

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**

July 7, 2025 6:30 PM

Council Chambers

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

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

1. Invocation**2. Pledge of Allegiance****3. Call to Order****4. Announcements****5. Presentations****6. Public Comment**

This section is for comment on any item on the agenda.

7. Old Business**8. New Business****A. Misdemeanor Cannabis Possession Penalty Reduction**

Consideration to draft a proposed ordinance amending Kennesaw Code of Ordinances Section 38-46, specifically, a portion of the Kennesaw Bond Schedule to reduce the misdemeanor punishment for possession of Cannabis less than one ounce to a fine not to exceed \$500.00, or community service, or both, and the inclusion of a footnote indicating no jail time.

9. Committee and Board Reports**10. Public Hearing(s)****A. Ordinance: Charter Amendment to Section 5.02, "Qualification of Candidates"*****FIRST PUBLIC HEARING***

Consideration of approval of an Ordinance to amend the City of Kennesaw Charter § 5.02, "Qualification of Candidates."

B. Ordinance: Chapter 42 "Elections" Amendment

Consideration for approval of an Ordinance to amend Section 42-1 and Section 42-4 of the Kennesaw Code of Ordinances regarding qualification of candidates.

11. Consent Agenda

A. Minutes: June 9, 2025 Work Session

Approval of the June 9, 2025, City Council work session minutes.

B. Minutes: June 16, 2025 Regular Meeting

Approval of the June 16, 2025, City Council regular meeting minutes.

C. Resolution: Recreation Center Interior Painting

Consideration for approval of a Resolution authorizing a contract with Gordian to patch and paint the interior of the Recreation Center.

12. General and Administrative

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: 2690 Keene Street

Consideration to review a CBD Project application request for a mixed-used development on the parcel located at 2690 Keene Street (Parcel 20016700640). Case#CBD2025-02

B. Central Business District Project Application: 2861 & 2871 N Main Street

Consideration to review a CBD project application request for a commercial development on the parcels located at 2861 N Main Street (Parcel 2001380160) and 2871 N Main Street (Parcel 20013801080). Case#CBD2025-04

18. Public Comment

This section is for general comment.

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:

DATE: July 7, 2025

TITLE: **Misdemeanor Cannabis Possession Penalty Reduction**
Consideration to draft a proposed ordinance amending Kennesaw Code of Ordinances Section 38-46, specifically, a portion of the Kennesaw Bond Schedule to reduce the misdemeanor punishment for possession of Cannabis less than one ounce to a fine not to exceed \$500.00, or community service, or both, and the inclusion of a footnote indicating no jail time.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

None



Item Report

TO: The Honorable Mayor and City Council

FROM: Lea Alvarez, City Clerk

DATE: July 7, 2025

TITLE: **Ordinance: Charter Amendment to Section 5.02, "Qualification of Candidates"**
FIRST PUBLIC HEARING
 Consideration of approval of an Ordinance to amend the City of Kennesaw Charter § 5.02, "Qualification of Candidates."

Summary:

The City has authorized Cobb Elections and Registration to conduct its elections held pursuant to the Georgia Municipal Election Code O.C.G.A § 21-2-1 et seq. As superintendent of our municipal elections, Cobb Elections and Registration designates the days of qualifying as stated in O.C.G.A § 21-2-132(3)(A), including for a minimum of three days and no earlier than 8:30 a.m. on the third Monday in August immediately preceding the general election. The proposed Charter amendment is to align our qualifying period, which currently lists commencement as the last Monday in August, with state law.

This public hearing was advertised in the Marietta Daily Journal on June 27, 2025, and will be advertised on July 4, 2026, and July 11, 2025, pursuant to O.C.G.A § 36-35-3 (b)(1). Further, the amendment must be adopted at two consecutive regular meetings of the Mayor and City Council. The first public hearing will be held on July 7, 2025, and the final public hearing and adoption will be held on July 21, 2025.

Recommendation:

City Clerk recommends approval.

Fiscal Impact:

Attachments:

1. ORD 2025 - Elections Charter Amendment
2. 2025-06-27 Legal Ad - Charter Amendment for Qualifying

**CITY OF KENNESAW
GEORGIA**

ORDINANCE NO. 2025-

**AN ORDINANCE TO AMEND THE CITY OF KENNESAW CHARTER,
SEC. 5.02 – QUALIFICATION OF CANDIDATES.**

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

WHEREAS, the Mayor and Council of the City of Kennesaw seek to amend the Charter, “Sec. 5.02. – Qualification of candidates.”

Section 1: The Charter of the City of Kennesaw, Georgia is hereby amended by replacing section, 5.02, to read as follows:

- (a) As provided in state law, each candidate for municipal office or a designee shall file a notice of candidacy in the office of the election superintendent during the city's qualifying period. The election superintendent shall designate the days of the qualifying period, which shall be no less than three days and no more than five days. The days of the qualifying period shall be consecutive days.

Qualifying periods shall commence no earlier than 8:30 a.m. on the ~~last~~ third Monday in August immediately preceding the general election and shall end no later than 4:30 p.m. on the following Friday; and in the case of a special election, the municipal qualifying period shall commence no earlier than the date of the call and shall end no later than 25 days prior to the election.

- (b) As provided in state law, the hours of qualifying each day shall be from 8:30 a.m. until 4:30 p.m. with one hour allowed for the lunch break; provided, however, that should the city have normal business hours which cover a lesser period of time, it shall conduct qualifying during its normal business hours. Except in the case of a special election, notice of the opening and closing dates and the hours for candidates to qualify shall be published at least two weeks prior to the opening of the qualifying period.

- (c) Notwithstanding anything contained in this section, the qualification period shall be no less than that required by O.C.G.A. § 21-2-132(d)(3), as amended.

Section 2:

PASSED AND ADOPTED by the Kennesaw City Council on this ____ day of July, 2025.

ATTESTED BY:

CITY OF KENNESAW:

LEA ALVAREZ, City Clerk

DEREK EASTERLING, Mayor

8000 Miscellaneous Legals

LEXUS 300 2001 WHITE
1GBAL52F342133616
SATURN ION 2004 BURGUNDY
2GNALAEK1F663363
CHEVROLET EQUINOX 2015 BLUE
KM8JN12D3633687
HYUNDAI TUCSON 2006 GREEN
3FAP6PD98JR186605
FORD FUSION 2018 WHITE
G1P5ASH0D7134265
CHEVROLET CRUZE 2013 SILVER
3CAPDCBB0K7835525
DAHGF308C1151768
FORD FOCUS 2010 WHITE
1HGCP368XA9008252
HONDA ACCORD 2009 SILVER
1B4H828Y1F288373
DODGE DURANGO 2000 WHITE
G1GK66821F000000
GMC YUKON XL 2007 BLACK
3FADP4FJ88M129324
FORD FIESTA 2011 BLACK
JN8AS5MV4D5653930
NISSAN ROGUE 2013 GRAY
6:27; 7: 4-2025

MDJ-486
GNP-17

PUBLIC AUCTION
Notice of Abandonment and Sale in accordance with O.C.G.A. 40-11-1, the following vehicle has been declared abandoned and will be sold at Public Auction to the Highest and Best Bidder for cash only. The auction will be held on **July 7, 2025 at 10:00 a.m.**, 1702 Cobb Pkwy, Marietta GA 30060, phone (770) 952-6400. Review 9:30 a.m. 2015 Chevrolet Impala VIN: 2G1WCSE3F1123999
6:27; 7: 4-2025

MDJ-487
GNP-17
PUBLIC AUCTION
AMERICAN EAGLE TOWING, LLC.
1818 AUSTELL RD.,
MARIETTA, GA 30008
404-409-1795

In accordance with O.C.G.A. Section 40-11-2, the following described vehicles have been towed and are presently being stored at American Eagle Towing and will be sold at public auction on **July 12th at 9:00 a.m.** to the highest bidder. All sales are final and sold AS IS. American Eagle Towing, LLC. reserves the right to bid.

2013 Volkswagen Passat
1VWB7F7A37D034777
2009 Nissan Xterra S1N1A08U89C513047
2008 Nissan Altima 1N4AL21E18C144674
2015 Nissan JUKE
JN8AF5MV9F756594
2011 Ford Fusion 3FAPH0A1B1R321839
2012 Nissan Maxima
1N4AAS47CP8C51331
2006 Chevrolet Equinox
2CNDL63F06042241
2012 BMW X3 1VW1XW5C523C178172
2012 Dodge Charger
2C3CD8BG8CH12280
2008 Cadillac Escalade
1GYFK66858R216500
2016 Hyundai Santa Fe
KM8S4H7G7U140846
2012 GMC Acadia
1GKGRTEC5J391516
2017 Kia Forte 3KPFK47A67HE134215
2007 Cadillac CTS 1G6KDS7Y7XU183922
2010 2014 Yukon
1GKMCCE35A2727232
2003 Isuzu Axiom 452CE58X434603712
2021 Lexus IS 300 THAA1D24M5117557
6:27; 7: 4-2025

MDJ-4873
GNP-14
NOTICE OF LOCATION AND
DESIGN APPROVAL

COBB COUNTY
Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project. The project is located at the intersection of Highway 101 and Highway 102. The date of location and design approval is: 6/18/2025

The Cumberland Sweep Project is a three-mile loop that will include facilities to accommodate walking, biking, and proposes an in-street autonomous shuttle connecting major employment, cultural, and entertainment destinations in the core of the Cumberland community. The project comprises the first 0.47 miles of the proposed Cumberland Sweep Trail Project and is located in Cobb County, Land Lots 914 and 947, in the southwest quadrant of the I-75/285 interchange. The project includes the installation of a shared-use path along Galleria Drive beginning at the intersection of Akers Mill Road and Galleria Drive, continuing north, and terminating on an elevated ramp and pedestrian bridge over Galleria Drive onto the existing multi-modal bridge over Galleria Drive and I-285. The proposed shared-use path is an Amendment to the Cobb County Act (ADA) accessible pedestrian facility proposed to be 10' wide with 2' shoulders; construction will include lighting and wayfinding signage. The project is estimated to be approximately 14 months. The construction activities will necessitate lane closures. An off-site detour is not anticipated for the project completion. **Cobb County would be responsible for obtaining property rights for this project.**

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Cobb County Planning Department, 1890 County Services Pkwy, Marietta, GA 30008 770-528-3660. Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and releasing a check to the attention of Kimberly W. Nesbitt, State Program Delivery Administrator. Office of Program Delivery Attn: Lily Slaughter, Project Manager 1890 County Services Pkwy, Marietta, GA 30008 770-528-3660

Any written request or communication for reference to this project or notice SHOULD include the Project and P. I. Numbers as noted at the top of this notice.

6:27; 7: 4,11,18-2025

MDJ-4892
GNP-17

ABANDONED MOTOR VEHICLE
PETITION ADVERTISEMENT

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at BIG TOW WRECKER SERVICE. The vehicles subject to liens as stated above are identified as:

2011 Volkswagen Tiguan
248CXY IN 3VU3B7A4X6M096894
2012 Toyota Camry Hybrid
TE7445 GA 3FADP0L32CR40624
2005 Toyota Corolla
RYA3923 GA 1NXXBR32E15253494
2012 Honda CR-V
PSW1785 GA JHLRM4H72CC005887
2012 Hyundai Santa Fe
LJW8545 PA 5XYZKDAG65CG143254
2023 Toyota Camry
SFX5927 GA 4T1G1AK1P1U14758
2006 Mercedes-Benz E-Class
KRN6937 PA WJW66136A765041
1999 Toyota Camry
4T1BG62K5U876057
2008 Audi A6
TF24390 GA WAUDH74F48N126584
2007 Subaru Forester
1F8C63657H792913
2005 Ford Mustang
SHX9299 GA 1ZVTF84N755174189
2007 Ford Freestyle
1F8Y8215 GA FMZK02135GA32944
1993 Suzuki sidekick
GA JS3TD020VP4017337
2007 Nissan Altima
LXD4235 MS 1N4AL21E27N455100
2010 Volkswagen CC
3FADP90 GA WJW6617AN7AE517019
2007 Chevrolet Blazer
TJG2568 GA 1GNDT13W22K113526
2000 Jaguar S-Type
TEL7484 GA SAJDA01C5YFL50385
2012 Chevrolet Equinox
2GNFLGK6K6A19162
MG RVU4799 GA
MGBGVJ2DAG252001
Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
BIG TOW WRECKER SERVICE
1260 SANDOWN RD SW
MARIETTA, GA 30008
Telephone#: 770-973-2537
6:27; 7: 4-2025

MDJ-4896
GNP-14
PUBLIC NOTICE OF CONCURRENCE WITH RISK REDUCTION STANDARDS AND PARTIAL REMOVAL FROM THE HAZARDOUS SITE INVENTORY (HSI)

This is to inform all interested persons that the Environmental Protection Division (EPD) concurs with the certification that parcels in this property are in compliance with the Risk Reduction Standards (RRS) of 3991-319-.06(b)(1) of the Georgia Rules for Hazardous Site Response (Rules). Therefore, the Rules, pursuant to 3991-319-.05(b)(3) of the Rules, EPD is removing the following tax parcels from the property off the Hazardous Site Inventory. The parcels are: Parcel 18013900400, which exhibits groundwater contamination exceeding the Default Residential Type I Risk Reduction Standard (RRS) and Default

8000 Miscellaneous Legals

Non-Residential Type 3 RRS, along with the adjacent parcel 1801390039 are removed from the HSI with a Unit-3991 Environmental Protection restriction groundwater use and requiring Vapor Intrusion Investigations before residential building. The adjacent parcels 18013900610 and 18013900620 will remain on the HSI.
Applicant/Responsible Party: Georgia Environmental Protection Division
HSI Site No.: 10813
Tax Parcel IDs: 18013900390 and 18013900400
Site Name: Franklin Street Site
Street Address: 4000 Franklin Street
City, County, Zip Code: Austell, Cobb County, GA 30008
EPD Compliance Officer: Vanessa Donnelly
6:27-2025

MDJ-4897
GNP-17

ABANDONED MOTOR VEHICLE
PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19, that petitions were filed in the Magistrate Court of Cobb County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: 950 Aligood Rd, Marietta, GA 30062. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 7/18/2025. Answer for the vehicles is: 950 Aligood Rd, Marietta, GA 30062. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 7/18/2025. Answer for the vehicles is: 950 Aligood Rd, Marietta, GA 30062. Forms may also be obtained online at www.georgiamagistratecourt.com.

2001 HYUNDAI ELANTRA
KMJHLLLDG3SU003534 NO TAG
MAGISTRATE COURT CASE NO: 25-L-01504
1981 MERCEDES-BENZ 405
200412012641 NO TAG
MAGISTRATE COURT CASE NO: 25-L-01503
2020 UTILITY CARRY-ON TRAILER
4YMBU0813G094507 NO TAG
MAGISTRATE COURT CASE NO: 25-L-01504
2001 MERCEDES-BENZ SLK
WDBKK49F91F174289 S6S6254 GA
MAGISTRATE COURT CASE NO: 25-L-01513
2011 TOYOTA CAMRY
4T1BF3EK4A0U517276 P6741334 GA
MAGISTRATE COURT CASE NO: 25-L-01514
2003 NISSAN ALTIMA
1N4AL1D83C108605 RF59382 GA
MAGISTRATE COURT CASE NO: 25-L-01515
2014 ACURA MDX
3FRYD3H43E8001277 CFL7304 GA
MAGISTRATE COURT CASE NO: 25-L-01516
2010 HONDA CIVIC
2HGAIF52AH524684 1957BBB AL
MAGISTRATE COURT CASE NO: 25-L-01513
2011 TOYOTA CAMRY
4T1BF3EK4A0U517276 P6741334 GA
MAGISTRATE COURT CASE NO: 25-L-01514

2003 NISSAN ALTIMA
1N4AL1D83C108605 RF59382 GA
MAGISTRATE COURT CASE NO: 25-L-01515
2014 ACURA MDX
3FRYD3H43E8001277 CFL7304 GA
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MAGISTRATE COURT CASE NO: 25-L-01513
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2003 NISSAN ALTIMA
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MAGISTRATE COURT CASE NO: 25-L-01513
2011 TOYOTA CAMRY
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MAGISTRATE COURT CASE NO: 25-L-01514

6:27; 7: 4-2025

MDJ-4899
GNP-14

PUBLIC NOTICE
NOTICE OF PROPOSED
AMENDMENT TO THE
CHARTER OF THE CITY OF
KENNESAW, GEORGIA

Pursuant to O.C.G.A. § 36-35-3(b)(1) and O.C.G.A. § 36-35-5, notice is hereby given that an Ordinance has been introduced to amend the Charter of the City of Kennesaw (Ga. Laws, 2013, p. 4234, et seq.) approved May 6, 2013, as amended, said Ordinance being captioned as follows: AN ORDINANCE TO AMEND THE CHARTER OF KENNESAW CHARTER, SEC. 5.02, QUALIFICATION OF CANDIDATES. Public hearings will be conducted on July 7, 2025, and July 21, 2025, at 6:30 p.m. in the Council Chambers, Kennesaw City Hall, 2525 J.O. Stephenson Avenue, Kennesaw, GA 30144. Final action is anticipated to occur at the July 21, 2025, Mayor and Council meeting. A copy of the proposed Ordinance and Charter Amendment is on file in the Office of the City Clerk of the City of Kennesaw and the Clerk of the Superior Court of Cobb County for the purpose of examination and inspection by the public.

6:27; 7: 4,11-2025

MDJ-4932
GNP-17

ABANDONED VEHICLES

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at 2261 Dixie Ave, Smyrna GA 30080. The vehicles subject to liens as stated above are identified as:

BMW 1993 S SERIES
WB5A0631PB8J86529 NO TAG GA
BMW 2002 Z3 4USNC3342L1A06999 NO TAG GA
CHEVROLET 1990 G20 VANS
1CGEG52H0L7102406 Q5741 FORD
1GCEHLETT 2001 SILVERADO 1500
3GNC42B389551547 SIK3181 GA
CHEVROLET 2001 SILVERADO 1500
3GCEC19V31214178 NFB23 FZ
DODGE 2011 GRAND CARAVAN
2MCDGBG2G3S1668 RYC0089 GA
DODGE 2005 RAM 2500
3D7KR26D65G7017J1704 GA
FORD 2001 F-150
1FTRW07W3KE16999 TAC2501 GA
FORD 2013 F-150
1FTRW1C6F3B73704 NO TAG GA
FORD 2018 FIESTA
3FADP4EJ7M1J29573 TRQ9842 GA
GMC 2008 YUKON
1GK6380812469501 TQ26677 GA
HOMEDADE 1998 5X12 TRAILER
T47068 TL0V358 GA
HYUNDAI 2015 ELANTRA
KMJH4HAE7F3U50685 DCY7954 GA
HYUNDAI 2015 ELANTRA
KMJH4HAE7F3U50685 DCY7954 GA
HYUNDAI 2015 ELANTRA
KMJH4HAE7F3U50685 DCY7954 GA
HYUNDAI 2015 ELANTRA
KMJH4HAE7F3U50685 DCY7954 GA
LEXUS 2001 RX 300
JTJGJH01U07009302 SID4333 GA
LINCOLN 2001 TOWN CAR
LMH81WN91Y734403 NO TAG GA
MAZDA 2011 CX-7
JM3ER2A56B0375452 S155752 GA
MERCEUR 2004 GRAND MARQUIS
2GFAW49K660260 TNP36 GA
MITSUBISHI 2001 GALANT
4A3AA46G91E154897 AQN8325 GA
NISSAN 2006 ALTIMA
1N4AL1D86N346852 CJX40531 GA
NISSAN 2006 ALTIMA
1N4AL3A7H40026 BDA5931 GA
NISSAN 2017 ALTIMA
1N4AL3A7H40026 BDA5931 GA
NISSAN 2014 SENTRA

8000 Miscellaneous Legals

3N1AB7AP3EY325597 SJ4B430 GA
NISSAN 2019 SENTRA
3N1AB7AP2KY287579 CPH6939 GA
NISSAN 2023 SENTRA
3N1AB7AP3EY325597 SJ4B430 GA
NISSAN 2000 XTERRA
5N1ED2876Y5C64312 RXM7891 GA
PALOMINO 2013 26BHS1 TRAILER
4XTPAC22DM014724 TV22B07 GA
2015 MODEL S
5YJSAE122JF297619 2183224 GA
TOYOTA 2008 AVALON
4T1BK36B18U283215 DBA6305 GA
TOYOTA 2013 COROLLA
2T1BU0EE4DC943948 SA1567 GA
TOYOTA 2014 COROLLA
2T1BURHE3C070980 CZM3359 GA
TOYOTA 2017 COROLLA
5YFBURHE2HP714702 CQL7777 GA
Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
BARROW WRECKER SERVICE
2261 DIXIE AVE
SMYRNA GA 30080
770-435-8485
6:27; 7: 4-2025

MDJ-4933
GNP-17

VEHICLE PETITIONS

You are hereby notified, in accordance with OCGA 40-11-19, that petitions were filed in the Magistrate Court of Cobb County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: 2261 Dixie Ave SE, Smyrna GA 30080. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 7/18/2025. Answer for the vehicles is: 2261 Dixie Ave SE, Smyrna GA 30080. Forms may also be obtained online at www.georgiamagistratecourt.com.

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KMJHLLLDG3SU003534 NO TAG
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MAGISTRATE COURT CASE



Item Report

TO: The Honorable Mayor and City Council

FROM: Lea Alvarez, City Clerk

DATE: July 7, 2025

TITLE: **Ordinance: Chapter 42 "Elections" Amendment**
 Consideration for approval of an Ordinance to amend Section 42-1 and Section 42-4 of the Kennesaw Code of Ordinances regarding qualification of candidates.

Summary:

The City has authorized Cobb Elections and Registration to conduct its elections held pursuant to the Georgia Municipal Election Code O.C.G.A § 21-2-1 et seq. As superintendent of our municipal elections, Cobb Elections and Registration designates the days of qualifying as stated in O.C.G.A § 21-2-132(3)(A), including for a minimum of three days and no earlier than 8:30 a.m. on the third Monday in August immediately preceding the general election. The proposed amendment is to align our qualifying period, which currently lists commencement as the last Monday in August, with state law. Further, to update the duties of the County as superintendent of elections.

