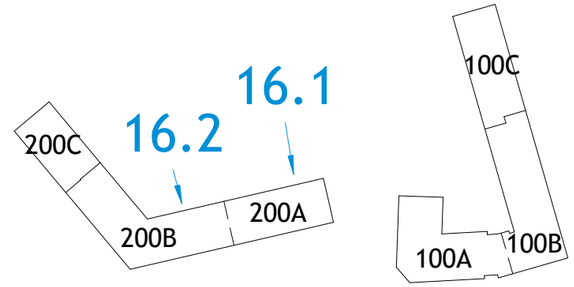
ELEVATIONS - BUILDING 200



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"



MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
February 14, 2025
7:30 AM

Present	Chair Mark Allen Vice Chair David Lyons Treasurer Leslie Patton Secretary Mary Jo Groeneveld Lexie Newhouse

1. Call to Order / Roll Call

The meeting was called to order by Chair Mark Allen at 7:30 am.
KDDA members present: Mark Allen, David Lyons, Lexie Newhouse, Mary Jo Groeneveld, Leslie Patton
KDDA members absent: Ian Coats, Nimesh Patel
Staff members present: Luke Howe, Miranda Taylor

2. Approval of the Meeting Minutes

A. Draft minutes 12.13.24 meeting

The board reviewed draft minutes from the 12.13.25 meeting. David Lyons noted one change to the minutes; item 5A. references minimum square footage of residential units and should read 1000-1200 instead of 100-1200. David Lyons made a motion to approve the minutes with the stated change. Mary Jo Groeneveld seconded the motion, and the motion passed unanimously.

3. Financial Report

A. Financial Report as of 12.31.24

Leslie Patton presented the financial report as of 12.31.24 with an ending cash balance of $101,939.66. David Lyons made a motion to approve the financial report as presented; seconded by Lexie Newhouse. The motion passed unanimously.

B. Financial Report as of 01.31.25

Leslie Patton presented the financial report as of 01.31.25 with an ending cash balance of $104,835.90. David Lyons made a motion to approve the financial report as presented. The motion was seconded by Mary Jo Groeneveld and passed unanimously.

C. Review of open invoices

The board reviewed one open legal invoice. David Lyons made a motion to approve payment of the invoice as presented. Lexie Newhouse seconded the motion. The

motion passed 5-0.

4. Old Business

5. New Business

A. CBD Application: 2615 & 2681 S. Main Street

This item was taken out of order, following the Call to Order, out of respect for the applicant's time. Elliot Van Dyke presented the CBD project application for 2615 & 2681 South Main Street on behalf of Highpoint, which is a Phase 2 of their development across the street at The Lacy. Before presenting the details of the CBD application, he provided an updated on the leasing rates for commercial and residential spaces at The Lacy and asked Robert Trim to provide an update on the recruitment efforts for the commercial outparcel. Elliot then provided an overview of the site plan for the Phase 2 project. Site challenges (topography), land costs, & supply costs drive the need for density to make the math work for this project. Highpoint plans to add infrastructure to increase pedestrian connectivity, including a new 5-foot sidewalk leading into downtown. Their development timeline anticipates breaking ground on this project between December 2025 and February 2026. Elliot reviewed the business plan with the board.
David Lyons made a motion to approve the CBD project application as presented. Lexie Newhouse seconded the motion. The motion passed unanimously.

B. 2025 KDDA Officer Elections

The board discussed officer roles and reviewed the slate of officers currently serving. All of those currently serving agreed to continue. David Lyons made a motion to approve the current slate of officers to continue serving in 2025. Lexie Newhouse seconded the motion. The motion passed 5-0.

C. 2025 Farmers Market Planning

Miranda Taylor updated the board on Farmers Market planning and reviewed the recommended fee structure and application timeline included in the agenda item report. The board discussed bringing a couple of their tables and some chairs out to provide a place for market shoppers to sit if they want to enjoy the prepared foods they purchase. The board also discussed parking and Mark Allen offered to allow market patrons to park at Lazy Guy since the distillery is not open on Mondays. David Lyons made a motion to approve the fee structure and market season dates that were presented. Leslie Patton seconded the motion. The motion passed unanimously.

