

**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 17, 2025
6:30 PM**

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

City Attorney Randall Bentley, Sr. led the invocation.

2. Pledge of Allegiance

Mia Gonzalez, a third grade student from Big Shanty Elementary, led the Pledge of Allegiance.

3. Call to Order

Mayor Easterling called the meeting to order at 6:32 p.m.

4. Announcements

5. Presentations

6. Public Comment/Business from the Floor

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

No comments.

6:33 p.m. Floor Closed for Public Comments

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

Planning & Zoning Administrator Darryl Simmons presented information for the withdrawal without prejudice of the zoning request. Staff has met with the applicant multiple times and their recent proposals did not meet staff expectations for a mixture of commercial and multifamily. On February 11, 2025, the applicant submitted a request to withdraw the rezoning request without prejudice. This withdrawal allows the applicant to review all the commercial opportunities. The withdrawal without prejudice was accepted by the Planning Commission at the March 5 meeting and staff recommends accepting the withdrawal.

Motion by Councilmember Viars to accept the withdrawal without prejudice for the rezoning request for 2112 & 2114 Old Highway 41. Seconded by Councilmember Gutierrez. Floor opened for public comment at 6:34 p.m. There was no comment. Floor closed for public comment at 6:35 p.m. There was no council discussion. Vote taken, motion unanimously approved 5-0. Motion passed.

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

Planning & Zoning Administrator Darryl Simmons presented information for the land use permit for Mark Jackson for a home-based business of t-shirt design. The Legacy Park homeowners' association has approved Mr. Jackson's request for the business, appropriate signs were posted, and legal ads were run in the Marietta Daily Journal. The land use permit was approved by the Planning Commission at the March 5 meeting with staff recommended conditions. Those conditions are: the land use permit is limited to, exclusive for and only valid for, the current applicant and the life of this particular business/use and is not transferable, any changes would require additional review and approval, there shall be no clients, customers or employees at this location, there shall be no 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, and the land use permit is valid for 24-months starting from the date of final approval.

Motion by Councilmember Jones to approve the land use permit for 4227 Carillon Trace. Seconded by Councilmember Orochena. Floor opened for public comment at 6:38 p.m. There was no comment. Floor closed for public comment at 6:39 p.m. There was no council discussion. Vote taken, motion unanimously approved 5-0. Motion passed.

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

Public Hearing Items 10.C and 10.D were heard concurrently.

Assistant Zoning Administrator Chanelle Campbell presented information regarding the rezoning request from Highpoint Acquisitions for 2615 South Main Street concurrent with a variance request submitted by Highpoint Acquisitions for properties located at 2615 and 2681 South Main Street (agenda item 10.D.). Currently, the subject property was rezoned to Light Industrial (LI) for use by Kennesaw Wrecker Company. This request is to rezone the subject property from LI to Central Business District (CBD) for the development of a mixed-used development based on the criteria of Livable Centers Initiative, the Comprehensive Plan, and the Unified Development Code. The 2022 Comprehensive Plan designates the future land use of the subject property as Downtown Activity Center (DAC). The applicant's request to rezone to CBD aligns with the city's goal of promoting more diverse developments. This development will include a combination of 300 apartment units, a parking deck, and a minimum of 5000 square footage of commercial retail. The development proposes traffic-calming measures, gathering spaces and enhancing the gateway entrance to create a walkable community. Staff recommends approval of the rezoning request with conditions.

Representing the applicant, Attorney Parks Huff, discussed the zoning of the mobile home park and combining the two lots (mobile home park and wrecker service) to create the apartment development which would create a natural cut-off of the CBD in downtown. Mr. Huff introduced developer Elliott Van Dyke.

Elliott Van Dyke with Highpoint Development provided an update for The Lacey I [Exhibit A], and advised that when combined with Phase II, it will become the anchor point of downtown. Information included: site plan, aerials, exteriors, interiors, the shared parking deck, park space, and possible commercial businesses with clothing, salon, pastry and financial advisor. Water and sewer was installed, the site was pad graded, there is an underground detention pond, and 50 parking spaces have been installed for the retail spaces.

Mr. Van Dyke introduced Rajpal Sagoo who has partnered with Highpoint as stakeholders. Rajpal Sagoo stated that there had been a delay due to Cobb Water and Fire. However, they are currently looking for different uses for the commercial portions. Conversation about Phase II has spurred interest in Phase I due to the added density. They anticipate final retail commitments by the end of the second quarter.

Mr. Van Dyke, using Exhibit A, then discussed Phase II, including the purchase of the subject properties, acreage, topography, shape of land, and perimeters of land. Price constraints are different as the purchase price was double what Phase I was. Therefore, the requested density is necessary. The creek on the property dictates where the parking lot and buildings must go. Amenities include a park, restaurant, commercial space, fitness club, resort-style pool, dog park and pedestrian connectivity.

Crosswalks with beacons will be placed and should have traffic-calming measures. They are proposing to install a new five-foot sidewalk, replacing the current four-foot sidewalk. 18 on-street, slant parking spaces will be added. After traffic studies and signal analysis, a southbound decel lane will be added. The traffic study also showed an added 20-second time delay to the left turn from Duncan to Main Street which is already at one minute at peak hours. Mr. Van Dyke discussed design ideas and the buildings' facade. There will be parking behind the apartments out of sight of the road and a parking deck on the inside of the property which will not be visible from Main Street. Regarding the mobile home park tenants; there were 19 to start and there are currently 12. The leases for the tenants are month to month, they will be given a 90-day notice to vacate, their security deposit will be returned, and Highpoint will provide \$1000 for relocation.

Regarding the two variances requested, Mr. Huff advised the minimum square footage would be 705 square feet. Census data of Cobb County allows that households are 2.5 people which means a lot of one and two-person households, and fits with the variance of 900 square feet minimum to 705 square feet minimum. With the opportunity to develop these two subject properties together, the driveways will align with one access point [Exhibit A]. This is an opportunity to combine these two properties and develop them together.

Mr. Van Dyke clarified the commercial usage would be built concurrently. There is no intention of backing out, and the lender will require they complete the restaurant.