This public hearing was advertised in the Marietta Daily Journal on June 27, 2025, and will be advertised again on July 4, 2025.

Recommendation:

City Clerk recommends approval.

Fiscal Impact:

Attachments:

1. ORD 2025 - Elections Code Amendment
2. 2025-06-27 Legal Ad - Code Amendment to Elections

**CITY OF KENNESAW
GEORGIA**

ORDINANCE NO. 2025-____

**AN ORDINANCE TO AMEND CHAPTER 42, "ELECTIONS"
OF KENNESAW CODE OF ORDINANCES SO AS TO AMEND
SECTION 42-1 AND 42-4 OF SAID CHAPTER**

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

Section 1: The Code of Ordinances of the City of Kennesaw, Georgia is hereby amended by amending Section 42-1 as follows:

Sec. 42-1. Authority for county to conduct municipal elections.

Pursuant to O.C.G.A. § 21-2-45(c), the city does hereby authorize the county to conduct elections held pursuant to the Georgia Municipal Election Code (O.C.G.A. § 21-2-1 et seq.) and requests the county to perform the following functions:

- (1) The county shall perform all duties as superintendent of elections as specified under chapter three, title 21 of the Official Code of Georgia Annotated (O.C.G.A. § 21-2-1 et seq.) ~~with the exception of the qualification of candidates.~~
- (2) The city does hereby establish and authorize the payment for such services by the county under subsection (1) of this section from the city treasury.

(Ord. of 6-21-93, § 3; Ord. No. 2007-14, 4-2-07)

Section 2: The Code of Ordinances of the City of Kennesaw, Georgia is hereby amended by amending Section 42-4 as follows:

(a) Except as otherwise provided by state law, all candidates for municipal office shall file their notice of candidacy and pay the prescribed qualifying fee by the date prescribed in section 42-5 in order to be eligible to have their names placed on the election ballot by the election superintendent in the following manner:

Each candidate for municipal office or a designee shall file a notice of candidacy in the office of the election superintendent during the city's qualifying period. The city council shall designate the days of the qualifying period, which shall be no less than three days and no more than five days. The days of the qualifying period shall be consecutive days. Qualifying periods shall commence no earlier than 8:30 a.m. on the ~~last~~ third Monday in August immediately preceding the general election and shall end no later than 4:30 p.m. on the following Friday;

and, in the case of a special election, the municipal qualifying period shall commence no earlier than the date of the call and shall end no later than 25 days prior to the election.

...

(Code 1986, § 2-2-3; Ord. No. 95-15, § 1, 8-7-95; Ord. of 9-2-97; Ord. No. 2007-14, 4-2-07)

State law reference(s)—Filing notice of candidacy for office, O.C.G.A. § 21-2-132(d)(3).

PASSED AND ADOPTED by the Kennesaw City Council on this ____ day of July 2025.

ATTESTED BY:

CITY OF KENNESAW:

Lea Alvarez, City Clerk

Derek Easterling, Mayor

8000 Miscellaneous Legals

LEXUS 300 2001 WHITE
1GBAL52F342133616
SATURN ION 2004 BURGUNDY
2GNALAEK1F663363
CHEVROLET EQUINOX 2015 BLUE
KM8JN12D3633687
HYUNDAI TUCSON 2006 GREEN
3F6APD09JR1R8605
FORD FUSION 2018 WHITE
G1P5ASSH0D7134265
CHEVROLET CRUZE 2013 SILVER
3CAPDCBB0KT835525
DODGE JOURNEY 2019 SILVER
1FAH3F8C1L151768
FORD FOCUS 2017 WHITE
1HGCP368XA9008252
HONDA ACCORD 2009 SILVER
1B4H828Y1F288373
DODGE DURANGO 2000 WHITE
1GKFK6821E1000000
GMC YUKON XL 2007 BLACK
3FADP4FJ8BM129324
FORD FIESTA 2011 BLACK
JN855MV4D5653930
NISSAN ROGUE 2013 GRAY
6:27; 7: 4-2025

MDJ-486

PUBLIC AUCTION

Notice of Abandonment and Sale in accordance with O.C.G.A. 40-11-1, the following vehicle has been declared abandoned and will be sold at Public Auction to the Highest and Best Bidder for cash only. The auction will be held on **July 7, 2025 at 10:00 a.m.**, 1702 Cobb Pkwy, Marietta GA 30060, phone (770) 952-6400. Review 9:30 a.m. 2015 Chevrolet Impala VIN: 2G1WCSE3F1F123999
6:27; 7: 4-2025

MDJ-487

GNP-17

AMERICAN EAGLE TOWING, LLC. 1818 AUSTELL RD., MARIETTA, GA 30008

In accordance with O.C.G.A. Section 40-11-2, the following described vehicles have been towed and are presently being stored at American Eagle Towing and will be sold at public auction on **July 12th at 9:00 a.m.** to the highest bidder. All sales are final and sold AS IS. American Eagle Towing, LLC. reserves the right to bid.

- 2013 Volkswagen Passat 1VWB7F7A37D004377
- 2009 Nissan Xterra S1N1A08U89C513047
- 2008 Nissan Altima 1N4AL21E18C144674 2015 Nissan JUKE JN8AF5MV9P756594
- 2011 Ford Fusion 3FAPH0A1B1R321839
- 2012 Nissan Maxima 1N4AAS47GCP851331
- 2006 Chevrolet Equinox 2CNDL63F06042241
- 2012 BMW X3 1VW1W5C5C32178172
- 2012 Dodge Charger 2C3CD8XBG8CH12280
- 2008 Cadillac Escalade 1GYFK66858R216500
- 2016 Hyundai Santa Fe KM8S4H7G7U140846
- 2012 GMC Acadia 1GKKRTCE5J391516
- 2017 Kia Forte 3KPFK47A6HE134215
- 2007 Cadillac CTS 1G6KDS7YX7U183922
- 2010 Toyota Yukon 1GKMCCE3A8272732
- 2003 Isuzu Axiom 452CE58X434603712
- 2021 Lexus IS 300 THAA1D24M5117557
6:27; 7: 4-2025

MDJ-4873

GNP-14

NOTICE OF LOCATION AND DESIGN APPROVAL

COBB COUNTY

Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project. The project is located at the intersection of Highway 101 and Highway 102. The date of location and design approval is: 6/18/2025

The Cumberland Sweep Project is a three-mile loop that will include facilities to accommodate walking, biking, and proposes an in-street autonomous shuttle connecting major employment, cultural, and entertainment destinations in the core of the Cumberland community. The project comprises the first 0.47 miles of the proposed Cumberland Sweep Trail Project and is located in Cobb County, Land Lots 914 and 947, in the southwest quadrant of the I-75/285 interchange. The project includes the installation of a shared-use path along Galleria Drive beginning at the intersection of Akers Mill Road and Galleria Drive, continuing north, and terminating via an elevated ramp and pedestrian bridge over Galleria Drive onto the existing multi-modal bridge over Galleria Drive and I-285. The proposed shared-use path is an Amendment to the Cobb County Act (ADA) accessible pedestrian facility proposed to be 10' wide with 2' shoulders; construction will include lighting and wayfinding signage. The project is estimated to be approximately 14 months. The construction activities will necessitate lane closures. An off-site detour is not anticipated for the project completion. Cobb County would be responsible for obtaining property rights for this project.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Cobb County Planning Department, 1890 County Services Pkwy, Marietta, GA 30008 770-528-3660. Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and releasing a check to the Cobb County Planning Department, 1890 County Services Pkwy, Marietta, GA 30008 770-528-3660. Any written request or communication in reference to this project or notice SHOULD include the Project and P. I. Numbers as noted at the top of this notice.

MDJ-4892

GNP-17

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

You are hereby notified in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at BIG TOW WRECKER SERVICE. The vehicles subject to liens as stated above are identified as:

- 2021 Volkswagen Tiguan 248CXY IN 3VU3B7A4X6M069684
- 2012 Ford Focus 1FADP4FJ8BM129324
- 2005 Ford Mustang SHX9299 GA 1ZVTF84N755174189
- 2007 Ford Freestyle 1F8Y8215 GA 1FMZK02135GA32944
- 1993 Suzuki Sidekick 1J4FJ3737373737373737
- GA JS3TD020VP4017337
- 2007 Nissan Altima LX4235 MS 1N4AL21E27N455100
- 2010 Volkswagen CC 1F8Y8215 GA 1FADP4FJ8BM129324
- 2010 Chevrolet Blazer 1GNDT13W22K1313526
- 2000 Jaguar S-Type 1E17484 GA 1AJDA001CY5FL50385
- 2012 Chevrolet Equinox 2GNFLGK6K6A19162
- MG RVU4799 GA
- MG6VVD24G252001

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

BIG TOW WRECKER SERVICE
1260 SANDWICH RD SW
MARIETTA, GA 30008
Telephone#: 770-973-2537
6:27; 7: 4-2025

MDJ-4896

GNP-14

PUBLIC NOTICE OF CONCURRENCE WITH RISK REDUCTION STANDARDS AND PARTIAL REMOVAL FROM THE HAZARDOUS SITE INVENTORY (HSI)

This is to inform interested persons that the Environmental Protection Division (EPD) concurs with the certification that parcels in this property are in compliance with the Risk Reduction Standards (RRS) of 391-319-.06(b)(1) of the Georgia Rules for Hazardous Site Response (Rules). Therefore, the Rules, pursuant to 391-319-.05(b)(3) of the Rules, EPD is removing the following tax parcels from the property off of the Hazardous Site Inventory (HSI) Parcel 18013900400, which exhibits groundwater contamination exceeding the Default Residential Type I Risk Reduction Standard (RRS) and Default

8000 Miscellaneous Legals

Non-Residential Type 3 RRS, along with the adjacent parcel 1801390039 are removed from the HSI with a Unit-391-319-.06(b)(1) of the Georgia Rules for Hazardous Site Response. The adjacent parcel 18013900610 will remain on the HSI.

Applicant/Responsible Party: Georgia Environmental Protection Division
HSI Site No.: 10813
Tax Parcel IDs: 18013900390 and 18013900400
Site Name: Franklin Street Site
Street Address: 4000 Franklin Street
City, County, Zip Code: Austell, Cobb County, GA 30008
EPD Compliance Officer: Vanessa Donnelly
6:27-2025

MDJ-4897

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19, that petitions were filed in the Magistrate Court of Cobb County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: 950 Aligood Rd, Marietta, GA 30062. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 7/18/2025. Answer for the vehicles is: 950 Aligood Rd, Marietta, GA 30062. The Magistrate Court Clerk's office located at: 32 Waddell St SE, Marietta, GA 30090. Forms may also be obtained online at www.georgiamagistratecourt.com.

2001 HYUNDAI ELANTRA KMHLLLDG3SU00334 NO TAG MAGISTRATE COURT CASE NO: 25-1-01504

1981 MERCEDES-BENZ 405 200412012641 NO TAG MAGISTRATE COURT CASE NO: 25-1-01503

2020 UTILITY CARRY-ON TRAILER 4YMBU0813LG094507 NO TAG MAGISTRATE COURT CASE NO: 25-1-01499

2001 MERCEDES-BENZ SLK WDBKK49F91F174289 S6S6254 GA MAGISTRATE COURT CASE NO: 25-1-01513

TOYOTA CAMRY 4T1BF3EK4A0U517276 P6741334 GA MAGISTRATE COURT CASE NO: 25-1-01514

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2003 NISSAN ALTIMA 1N4AL1D83C10860



Item Report

TO: The Honorable Mayor and City Council
FROM: Lea Alvarez, City Clerk
DATE: July 7, 2025
TITLE: **Minutes: June 9, 2025 Work Session**
Approval of the June 9, 2025, City Council work session minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. 2025-06-09 City Council Draft Work Session 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/
June 9, 2025
6:30 PM**

Present	Mayor Derek Easterling Mayor Pro Tem Pat Ferris Councilmember Madelyn Orochena Councilmember Tracey Viars Councilmember Antonio Jones City Clerk Lea Alvarez City Manager Jeff Drobney City Attorney Sam Hensley, Jr.
Participated via Zoom	Councilmember Anthony Gutierrez

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

A. Presentation: Honoring David Lyons for 14 years of service to the Kennesaw Downtown Development Authority

This presentation will take place at the June 16, 2025, City Council regular meeting.

B. Recognition: Promotion of Kennesaw Police Department Sergeant and Lieutenant

This recognition will take place at the June 16, 2025, City Council regular meeting.

6. Old Business

7. New Business

8. Committee and Board Reports

9. Public Hearing(s)

A. FINAL PUBLIC HEARING: Updates to the Capital Improvement Element

and Short Term Work Program (CIE/STWP) 2025-2029

Consideration for approval of a Resolution adopting the updates to the Capital Improvement Element and Short Term Work Program (CIE/STWP) report covering the five year period of 2025-2029. Case# MISC2025-04.

Zoning Administrator Darryl Simmons presented a resolution to adopt the updated Capital Improvement Element and Short-Term Work Program (CIE/STWP) report for the five-year period spanning 2025–2029. He noted that the regular meeting on June 16, 2025, will serve as the final public hearing required for adoption of the annual report in accordance with the State of Georgia.

10. Consent Agenda

A. Minutes: May 27, 2025 Work Session

Approval of the May 27, 2025, City Council work session minutes.

B. Minutes: May 27, 2025 Executive Session

Approval of the May 27, 2025, City Council executive session minutes.

C. Minutes: May 28, 2025 Special Called

Approval of the May 28, 2025, City Council special called meeting minutes.

D. Minutes: May 30, 2025 Special Called

Approval of the May 30, 2025, City Council special called meeting minutes.

E. Minutes: May 30, 2025 Executive Session

Approval of the May 30, 2025, City Council executive session minutes.

F. Minutes: June 2, 2025 Regular Meeting

Approval of the June 2, 2025, City Council regular meeting minutes.

11. General and Administrative

12. Public Safety

A. Crime Stats: May 2025

Consideration to accept the May 2025 crime statistics.

Chief Bill Westenberger presented the May 2025 crime statistics (See **Exhibit A**).

13. Information Technology

14. Public Works and Building Maintenance

A. Road Closure: City Hall RTU Replacement

Consideration to approve a road closure for J.O. Stephenson Avenue on June 20, 2025, from 8:00 a.m. to 8:00 p.m. to support the replacement of a HVAC Rooftop Unit for City Hall.

Facilities Director Robbie Balenger requested approval to close J.O. Stephenson

Avenue on Friday, June 20, 2025, from 8:00 a.m. to 8:00 p.m. to facilitate the replacement of the HVAC rooftop unit at City Hall. The project contract was awarded in July 2024, and the unit has since been delivered. Installation is scheduled for June 20.

Mayor Pro Tem Ferris inquired whether the June 20 date was firm. Mr. Balenger confirmed that the contractor would proceed on that day, rain or shine. While the replacement work is expected to continue through the weekend, the road closure will only be required on Friday.

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

B. Resolution: Woodland Acres Sidewalk Improvements Phase VIII

Consideration for approval of a Resolution authorizing the bid and award contract for the Community Development Block Grant (CDBG) Woodland Acres Sidewalk Improvements Phase VIII.

Public Works Director Ricky Stewart presented a resolution authorizing the solicitation and award of a contract for the Community Development Block Grant (CDBG) Woodland Acres Sidewalk Improvements Phase VIII project. The City advertised a bid for approximately 4,800 square yards of new sidewalk along Woodland Drive, Summit Wood Drive, Summit Creek Drive, and Stone Wood Drive. Eight bids were received, with Lagniappe Development Co., Inc. submitting the lowest responsive bid at \$405,288.10. Although two lower bids were submitted, both were deemed nonresponsive due to omissions of specific CDBG requirements.

Mayor Pro Tem Ferris asked whether the City had previously worked with Lagniappe Development Co., Inc. Mr. Stewart responded that it had not, but noted that solid references were included in the bid package. Mayor Pro Tem Ferris then inquired about how closely the bid amount aligned with the federal grant allocation. Mr. Stewart confirmed that the City currently has \$528,000 in available federal funds—more than enough to cover the project cost—with a remaining balance to carry over into 2026.

Mayor Pro Tem Ferris also asked how many phases remain in the project. Mr. Stewart explained that this phase will complete the primary sidewalk corridors in Woodland Acres. The goal has been to ensure all homes in the neighborhood are within a short walking distance of a sidewalk, ultimately connecting to Cobb Parkway, Kennesaw Due West Road, and Pine Mountain Road to support a walkable community. While there is potential for future expansion, Mr. Stewart suggested that it may now be time to shift focus to other neighborhoods eligible for similar improvements.

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

C. Discussion Only: Discuss proposed Republic Services sanitation rate increases and potential alternatives to services provided.

City Manager Jeff Drobney sought direction from the Council as he continues to work on the upcoming budget. He reported that Republic Services has proposed a 4.4% rate increase, which he considered reasonable given it is not a significant adjustment. Over the past three years, the City of Kennesaw has absorbed all prior increases without passing the cost to residents. He recalled that four to five years ago, the City had discussed the possibility of eliminating recycling services as a way to reduce both City expenses and residential charges. If the Council is open to revisiting that option, staff could bring forward potential alternatives. Otherwise, staff would return with recommendations for implementing the necessary sanitation rate adjustment.

Councilmember Jones inquired whether discontinuing yard waste service might be a better option than eliminating recycling. Dr. Drobney responded that the cost savings from removing yard waste would be minimal compared to the savings from eliminating recycling.

A 4.4% increase would raise the current sanitation rate from \$32.50 to \$33.93, an increase of \$1.43.

Mayor Pro Tem Ferris emphasized that the City should adjust its rates in alignment with any rate increases from Republic Services.

The Council directed Dr. Drobney to proceed with budgeting for the proposed rate increase.

15. Recreation and Culture

16. Community Development

A. Final Plat Application: 1994, 2004 & 1972 Duncan Dr

Approval of the final plat application submitted by Gunnin Land Surveying; this plat will revise the lot lines for lots 7-12, 13-19 and 27-31 within the townhome subdivision known as Devin's Shire (Parcel number 20013804350). Case# FP2025-02

Zoning Administrator Darryl Simmons presented a final plat application submitted by Gunnin Land Surveying, which will revise the lot lines for lots 7-12, 13-19, and 27-31 within the townhome subdivision known as Devin's Shire. Staff want the as-built to match the plat. The Mayor and Council reviewed and approved the initial submission on September 16, 2024. The Plan Review Committee has reviewed the revised final plat and deemed the plat is in compliance and recommends approval.

Mayor Pro Tem Ferris, referencing past projects such as East Park, asked how confident staff were that this would be the only revision. Mr. Simmons invited the applicant to respond.

Chris Olson, from JW Collection, explained that construction has been completed on

three of the six planned buildings in the subdivision. The submitted plat reflects as-built conditions for those units, with no lot line changes, and is intended to facilitate closings with a recorded plat rather than relying on lengthy legal descriptions. Mayor Pro Tem Ferris expressed concern about developers returning repeatedly with additional revisions. Mr. Olson acknowledged this and stated they would attempt to consolidate future changes to minimize multiple submissions.

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

B. Resolution: 2025-2026 Main Street Affiliate Memorandum of Understanding

Consideration for approval of a Resolution authorizing a Memorandum of Understanding (MOU) between the City of Kennesaw and the Georgia Department of Community Affairs for the Georgia Affiliate Main Streets Program.

Downtown/Main Street Manager Miranda Taylor presented a resolution authorizing a Memorandum of Understanding between the City of Kennesaw and the Georgia Department of Community Affairs (DCA) for the Georgia Affiliate Main Streets Program. She noted that this is the standard annual agreement required by the DCA. The only change from the previous year is that the City has been elevated to, and officially certified as, an affiliate-level program.

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

17. Public Comments

7:00 p.m. Floor Open for Public Comments

No comments.

7:01 p.m. Floor Closed for Public Comments

18. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney reported that he received an email from Cobb County regarding the possibility of limiting truck traffic on McCollum Parkway. The County currently has a restriction in place on one end of the roadway and inquired whether the City had any objections to implementing a similar restriction on its portion. Following discussion, the Council agreed not to pursue truck traffic restrictions on McCollum Parkway.

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 enjoying his honeymoon in Japan!

Mayor Pro Tem Ferris is looking forward to the concert this Saturday, weather permitting.

Councilmember Jones is looking forward to the Juneteenth event this Saturday with the Kennesaw Police Department.

Councilmember Orochena had nothing to add tonight.

Councilmember Viars wanted to recognize the Kennesaw Downtown Merchants Association for their First Friday concert. She got to sit on her deck and listen to the concert. It is a great way to get people hanging out downtown.