D. 2025 First Friday Planning

This item was taken out of order, following item 5A, in respect to the presenter's time. KDMA leadership team members Robert Trim, Rylie Lane, and Lauren Rodgers attended the meeting. Miranda Taylor reviewed the information from the agenda item report with the board, summarizing the request for KDDA partnership on the 2025 First Friday season and the request for the season to run April - October (skipping July). Robert Trim presented information about the work KDMA is doing to plan for the event, including recruiting a non-musical act for the May First Friday to minimize any conflict

with the Kennesaw Concert Series event on May 3. KDDA member and KDMA leadership feel that the plaza is a better venue for the event, based on the stated goal of increasing the customer base and encouraging more engagement with downtown merchants. KDMA is also working to increase communications with their members to be more effective.
David Lyons made a motion to approve the KDDA's partnership for 2025 with KDMA and was seconded by Mary Jo Groeneveld. The motion passed unanimously.

6. Main Street Program Updates

A. 2025 Downtown Events

Miranda reminded the board that all the city's events for 2025 can be found in the calendar section of the website. Events hosted by KDDA/Economic Development include Farmers Market, First Friday, and Candy Crawl. Staff is also working on a couple of pop-up events; details to be announced soon.

B. Discussion of possible beautification/other projects

Miranda reported to the board that the lighting project at the Main Street Plaza is still happening. We are working on installing the required power boxes needed for the lighting. Once that is complete, the selected vendor will get the lights installed. Due to time constraints, the board did not discuss any other project proposals.

7. Public Comments

Tracey Viars commented on the downtown business owner mixer that was hosted earlier this month by Economic Development, and suggested that it would be a good idea to follow-up with those who couldn't attend and share the presentation slides from the meeting.

8. Board Comments

David Lyons inquired about the status of the benches being replaced downtown. Staff advised that most (if not all) of the wooden benches have now been replaced with the black metal benches.

Mark Allen reminded board members of the importance of meeting attendance.

9. Economic Development Director Comments

Luke Howe gave a brief update on the status of the 3-story building at Lewis/Main Street and the Everyday People Group projects. The board engaged in a short discussion of the status of retail/commercial recruitment and the current economic factors impacting new commercial development. Luke indicated that staff would work on creating some fact sheets to help KDDA members speak about the state of development and timing of construction.

10. Executive Session

A. Pursuant to the provisions of O.C.G.A. 50-14-3, the KDDA could, at any time during the meeting, vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under O.C.G.A. 50-14-2(1); and/or personnel matters as provided under O.C.G.A. 50-14-3 (4) and/or real estate matters as provided under O.C.G.A 50-14-3(6).

11. Adjourn

With no further business, Lexie Newhouse made a motion to adjourn, seconded by Leslie Patton. Motion approved 5-0. Meeting adjourned at 9:08 am.

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

MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
February 21, 2025
8:00 AM

---

1. Call to Order / Roll Call

Chairman Gallagher called the meeting to order at 8:00 a.m.
Roll Call: Rachel Butler, Andrew Bramlett, Kevin Whipple, Sharon Blandford
Staff Present: Chanelle Campbell (Assistant Zoning Administrator & City Planner) and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Kevin Lares (Applicant), Orlando Orochena (Property Owner/Applicant), Andrew Mackey (Property Owner/ Applicant), Elliot Van Dyke (Applicant), David Shelton (Property Owner/Applicant), and Jennifer Dickey (Project Coordinator).
Absent: Darryl Simmons (Planning & Zoning Administrator)

2. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: January 17, 2024

Chairman Gallagher called for a motion.
Motion to approve the meeting minutes by Commissioner Bramlett.
Seconded by Vice Chair Whipple.
Chairman Gallagher proceeded with a roll call vote for approval of the meeting minutes.
Vote taken, motion unanimously approved 4-0.Motion Carried

3. Financial Report

Chairman Gallagher called for a motion.
Motion to approve the financial report by Vice Chair Whipple.
Seconded by Commissioner Blandford.
Chairman Gallagher proceeded with a roll call vote for approval of the financial report.
Vote taken, motion unanimously approved 4-0.Motion carried.