Assistant Zoning Administrator Chanelle Campbell presented information regarding the variance request for 2615 & 2681 South Main Street concurrent with a rezoning request (agenda item 10.C.). Highpoint Acquisitions is requesting to reduce the average multi-family floor plan from a minimum of 1000 square feet to a minimum of 900 square feet and to reduce the minimum multifamily floor area from 850 square feet to 705 square feet, which is similar to The Lacey Phase I in 2021. Staff recommends approval for this variance with 22 conditions. This mixed-use development would include less than 300 units, a parking deck and commercial businesses. The project will go before the Historic Preservation Commission at 40% and 80% for approval. The Planning Commission approved this rezoning request with the 22 stipulations. Appropriate signs were posted, and legal ads were run in the Marietta Daily Journal.

Motion made by Councilmember Viars to approve ORDINANCE 2025-03 to rezone 2615 South Main Street. Seconded by Mayor Pro Tem Ferris.

Floor opened for public comment at 7:17 p.m.

Timothy Heying [Resident]: Likes the hidden parking deck and buildings along roadway, but wonders what will happen with traffic when Cobb DOT moves McCollum Parkway.

Carlene Fregeolle [Resident]: Is unsure how only 20 seconds will be added to the turn at Duncan and Main, and wonders if a roundabout is feasible in the area.

Matt Olsen [Owner of Old South Village property]: Has been in Kennesaw for 20 years, and believes that what is happening downtown has always been the city's vision. It has been increasingly difficult with new restrictions to operate the mobile home park and

maximize the income from it. He took the opportunity to sell because it was a known developer/product which gives this project a known quantity/product. This will also provide the retail that is wanted on Main Street.

Floor closed for public comment at 7:22 p.m.

Councilmember Gutierrez inquired about estimated rental costs. Mr. Van Dyke advised that prices are market-based. Currently, a one-bedroom at Phase I would be \$1600-\$1700, a two-bedroom would be \$300 more, and a three-bedroom would be \$250-300 more. There were no further council questions or discussion.

Vote taken, motion approved with a vote of 3-2. Councilmembers Jones and Gutierrez opposed. Motion passed.

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

Motion made by Councilmember Viars to approve the variance request for 2615 & 2681 South Main Street. Seconded by Mayor Pro Tem Ferris.

Floor opened for public comment at 7:24 p.m. There was no public comment. Floor closed for public comment at 7:25 p.m. There was no council discussion.

Vote taken, motion approved with a vote of 3-2. Councilmembers Jones and Gutierrez opposed. Motion passed.

11. Consent Agenda

Motion by Councilmember Gutierrez to approve the Consent Agenda. Seconded by Councilmember Orochena. There was no discussion.

Vote taken, motion unanimously approved 5-0. Motion passed.

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

Business License Compliance Officer Mariyah Nall presented information for the alcohol license application for Chevron Food Mart at 2057 Cobb Parkway. The applicant has completed the required alcohol workshop, appropriate signs were posted, and legal ads were run in the Marietta Daily Journal. The current application and background results are on file. A distance survey was completed by a certified surveyor and verified by the Planning and Zoning Department. The Finance Director recommends approval.

Motion by Councilmember Orochena to approve the alcohol license for Chevron Food Mart. Seconded by Councilmember Jones. There was no discussion.

Vote taken, motion unanimously approved 5-0. Motion passed.

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

Assistant Zoning Administrator Chanelle Campbell reiterated the information provided in items 10.C and 10.D for the Central Business District application. This request was heard by the KDDA on February 14, 2025, where it was unanimously approved, and was heard by the Historic Preservation Commission on February 21, 2025, where it was unanimously approved with conditions.

Motion by Mayor Pro Tem Pat Ferris to approve the central business district application for 2615 & 2681 South Main Street. Seconded by Councilmember Orochena.

There was no council discussion.

Vote taken, motion approved with a vote of 3-2. Councilmembers Jones and Gutierrez opposed. Motion passed.

18. Public Comment/Business from the Floor

ANDREW BRAMLETT [City Resident]: Mr. Bramlett presented a local history story

about Dom Pedro II of Brazil and his trip through Georgia in 1876. [Exhibit B]

RACHEL ELEY [City Resident]: Ms. Eley commented on a stormwater pipe which has been broken since 2009 in the Tara neighborhood. Ms. Eley has requested assistance with this in the past. However, it still has not been corrected. Councilmember Jones asked that she forward the information to him via email.

19. City Manager's Report

A. Reports, Discussions, and Updates

City Manager Dr. Jeff Drobney thanked Ms. Eley for her comments on stormwater and directed the information to Public Works Director Ricky Stewart.

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 wished everyone a Happy St. Patrick's Day. He stated that with spring arriving on Thursday it is bringing lots of pollen keeping car washes busy. He asked that residents watch for the great spring events coming to the City of Kennesaw.

Councilmember Jones stated he was happy to attend the groundbreaking for the new Public Safety facility and welcomed Andrew Bramlett back from his recent trip to Costa Rica.

Councilmember Gutierrez advised he would be attending newly elected officials training this week and thanked the City Clerk's office for their hard work.

Councilmember Orochena regretted missing Pi-Day and wished everyone a Happy St. Patrick's Day. She was looking forward to meeting with council at their retreat/discussion and to working effectively, productively and respectfully. She hopes that Kennesaw can be a model for how local government can be a force of good for the public. Councilmember Orochena wants to come together and find common ground to work together as a team.

Councilmember Viars reminded everyone that there are 26 days to Big Shanty and encouraged Councilmember Gutierrez to enjoy his training. Friday was a big day in Kennesaw with a ribbon cutting at Jeremiah's Italian Ice Cream, Pi Day in downtown and the groundbreaking for the Public Safety facility.

22. Executive Session

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

23. Adjourn

Mayor Easterling adjourned the meeting at 7:38 p.m. The next regularly scheduled council meeting is Monday, March 31, 2025, at 6:30 p.m. in the Council Chambers.