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 7:09 p.m. The regular meeting will be held on Monday, June 16, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

Lea Alvarez, City Clerk

May 2025 Crime Statistics



Group A Crimes	May 2025	May 2024	YTD 2025	YTD 2024
AGGRAVATED ASSAULT	2 (-4)	6	18 (-1)	19
INTIMIDATION	9 (+0)	9	54 (+20)	34
SIMPLE ASSAULT	14 (-16)	30	65 (-33)	98
HOMICIDE OFFENSES	0 (+0)	0	0 (-1)	1
SEX OFFENSES	3 (+1)	2	13 (-3)	16
KIDNAPPING	2 (+0)	2	4 (-2)	6
MOTOR VEHICLE THEFT	3 (+3)	0	13 (+7)	6
BURGLARY	1 (+1)	0	14 (-1)	15
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
EMBEZZLEMENT	1 (+1)	0	2 (+0)	2
BRIBERY	0 (+0)	0	0 (+0)	0
ARSON	0 (+0)	0	1 (+1)	0
ROBBERY	0 (-1)	1	3 (+2)	1
FORGERY	1 (+0)	1	5 (-2)	7
EXTORTION	4 (+1)	3	8 (+0)	8
FRAUD OFFENSES	21 (+1)	20	83 (+19)	64
LARCENY/ THEFT OFFENSES	11 (+2)	9	69 (+11)	58
VANDALISM	5 (+0)	5	21 (-9)	30
STOLEN PROPERTY OFFENSES	1 (-2)	3	7 (-1)	8
DRUG/ NARCOTICS OFFENSES	23 (-9)	32	133 (-19)	152
PORNOGRAPHY OBSCENE MATERIAL	0 (-2)	2	1 (-4)	5
WEAPONS LAW VIOLATIONS	4 (-1)	5	19 (+1)	18
Totals	105	130	533	548

	May 2025	May 2024	YTD 2025	YTD 2024
Dispatched Calls for Service	778 (-36)	814	3,697 (-81)	3,778
Self-Initiated Activity	1,260 (+139)	1,121	6,516 (+1,047)	5,469
Traffic Citations	568 (+92)	476	2,802 (+78)	2,724
Traffic Warnings *	681 (+164)	517	3,545 (+832)	2,713
Arrests **	82 (+13)	69	395 (+8)	387

	May 2025	May 2024	YTD 2025	YTD 2024
Auto Accidents	102 (-21)	123	506 (-43)	549
Accident w/ Injury	7 (+1)	6	49 (+5)	44
Hit and Run	15 (+3)	12	61 (+2)	59
Hit and Run w/ Injury	0 (-2)	2	2 (-4)	6
Person Hit by Auto w/ Injury	0 (+0)	0	3 (+2)	1

* Warnings do not include verbal warnings

Arrests do not include juvenile arrests

**

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

6/9/2025

Public Comment Sign-in

	Name	Address	Topic
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DRAFT



Item Report

TO: The Honorable Mayor and City Council
FROM: Lea Alvarez, City Clerk
DATE: July 7, 2025
TITLE: **Minutes: June 16, 2025 Regular Meeting**
Approval of the June 16, 2025, City Council regular meeting minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. 2025-06-16 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/
June 16, 2025
6:30 PM**

Present	Mayor Derek Easterling Mayor Pro Tem Pat Ferris Councilmember Madelyn Orochena Councilmember Tracey Viars Councilmember Antonio Jones City Clerk Lea Alvarez City Manager Jeff Drobney City Attorney Sam Hensley, Jr.
Participated via Zoom	Councilmember Gutierrez

1. Invocation

City Resident Ann Pratt led the Invocation.

2. Pledge of Allegiance

Sergeant Phillips and Lieutenant Crane 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

A. Presentation: Honoring David Lyons for 14 years of service to the Kennesaw Downtown Development Authority

Mayor Easterling presented David Lyons with a plaque recognizing 14 years of service to the Kennesaw Downtown Development Authority.

B. Recognition: Promotion of Kennesaw Police Department Sergeant and Lieutenant

Chief Bill Westenberger recognized newly promoted Sergeant Shawn Phillips and Lieutenant James "Chris" Crane.

6. Public Comment

This section is for comment on any item on the agenda.

6:35 p.m. Floor Open for Public Comments

No comments.

6:36 p.m. Floor Closed for Public Comments

7. Old Business

8. New Business

9. Committee and Board Reports

10. Public Hearing(s)

A. FINAL PUBLIC HEARING: Updates to the Capital Improvement Element and Short Term Work Program (CIE/STWP) 2025-2029

Consideration for approval of a Resolution adopting the updates to the Capital Improvement Element and Short Term Work Program (CIE/STWP) report covering the five year period of 2025-2029. Case# MISC2025-04.

Zoning Administrator Darryl Simmons presented a resolution to adopt the updated Capital Improvement Element and Short-Term Work Program (CIE/STWP) report for the five-year period of 2025–2029. He noted that this marks the final public hearing required for the annual adoption of the report. As the City of Kennesaw collects impact fees, the Georgia Department of Community Affairs (DCA) mandates the preparation and regional review of a report outlining how those funds are used for capital improvements and short-term projects. The DCA has reviewed the report, and a letter of approval for adoption has been submitted. The report must be finalized by June 30.

Motion by Councilmember Jones to approve [Resolution No. 2025-40](#) adopting the updates to the Capital Improvement Element and Short Term Work Program (CIE/STWP) report covering the five-year period of 2025-2029 as presented. Seconded by Councilmember Viars.

6:37 p.m. Floor Open for Public Comments

No comments.

6:38 p.m. Floor Closed for Public Comments

Vote taken: unanimously approved 5-0 (Councilmember Gutierrez voted via Zoom).
Motion passed.

11. Consent Agenda

A. Minutes: May 27, 2025 Work Session

Approval of the May 27, 2025, City Council work session minutes.

B. Minutes: May 27, 2025 Executive Session

Approval of the May 27, 2025, City Council executive session minutes.

C. Minutes: May 28, 2025 Special Called

Approval of the May 28, 2025, City Council special called meeting minutes.

D. Minutes: May 30, 2025 Special Called

Approval of the May 30, 2025, City Council special called meeting minutes.

E. Minutes: May 30, 2025 Executive Session

Approval of the May 30, 2025, City Council executive session minutes.

F. Minutes: June 2, 2025 Regular Meeting

Approval of the June 2, 2025, City Council regular meeting minutes.

G. Road Closure: City Hall RTU Replacement

Consideration to approve a road closure for J.O. Stephenson Avenue on June 20, 2025, from 8:00 a.m. to 8:00 p.m. to support the replacement of a HVAC Rooftop Unit for City Hall.

H. Resolution: Woodland Acres Sidewalk Improvements Phase VIII

Consideration for approval of a Resolution authorizing the bid and award contract for the Community Development Block Grant (CDBG) Woodland Acres Sidewalk Improvements Phase VIII.

Resolution No. 2025-41

I. Resolution: 2025-2026 Main Street Affiliate Memorandum of Understanding

Consideration for approval of a Resolution authorizing a Memorandum of Understanding (MOU) between the City of Kennesaw and the Georgia Department of Community Affairs for the Georgia Affiliate Main Streets Program.

Resolution No. 2025-42

J. Final Plat Application: 1994, 2004 & 1972 Duncan Dr

Approval of the final plat application submitted by Gunnin Land Surveying; this plat will revise the lot lines for lots 7-12, 13-19 and 27-31 within the townhome subdivision known as Devin's Shire (Parcel number 20013804350). Case# FP2025-02

Motion by Councilmember Viars to approve Consent Agenda engross. Seconded by Councilmember Jones.

Vote taken: unanimously approved, 5-0 (Councilmember Gutierrez voted via Zoom).
Motion passed.

12. General and Administrative

13. Public Safety

A. Crime Stats: May 2025

Consideration to accept the May 2025 crime statistics.

Chief Bill Westenberger presented the May 2025 crime statistics [See **Exhibit A**].

Motion by Councilmember Jones to accept the May 2025 crime statistics as presented.
Seconded by Councilmember Orochena.

Vote taken: unanimously approved, 5-0 (Councilmember Gutierrez voted via Zoom).
Motion passed.

14. Information Technology

15. Public Works and Building Maintenance

16. Recreation and Culture

17. Community Development

18. Public Comment

This section is for general comment.

6:39 p.m. Floor Open for Public Comments

ANDREW BRAMLETT [City Resident]: Mr. Bramlett shared the life story of Herbert C. McCollum, the namesake of both McCollum Parkway and McCollum Field at Cobb County International Airport [See **Exhibit B**].

6:40 p.m. Floor Closed for Public Comments

19. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney did not have any updates to provide tonight.

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.

Motion by Mayor Pro Tem Ferris to accept the resignation of David Lyons from the Kennesaw Downtown Development Authority. Seconded by Councilmember Viars.

Vote taken: unanimously approved 5-0 (Councilmember Gutierrez voted via Zoom).
Motion passed.

21. Council Reports & Discussions

Councilmember Gutierrez enjoyed his honeymoon and is looking forward to coming home (after 20 hours of flights and layovers).

Mayor Pro Tem Ferris expressed disappointment over the cancellation of Saturday's

events but thanked Dr. Drobney and his team for making the right decision. He noted that the next event to look forward to is Salute to America on July 3, 2025.

Councilmember Jones hoped everyone had a wonderful Father's Day.

Councilmember Orochena said that this Saturday is International Yoga Day, which will be celebrated by two free yoga classes at Depot Park! She regretfully noted that she would miss the event due to attending the Georgia Municipal Association conference in Savannah.

Councilmember Viars thanked David Lyons for his service to the Kennesaw Downtown Development Authority.

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 6:44 p.m. The next work session will be held on Monday, June 30, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

Lea Alvarez, City Clerk

May 2025 Crime Statistics



Group A Crimes	May 2025	May 2024	YTD 2025	YTD 2024
AGGRAVATED ASSAULT	2 (-4)	6	18 (-1)	19
INTIMIDATION	9 (+0)	9	54 (+20)	34
SIMPLE ASSAULT	14 (-16)	30	65 (-33)	98
HOMICIDE OFFENSES	0 (+0)	0	0 (-1)	1
SEX OFFENSES	3 (+1)	2	13 (-3)	16
KIDNAPPING	2 (+0)	2	4 (-2)	6
MOTOR VEHICLE THEFT	3 (+3)	0	13 (+7)	6
BURGLARY	1 (+1)	0	14 (-1)	15
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
EMBEZZLEMENT	1 (+1)	0	2 (+0)	2
BRIBERY	0 (+0)	0	0 (+0)	0
ARSON	0 (+0)	0	1 (+1)	0
ROBBERY	0 (-1)	1	3 (+2)	1
FORGERY	1 (+0)	1	5 (-2)	7
EXTORTION	4 (+1)	3	8 (+0)	8
FRAUD OFFENSES	21 (+1)	20	83 (+19)	64
LARCENY/ THEFT OFFENSES	11 (+2)	9	69 (+11)	58
VANDALISM	5 (+0)	5	21 (-9)	30
STOLEN PROPERTY OFFENSES	1 (-2)	3	7 (-1)	8
DRUG/ NARCOTICS OFFENSES	23 (-9)	32	133 (-19)	152
PORNOGRAPHY OBSCENE MATERIAL	0 (-2)	2	1 (-4)	5
WEAPONS LAW VIOLATIONS	4 (-1)	5	19 (+1)	18
Totals	105	130	533	548

	May 2025	May 2024	YTD 2025	YTD 2024
Dispatched Calls for Service	778 (-36)	814	3,697 (-81)	3,778
Self-Initiated Activity	1,260 (+139)	1,121	6,516 (+1,047)	5,469
Traffic Citations	568 (+92)	476	2,802 (+78)	2,724
Traffic Warnings *	681 (+164)	517	3,545 (+832)	2,713
Arrests **	82 (+13)	69	395 (+8)	387

	May 2025	May 2024	YTD 2025	YTD 2024
Auto Accidents	102 (-21)	123	506 (-43)	549
Accident w/ Injury	7 (+1)	6	49 (+5)	44
Hit and Run	15 (+3)	12	61 (+2)	59
Hit and Run w/ Injury	0 (-2)	2	2 (-4)	6
Person Hit by Auto w/ Injury	0 (+0)	0	3 (+2)	1

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

KENNESAW HISTORY

Herbert McCollum

Herbert C. McCollum is the namesake of both McCollum Parkway and McCollum Field at Cobb County International Airport.

McCollum was born in 1913 in Cherokee County, and his family moved to Cobb County when he was three years old. During World War II, he served in the US Army. On returning to Cobb County after the war, he became involved in countywide politics. In 1956, he was elected the Cobb County Commissioner, at a time when we had only one commissioner instead of a board. He served in that role for eight years. McCollum was the last individual to serve as the sole county commissioner.

During his time in office, McCollum helped to attract residents and businesses to Cobb County as the metropolitan area was rapidly growing. Two major projects were in Kennesaw: the Cobb County Recreation Area, today's Pinetree Country Club, and the opening of McCollum Airport. Interestingly, both the airport and McCollum Parkway were named after him while he was in office. Lastly, McCollum was leader of the county when the state announced the creation of Kennesaw Junior College.

Herbert C. McCollum passed away in 1998, and is buried in Marietta.



Hebert C. McCollum, 1960
Image from Kennesaw State University

Presented by Andrew J. Bramlett at the June 16, 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
6/16/2025
Public Comment Sign-in**

	Name	Address	Topic
1	Andrew Bramlett	2990 Sommerfield Ct	Local History
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
19			

DRAFT



Item Report

TO: The Honorable Mayor and City Council

FROM: Robbie Balenger, Building & Facilities Director

DATE: July 7, 2025

TITLE: **Resolution: Recreation Center Interior Painting**
Consideration for approval of a Resolution authorizing a contract with Gordian to patch and paint the interior of the Recreation Center.

Summary:

This resolution is for the approval of a contract with Gordian to patch and paint the interior of the Recreation Center. This will allow us to keep up the appearance of the facility from the heavy usage the facility receives on a regular basis.

Recommendation:

The Building and Facility Director and Parks and Recreation Director recommend approval

Fiscal Impact:

2022 SPLOST Facility Improvements - \$60,139

Attachments:

1. RES 2025 - Recreation Center Patch and Painting
2. 141659.00 COK Kennesaw Recreation Center Patch & Paint WOP

**CITY OF KENNESAW
GEORGIA**

RESOLUTION NO. 2025-__

**RESOLUTION TO APPROVE PROJECT PROPOSAL WITH GORDIAN FOR THE
INTERIOR PATCH AND PAINTING OF THE RECREATION CENTER**

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

WHEREAS, the scope of work includes all material and labor necessary for the patching and painting of the interior of the Recreation Center; and

WHEREAS, Gordian's pricing is based on current State of Georgia contract pricing. The proposal totals \$60,139 and will be funded through 2022 SPLOST Facility Improvements.

NOW, THEREFORE, BE IT RESOLVED the Kennesaw City Council authorizes the mayor to execute the proposal with Gordian for the interior patching and painting of the Recreation Center as shown in Exhibit A.

PASSED AND ADOPTED by the Kennesaw City Council on this __ day of July, 2025.

ATTEST:

CITY OF KENNESAW

Lea Alvarez, City Clerk

Derek Easterling, Mayor



Work Order Signature Document

EZIQC Contract No.: GA-ST01-040820-FHP			
☒ New Work Order		☐ Modify an Existing Work Order	
Work Order Number: 141659.00		Work Order Date: 05/21/2025	
Work Order Title: COK - Kennesaw Recreation Center - Patch & Paint			
Owner Name: City of Kennesaw		Contractor Name: F.H. Paschen, S.N. Nielsen & Assoc., LLC	
Contact: Robbie Balenger		Contact: Wayne Thompson	
Phone: 678-674-3387		Phone: 404-942-1307	
Work to be Performed			
Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-ST01-040820-FHP.			
<u>Brief Work Order Description:</u>			
COK - Kennesaw Recreation Center - Patch & Paint			
Time of Performance		<i>See Schedule Section of the Detailed Scope of Work</i>	
Liquidated Damages		Will apply: ☐ Will not apply: ☒	
Work Order Firm Fixed Price: \$60,139.00			
Owner Purchase Order Number:			

Approvals

Owner	Date	Contractor	Date
-------	------	------------	------

Detailed Scope of Work

To: Wayne Thompson
F.H. Paschen, S.N. Nielsen & Assoc., LLC
739 Trabert Ave NW, Suite A
Atlanta, Ga 30318
404-942-1307

From: Robbie Balenger
City of Kennesaw
2529 J O Stephenson Avenue
Kennesaw, GA 30144
678-674-3387

Date Printed: May 21, 2025

Work Order Number: 141659.00

Work Order Title: COK - Kennesaw Recreation Center - Patch & Paint

Brief Scope: COK - Kennesaw Recreation Center - Patch & Paint

☐

Preliminary

☐

Revised

☒

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Please see attached detailed scope of work (DSOW)

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date: May 21, 2025

IQC Master Contract #: GA-ST01-040820-FHP

Work Order Number: 141659.00

Owner PO #:

Work Order Title: COK - Kennesaw Recreation Center - Patch & Paint

Contractor: F.H. Paschen, S.N. Nielsen & Assoc., LLC

Proposal Name: COK - Kennesaw Recreation Center - Patch & Paint

Proposal Value: \$60,139.00

Painting \$60,139.00

Proposal Total \$60,139.00

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: May 21, 2025
IQC Master Contract #: GA-ST01-040820-FHP
Work Order Number: 141659.00
Owner PO #:
Work Order Title: COK - Kennesaw Recreation Center - Patch & Paint
Contractor: F.H. Paschen, S.N. Nielsen & Assoc., LLC
Proposal Name: COK - Kennesaw Recreation Center - Patch & Paint
Proposal Value: \$60,139.00

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Painting					
1	01 22 16 00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	-\$0.30
			Installation	Quantity -0.30 x Unit Price 1.00 x Factor 1.0000 =	Total -0.30
			Round to Dollar		
2	01 56 16 00 0088		SF	1/8" Thick, Masonite For Temporary Floor ProtectionIncludes removal after use.	\$816.56
			Installation	Quantity 1,000.00 x Unit Price 0.81 x Factor 1.0081 =	Total 816.56
3	01 74 19 00 0014		EA	20 CY Dumpster (3 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$544.37
			Installation	Quantity 1.00 x Unit Price 540.00 x Factor 1.0081 =	Total 544.37
4	02 90 55 00 0480		ROL	6 Mil Visqueen, 32' x 400', For Emergency Clean-up	\$1,136.68
			Installation	Quantity 5.00 x Unit Price 225.51 x Factor 1.0081 =	Total 1,136.68
5	09 01 90 52 0019		SF	Hand Scraping And Sanding, Metal Surfaces, Surface Preparation	\$493.97
			Installation	Quantity 1,000.00 x Unit Price 0.49 x Factor 1.0081 =	Total 493.97
			Prep hand rails		
6	09 91 13 00 0360		LF	1 Coat Alkyd Primer, Brush/Roller Work, 1 Rail, Paint Hand Rail And Bracket	\$1,260.13
			Installation	Quantity 1,000.00 x Unit Price 1.25 x Factor 1.0081 =	Total 1,260.13
			Interior and Exterior Rails		
7	09 91 13 00 0362		LF	2 Coats Alkyd Enamel Paint, Brush/Roller Work, 1 Rail, Paint Hand Rail And Bracket	\$2,207.74
			Installation	Quantity 1,000.00 x Unit Price 2.19 x Factor 1.0081 =	Total 2,207.74
			Interior and Exterior Rails		
8	09 91 23 00 0063		SF	1 Coat Primer, Brush Work, Paint Interior Plaster/Drywall Walls	\$19,875.73
			Installation	Quantity 24,957.00 x Unit Price 0.79 x Factor 1.0081 =	Total 19,875.73
			Interior Walls		

Contractor's Price Proposal - Detail Continues..

Work Order Number: 141659.00
Work Order Title: COK - Kennesaw Recreation Center - Patch & Paint

Proposal Name:	COK - Kennesaw Recreation Center - Patch & Paint
Proposal Value:	\$60,139.00

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Painting					
9	09 91 23 00 0063	0260	MOD	For Epoxy Paint, Add	\$2,767.51
				Installation	
				Quantity	
				24,957.00	
				x	
				Unit Price	
				0.11	
				x	
				Factor	
				1.0081	
				=	
				Total	
				2,767.51	
10	09 91 23 00 0063	0285	MOD	For >20,000, Deduct	-\$4,025.46
				Installation	
				Quantity	
				24,957.00	
				x	
				Unit Price	
				-0.16	
				x	
				Factor	
				1.0081	
				=	
				Total	
				-4,025.46	
11	09 91 23 00 0065		SF	2 Coats Paint, Brush Work, Paint Interior Plaster/Drywall Walls	\$36,983.95
				Installation	
				Quantity	
				24,957.00	
				x	
				Unit Price	
				1.47	
				x	
				Factor	
				1.0081	
				=	
				Total	
				36,983.95	
				Interior Walls	
12	09 91 23 00 0065	0260	MOD	For Epoxy Paint, Add	\$4,780.24
				Installation	
				Quantity	
				24,957.00	
				x	
				Unit Price	
				0.19	
				x	
				Factor	
				1.0081	
				=	
				Total	
				4,780.24	
13	09 91 23 00 0065	0285	MOD	For >20,000, Deduct	-\$7,296.15
				Installation	
				Quantity	
				24,957.00	
				x	
				Unit Price	
				-0.29	
				x	
				Factor	
				1.0081	
				=	
				Total	
				-7,296.15	
14	09 91 23 00 0327		RSR	1 Coat Primer, Brush/Roller Work, Paint Interior Metal Stair (To 4' Wide)	\$202.88
				Installation	
				Quantity	
				25.00	
				x	
				Unit Price	
				8.05	
				x	
				Factor	
				1.0081	
				=	
				Total	
				202.88	
				Stairs	
15	09 91 23 00 0329		RSR	2 Coats Alkyd Enamel Paint, Brush/Roller Work, Paint Interior Metal Stair (To 4' Wide)	\$391.14
				Installation	
				Quantity	
				25.00	
				x	
				Unit Price	
				15.52	
				x	
				Factor	
				1.0081	
				=	
				Total	
				391.14	
				Stairs	

Subtotal for Painting \$60,139.00

Proposal Total \$60,139.00

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Client - City of Kennesaw

Detailed Scope of Work

Print Date: May 21, 2025
Work Order Number: 141659.00
Work Order Title: COK - Kennesaw Recreation Center - Patch & Paint
Contractor: GA-ST01-040820-FHP - F.H. Paschen, S.N. Nielsen & Assoc., LLC
Brief Scope: COK - Kennesaw Recreation Center - Patch & Paint

To: Wayne Thompson
 F.H. Paschen, S.N. Nielsen & Assoc., LLC
 739 Trabert Ave NW, Suite A
 Atlanta, Ga 30318
 404-942-1307

From: Robbie Balenger
 City of Kennesaw
 2529 J O Stephenson Avenue
 Kennesaw, GA 30144
 678-674-3387

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

Please see attached detailed scope of work (DSOW)

 Owner

 Date

Contractor

Date

SCOPE OF WORK
City of Kennesaw – Kennesaw Recreation Center – Patch & Paint
2737 Watts Dr, Kennesaw, GA 30144
May 21, 2025

Summary Scope

Selective patching and painting in common areas of Kennesaw REC Center.