4. Old Business

A. **Exterior Renovation (Alteration): 2908 Moon Station Rd**
Consideration of approval of a Certificate of Appropriateness application submitted by Kevin Lares for Arturo Paella Wine & Tapas Restaurant for an alteration of the historic structure located at 2908 Moon Station Rd. Said alterations include a new roof, repairing and adding new siding, installing new gutters, constructing a pergola and adding landscaping. Case #COA2025-01

Chairman Gallagher called for a motion.
Motion to approve the Certificate of Appropriateness application by Commissioner

Bramlett with the following conditions:
1. The arched arbor showed on sheet A.0.0 will not be part of the project, contingent upon sections 7.2.05 and 7.3.07 of Historic District Design Standards;
2. All previous conditions for approval placed on this property by the Historic Preservation Commission will continue to apply;
3. The applicant will return to the Historic Preservation Commission with a submitted landscaping plan.
Seconded by Commissioner Blandford.
Chairman Gallagher proceeded with a roll call vote for approval with conditions. Vote taken, motion unanimously approved 4-0. Motion carried.

B. **Exterior Renovation (Alteration): 2981 North Main Street**
Consideration of approval of a Certificate of Appropriateness application submitted by Orlando Orochena for an alteration of the historic structure located at 2981 North Main Street. Said alteration includes the addition of two dormers to the roof and the removal of the two unsafe chimneys for an attic renovation. Case # COA2025-02

Chairman Gallagher called for a motion.
Motion to approve the Certificate of Appropriateness application as submitted and amended by Vice Chair Whipple with the following conditions:
1. Section 7.5.08 and 7.5.09 shall be followed regarding the chimney replacement and repair;
2. Section 7.5.06 shall be followed regarding the additional dormers, requiring the dormers to be constructed in like-kind to the existing dormer to match the historic nature of the house;
3. An exhibit and photo documentation of the existing chimney above the roof line, along with details for the proposed chimney (height, width, material) shall be submitted to the City and Chairperson for administrative review of the chimney replacement.
Seconded by Commissioner Blandford.
Chairman Gallagher proceeded with a roll call vote for approval with conditions. Vote taken, motion unanimously approved 4-0. Motion carried.

5. New Business

A. **Addition: 2982 North Main Street**
Consideration of approval of a Certificate of Appropriateness application submitted by Andrew Mackey for an addition to the existing house located at 2982 N. Main Street. Case #COA2025-04

Vice Chair Whipple and Commissioner Butler recused themselves from this agenda item.
Chairman Gallagher called for a motion.
Motion to table this agenda item until March 21, 2025, by Commissioner Bramlett.
Seconded by Commissioner Blandford.
Chairman Gallagher proceeded with a roll call vote. Vote taken, motion to table approved 2-0. Motion to table carried.

B. **Central Business District: 2615 & 2681 South Main Street**

Consideration to review a Central Business District (CBD) project application to construct a mixed-use development consisting of multi-family apartments and 2,500 sq. ft. of retail located at 2615 & 2681 South Main Street (Parcel # 20016700140 & 20016700990). Case #CBD2025-01

Chairman Gallagher called for a motion.
Motion to approve the CBD project application by Vice Chair Whipple with the following condition:
1. Applicant will present additional drawings to the Historic Preservation Commission at 80 percent, including landscaping plans, exterior building elevations with material identifications, and updated renderings reflecting material updates.
Seconded by Commissioner Blandford
Chairman Gallagher proceeded with a roll call vote for approval with conditions. Vote taken, Motion unanimously approved 4-0. Motion carried.

C. **Landscaping: 2966 North Main Street**
Consideration of a Certificate of Appropriateness application submitted by David Shelton for the replacement of a trident maple tree with a dogwood tree at 2966 N. Main Street. Case #COA2025-05

Chairman Gallagher called for a motion.
Motion to approve the Certificate of Appropriateness application by Vice Chair Whipple.
Seconded by Commissioner Bramlett.
Chairman Gallagher proceeded with a roll call vote for approval. Vote taken, Motion unanimously approved 4-0.Motion carried.

6. COAA Approval by City Staff and HPC Chair

A. COAA2025-01 - 2926 Lewis St

7. Discussion

8. Public Comments

9. Staff Comment

A. Updates on the Locally Funded Survey

1. Introduction of students from the Public History Program at Kennesaw State University (KSU)

10. Adjourn

Chairman Gallagher adjourned the meeting at 9:32 a.m.

Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: March 17, 2025

TITLE: Reports, Discussions, and Updates

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None

Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: March 17, 2025

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

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None