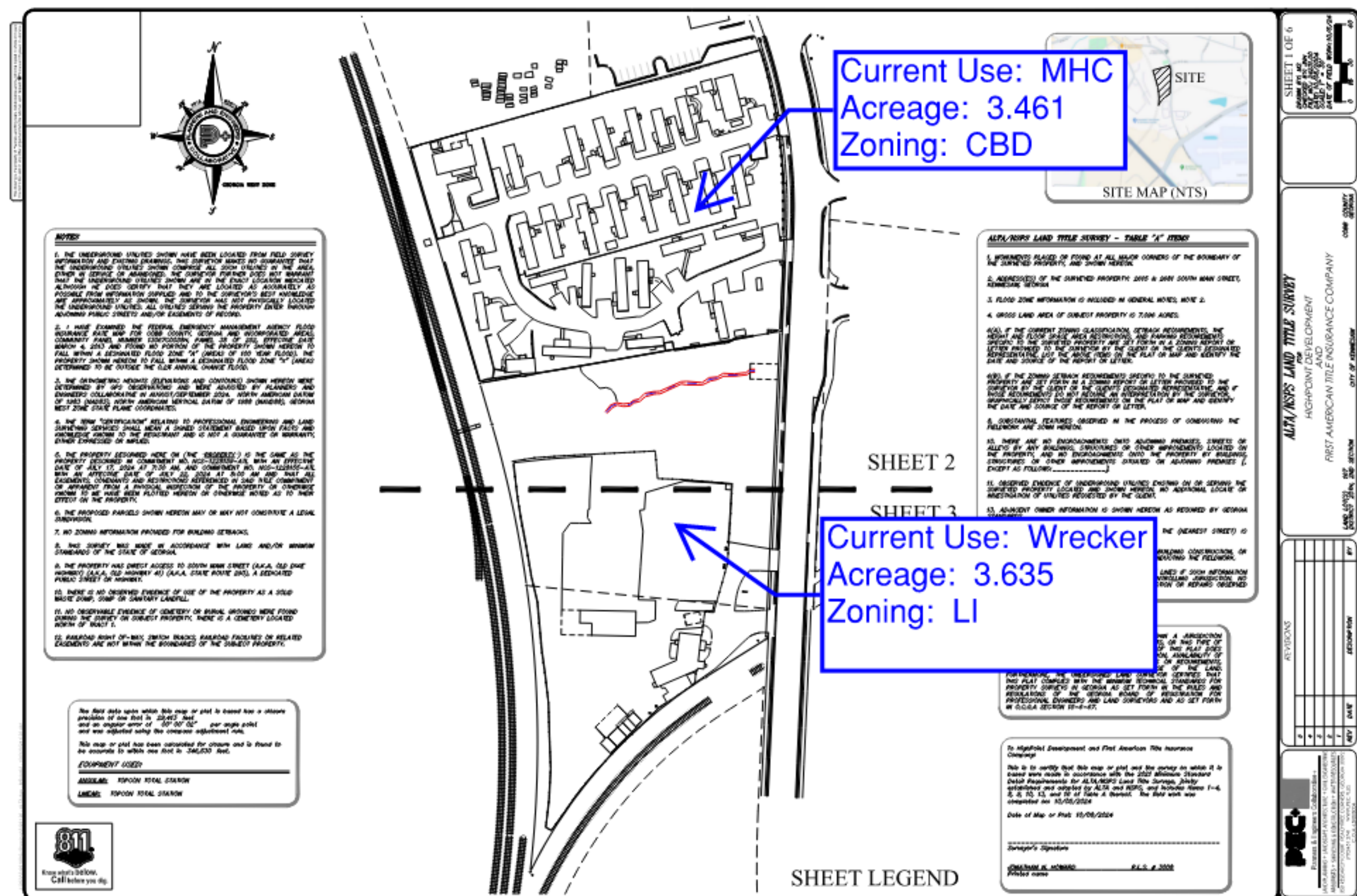
South Main Mixed-Use Development Phase II Kennesaw, GA