Detailed Scope of Work

The Contractor shall furnish the materials, equipment, labor, and supervision to provide and install the work as described below.

Painting

- Prep and paint corridor walls from top of base to separation in drywall with high-durability paint.
- Prep and paint walls around track, gymnastics rooms, restrooms, and multipurpose rooms with high-durability paint.
- Prep and paint gypsum walls in stairwells with high-durability paint.
- Prep and paint handrails, stringers, risers and treads in stairwell.
- Prep and paint top handrail around perimeter of track on second level.
- Prep and paint exterior handrails at the front entrance.

Details that Apply to All Work Areas:

1. Contractor shall utilize the latest issue of the ezIQC Specifications for all work.
2. All standard submittals are to be provided to the Owner as part of the submittal process prior to installation by the contractor.
3. Maintain clean work areas at all times. Remove and dispose of all demolished materials and construction debris. Site must be cleaned every day at the completion of work. Contractor shall take extra precautions to pick up all debris, nails and fasteners from the ground and all surrounding area and finishing with magnetic pickup to ensure safety and cleanliness.
4. All measurements and quantities supplied in this scope of work are approximate in nature.
5. Contractor shall verify all new and existing conditions and dimensions at job site prior to the proposed process start of construction, and during construction.
6. The Contractor shall confirm allowable working hours with Owner before mobilization.
7. Free Parking is available for the Contractor by the Owner.
8. Contractor shall obtain approvals in advance for all lay down and storage areas.
9. All salvageable materials remain the property of the Owner.
10. Contractor shall coordinate inspections as required.
11. Contractor is responsible for protection of all surfaces including those not in the scope of work from construction dust, debris or damage during construction up until final acceptance. The methods of protection including plastic, paper, sealing doors or windows, etc.
12. Final clean up and disposal: Remove debris, rubbish, and waste material from the property of the Owner on a daily basis. Upon completion of work, all construction areas shall be left clean and free from debris. Clean all dust, dirt, stains, hand marks, paint spots, droppings, and other blemishes.
13. Contractor shall not be required to pay Davis Bacon Wage Rates.

Permitting:

The Contractor will be responsible for obtaining such applicable permits and the Owner will be responsible for compensating the Contractor for permit fees and any design necessary to obtain such permits or related approvals as described in the master contract documents (i.e. permit fees are dollar for dollar reimbursable and professional design and engineering fees are paid for at hourly rates published in the Construction Task Catalog).

Project Schedule

1. Contractor to propose a detailed construction schedule and submit with proposal package.
2. Project construction will be scheduled upon receipt of the PO.

Owner Responsibilities

1. Coordinate any State Fire Marshal approvals as necessary.
2. Provide access to the worksite during normal and other than normal working hours.
3. Provide a staging area for project related materials.

Contract Document Order of Precedence:

Contract documents shall govern in the order first listed below:

1. This Detailed Scope of Work
2. Owner issued Contract Documents
 - a. Specifications, Drawings, and Sketches.
 - b. Other documents referenced immediately above.
3. EZIQC master contract document



Item Report

TO: The Honorable Mayor and City Council

FROM: Darryl Simmons, Zoning Administrator

DATE: July 7, 2025

TITLE: **Central Business District Project Application: 2690 Keene Street**
 Consideration to review a CBD Project application request for a mixed-used development on the parcel located at 2690 Keene Street (Parcel 20016700640).
 Case#CBD2025-02

Summary:

Consideration to review a CBD project application request located on 0.61 +/- acres for the construction of a mixed-use development consisting of a distillery and restaurant located at 2690 Keene Street (20016700990). The applicant went before the Kennesaw Downtown Development Authority (KDDA) on June 13, 2025, where the application was unanimously approved. On June 20, 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. CBD2025-02_2690 Keene St_CBD Application Packet
2. CBD2025-02_2690 Keene St_REVISED Floor Plans & Elevations
3. 06-13-25_Meeting Minutes_Kennesaw Downtown Development Authority
4. 06-20-25 Historic Preservation Commission Draft Minutes



CENTRAL BUSINESS DISTRICT PROJECT APPROVAL

Date Received 05/01/25
Staff's Initials CMC

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

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 04/24/25

Staff's Initials CMC

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 2690 KEENE STREET, KENNESAW GA 30144

Land Lot 167 Tax Parcel 20016700640 Lot Size 0.61 AC Present Zoning CBD

Proposed Project for Property
LAZY GUY DISTILLERY RELOCATION. MANUFACTURING, STORAGE AND HOSPITALITY.

Add additional sheet if necessary

APPLICANT MARK ALLEN

APPLICANT EMAIL _____

Applicant address _____

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

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature]
Notary

9/29/25
Date

TITLEHOLDER: 2690 KEENE STREET LLC

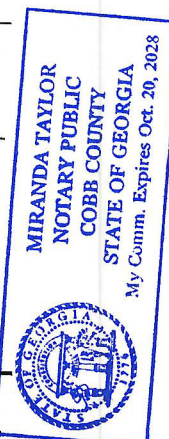
Address: _____ Telephone: _____

Signature [Signature]

Signed, sealed and delivered in presence of: [Signature]
Notary

ZP&Z FORMS\Applications 2020

4/25/25





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 REPORT¹ BY APPLICANT²

A separate form must be completed by each applicant

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

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 April, 2025


Applicants 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.



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**

AFTER RECORDING, PLEASE RETURN TO:
Meyer Closings, LLC
750 Hammond Drive, Bldg 2
Sandy Springs, Georgia 30328
imiller@ihmlegal.com
File No.: I25-1090S

Parcel ID #: 20016700640

LIMITED WARRANTY DEED

THIS INDENTURE made this 31st day of MARCH 2025 between **Arris Kennesaw, LLC**, a Delaware limited liability company (hereinafter called "Grantor"), and **2690 Keene Street, LLC**, a Georgia limited liability company (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:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid by Grantee to Grantor at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all Grantor's right, title and interest in and to all that tract or parcel of land lying and being in **Land Lots 138 and 167 of the 20th District, 2nd Section, Cobb County, Georgia**, and more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, subject only to claims arising under or by virtue of the matters (hereinafter "Permitted Exceptions") set forth in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said 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 the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor hereby covenants with Grantee that Grantor will forever defend the right and title to the property described herein, unto Grantee against claims of all persons claiming by, through or under Grantors, subject to claims arising under or by virtue of the Permitted Exceptions. No other covenants or warranties express or implied, are given by this Limited Warranty Deed.

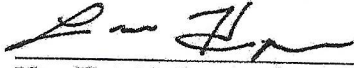
[SIGNATURES ON FOLLOWING PAGE]

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

GRANTOR:

Signed, sealed and delivered in
the presence of:

Arris Kennesaw, LLC, a Delaware limited
liability company


Unofficial Witness

By: 
Name: Josh Miller
Its: Vice President


Notary Public

[NOTARY SEAL]

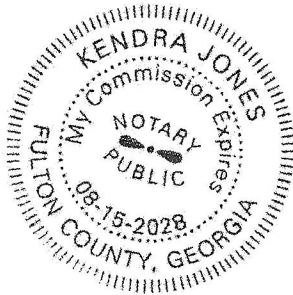


EXHIBIT "A"

LEGAL DESCRIPTION

2690 Keene Street

All that tract or parcel of land lying and being in Land Lots 138 and 167 of the 20th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the northeasterly right-of-way line of Burrell Court, f.k.a. Spring Street, also f.k.a. Summer Street (having a 40' right-of-way width) with the southeasterly right-of-way line of Keene Street, f.k.a. Dobbs Street, also f.k.a. School Street (having a 40' right-of-way width); thence run northeasterly along said southeasterly right-of-way line of Keene Street along the arc of a curve to the left, an arc distance of 62.54 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"), said curve having a radius of 213.85 feet and being subtended by a chord bearing N38°00'44"E and a chord distance of 62.32 feet, said iron pin set being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue to run northeasterly along said southeasterly right-of-way of Keene Street the following courses and distances: along the arc of a curve to the left, an arc distance of 88.66 feet to a point, said curve having a radius of 213.85 feet and being subtended by a chord bearing N17°45'24"E and a chord distance of 88.02 feet; N05°52'48"E a distance of 62.25 feet to a point; along the arc of a curve to the right, an arc distance of 114.80 feet to a point, said curve having a radius of 130.15 feet and being subtended by a chord bearing N31°08'53"E and a chord distance of 111.12 feet; N56°25'13"E a distance of 41.05 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave said southeasterly right-of-way line and run S33°07'35"E a distance of 148.35 feet to a nail found; thence run S55°30'55"W a distance of 132.15 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S56°23'28"W a distance of 116.52 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the southeasterly right-of-way line of Keene Street, f.k.a. Dobbs Street, also f.k.a. School Street, said iron pin set being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 0.559 acre.

Said property is the same as shown on that certain ALTA/NSPS Land Title Survey, originally dated July 11, 2019, revised November 26, 2019 and January 23, 2020 and last revised _____, 2020, prepared for CPC Real Estate Acquisitions, LLC, Arris Kennesaw, LLC, Fidelity National Title Insurance Company, and First American Title Insurance Company, by Carol Anne Martin, Georgia Registered Land Surveyor #2544 of Gunnin Land Surveying.

(Legal continued on following pages)

EXHIBIT "A" (continued)

2690 Keene Street

TOGETHER WITH:

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 5/8" rebar found at the northeast corner of "Tract 1" as shown on the Minor Plat of 2601 Summers Street, recorded in Plat Book 279, Page 175, thence S43°53'11"E a distance of 133.99 feet to a 1/2" rebar found; thence S43°48'39"E a distance of 40.12 feet to a 1/2" rebar set; thence N46°06'49"E a distance of 73.66 feet to a 1/2" rebar set; thence N41°12'31"W a distance of 189.51 feet to a point; thence along a curve to the right for an arc distance of 382.93 feet, said curve having a radius of 630.00 feet, and being subtended by a chord of N23°47'44"W, 377.07 feet to a 1/2" rebar set at the southerly right of way of Keene Street (f.k.a. Dobbs Street; f.k.a. School Street; f.k.a. Broad Street) (right of way varies); thence along said southerly right of way along a curve to the left for an arc distance of 94.38 feet, said curve having a radius of 200.24 feet, and being subtended by a chord of N36°52'40"E, 93.51 feet to a 1/2" rebar set; thence leaving said right of way 12.71 feet along the arc of a curve to the right, said curve having a radius of 570.00 feet and being subtended by a chord of N01°07'04"E, 12.71 feet to a point; thence N01°45'25"E for a distance of 17.57 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence N01°45'25"E for a distance of 89.33 feet to a point; thence 12.65 feet along the arc of a curve to the right, said curve having a radius of 15.00 feet and being subtended by a chord of N25°54'55"E, 12.28 feet to a point; thence N50°04'26"E for a distance of 19.47 feet to a 1/2" rebar set at the southerly right of way of Keene Street (f.k.a. Dobbs Street; f.k.a. School Street; f.k.a. Broad Street) (right of way varies); thence along said right of way the following courses and distances: 34.37 feet along the arc of a curve to the left, said curve having a radius of 423.70 feet and being subtended by a chord of S08°06'13"W, 34.36 feet to a point; S04°10'45"W for a distance of 52.12 feet to a point; 27.52 feet along the arc of a curve to the right, said curve having a radius of 200.24 feet and being subtended by a chord of S10°20'33"W, 27.50 feet to a 1/2" rebar set; thence leaving said right of way N88°40'30"W for a distance of 9.46 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.035 acres.

(Legal continued on following page)

EXHIBIT "A" (continued)

2690 Keene Street

TOGETHER WITH:

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 5/8" rebar found at the northeast corner of "Tract 1" as shown on the Minor Plat of 2601 Summers Street, recorded in Plat Book 279, Page 175,

thence S43°53'11"E a distance of 133.99 feet to a 1/2" rebar found; thence S43°48'39"E a distance of 40.12 feet to a 1/2" rebar set; thence N46°06'49"E a distance of 73.66 feet to a 1/2" rebar set; thence N41°12'31"W a distance of 189.51 feet to a point; thence along a curve to the right for an arc distance of 382.93 feet, said curve having a radius of 630.00 feet, and being subtended by a chord of N23°47'44"W, 377.07 feet to a 1/2" rebar set at the southerly right of way of Keene Street (f.k.a. Dobbs Street; f.k.a. School Street; f.k.a. Broad Street) (right of way varies); thence along said southerly right of way along a curve to the left for an arc distance of 94.38 feet, said curve having a radius of 200.24 feet, and being subtended by a chord of N36°52'40"E, 93.51 feet to a 1/2" rebar set, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence leaving said southerly right of way 12.71 feet along the arc of a curve to the right, said curve having a radius of 570.00 feet and being subtended by a chord of N01°07'04"E, 12.71 feet to a point; thence N01°45'25"E for a distance of 17.57 feet to a point; thence S88°40'30"E for a distance of 9.46 feet to a 1/2" rebar set at the southerly right of way of Keene Street (f.k.a. Dobbs Street; f.k.a. School Street; f.k.a. Broad Street) (right of way varies); thence along said right of way 31.79 feet along the arc of a curve to the right, said curve having a radius of 200.24 feet and being subtended by a chord of S18°49'38"W, 31.75 feet to a 1/2" rebar set, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.004 acres.

EXHIBIT "B"

Permitted Title Exceptions

1. All taxes for the year 2025 and subsequent years which are liens, not yet due and payable.
2. Liens for unpaid water bills, sewer, solid waste, sanitation bills and other sums outstanding and owed to a government or governmental authority where no notice thereof appears in the public record.
3. Rights of Tenant's in possession under unrecorded leases.
4. No insurance is afforded as to the exact amount of acreage contained in subject property.
5. Easements and Infrastructure Development Agreement between Keene Street JV, LLC and Arris Kennesaw, LLC recorded in Book 15714, Page 3087, Cobb County, Georgia records.
6. Easement from Arris Kennesaw, LLC, to Georgia Power Company, dated April 27, 2021, recorded November 3, 2021, in Deed Book 15989, Page 619, Cobb County, aforesaid records.
7. Grant of Easement between Comcast Cable Communications Management, LLC, and Arris Kennesaw, LLC, dated August 15, 2021, recorded June 25, 2022, in Deed Book 16019, Page 5269, aforesaid records.

AFTER RECORDING, PLEASE RETURN TO:

Meyer Closings, LLC
750 Hammond Drive, Bldg 2
Sandy Springs, Georgia 30328
imiller@ihmlegal.com
File No.: I25-1090S

Parcel ID #: 20016700640

QUITCLAIMDEED

THIS INDENTURE made this 31st day of MARCH 2025 between Arris Kennesaw, LLC, a Delaware limited liability company (hereinafter called "Grantor"), and 2690 Keene Street, LLC, a Georgia limited liability company (hereinafter called "Grantee") (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid by Grantee to Grantor at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, have QUITCLAIMED, and by these presents do QUITCLAIM unto the said Grantee, all Grantor's right, title and interest in and to all that tract or parcel of land lying and being in **Land Lots 138 and 167** of the **20th District, Cobb County, Georgia** and more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said tracts or parcels of land, so that neither Grantor nor their heirs, nor any other persons claiming under Grantor, shall at any time, by any means or way, have, claim or demand any right or title to the aforesaid tract of parcel of land or appurtenances, or any rights thereof.

[SIGNATURES ON FOLLOWING PAGE]

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

GRANTOR:

Signed, sealed and delivered in
the presence of:

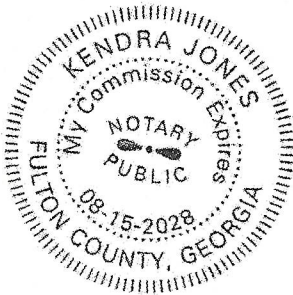
Arris Kennesaw, LLC, a Delaware limited
liability company


Unofficial Witness

By: 
Name: Josh Klear
Its: Vice President


Notary Public

[NOTARY SEAL]

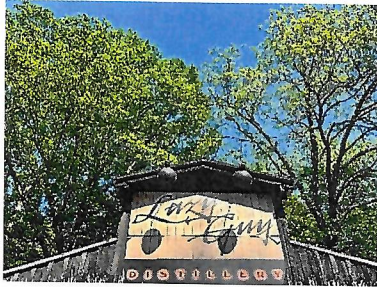




2690 Keane Street Property

Project Summary – KDDA CBD - **CONFIDENTIAL**

March 2025



Summary

Lazy Guy Distillery has operated from a leased property in downtown Kennesaw GA since 2013. Over the years the property has been leveraged in various ways to increase sales and growth for the company however in the last several years we feel we have maximized the growth potential of the property. Therefore, we are seeking to relocate to a property that will house a purpose-built manufacturing, storage, and hospitality location. The purpose of this document is to detail how these changes will impact our business from a cost, revenue, and operations perspective.

Existing Costs, Revenue & Business Model

Our current operational model focuses on providing world-class cocktails in a relaxed and inviting venue with the operating hours of Thursdays 5-8p, Friday 5-9p and Saturdays 2-9p. NOTE: As of 2/16/2025 Lazy Guy will open on SUNDAYS from 2p-6p (4 hours). Currently, Lazy Guy is open 14 hours weekly (56 hours monthly). Considering the additional hours of Sunday, the number of hours open during the week will increase to 18 hours (72 hours monthly). Our venue operates with no indoor seating; approximately 70% of our seating is outdoors and 30% is covered decks. The outdoor seating area is open to the environment while the deck seating is covered and somewhat regulated during warmer summer months with circulation fans. During cooler winter months, the decks are enclosed with vinyl panels and heaters are used to maintain acceptable temperatures. The environment is relaxed and has an extremely pleasant 'charm' appeal – however we are subject to the heat, cold and rain of Georgia's weather.



Noteworthy is that when COVID-19 hit in early 2020 the hospitality industry faced significant challenges with countless employees furloughed and many businesses closing never to re-open. During this downturn Lazy Guy adjusted our business model in response to the challenges COVID presented. Doing so ultimately led to a more profitable and efficient operational model.

Operational & Manufacturing Costs

The distillation of spirits occurs during all calendar months and is not seasonal. Cost to manufacture include purchase of grains, barrels, bottles, labels, etc. Historically we have limited production due to the limited storage space we have on-site. Recognizing we needed more storage space we have added additional on-site storage as well as offsite locations to accommodate our storage needs.

Payroll & Employee Costs

The owner operates as the only full-time employee and there are two W-2 employees who handle all FOH operations and split customer tips.

Insurance & Bond Costs

Lazy Guy is responsible for all insurance costs such as general liability, property, bond and liquor liability insurance. General liability and property insurance averages around \$1200/month. Liquor liability is based on sales and is currently approximately \$7000/yr. Surety bonds average \$250/year.

Rent/Lease Costs

The two properties Lazy Guy operates from are leased and have yearly escalation. One property is leased as triple-net so all property taxes are the responsibility of Lazy Guy. Below are the 2024 lease rates for both Lazy Guy properties:

Location #1 MoonStation Road	\$43,513
Location #2 MoonStation Road	\$36,926
TOTAL LEASE PAYMENTS (2024)	\$80,429.00

Property Taxes

The 2950 MoonStation lease is a triple-net lease. Below are the property tax expenses for the 2024 calendar year:

City of Kennesaw + Cobb County	\$3662
Personal property	\$3712
TOTAL PROPERTY TAXES	\$7374.00

Excise Tax Costs

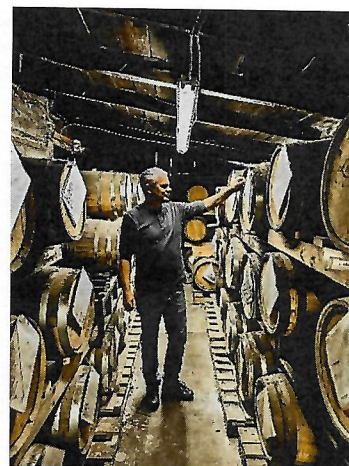
Excise taxes are calculated at fixed rates based on the amount of alcohol sold in both packaged (off-site) and consumed (on-site) sales as well as sales via distribution. Excise taxes are paid at the Federal rate of \$2.70 per Proof Gallon, State rate of \$0.50 per Liter, and City rate of \$0.22 per liter. These same rates will apply in the new location.

Changes in Operational Models

Looking toward the future in the new location we are planning some changes which deviate from our current business model. We will continue to focus on production of spirits and delivering an exceptional cocktail experience. Additionally, we plan to offer a limited food menu, increase 'open' hours and employ additional personnel. The revenue estimates for the new location take into consideration how we currently operate with existing metrics and extrapolate those with the anticipated operational changes.

Menu & Food Items

New for Lazy Guy will be the introduction of prepared food items (vs. pre-packaged snacks). The menu will focus on 'sharable' foods and small plate options that are intended to pair with our existing cocktail offerings. Additionally, adding a prepared food menu will allow for events such as 'whiskey diner pairings,' VIP events, etc. With no historical cost/revenue model for a food menu we have taken industry standard best-practices for menu costing as a basis for future estimates. Like costing cocktails, food cost target is 30% (ingredients/labor/overhead) or less to achieve a profitable food offering.



Using the same approach we already employ regarding cocktail costs will apply to food costs as well. Food sales will focus on dinner Wednesday thru Saturday, late lunch on Saturday with a brunch and early dinner on Sundays.

Menu items are expected to carry a price between \$12 and \$25 (food cost between \$3.60 & \$7.50). Considering that kitchen staff would carry a weekly labor cost of approximately \$1080, factoring food cost and overhead, we would need to realize around \$3000 in weekly gross food sales.

Operational & Manufacturing Estimates

Manufacturing operations are estimated to increase 10-20% over current levels, With the increase in storage space an increase in production is anticipated but will be scaled over the first 12 months of operation in the new facility. The single most expensive manufacturing component are oak barrels; currently \$563 for a single 53-gallon barrel and \$425 for a single 30-gallon barrel. Expending costs for manufacturing components are calculated against revenue so as not to stress cash flow. This will continue to be a governing factor for future manufacturing levels.



