

**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/
March 10, 2025
6:30 PM**

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

2. Pledge of Allegiance

3. Call to Order

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

4. Announcements

5. Presentations

6. Old Business

7. New Business

8. Committee and Board Reports

9. 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

Planning and Zoning Administrator Darryl Simmons presented an ordinance authorizing a rezoning request submitted by Fabric Housing Acquisitions, LLC for the property located at 2112 and 2114 Old 41 Highway and 1620 North Roberts Road. Mr. Simmons

recounted the postponement of this item. Originally, the applicant wanted to amend the previously approved masterplan affecting the commercial and office components of the project. Throughout numerous meetings and discussions, the City expressed its concerns and expectations regarding the request. The applicant submitted a letter of withdrawal dated February 11, 2025. On March 5, 2025, the Planning Commission recommended acceptance of the letter without prejudice.

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

Mr. Simmons presented a land use permit for property located at 4227 Carillon Trace as submitted by Mark Jackson. Mr. Jackson is seeking a home occupation business license for the printing of t-shirts. The Homeowners' Association of Legacy Park submitted a letter of approval regarding the use. Staff have not received any complaints or inquiries from the community. Staff recommends approval with conditions.

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

Assistant Zoning Administrator and Planner Chanelle Campbell presented an ordinance authorizing a rezoning request submitted by High Point Acquisitions, LLC for the property located at 2615 South Main Street. The request is to rezone the property from Light Industrial (LI) to Central Business District (CBD) to construct a mixed-use development consisting of 300 Class A residential units and 5,000 square feet of retail/commercial area. Staff recommends approval with conditions. The application was advertised in the Marietta Daily Journal on February 14, 2025, and signs were placed on the property as required.

Councilmember Viars asked if smoke shops could be added to the list of uses that are not allowed that is within the packet. Ms. Campbell stated that the CBD does not allow for smoke shops.

Councilmember Orochena asked about condition #4, which states, "prior to the issuance of a 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." She wondered if that was a condition that has been included in the past. Ms. Campbell stated it is a requirement in the zoning ordinance that 20% of the certificate of occupancy will be withheld for the residential until the certificate of completion of the commercial component is obtained.

Councilmember Jones asked if the commercial portion would be built first or last. Ms. Campbell said it is staff's understanding that the commercial portion will be built

concurrently with the residential.

Mayor Pro Tem Ferris chimed in on Councilmember Orochena's question. He stated the Council has seen the condition before, but developers still come back stating they cannot find anyone to fill the commercial component.

As far as visioning and long-term planning are concerned, Mayor Pro Tem Ferris had questions about when the City is planning on saying there is enough CBD. Ms. Campbell noted that the staff do not have any intention of expanding the Central Business District, but if the property is already zoned or if the future land use is CBD, then staff will allow the rezoning as approved.

Mayor Pro Tem Ferris also asked Mr. Simmons at what point does the City say no to apartments? He wondered if there was a standard that existed, such as 60/40 or 70/30? Mr. Simmons shared that last year, Planning and Zoning created a matrix that was placed on the GIS Hub online, which shows the ratio between multifamily projects and single-family areas within the city. The multifamily that has been approved has been strategic. Most of them have been a part of either redevelopment or part of a transition that had already been identified over 15 years ago by the character map and LCI plan. Everything has been done strategically by planning visioning starting in 2015. Mr. Simmons emphasized that staff want the existing apartments that have been approved to be absorbed.

Mayor Pro Tem Ferris asked if townhomes were a part of the multifamily designation. Mr. Simmons said it was not. He further asked what the current ratio of single-family and multifamily houses was and whether that was a healthy mix. Economic Development Director Luke Howe stated that staff looked at this ratio for the City last year and that it is about 70% single-family to 30% multifamily. This ratio leads every city in Cobb County, Cobb County itself, the state, and national averages. Cobb County's average ratio is 67-68%.

Mayor Pro Tem Ferris is worried about the tipping point for apartments, especially in terms of traffic, services, schools, etc.

Elliot Van Dyke of High Point Acquisitions, LLC responded to Councilmember Jones' question about why there was not any for-sale product in this phase. Mr. Van Dyke stated it was because of the available acreage. They are limited based on size and because of the price they are paying for the land. The company plans on owning the project for seven to 10 years. Councilmember Jones asked if the project would still be profitable for the developer if there was a mix of for-rent and for-sale product. Mr. Van Dyke responded that the math would not work and the owners of the properties would not be interested.

Mayor Pro Tem Ferris asked if we had a set written goal in the Comprehensive Plan that we want a 70/30 or 60/40 ratio of single-family and multifamily. Mr. Simmons stated it is hard to have a set formula as markets, economics, and lifestyles constantly

change.

Councilmember Gutierrez mentioned that a portion of the land is currently a mobile home park. He inquired if residents still live there and what the plan would be to transition those residents. Mr. Van Dyke said that as of November there were 19 tenants remaining and currently there are 12 tenants left. It is important to note that none of the tenants own the homes and are leasing them on a month-to-month basis. The plan is to give the remaining tenants 90 days' notice. They will also receive their full deposit back from the owner and relocation assistance in the amount of \$1,000 from the developer.

Councilmember Jones asked about the traffic engineering plan. Mr. Van Dyke said what they found in the traffic patterns from The Lacy (Phase 1) is that, unlike the 1990s or 2000s, people do not all commute to work at the same time. The traffic studies were done with existing data that then projected out to a 92% occupancy rate.