March 2025

DEVELOPER: HIGHPOINT DEVELOPMENT

SUBJECT PROPERTIES

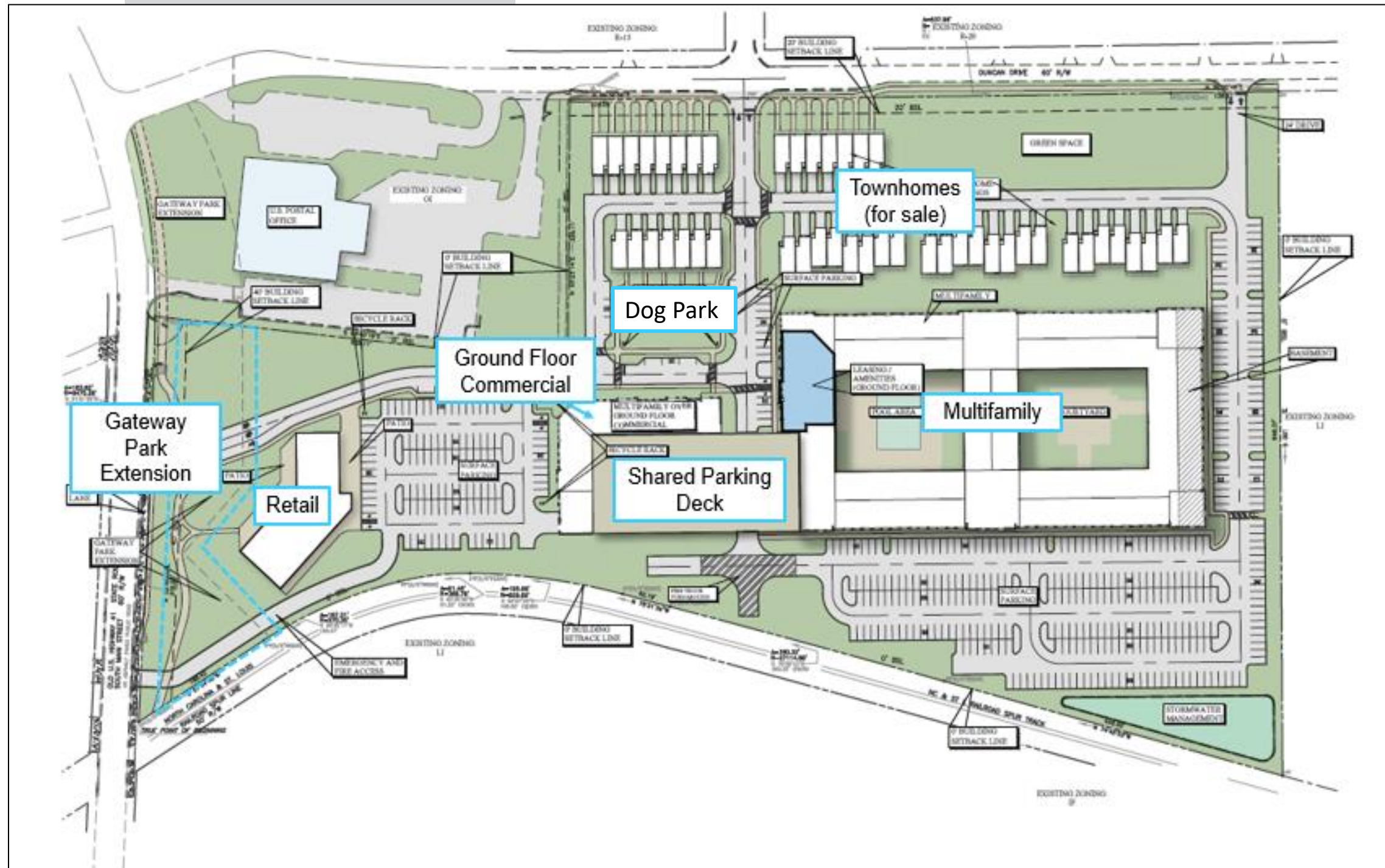




THE LACY (PHASE I) UPDATE

SITE PLAN

HIGHPOINT



PROJECT STATISTICS

- 44 townhomes
- 318 apartments
- Shared parking deck
- Park space
- 10,000 SF ground floor commercial
- Retail outparcel

AERIALS

HIGHPOINT



McSHANE
CONSTRUCTION
C O M P A N Y

Kennesaw Apartments

Print #241202808
Date: 12/02/24
Lat/Lon: 34.018209 -84.606704
Order No. 74976
 Aerial Photography, Inc. 954-568-0484



McSHANE
CONSTRUCTION
C O M P A N Y

Kennesaw Apartments

Print #241202807
Date: 12/02/24
Lat/Lon: 34.018209 -84.606704
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TOWNES AT
SOUTH MAIN

HIGHPOINT



APARTMENTS
EXTERIOR

HIGHPOINT



APARTMENTS
INTERIOR

HIGHPOINT



SHARED PARKING DECK

HIGHPOINT

Exhibit A



PARK SPACE

HIGHPOINT



GROUND
FLOOR
COMMERCIAL

HIGHPOINT



RETAIL OUTPARCEL

HIGHPOINT



PHASE II PROJECT INFORMATION

HIGHPOINT

OVERALL SITE PLAN



SITE PLAN

HIGHPOINT

Residential:

300 Units
 60% 1-Bedrooms = 180 units / 180 parking spaces
 @750 SF/unit
 35% 2-Bedrooms = 105 units / 210 parking spaces
 @1,100 SF/unit
 5% 3-Bedrooms = 15 units / 30 parking spaces @1,400 SF/unit
 8,000 SF Club/Fitness/Pool

Retail Out-parcel:

2,500 SF

Ground Floor Commercial:

2,500 SF

Other Features:

2-story parking deck

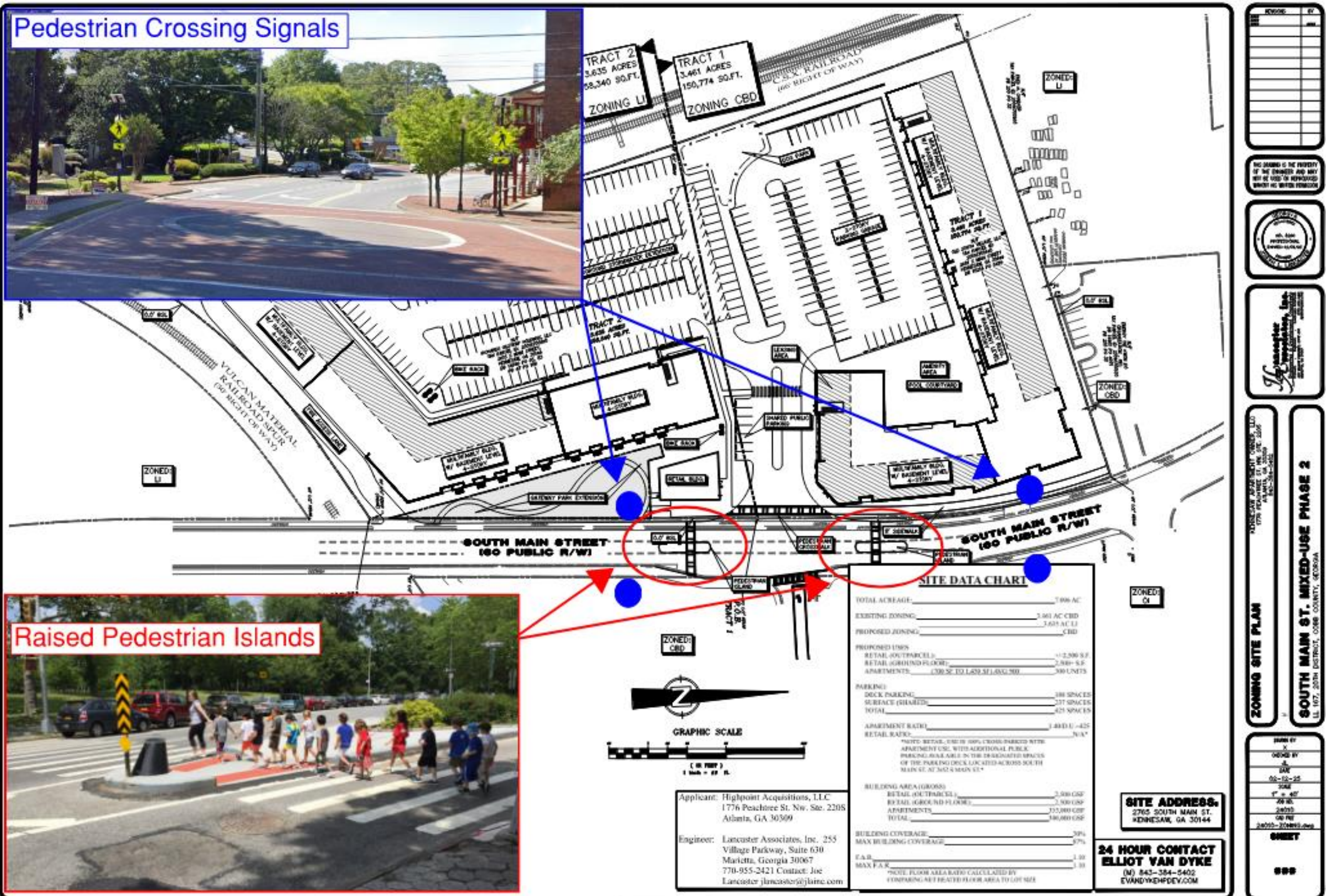
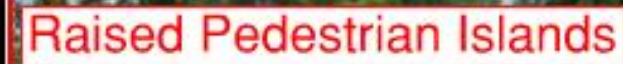
Dog park