Operational Hours

Current open hours (as of 4/20/25) are 18 ‘open’ hours weekly. In the new facility there will be an increase in open hours due to 1) additional parking, 2) new food offerings and 3) additional seating. We are currently estimating the following open hours in the new future location:

Monday	Closed	
Tuesday	Closed	
Wednesday	5-9	(4 hours)
Thursday	5-9	(4 hours)
Friday	5-10	(5 hours)
Saturday	2-10	(8 hours)
Sunday	12-6	(6 hours)



Total open hours ‘to the public’ is initially projected to be 27 hours weekly. Each workday will also consist of approximately 1 hour of setup/prep & (possibly) :30 minutes of cleanup for certain staff. This will add an additional 5-8 hours for staff totaling approximately 32-36 weekly hours (per worker). It is anticipated that there will be variations in staffing requirements based on the day of the week and hours of the day. Using known customer trends, the busiest days are Friday & Saturday with the busiest hours of ‘5pm to close’. Therefore, staffing requirements on Wednesday, Thursday & Sunday will be less demanding than Friday & Saturday. During the less demanding hours, staff count is anticipated to be 3 people. During more demanding hours, staff requirement is expected to be 4-5 people.

Labor Costs

Controlling labor costs will continue to be a primary focus. We do not plan to have a traditional hospitality pay schedule for server staff. Traditionally servers in the hospitality industry in the United States are paid a lower base wage and tips would comprise the remainder of their total take home pay. Contrary to this common practice Lazy Guy will offer a higher base wage PLUS dedicated tips. Depending on experience the entry-level wage for servers/bartenders/staff will earn \$15/hr plus applicable tips (depending on job role). The goal of this approach is to minimize employee turnover while attracting reliable talent that best represents Lazy Guy Distillery.

The estimate job roles are noted below:

Bartender \$15/hr + tips
 General Manager \$20/hr + tips (likely salary)
 Server \$15/hr + tips
 Kitchen Cook/Manager \$15-\$20/hr
 Kitchen Prep/Expediter \$10-\$12/hr

Staffing costs during low-demand hours (3-4 people) is estimated to range between \$45-\$60/hr. Staffing costs during high-demand hours (5-6 people) is estimated to range between \$75-\$90/hr.

Staff Cost Estimate		
	Low-Demand Hours	High-Demand Hours
Avg. Staff Hourly Labor Cost	\$50	\$62
# of OPEN Hours each Week	15	14
# of LABOR Hours Each Week	45	56
Mean Weekly Staff Cost	\$750	\$868
Total est. weekly staff cost	\$1618	
Labor Cost (cost / by hours worked)	16%	

Future Cost & Revenue & Operational Models

Considering the new location, we estimate the following changes in our costs, revenues and operational models:

- Operating & Manufacturing Costs
 - Manufacturing and Operating costs are estimated to increase by approximately 10-15%.
- Payroll & Employee Costs
 - It is estimated that labor costs will increase due to 1) the increase of open hours, 2) the addition of food items and 3) indoor seating.
 - The current labor cost model affords relatively low labor costs coming in at under \$350 per week.
 - Future labor costs are expected to be under \$3000 per week.
- Insurance and Bond Costs
 - Bond costs will remain fixed and we do not expect any increase in bond expenses.
 - Insurance costs will likely be elevated as the building will be larger and newer than our current facility.
 - Liquor liability is expected to be comparable to prior years as that cost is based on gross sales. However, as sales increase, we do expect liquor liability insurance costs to rise.
- Rent & Lease Costs
 - Rent costs are expected to drop as we will no longer have multiple locations for lease.
 - Rent costs will be replaced with mortgage/loan payments for the new facility.
 - We do expect the mortgage/loan payment on the new facility to be higher than our current combined rent payments.
- Property Taxes
 - We expect property tax to increase due to the value of the new construction. It is unclear at this time what that property tax amount will be.
 - One of the existing Lazy Guy properties is a triple-net lease, so that amount will be converted into the amount of property taxes on the new location once we vacate the existing property.

- Excise Taxes
 - The amount of excise tax paid is expected to increase in relation to the amount of alcohol sold and is not expected to be any more burdensome than what currently exists.
- Revenue Stream: On-Premise/Off-Premise sales
 - Revenue from alcohol sales is expected to increase as we will increase the amount of parking, seating and be adding indoor seating.
- Revenue Stream: Food Sales
 - Lazy Guy has no significant history selling food items beyond pre-packaged chips and snacks. Therefore, the estimate we are targeting is based on the labor costs for food service operations. Based on the number of staff required to operate the kitchen it is estimated to carry a weekly labor cost of approximately \$992. Factoring labor costs are typically 30% of food sales, the number of sales needed from food would total \$3306 weekly. Based on 1) anticipated client traffic and 2) number of open hours each day, the daily food sale requirements are noted below:
 - Wednesday 15% of weekly food sales
 - Thursday 15% of weekly food sales
 - Friday 19% of weekly food sales
 - Saturday 29% of weekly food sales
 - Sunday 22% of weekly food sales
- Revenue Stream: Distribution Sales
 - Sales via distribution are expected to have nominal growth. Restrictive laws, low margins and distributor sales staff turnover are challenges which restrict sales via distribution. Therefore, sales via distribution are not expected to increase beyond 10% over 2024.
- Revenue Stream: Contract Distilling & Consulting
 - Contract Distilling & Consulting will continue to be a focus and is expected to increase 5-10%.

Job Creation

Currently Lazy Guy has one full time (W-2) employee and two part-time (W-2) employees. Looking toward the future in our new location we estimate to have one full-time (W-2) employee and up to seven part-time (W-2) employees. We do not expect to utilize 1099 contractors unless a specific need arises.

Source of Funding

This project is estimated to cost between \$1.6M-8-\$2.2M based on anticipated construction costs and FFE buildout. After several revisions to our building design we are estimating that the build square footage will total around 6000-7000 sq/ft with approximately 2000 sq/ft devoted to hospitality and the remaining 4000-5000 sq/ft dedicated to production and storage. After initial talks with General Contractors, we have an approximate per-square-foot build cost for the hospitality area between \$275-\$310. For the production area we are estimating a per-square-foot cost between \$225-\$250.

Hospitality	2000 sq/ft @ \$292 (averaged) sq/ft = \$584K
Production/Storage	4000-5000 sq/ft @ \$237 (averaged) sq/ft = \$948K-\$1.185M
Total est. build cost	\$1.49M-1.76M.

NOTE: Until final architectural plans are designed, we are unable to refine these costs further due to volatility in the construction material markets. Expediting architectural plans to help refine these costs are a top priority. Noteworthy is that the land upon which the building will be built (Cobb Co. Parcel ID #20016700640) has been purchased as of 3/31/2025 and is unincumbered as this was a cash purchase. The land will be collateralized as needed to secure building finances. The plan for financing is to leverage as much as possible with the lowest interest rates using the State Small Business Credit Initiative (SSBCI) program or other such programs. The remainder of financing will likely be from a traditional bank lender. Currently, we have open dialogue with several funding sources.

Summary

After 12 years of operation in the same (leased) building, Lazy Guy Distillery has built strong relations with our community and is recognized as an award-winning distillery capturing over 21 industry awards since 2014. The next evolution of Lazy Guy Distillery is best realized in a larger facility that allows for expanded manufacturing operations, food offerings, increased storage space, additional seating, and more customer parking. Although we have exploited the charm and limits of our existing venue it has become evident that these limitations have and will continue to restrict the evolution of Lazy Guy Distillery. Securing a larger facility is the next logical step in growth of our company and we are eager to start our next chapter.

Mark Allen

Owner / Lazy Guy Distiller



Lazy Guy

DISTILLERY

The intent of appearance for the new Lazy Guy Distillery building will be to blend with neighboring buildings with a slight industrial look commonly associated with manufacturing distilled spirits. Color variations in brick are aligned with the Core Arris apartment complex (neighboring property) which also has color variations for each floor of the building. Brick provides a clean and upscale appearance with durable longevity.

EXTERIOR BUILDING MATERIALS – DISTILLERY BUILDING / HOSPITALITY AREA (main level)

- Textured brick with lighter color variations
- Arched industrial style windows / kick-out portion for ventilation
- Grain silo sign (proposed) on roof visible from Summers St. & South Main St.
- Sight lines broken with overhangs / awnings

EXTERIOR BUILDING MATERIALS – OWNERS SUITE (upper level)

- Textured brick with lighter darker variations / visual separation from distillery building
- Glass full-length windows / matched with windows styles on distillery building

EXTERIOR HOSPITALITY – COVERED AREA

- Bar height tables + chairs
- Polished cement floor
- Bar for sidewalk (walk up service / Entertainment Zone) + outdoor seating area
- Roll-up metal doors to sidewalk / indoor hospitality area

EXTERIOR HOSPITALITY – OPEN YARD AREA

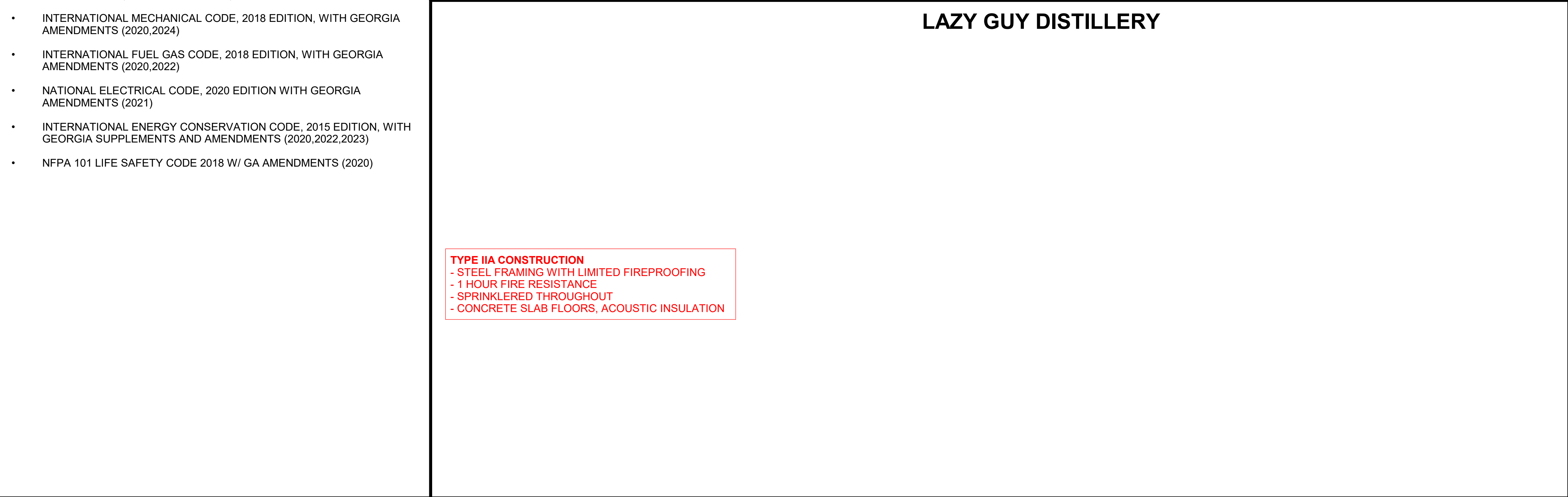
- Pea gravel / Shale gravel (dust free) ground covering
- Roll-up doors to indoor hospitality area
- Sling back chairs / low tables
- Wood burning firepit
- Outdoor furnishings / Slingback chairs
- Edison string lights / warm light effect

GOVERNING CODES

CITY OF KENNESAW, GA

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020,2022,2024,2025)
- INTERNATIONAL FIRE CODE, 2018 EDITION (CONTACT STATE FIRE MARSHAL)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020,2022,2023,2024)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020,2024)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020,2022)
- NATIONAL ELECTRICAL CODE, 2020 EDITION WITH GEORGIA AMENDMENTS (2021)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020,2022,2023)
- NFPA 101 LIFE SAFETY CODE 2018 W/ GA AMENDMENTS (2020)

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020,2022,2024,2025)
- INTERNATIONAL FIRE CODE, 2018 EDITION (CONTACT STATE FIRE MARSHAL)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020,2022,2023,2024)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020,2024)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020,2022)
- NATIONAL ELECTRICAL CODE, 2020 EDITION WITH GEORGIA AMENDMENTS (2021)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020,2022,2023)
- NFPA 101 LIFE SAFETY CODE 2018 W/ GA AMENDMENTS (2020)



GENERAL	
SHEET NO.	SHEET NAME

GENERAL

A001	COVER SHEET
A002	GENERAL NOTES, SYMBOL LEGEND & ADA DETAILS
A003	ADA DETAILS
A004	3D DRAWINGS & DIAGRAMS

ARCHITECTURAL

ARCHITECTURAL

A100	SITE PLAN
A101	LIFE SAFETY PLAN
A102	DIMENSIONED PLAN - MAIN LEVEL
A103	DIMENSIONED PLAN - SECOND LEVEL
A104	FINISH PLAN - MAIN LEVEL
A105	FINISH PLAN - SECOND LEVEL
A106	REFLECTED CEILING PLAN - MAIN LEVEL
A107	REFLECTED CEILING PLAN - SECOND LEVEL
A108	ROOF PLAN
A109	ENLARGED PLANS
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A300	BUILDING SECTIONS

ARCHITECTURAL	
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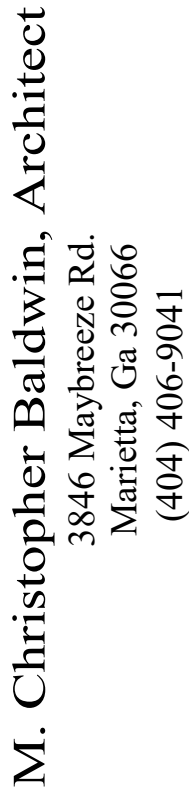
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	1.	OCCUPANCY CLASSIFICATION	A-2 ASSEMBLY	F-1 INDUSTRIAL	R-2 RESIDENTIAL	NFPA 101 CH. 12
	2.	CONSTRUCTION TYPE	TYPE IIA	TYPE IIA	TYPE IIA	IBC 602
	3.	HEIGHT & AREA LIMITATION				TABLE 504.3
	A.	STORIES ALLOWED:				TABLE 504.3
	B.	STORIES PROVIDED:				TABLE 504.3
	C.	HEIGHT ALLOWED:				TABLE 504.3
	D.	HEIGHT PROVIDED:				TABLE 504.3
	E.	ALLOWABLE AREA/FLOOR:				TABLE 504.3
	F.	AREAS PROVIDED: 1. MAIN FLOOR 2. 2ND FLOOR 3. BASEMENT				
	4.	FIRE PROTECTION - SPRINKLED / FIRE ALARM	? / ?			NFPA 101
	5.	MAIN OCCUPANT LOAD FACTOR				NFPA 101
	A.	OTHER OCCUPANT LOAD FACTORS				NFPA 101
	6.	REQUIRED # OF FIXTURES 1. TOILETS: 2. LAVATORIES: 3. DRINKING FOUNTAINS:	 0 0 0			IPC
	7.	MEANS OF EGRESS: A. DOORS: CLEAR WIDTH REQUIRED: CLEAR WIDTH PROVIDED:	 ? 0			NFPA 101
	B.	STAIRS: CLEAR WIDTH REQUIRED: RISER HEIGHT MAXIMUM: TREAD DEPTH MINIMUM: MAX HEIGHT PROV. BETWEEN LANDINGS	 36" MIN. 7" 7" MAX 12'-0" MAX			NFPA 101
	8.	ARRANGEMENT OF MEANS OF EGRESS: MAX TRAVEL DISTANCE: LONGEST TRAVEL DISTANCE:				NFPA 101

ARCHITECT: NAME: M. CHRISTOPHER BALDWIN EMAIL: CHRISTOPHER@BALDWINARCHITECT.COM PHONE: (404) 406 - 9041	
OWNER: COMPANY: LAZY GUY DISTILLERY NAME: MARK ALLEN EMAIL: MARK@LAZYGUYBRANDS.COM PHONE: (000) 000 - 0000	
MEP ENGINEER: COMPANY: NAME: EMAIL: PHONE: (000) 000 - 0000	
STRUCTURAL ENGINEER: COMPANY: NAME: ADDRESS: EMAIL: PHONE: (000) 000 - 0000	
CONTRACTOR: COMPANY: NAME: ADDRESS: EMAIL: PHONE: (000) 000 - 0000	

2690 Keene Street, Kennesaw, GA 30144

COVER SHEET



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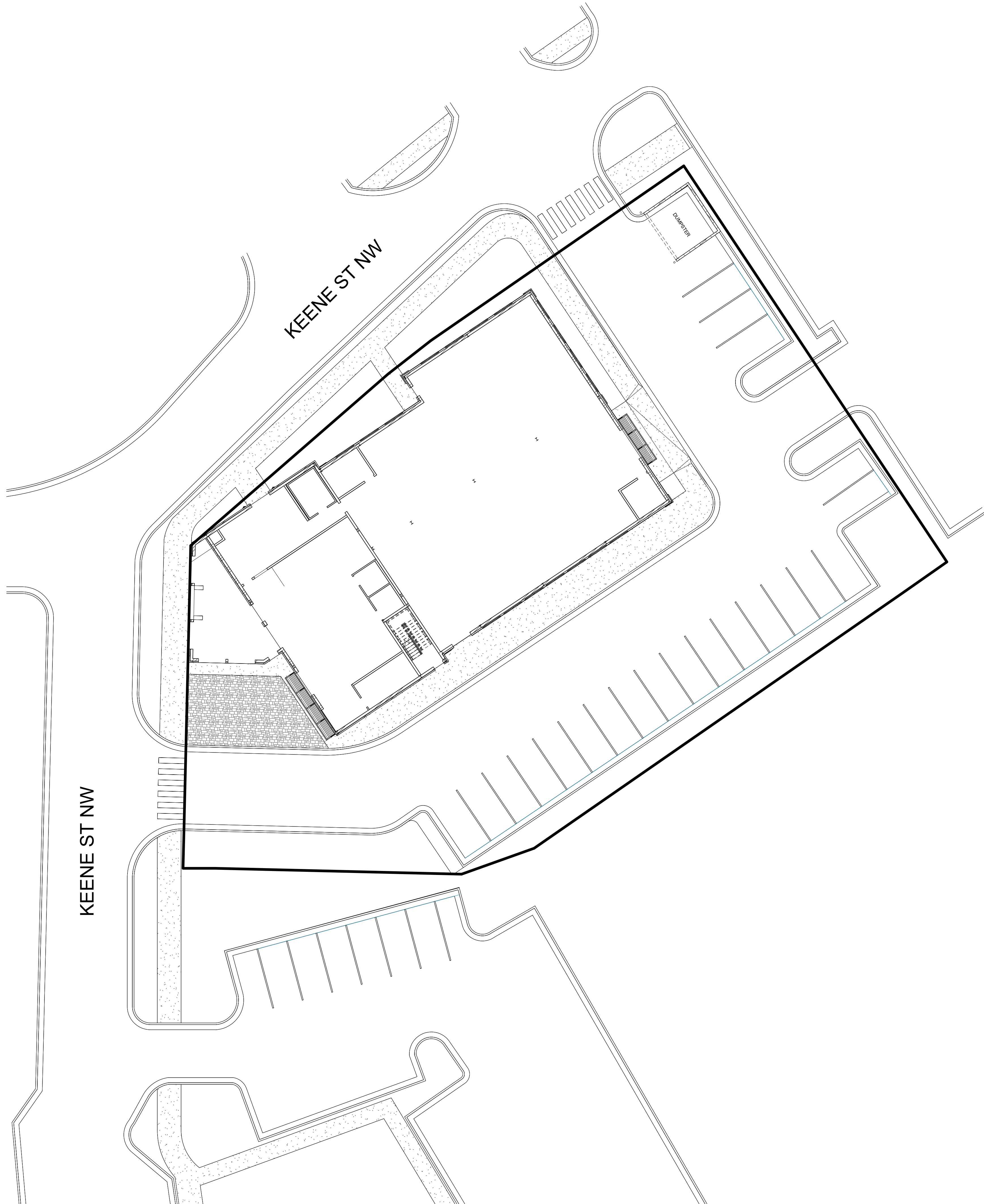
20250425

A001

1

SITE PLAN

1/16" = 1'-0"



LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

SITE PLAN

B

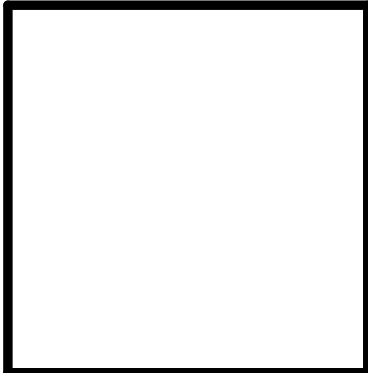
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Revision Schedule		
No.	Date	By

DATE: 04.25.2025

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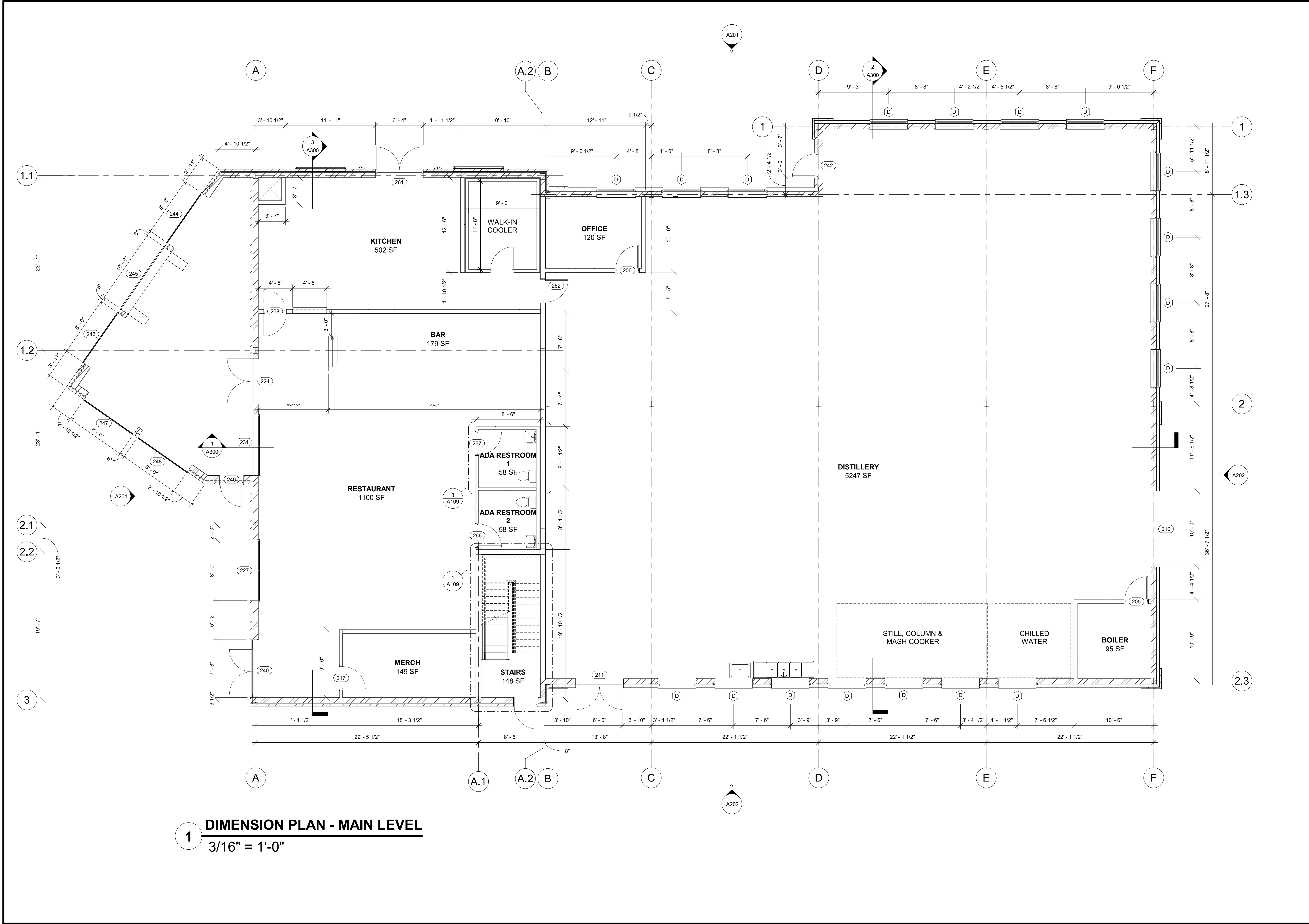
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JOB NO.