D. Ordinance: Variance Request for 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

Ms. Campbell presented a variance application submitted by Highpoint Acquisitions, LLC, located at 2615 South Main Street. The request is to vary from the minimum floor area and average minimum floor area required for multifamily development in the Central Business District. The applicant is requesting to reduce the minimum multifamily floor area from 850 square feet to 705 square feet and to reduce the average multifamily floor area from the minimum of 1,000 square feet to 900 square feet. Staff recommends approval and a full presentation will be held at the regular meeting on Monday.

10. 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.

11. 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

Finance Director Jennifer Gordy presented an alcohol license for beer, wine, and Sunday Sales for 2057 Cobb Parkway LLC d/b/a Chevron Food Mart located at 2057

North Cobb Parkway. The applicant completed the required alcohol workshop per Section 6-69. Signs have been posted, and the application has been properly advertised per Section 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 Section 6-42 and 6-43.

12. Public Safety

13. Information Technology

14. Public Works and Building Maintenance

A. 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.

Public Works Director Ricky Stewart presented a resolution authorizing a governmental lease agreement for lighting services with Georgia Power for the Public Safety Facility. Mr. Stewart stated the proposal includes the installation of 15 lights around the building and parking lot. The cost of the installation is \$74,500.00 with a monthly fee of \$450.00.

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

B. Surplus: City Vehicles and Equipment

Consideration to approve the surplus and disposal of select vehicles and equipment.

Mr. Stewart shared a list of equipment and vehicles that will be surplus on GovDeals because they are no longer fit for use. All will be placed on GovDeals in an attempt to sell. If they do not sell, they will be disposed of. He noted that the snowplows would not be placed on GovDeals because Public Works have scavenged any usable parts.

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

15. Recreation and Culture

16. 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

Assistant Zoning Administrator and Planner Chanelle Campbell presented a CBD project application request for a mixed-use development on the parcels located at 2615

South Main Street and 2681 South Main Street. This application runs concurrent with the rezoning and variance applications heard earlier. The current process for any projects going into the Central Business District includes being heard by the Kennesaw Downtown Development Authority and Historic Preservation Commission. Those bodies approved the application, and the next step in the process is for the Mayor and Council to review and approve.

Mayor Pro Tem Ferris sat through the Historic Preservation Commission meeting. He said the Commissioners brought up a question about the facades of the buildings and how they are flat with no variation. Mr. Van Dyke stated that they agree with the Historic Preservation Commission and will be adding some variation to the facades of those buildings.

17. Public Comments

7:09 p.m. Floor Open for Public Comments

No comments.

7:10 p.m. Floor Closed for Public Comments

18. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney went to the Georgia City and County Managers Association conference and realized how well the City of Kennesaw does community. He encourages everyone to go visit the Downtown Plaza to see the new lights. Economic Development held a pop-up event for Mardi Gras at the Plaza and will have another one on Friday for Pi Day.

19. Mayor's Report

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

20. Council Reports & Discussions

Councilmember Gutierrez is not a fan of daylight savings.

Councilmember Jones gave kudos to the Kennesaw Police Department for an arrest that was made recently.

Councilmember Orochena is looking forward to Pi Day.

Mayor Pro Tem Ferris mentioned that next Monday is St. Patrick's day.

Councilmember Viars thought the Mardi Gras pop-up event was great. There are 32

days until the Big Shanty Festival.

A. Update: Stormwater Infrastructure

Update requested by Councilmember Jones regarding the status of the City's stormwater system.

Public Works Director Ricky Stewart provided an update on the status of the City's stormwater system. Mr. Stewart stated that Public Works inspects 20% of the system annually. Public Works is on a five-year rotation to inspect the system in its entirety. The current state of the system is debatable as the city has a lot of old and new infrastructure. A lot of the pipes in the old system are corrugated metal and the City no longer allows that. It is these pipes that Public Works focuses on for the reline projects.

Councilmember Jones asked how many times the city has evaluated the entire system. Mr. Stewart said the City has inspected the system several times. In a five-year rotation, Public Works is currently on their third lap.

Councilmember Jones asked Mr. Stewart if there was anything the Council could provide to assist Mr. Stewart on evaluating the pipe system. He asked if the most recent pipe failure, and the one that happened in Tara, were on Public Works' radar. Mr. Stewart responded that the most recent pipe failure on Pine Hill was escalated because of Hurricane Helene. Every pipe is on their radar, and there is not a pipe in some form or fashion that Public Works is not mildly to majorly concerned about. The boom in houses in the City of Kennesaw was between the 1980s and the 1990s. The majority of pipes within the system are pushing 30–40 years old. During that time, a lot of corrugated metal was placed into the ground.

Councilmember Jones said he wanted to have an idea of what the condition of the system is because there is an upcoming SPLOST, and it could be an opportunity to invest in that system.

Mr. Stewart said that stormwater is a utility, so there is constant funding for stormwater. Public Works is working toward modeling our stormwater system.

Councilmember Orochena wondered what the lifespan is for the new product being laid down. Mr. Stewart said about 50 years except for corrugated metal, which lasts about 5–10 years, maybe 20-30 if it is just your average rain intervals. Most of the collapses are the 20-30 year old pipes.

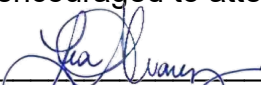
21. Executive Session

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 7:29 p.m. The regular meeting will be held

on Monday, March 17, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.



Lea Alvarez, City Clerk