New walking trail to Gateway Park

Pedestrian connectivity (crossing S. Main Street)



HIGHPOINT



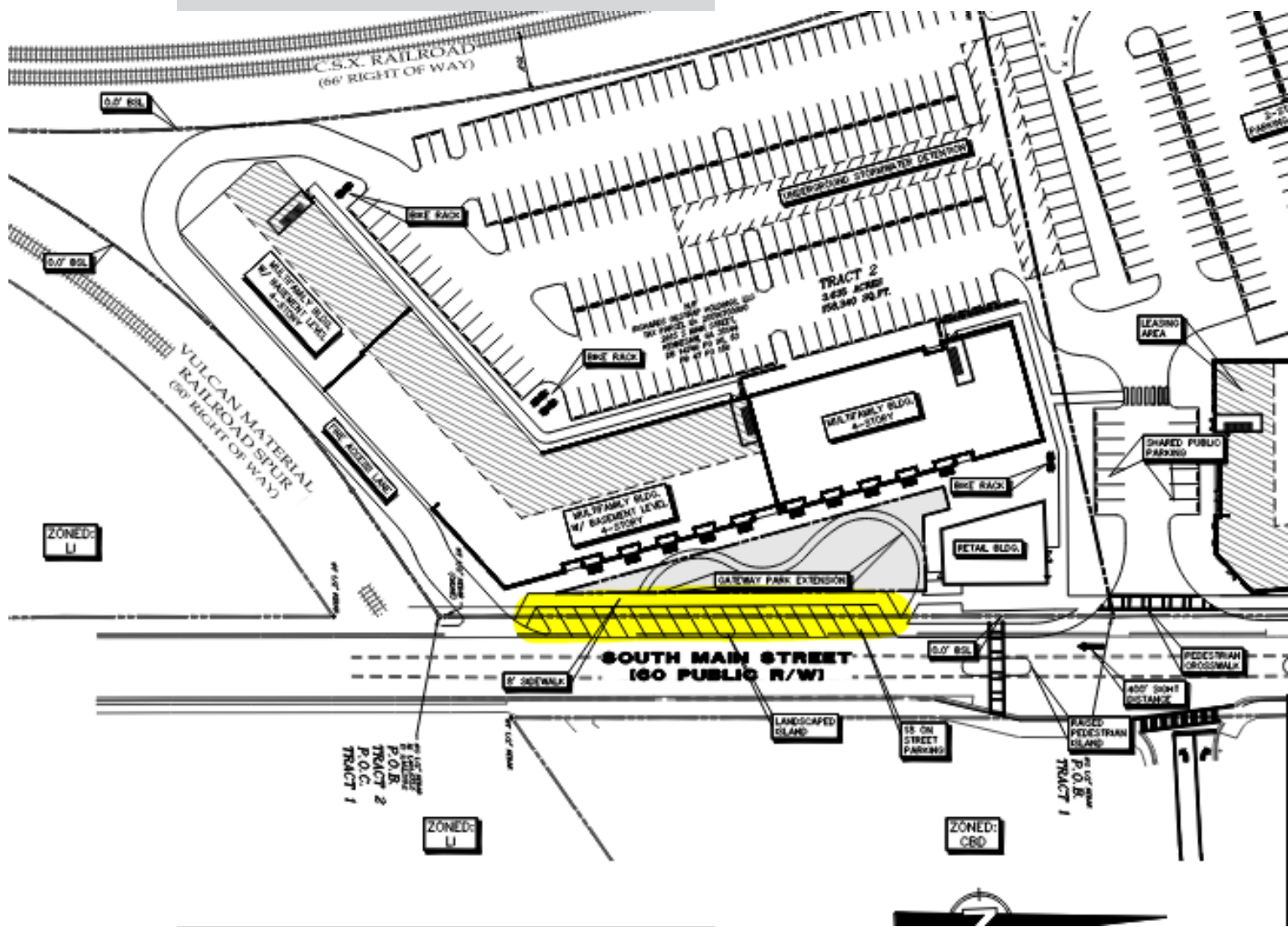
NEW
SIDEWALK

HIGHPOINT



ON-STREET
PARKING

HIGHPOINT



HIGHPOINT

Intersections Studied:

1. South Main at Duncan Drive / private driveway
2. McCollum Parkway at South Main Street
3. Duncan Drive at Pine Hill Drive / The Lacy access
4. Big Shanty Drive at Duncan Drive

TRAFFIC STUDY CONCLUSIONS

“...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.

To facilitate pedestrian crossing activity across South Main Street between Phase 1 and Phase 2, a pedestrian crosswalk with actuated beacon is recommended...”

SIGNAL WARRANT CONCLUSION

*“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...” and “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.”*

INSPIRATION

HIGHPOINT



RENDERINGS

HIGHPOINT



RENDERINGS

HIGHPOINT



RENDERINGS

HIGHPOINT



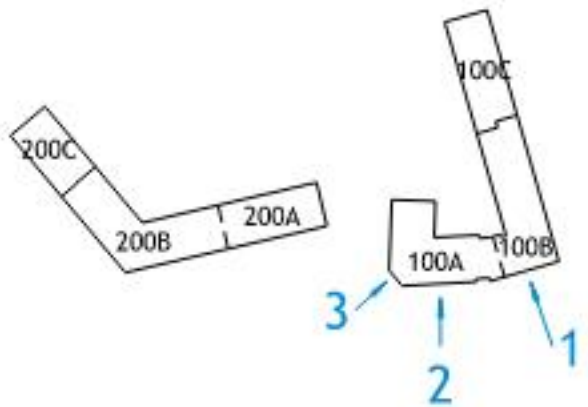
HIGHPOINT

ELEVATIONS BLDG 100



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

ELEVATIONS - BUILDING 100



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



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

A3-01

HIGHPOINT

ELEVATIONS BLDG 200



EXAMPLE PROJECTS

Club Space



HIGHPOINT

Unit Interiors



Amenity & Green Space



MHC TENANT RELOCATION PLAN

TENANT RELOCATION PLAN

HIGHPOINT



- 90-day notice (law requires 60 days)
- Remaining tenants receive full deposit back, no questions asked
- Remaining tenants receive relocation assistance i/a/o \$1,000

Notes: Currently, this community has 19 tenants. No tenants own their homes, and all tenants are currently leasing on a month-to-month basis.