20250425

SHEET NO.

A100



1 **DIMENSION PLAN - MAIN LEVEL**
3/16" = 1'-0"

LAZY GUY DISTILLERY
2690 Keene Street, Kennesaw, GA 30144

DIMENSIONED PLAN - MAIN LEVEL

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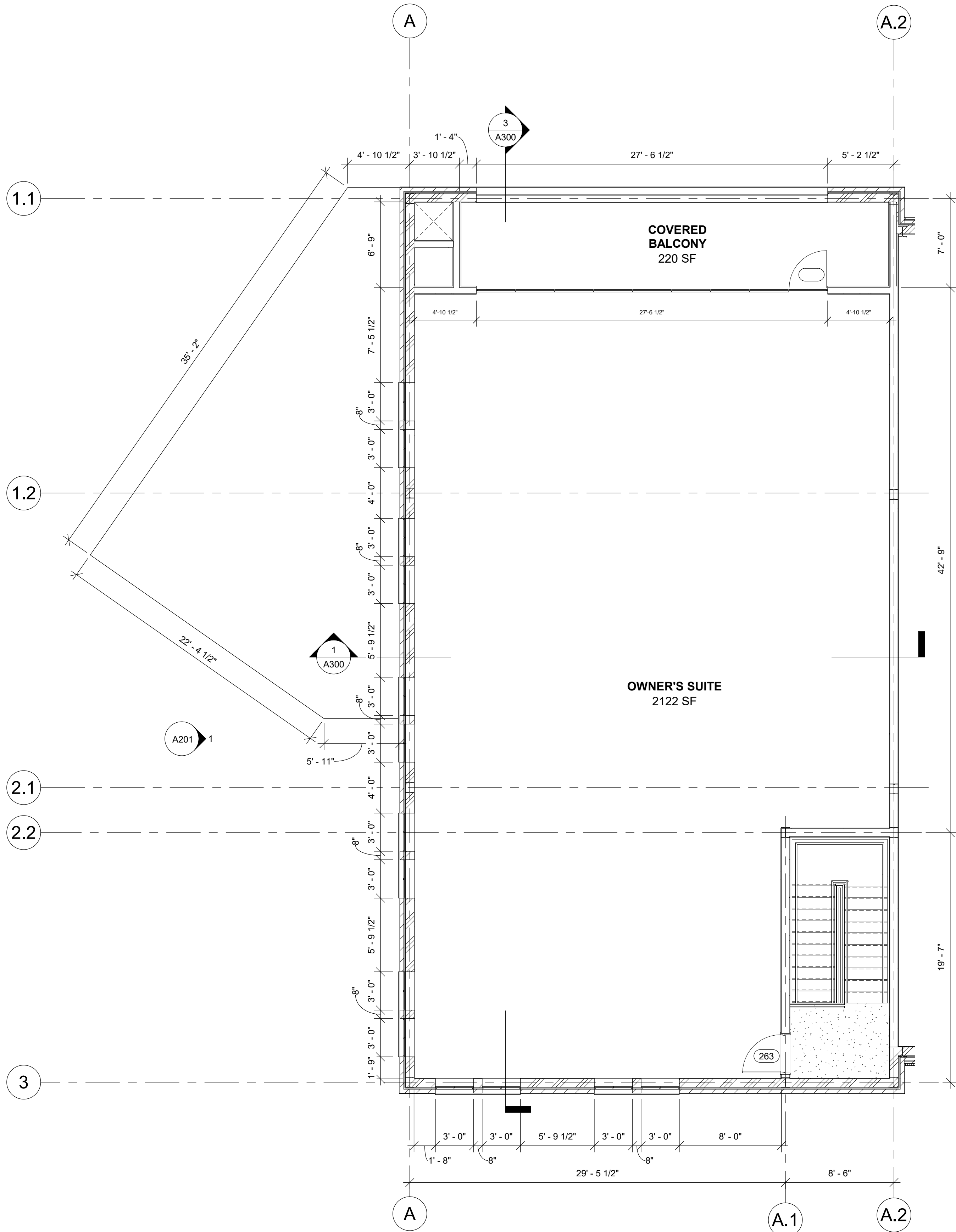
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Revision Schedule		
No.	Date	By

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CHECKED: MCB

JOB NO.
20250425

SHEET NO.
A102



1 **DIMENSIONED PLAN - SECOND LEVEL**
3/16" = 1'-0"

LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

DIMENSIONED PLAN - SECOND LEVEL

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DATE: 04.25.2025

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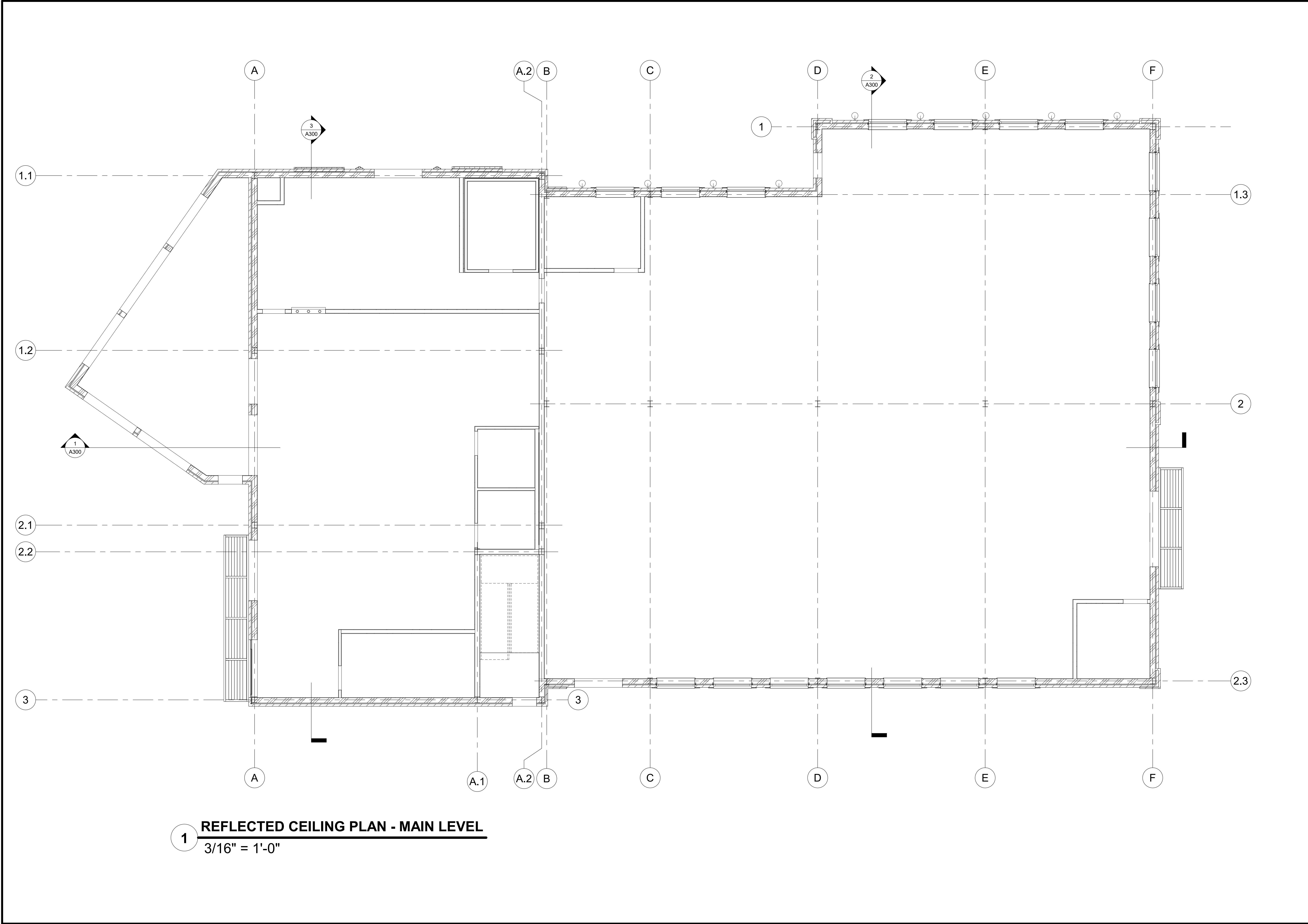
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JOB NO.

20250425

SHEET NO.

A103



LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

REFLECTED CEILING PLAN - MAIN LEVEL

B

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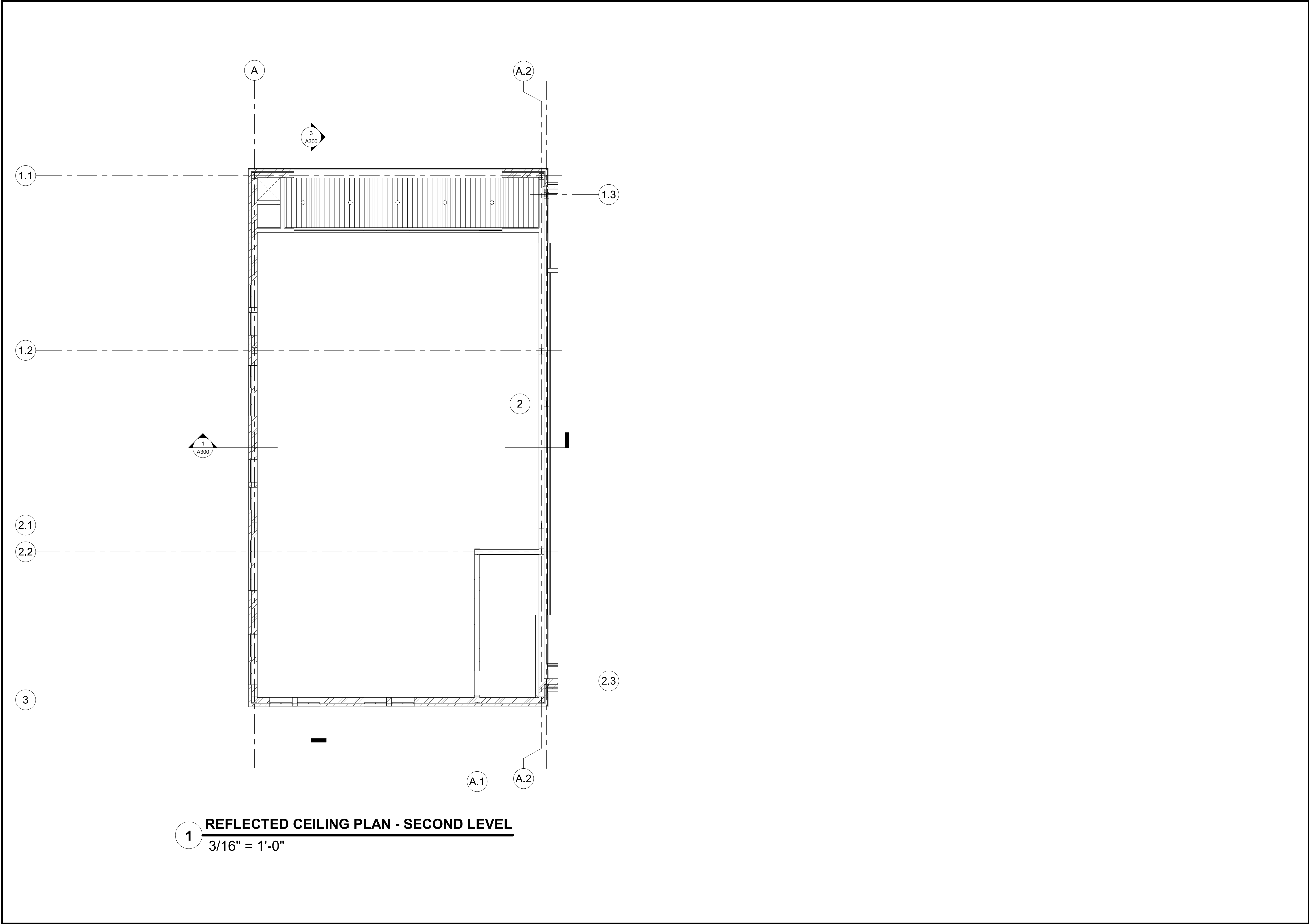
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JOB NO.

20250425

SHEET NO.

A106



LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

REFLECTED CEILING PLAN - SECOND LEVEL

B

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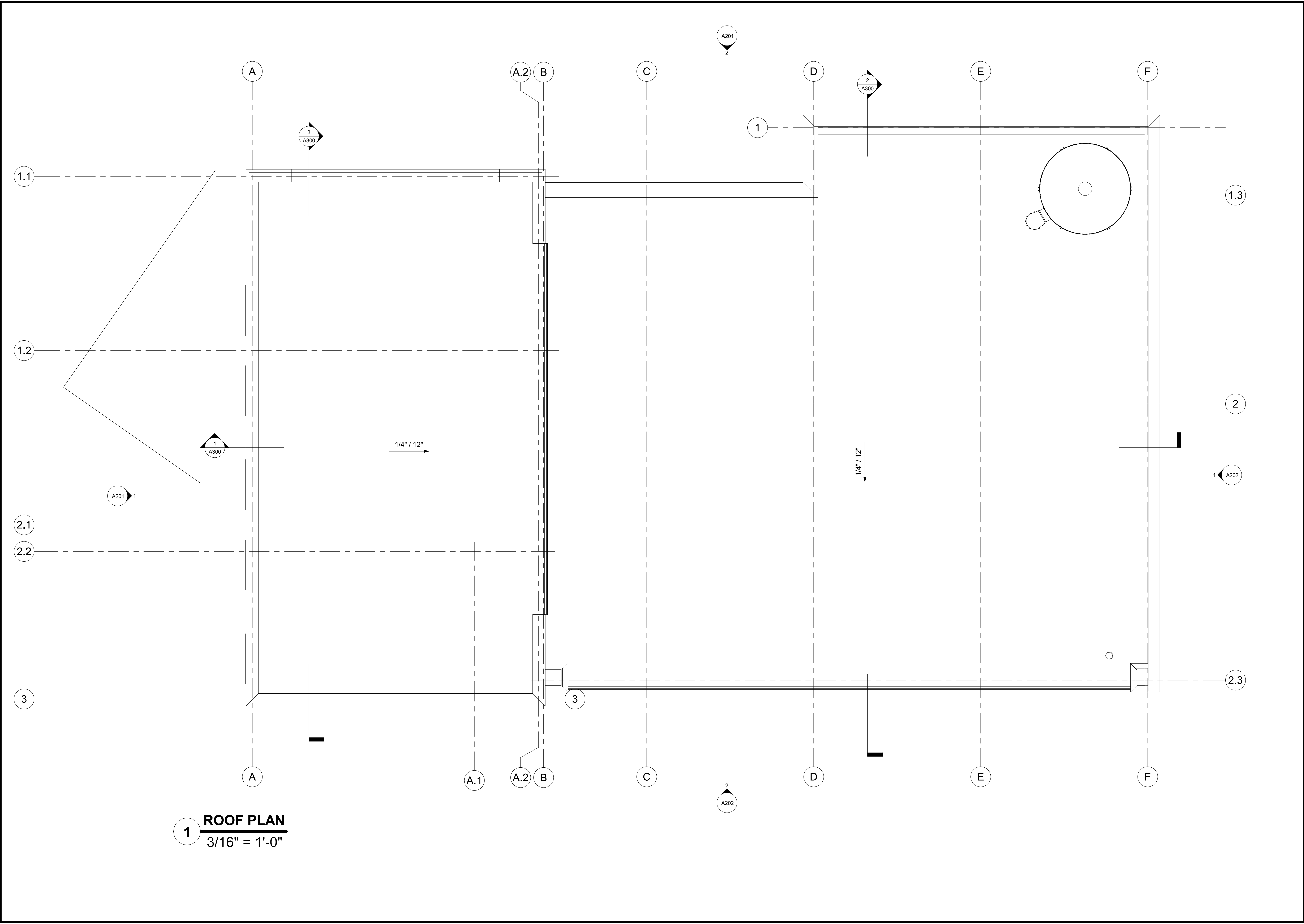
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20250425

SHEET NO.

A107



LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

ROOF PLAN

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JOB NO.

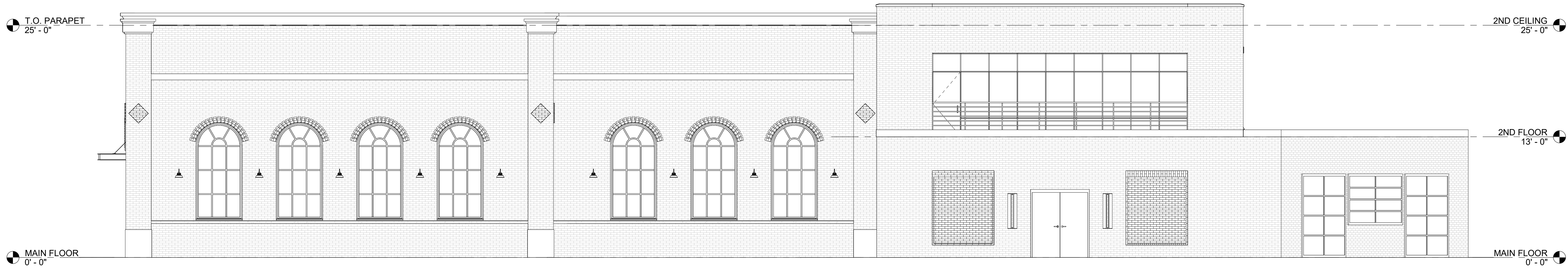
20250425

SHEET NO.