VARIANCES

VARIANCE REQUESTS

Variance Request #1: MINIMUM Multifamily Floor Area (code is 850 SF)

Variance Request #2: AVERAGE Multifamily Floor Area (code is 1,000 SF)

Conceptual Multifamily Unit Mix
Proposed South Main Street Mixed-Use Development

Beds	Baths	Avg SF	# Units	Mix %
1	1.0	705	45	15.0%
1	1.0	740	45	15.0%
1	1.0	770	45	15.0%
1	1.0	785	45	15.0%
2	2.0	1,070	65	21.7%
2	2.0	1,140	30	10.0%
2	2.0	1,180	10	3.3%
3	3.0	1,450	15	5.0%
All 1 Beds		750	180	60.0%
All 2 Beds		1,100	105	35.0%
All 3 Beds		1,450	15	5.0%
Totals		908	300	100.0%

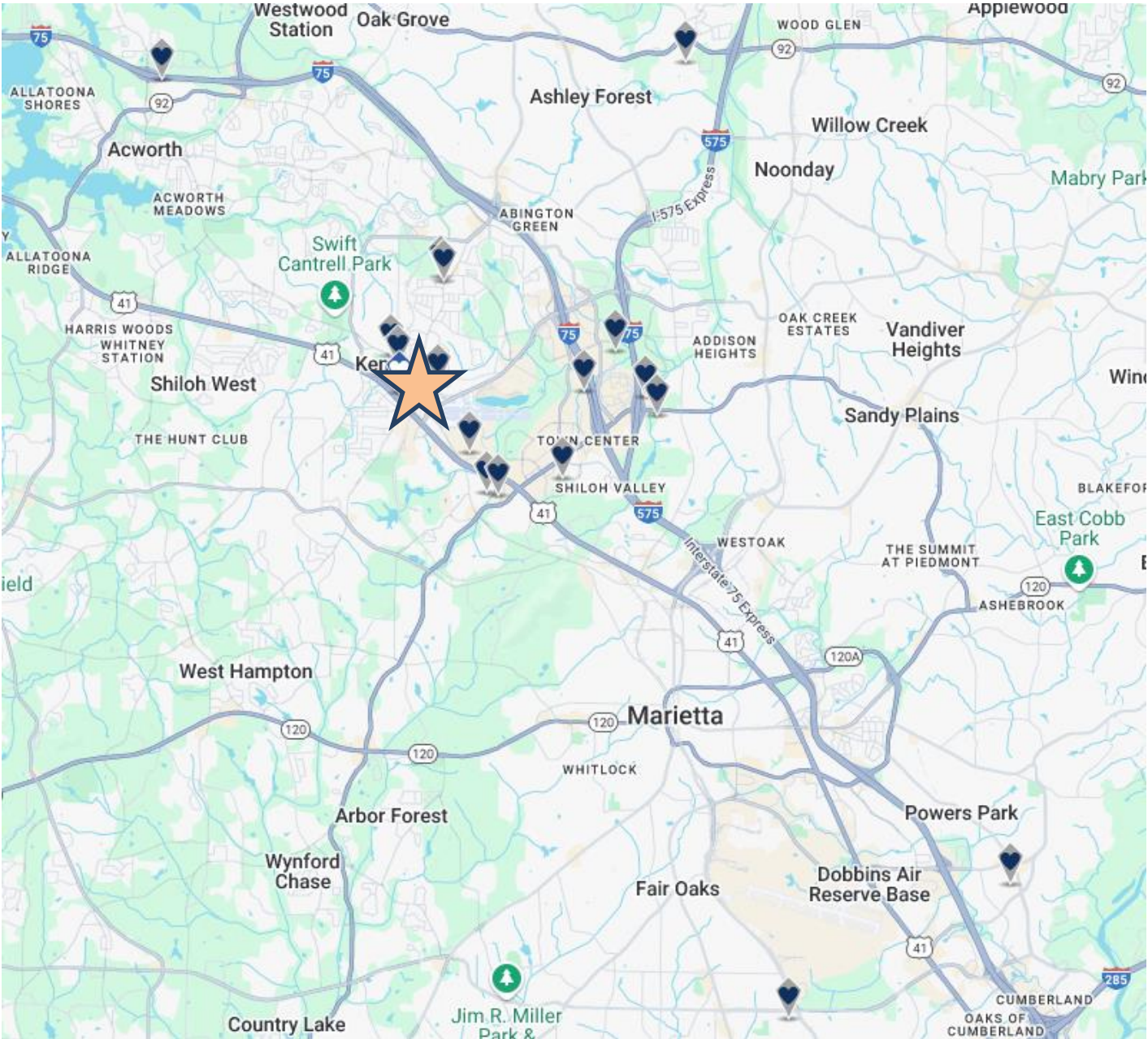
Applicant is requesting to reduce the MINIMUM floor area of multifamily units from 850 SF to 700 SF.

Applicant is requesting to reduce the AVERAGE floor area of multifamily units from 1,000 SF to 900 SF.

Having a variety of unit sizes encourages a range of tenant profiles as smaller units offer a high-quality living space while naturally being more moderately priced.

VARIANCE REQUESTS

#	PROPERTY NAME	SUBMARKET	YEAR BUILT	UNIT COUNT	SMALLEST UNIT SIZE	AVERAGE UNIT SIZE
	Subject Property	Kennesaw	2028	300	705	908
1	The Lacy at South Main	Kennesaw	2024	318	708	940
2	Revival on Main	Kennesaw	2015	252	638	876
3	Park at Main	Kennesaw	2020	132	683	971
4	Town Kennesaw	Kennesaw	2024	395	723	1,122
5	Aldridge at Town Village	Kennesaw	2016	300	716	969
6	The Legacy at Walton Heights	Kennesaw	2013	192	776	842
7	Twenty25 Barrett	Kennesaw	2013	238	708	989
8	Manor Barrett	Kennesaw	2024	347	750	944
9	The Barrett	Kennesaw	2019	200	708	961
10	Marketplace Village	Marietta	2020	298	707	971
11	400 Belmont	Marietta	2015	274	604	958
12	The View at Woodstock	Woodstock	2020	320	767	997
13	The Archer in Acworth	Acworth	2020	315	707	996
14	The Ellison	Kennesaw	2021	250	785	1,063
15	The Ashton at East Park	Kennesaw	2024	302	641	935
16	The Delaney at East Park	Kennesaw	2024	277	641	912
17	The Landing on Summers St.	Kennesaw	2023	396	754	1,001
18	Overture Barrett	Kennesaw	2018	175	701	973
TOTAL / WEIGHTED AVG.				5,281	708	970