A108



1 **FRONT ELEVATION**
3/16" = 1'-0"



2 **LEFT ELEVATION**
3/16" = 1'-0"

LAZY GUY DISTILLERY
2690 Keene Street, Kennesaw, GA 30144

BUILDING ELEVATIONS

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Revision Schedule		
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JOB NO.
20250425

SHEET NO.
A201



1 **REAR ELEVATION**
3/16" = 1'-0"



2 **RIGHT ELEVATION**
3/16" = 1'-0"

LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

BUILDING ELEVATIONS



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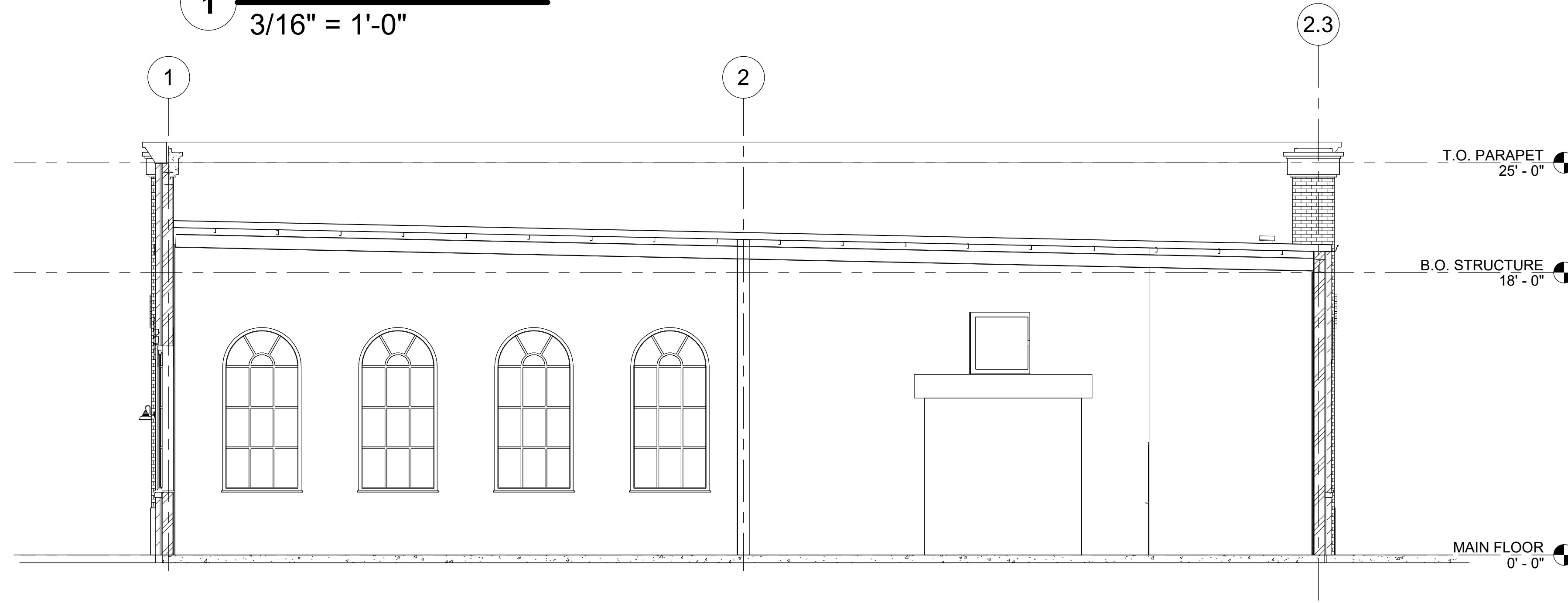
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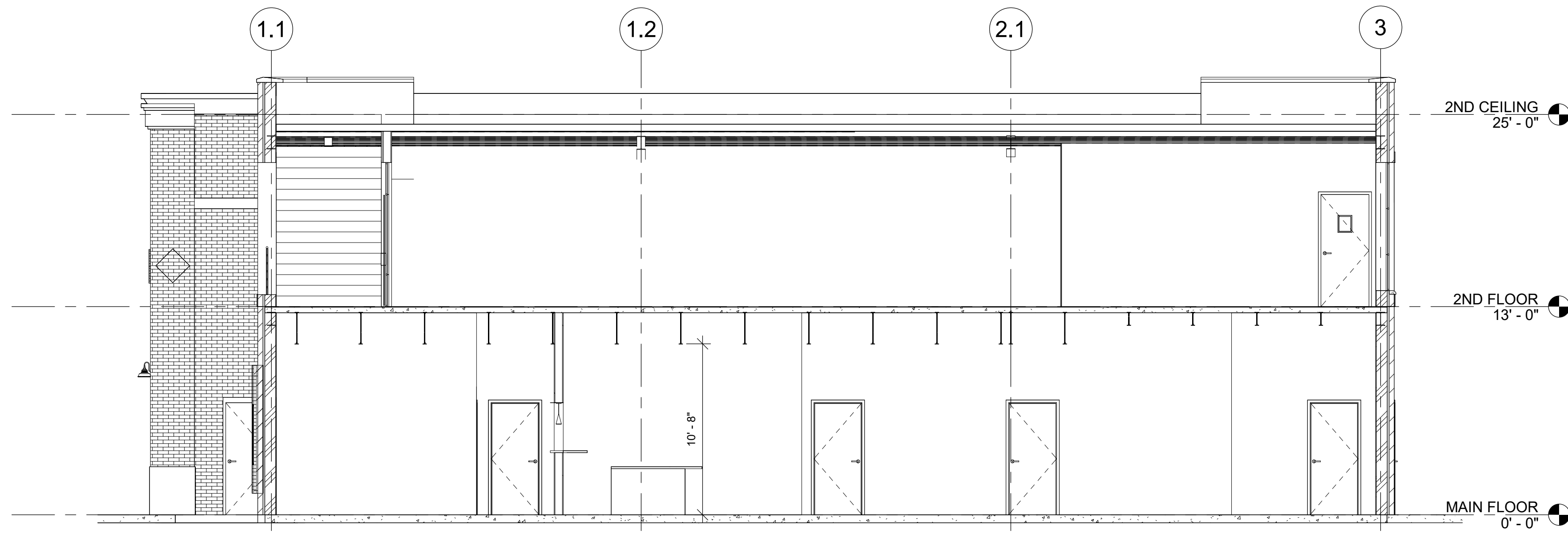
A202



BUILDING SECTION 1
3/16" = 1'-0"



BUILDING SECTION 2
3/16" = 1'-0"



BUILDING SECTION 3
3/16" = 1'-0"

LAZY GUY DISTILLERY
2690 Keene Street, Kennesaw, GA 30144

BUILDING SECTIONS

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JOB NO.
20250425

SHEET NO.
A300









ABBREVIATIONS

#/FT PER FOOT
@ AT
A/C AIR CONDITIONING
AB ANCHOR BOLT
AC AIR CONDITIONING
ACMU ARCHITECTURAL CONCRETE MASONRY UNIT
ACMU ALUMINUM COMPOSITE METAL
ACoust ACoustICAL
ACT ACoustICAL CEILING TILE
ADJ ADJACENT
AFF ABOVE FINISHED FLOOR
AIA AMERICAN INSTITUTE OF ARCHITECTS
AIB AIR INFILTRATION BARRIER
AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT ALTERNATE
ALUM ALUMINUM
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX APPROXIMATE
ARCH ARCHITECT
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
AUTO AUTOMATIC
BD BOARD
BF BOARD FOOT
BFA BARRIER FREE ACCESSIBLE
BLKG BLOCKING
BM BEAM
BOC BOTTOM OF CURB
BRK BRICK
BTWN BETWEEN
C CHANNEL
CAB CABINET
CC COLOR CHANGE
CER CERAMIC
CIP CAST-IN-PLACE
CJ CONTROL JOINT
CLG CEILING
ACM COMPOSITE METAL PANEL
CMU CONCRETE MASONRY UNIT
CO CLEAN OUT
COL COLUMN
CONC CONCRETE MASONRY UNIT
CONT CONTINUOUS
CSI CONSTRUCTION SPECIFICATIONS INSTITUTE
CT CERAMIC TILE
D4S DRESSED FOUR SIDES
DBL DOUBLE
DET DETAIL
DIAG DIAGONAL
DS DOWNSPOUT
DWG DRAWING
EB EXPANSION BOLT
EPC EPOXY FLOOR COATING
EIFS EXTERIOR INSULATION FINISHING SYSTEM
EI EXPANSION JOINT
ELEC ELECTRICAL
EQ EQUAL
EQUIP EQUIPMENT
ERD EMERGENCY ROOF DRAIN
ES EACH SIDE
EW EACH WAY
EXP EXPANSION
EXT JT EXPANSION JOINT
EXT EXTERIOR INSULATION FINISHING SYSTEM
FAB FABRICATE
FE FIRE EXTINGUISHER - WALL MOUNT
FEO FIRE EXTINGUISHER - RECESSED CABINET
FF FINISH FLOOR ELEVATION
FIN FINISH
FLR FLOOR
FO FACE OF
FR GWB FIRE RATED GYPSUM WALLBOARD
FTG FOOTING
FV FIELD VERIFY
GA GAUGE
GALV GALVANIZED
GC GENERAL CONTRACTOR
GTTR GUTTER
GWB GYPSUM WALLBOARD
GYP BD GYPSUM WALLBOARD

HORIZ HORIZONTAL
IBC INTERNATIONAL BUILDING CODE
INT INTERIOR
LAM LAMINATE
LAV LAVATORY
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL
LSC LIFE SAFETY CODE
MATL MATERIAL
MAX MAXIMUM
MDF MEDIUM-DENSITY FIBERBOARD
MECH MECHANICAL
MFR MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
MO MASONRY OPENING
MOD MODIFIED
MOD BIT MODIFIED BITUMEN
MR MOISTURE RESISTANT
MTD MOUNTED
MTL METAL
NFPA NATIONAL FIRE PROTECTION ASSOCIATION
NIC NOT IN CONTRACT
NRP NON-REMOVABLE PIN
NTS NOT TO SCALE
OC ON CENTER
OH OPPOSITE HAND
OPNG OPENING
OPP HAND OPPOSITE HAND
P LAM PLASTIC LAMINATE
PFT PORCELAIN FLOOR TILE
PL PLATE
PLMB PLUMBING
PLYWD PLYWOOD
PT PAINT OR PRESSURE TREATED
PVC POLYVINYL CHLORIDE
QT QUARRY TILE
RAD RADIUS
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
REINF REINFORCED
REOD REQUIRED
RJ RAKED JOINT
RL RAIN LEADER
RO ROUGH OPENING
RTD RATED
S4S SMOOTH FOUR SIDES
SC SOLID CORE
SHLV SHELVES
SHT SHEET
SIM SIMILAR
SQ SQUARE
STD STANDARD
STL STEEL
STR STORAGE
STR STAIR
STRUCT STRUCTURAL
SUB SUBCONTRACTOR
SUSP SUSPENDED
T&G TONGUE AND GROOVE
TEL TELEPHONE
TEXT TEXTURE
THK THICKNESS
THOLD THRESHOLD
TJ TOOL JOINT
TO TOP OF
TOC TOP OF CURB
TOM TOP OF MASONRY
TOS TOP OF STEEL
TPO THERMOPLASTIC POLYOLEFIN
TYP TYPICAL
UNO UNLESS NOTED OTHERWISE
VB VAPOR BARRIER
VCT VINYL CERAMIC TILE
VENT VENTILATION
VIF VERIFY IN FIELD
VVC VINYL WALLCOVERING
W/ WITH

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITIONS OF THE STATE OF GEORGIA BUILDING CODE AND ALL LOCAL CODES AND ORDINANCES.
3. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHALL GOVERN ALL DIMENSIONS ON ALL FLOOR PLANS.
4. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION, WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE ARCHITECT.
5. THE ARCHITECT SHALL REVIEW SHOP DRAWINGS AND SAMPLES FOR SUBSTANTIAL CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE REVIEW OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
7. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. SHOULD THEY DIFFER FROM THOSE SHOWN ON THE BUILDINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY WATER, POWER, AND TOILET FACILITIES, AS REQUIRED.
9. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF DRAWINGS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE, WHILE CONSTRUCTION IS IN PROGRESS AND UNTIL JOB IS COMPLETE.
11. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND ALL AREAS SHALL BE LEFT IN CLEAN CONDITION AT ALL TIMES.
12. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
13. ANY COMBUSTIBLE INTERIOR TRIM SHALL BE CLASS A, B, OR C MATERIAL WITH A FLAME SPREAD RATING OF 200 OR LESS.
14. ALL EXIT DOORS LOCATED IN THE MEANS OF EGRESS SHALL SWING IN THE DIRECTION OF THE EXIT TRAVEL AND IF ANY LATCHING OR LOCKING DEVICE IS TO BE INSTALLED, ONLY APPROVED PANIC HARDWARE SHALL BE INSTALLED. ALL OTHER DOORS IN THE FACILITY SHALL BE EQUIPPED WITH APPROVED LEVER OR PUSH OPERATED DEVICES.
15. DUCT SYSTEMS SHALL NOT BE INTERCONNECTED WITH ANY OTHER BUILDING VENTILATION OR EXHAUST SYSTEM.
16. THE CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENINGS, CORRIDOR PARTITIONS, SMOKESTOP PARTITIONS, HORIZONTAL EXIT PARTITIONS AND EXIT ENCLOSURES EITHER BY INSTALLING SIGNS OR STENCILING IN CONCEALED SPACES THE FOLLOWING: FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS. IDENTIFICATION SHALL BE SPACED NO MORE THAN TEN (10) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF ONE (1) INCH IN HEIGHT.
17. FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION. ANY FIRE ALARM PLANS INCLUDED IN THIS SET OF PLANS ARE FOR REFERENCE ONLY. NOT FOR PERMIT.
18. FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION. ANY FIRE SPRINKLER PLANS INCLUDED IN THIS SET OF PLANS ARE FOR REFERENCE ONLY. NOT FOR PERMIT.
19. ELEVATORS AND ESCALATORS SHALL BE DESIGNED FOLLOWING THE REQUIREMENTS OF ASME/ANSI A17.1, LIFE SAFETY CODE 2000 Edition, CHAPTER 607 FOR ELEVATORS.
20. PENETRATIONS, INTO OR THROUGH, OF EITHER VERTICAL OR HORIZONTAL FIRE RATED BARRIERS SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY BY USING A DETAIL AND LISTING NUMBER PER IBC 2000, CHAPTER 711.
21. THE PRIMARY FRAMING OF ALL HANDRAILS AND GUARDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/2". USE A 1-1/4" INSIDE DIAMETER STANDARD PIPE (ACTUAL OUTSIDE DIAMETER IS 1-5/8") NOT A 1-1/2" INSIDE DIAMETER STANDARD PIPE. INTERMEDIATE FRAMING OF A SMALLER SIZE MAY BE USED PROVIDED ALL APPLICABLE CODES ARE MET. INDICATE RAILING SIZES ON SUBMITTALS.