VARIANCE REQUESTS

Variance Request #1: MINIMUM Multifamily Floor Area (code is 850 SF)

Variance Request #2: AVERAGE Multifamily Floor Area (code is 1,000 SF)

Revival On Main

Unit Mix and Unit Pricing

Zoned CBD

2825 S. Main St. NW, Kennesaw, GA 30144					
Beds	Baths	Avg SF	Monthly Rent	# Units	Mix %
1	1.0	638	\$1,342	30	11.9%
1	1.0	696	\$1,404	4	1.6%
1	1.0	702	\$1,681	30	11.9%
1	1.0	780	\$1,775	70	27.8%
1	1.0	853	\$1,736	35	13.9%
2	2.0	1,055	\$1,831	32	12.7%
2	2.0	1,076	\$2,286	6	2.4%
2	2.0	1,115	\$1,840	11	4.4%
2	2.0	1,141	\$1,864	17	6.7%
2	2.0	1,230	\$2,510	3	1.2%
2	2.0	1,244	\$2,075	3	1.2%
3	2.0	1,294	\$2,075	11	4.4%
All 1 Beds		754	\$1,665	169	65.5%
All 2 Beds		1,101	\$1,917	72	29.8%
All 3 Beds		1,294	\$2,075	11	4.8%
Totals		877	\$1,782	252	100.0%

The Lacy at South Main

Unit Mix and Unit Pricing

Zoned CBD

2652 S Main St, Kennesaw, GA 30114					
Beds	Baths	Avg SF	Monthly Rent	# Units	Mix %
1	1.0	708	\$1,665	38	11.9%
1	1.0	722	\$1,749	14	4.4%
1	1.0	730	\$1,665	30	9.4%
1	1.0	736	\$1,711	1	0.3%
1	1.0	744	\$1,970	6	1.9%
1	1.0	750	\$1,693	4	1.3%
1	1.0	760	\$1,720	44	13.8%
1	1.0	792	\$1,812	16	5.0%
1	1.0	967	\$2,524	1	0.3%
1	2.0	1,026	\$2,162	12	3.8%
1	2.0	1,083	\$2,207	47	14.8%
2	2.0	1,026	\$2,065	13	4.1%
2	2.0	1,033	\$2,132	3	0.9%
2	2.0	1,035	\$2,011	1	0.3%
2	2.0	1,083	\$2,194	14	4.4%
2	2.0	1,102	\$2,121	4	1.3%
2	2.0	1,118	\$2,184	3	0.9%
2	2.0	1,129	\$2,252	3	0.9%
2	2.0	1,130	\$2,116	7	2.2%
2	2.0	1,135	\$2,199	30	9.4%
2	2.0	1,224	\$2,114	8	2.5%
2	2.0	1,251	\$2,772	3	0.9%
2	2.0	1,410	\$3,047	2	0.6%
3	2.0	1,317	\$2,572	3	0.9%
3	2.0	1,344	\$2,655	2	0.6%
3	2.0	1,370	\$2,580	4	1.3%
3	2.0	1,502	\$2,819	3	0.9%
3	2.0	1,505	\$2,582	2	0.6%
All 1 Beds		833	\$1,854	213	67.0%
All 2 Beds		1,122	\$2,196	91	28.6%
All 3 Beds		1,403	\$2,640	14	4.4%
Totals		941	\$1,987	318	100.0%

Park at Main

Unit Mix and Unit Pricing

Zoned CBD

2891 Lewis St, Kennesaw, GA 30144					
Beds	Baths	Avg SF	Monthly Rent	# Units	Mix %
1	1.0	670	\$1,345	10	7.6%
1	1.0	717	\$1,334	4	3.0%
1	1.0	800	\$1,300	10	7.6%
1	1.5	784	\$1,651	4	3.0%
2	2.0	840	\$1,570	29	22.0%
2	2.0	1,028	\$1,638	10	7.6%
2	2.0	1,030	\$1,750	30	22.7%
2	2.0	1,130	\$1,747	6	4.5%
2	2.0	1,201	\$2,109	2	1.5%
2	2.0	1,239	\$1,759	2	1.5%
2	2.5	1,052	\$2,008	10	7.6%
3	2.0	1,181	\$2,094	10	7.6%
3	2.5	1,755	\$3,033	2	1.5%
3	3.0	1,502	\$2,421	3	2.3%
All 1 Beds		739	\$1,371	31	23.5%
All 2 Beds		986	\$1,716	89	67.4%
All 3 Beds		1,322	\$2,285	12	9.1%
Totals		972	\$1,707	132	100.0%

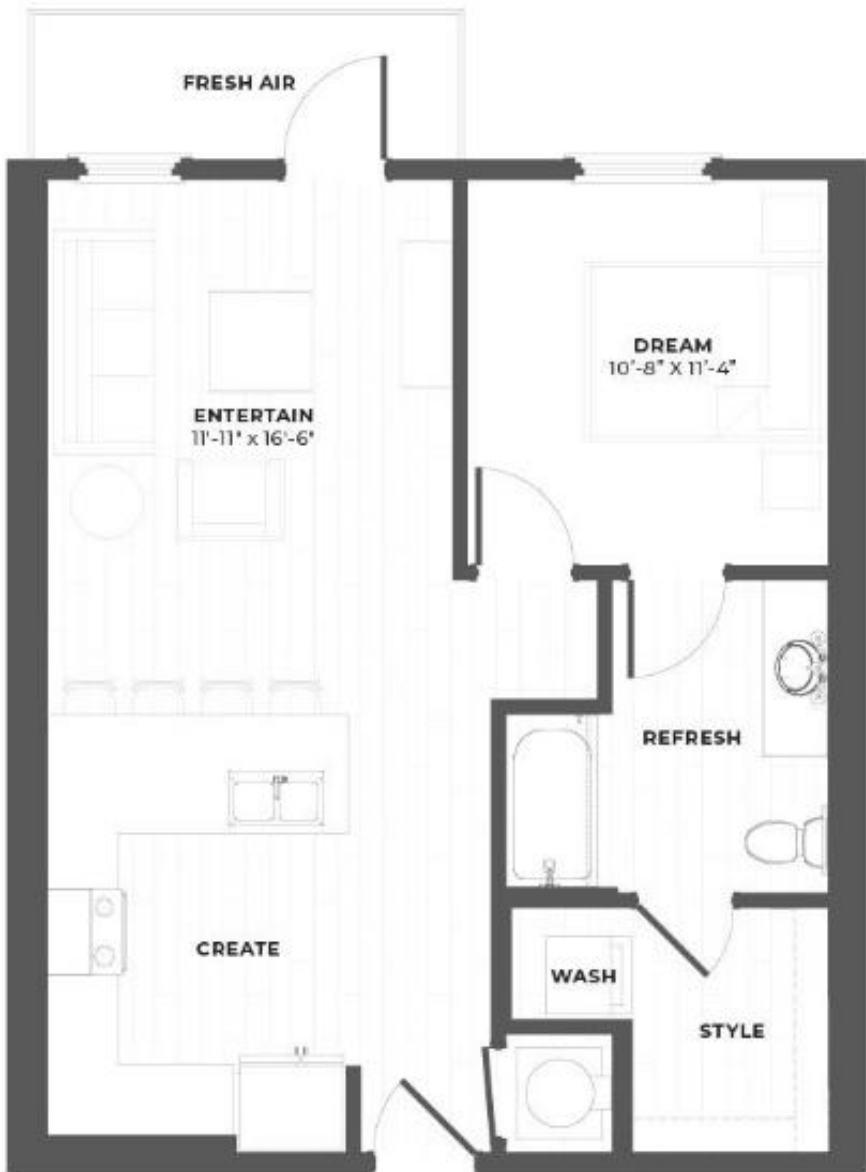
The Lacy: 1-Bedroom Units

A1

1 Bed | 1 Bath

708 SF

Rents starting at: \$1,592



A3

1 Bed | 1 Bath

792 SF

Rents starting at: \$1,673

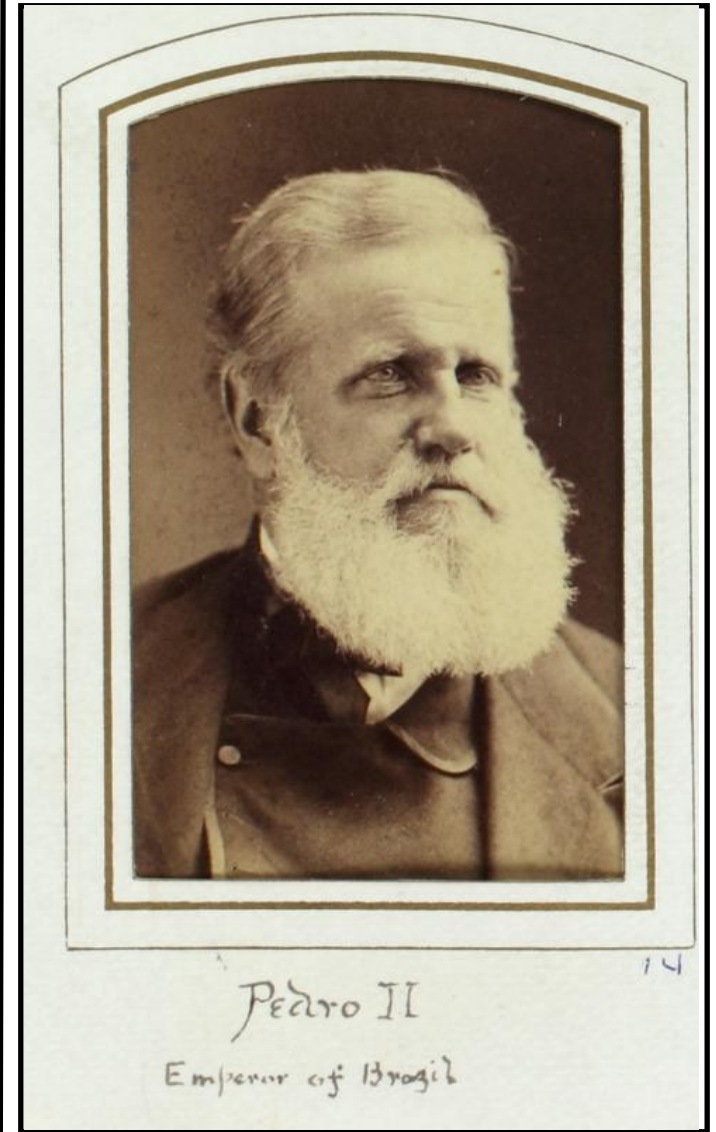


KENNESAW HISTORY

Dom Pedro II of Brazil

In looking into the notable residents of Kennesaw's past, one of the odder articles in my files is from the June 2, 1876 *Marietta Journal*. In the article, local correspondent "Simon Suggs" (likely a pseudonym) described Judge Gaspard T. Carrie as the "Dom Pedro" of Big Shanty, and George Lacy as "the best Epicurean caterer in the State." I had assumed this referred to Pedro II, the Emperor of Brazil from 1831 to 1889. However, why they would reference Pedro II remained a mystery.

A few weeks ago, I found Pedro's connection to Big Shanty. In 1876, he was making a trip from Brazil to Boston to help celebrate the US Centennial. On May 30, he stopped in Marietta and received a bouquet of flowers. His train next traveled north, passing through Big Shanty later that day. While he did not stop, the *Journal* said the town put "on 'foreign airs'" to celebrate the visit. In all likelihood, Dom Pedro II is the only royal head of state to visit our community, even if it was brief. Later that same week, Simon Suggs referenced both Brazil's emperor and Big Shanty's own Dom Pedro in his column.



Dom Pedro II of Brazil
From the Library Company of Philadelphia

Presented by Andrew J. Bramlett at the March 17, 2025,
City of Kennesaw Mayor & Council Meeting

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

PLEASE MAKE SURE YOUR NAME IS LEGIBLE AND CLEAR

**City Council Meeting
3/17/2025
Public Comment Sign-in**

	Name	Address	Topic
1	Andrew J. Brantlett	2990 Summerfield Ct.	Local history
2	Rachael Eley	2021 Smith DR	stormwater
3	Ellen H. [unclear]		Robert
4	Rajpal Sagoo		Re
5	Timothy Hess	2059 Maple	2000 sq ft
6	Matth Olsen		
7			
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