TYPICAL ADA DETAILS

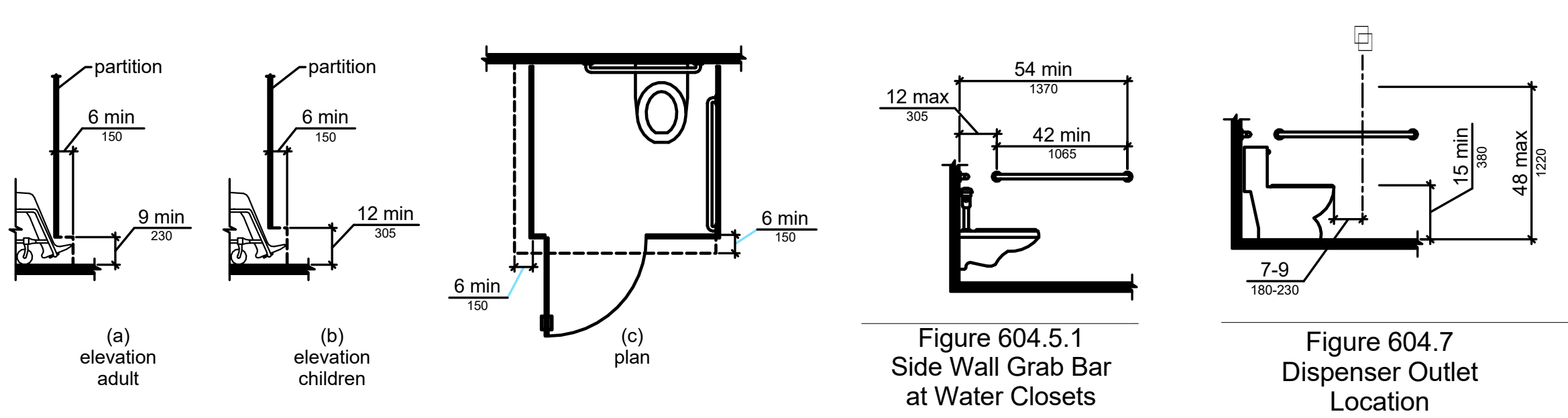


Figure 604.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance

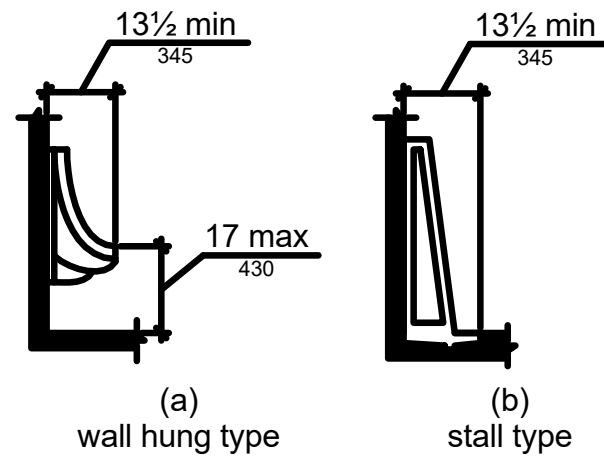


Figure 605.2 Height and Depth of Urinals

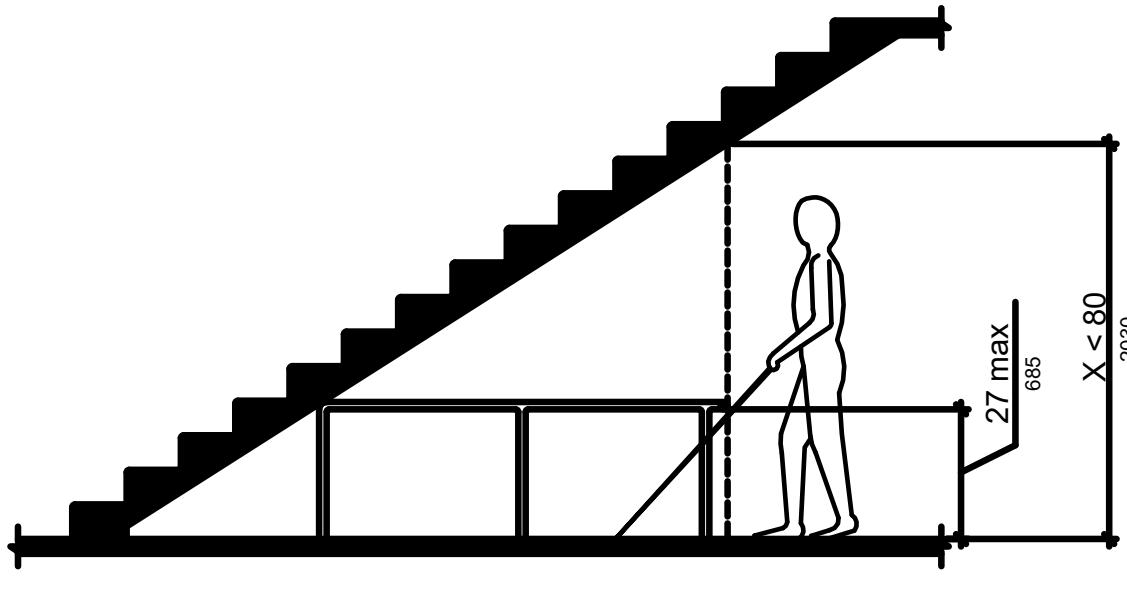


Figure 307.4 Vertical Clearance

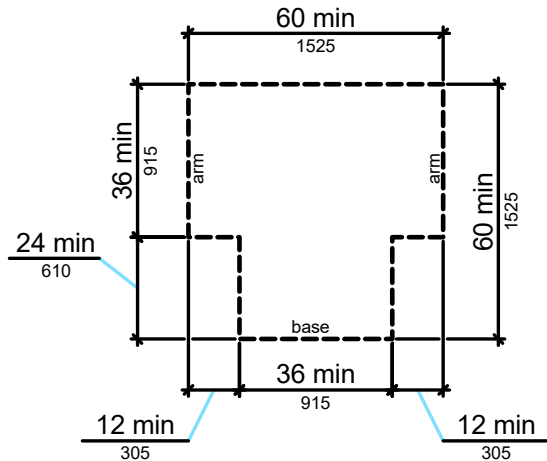


Figure 304.3.2 T-Shaped Turning Space

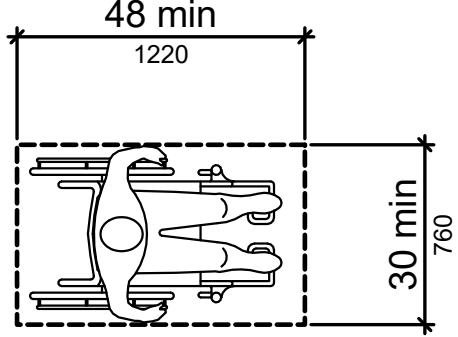


Figure 305.3 Clear Floor or Ground Space

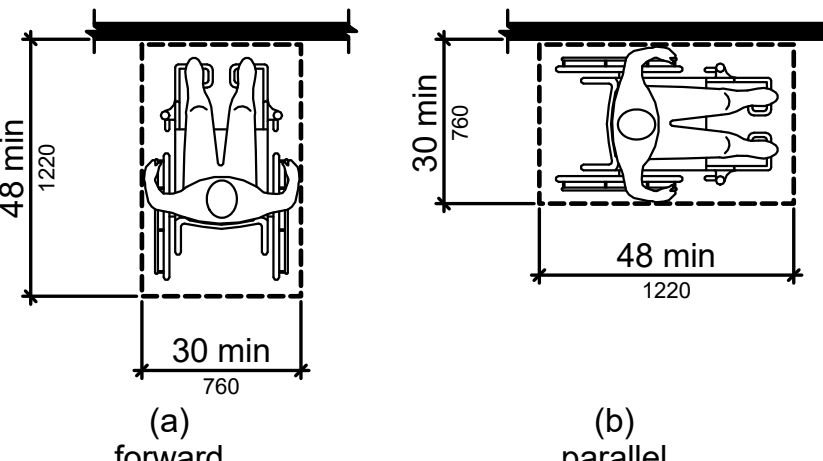


Figure 305.5 Position of Clear Floor or Ground Space

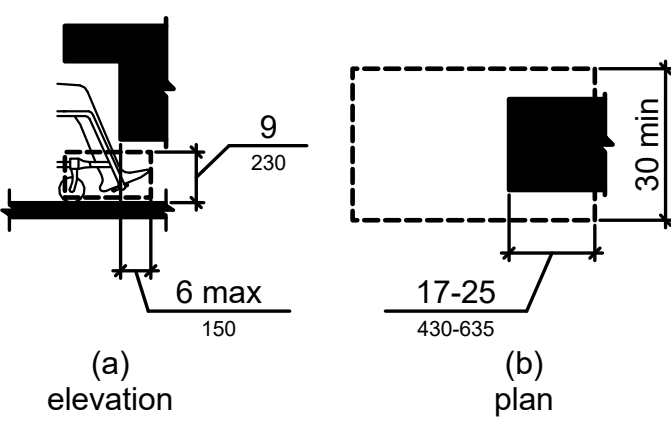


Figure 306.2 Toe Clearance

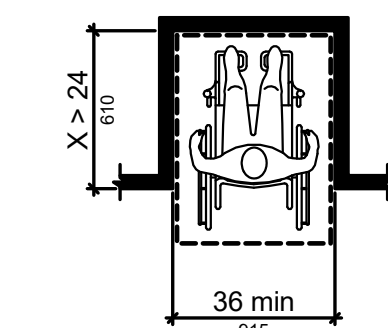


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

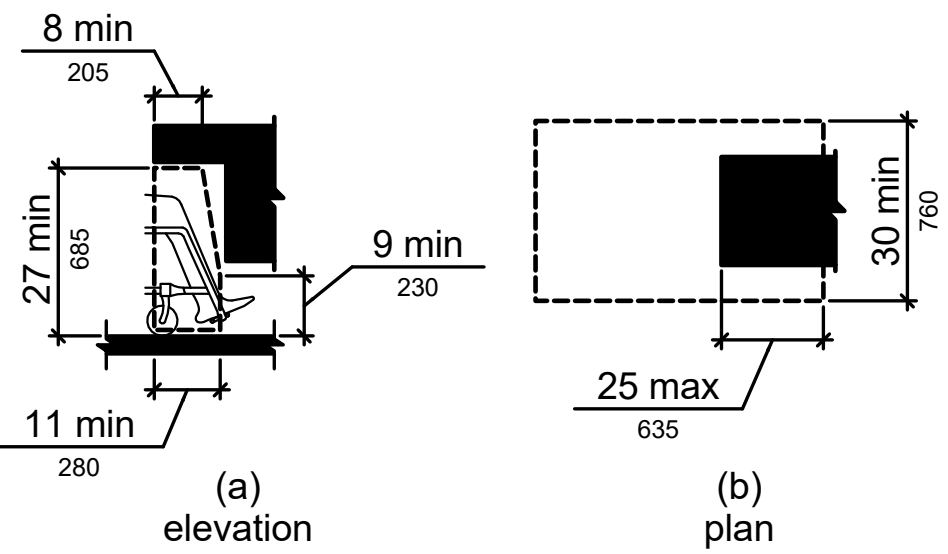


Figure 306.3 Knee Clearance

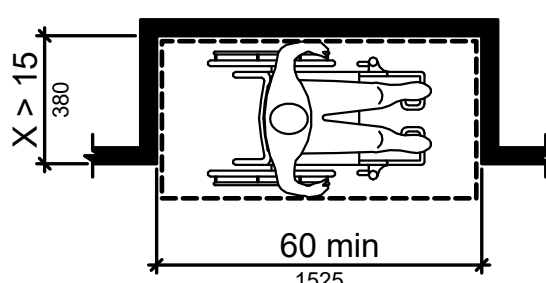


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

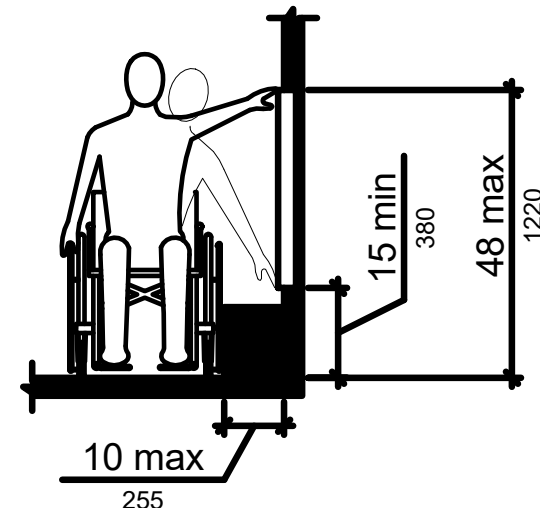


Figure 308.3.1 Unobstructed Side Reach

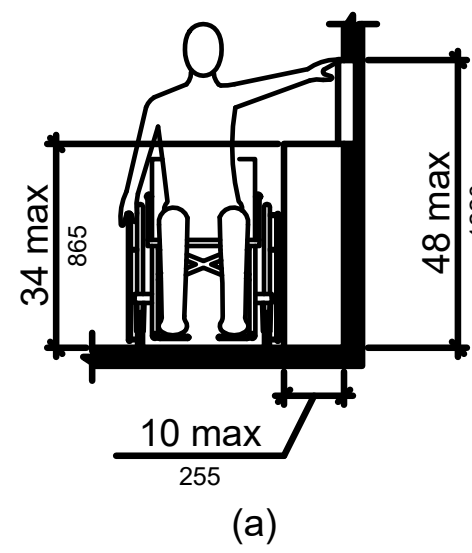


Figure 308.3.2 Obstructed High Side Reach

SYMBOL LEGEND

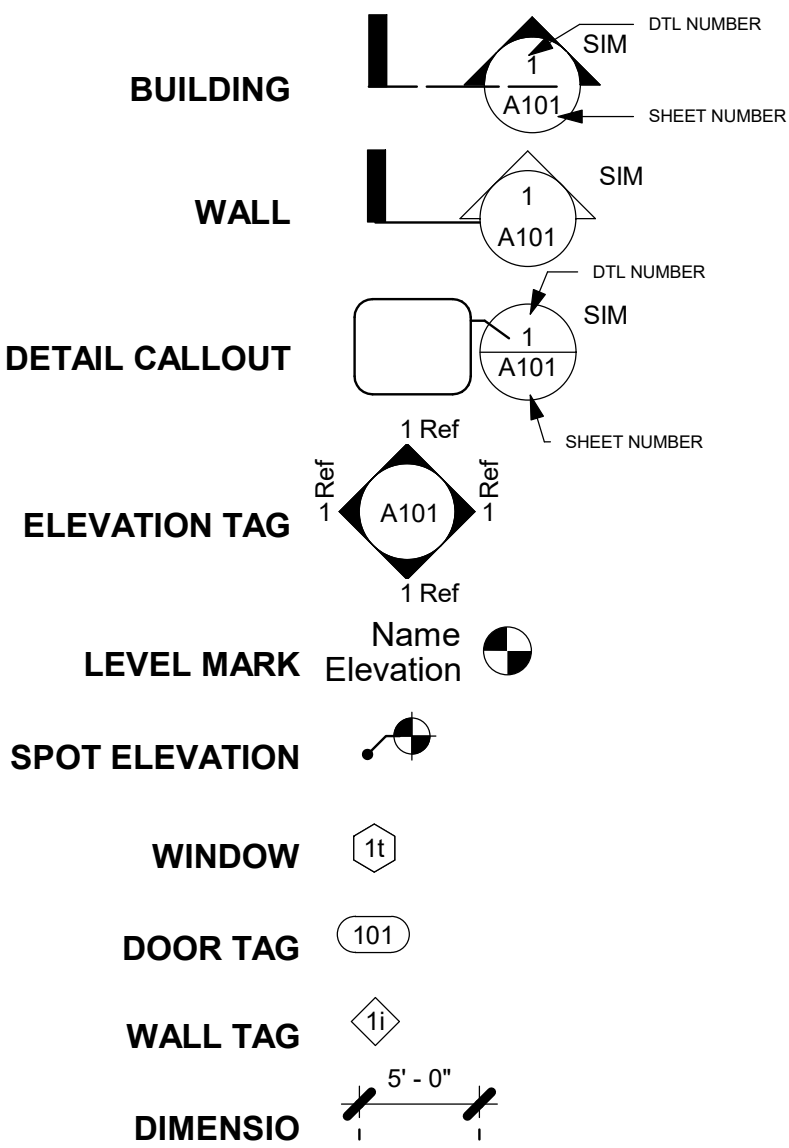


TABLE 504.3

OCCUPANY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		HT	TYPE IV		TYPE V
		A	B	A	B	A	B		A	B	
A, B, E, M, S, U	NS*	UL	180	65	55	65	55	65	50	40	
	S	UL	180	85	75	85	75	85	70	60	
H-1, H-2, H-3, H-5	NS+†	UL	160	65	55	65	55	65	50	40	
	S	UL	180	85	75	85	75	85	70	60	
H-4	NS+†	UL	160	65	55	65	55	65	50	40	
	S	UL	180	85	75	85	75	85	70	60	
I-1 Condition 1, I-3	NS+†	UL	160	65	55	65	55	65	50	40	
	S	UL	180	85	75	85	75	85	70	60	
I-1 Condition 2, I-2	NS+††	UL	160	65	55	65	55	65	50	40	
	S	UL	180	85	75	85	75	85	70	60	
I-4	NS+†	UL	160	65	55	65	55	65	50	40	
	S	UL	180	85	75	85	75	85	70	60	
R*	NS*	UL	160	65	55	65	55	65	50	40	
	S13D	60	60	60	60	60	60	60	60	60	
	S13R	60	60	60	60	60	60	60	60	60	
	S	UL	180	85	75	85	75	85	70	60	

UL = Unlimited; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2; S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3.

A. See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.

B. See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.

C. New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.

D. The NS value is only for use in evaluation of existing building height in accordance with the International Existing Building Code.

E. New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies Condition 1, see Exception 1 of Section 903.2.6.

F. New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and Section 1103.5 of the International Fire Code.

G. For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.

H. New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

GENERAL NOTES, SYMBOL LEGEND & ADA DETAILS



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Marietta, Ga 30066
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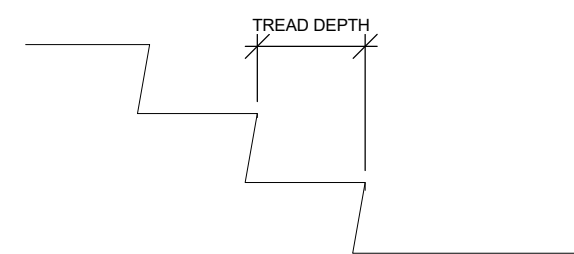
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No.	Date	By

DATE: 04.25.2025
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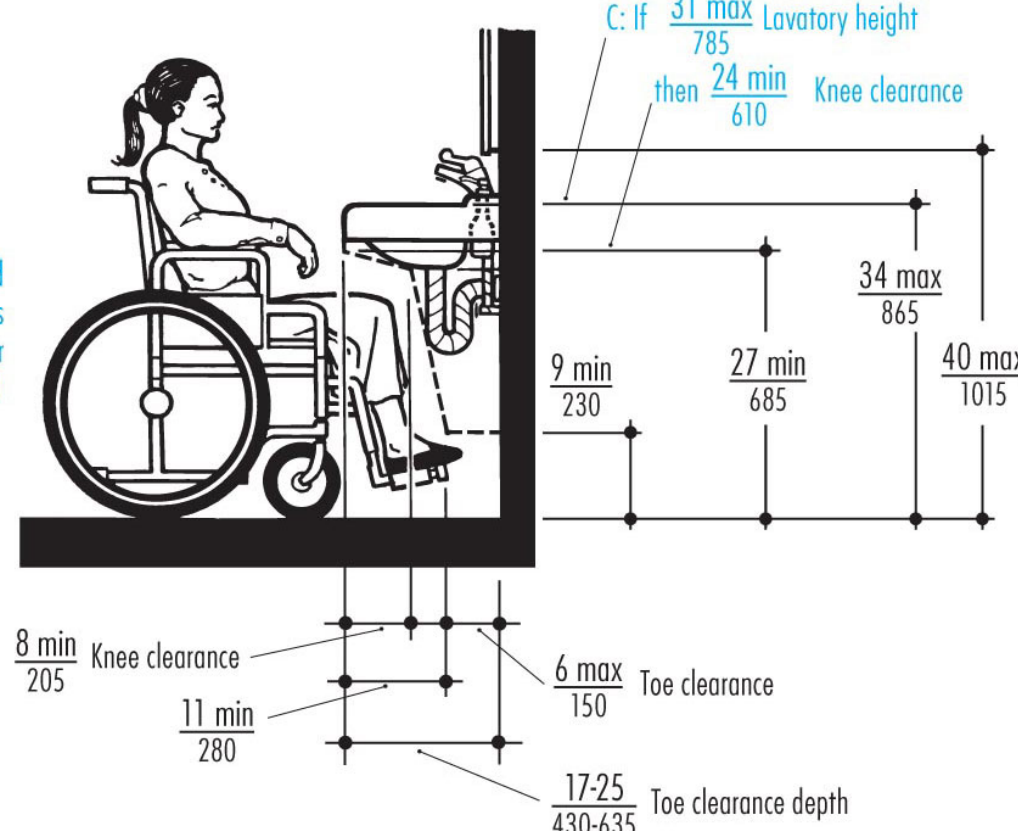
JOB NO.
20250425

SHEET NO.
A002

2012 EDITION NFPA 101
2010 ADA STANDARDS



Handrails shall have a circular cross section with an outside diameter of not less than 1¼ in. and not more than 2 in. Shape other than circular shall meet requirements of Section 7.2.2.4.4.6 (2). **Section 7.2.2.4.4.6 (1)**



NON-CIRCULAR CROSS SECTIONS

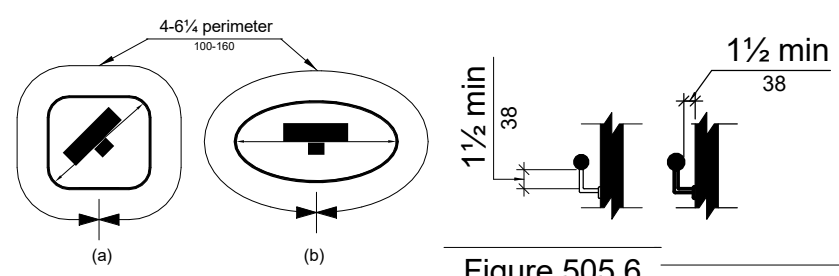
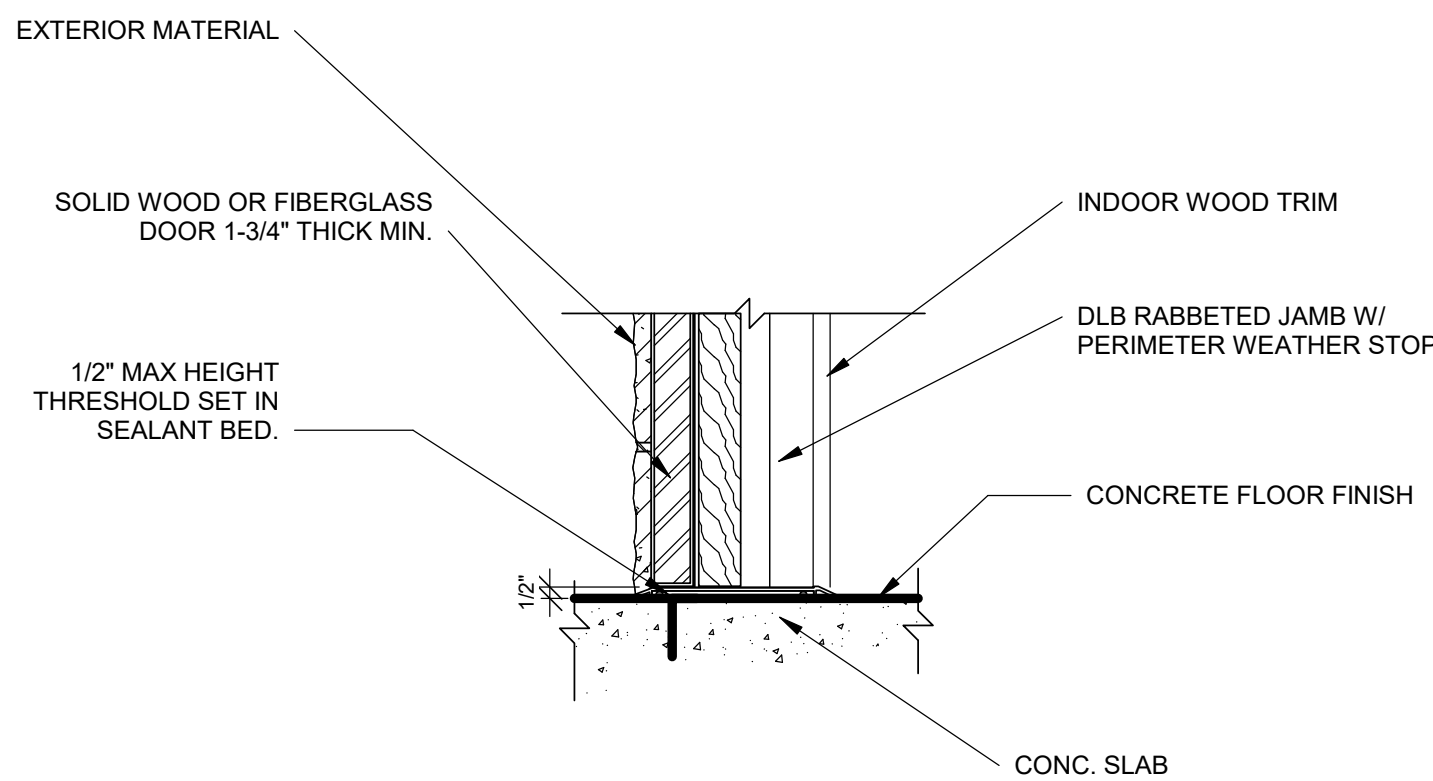


Figure 505.7.2
Handrail
Non-Circular
Cross Section

Table 7.2.2.2.1.1(a) New Stairs	
Minimum Width	See 7.2.2.2.1.2
Maximum height of risers	7 inches
Minimum height of risers	4 inches
Minimum tread depth	11 inches
Minimum headroom	6 feet 8 inches
Maximum height between landings	12 feet

1 $1/4" = 1'-0"$



2 $1\frac{1}{2}" = 1'-0"$

LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

ADA DETAILS



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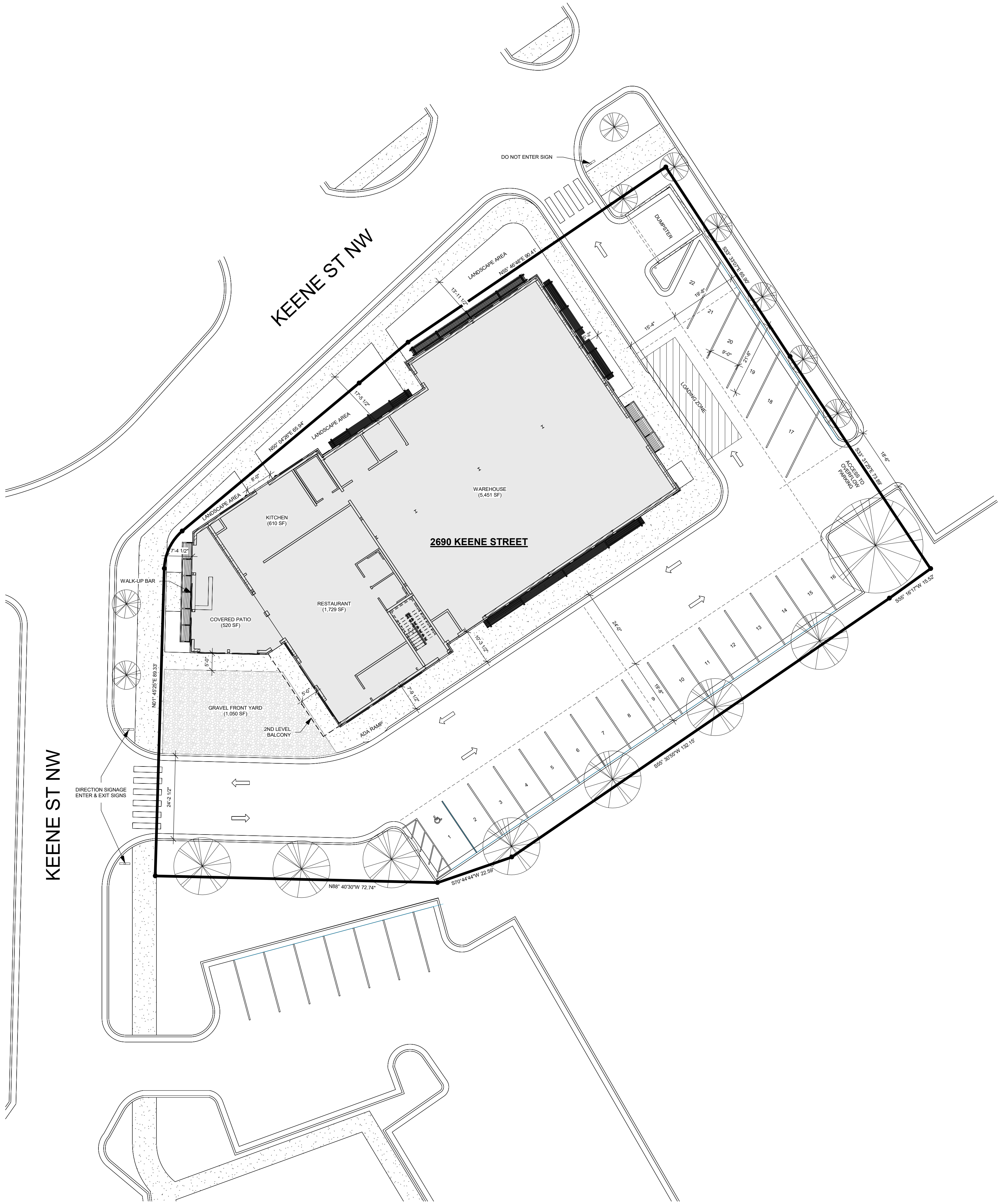
20250425

SHEET NO

A003

2690 KEENE STREET
TRACT 5
PB 282/PG 636
0.61078 AC
26,605 SF

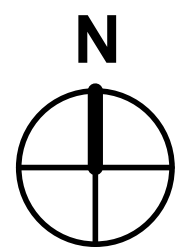
- SITE PLAN NOTES:
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION.
 - DO NOT SCALE DRAWINGS.
 - REFER TO CIVIL PLANS FOR GRADING, DRAINAGE, AND UTILITY INFORMATION.
 - ALL WORK TO COMPLY WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.



1

ARCHITECTURAL SITE PLAN

1/16" = 1'-0"



LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

SITE PLAN

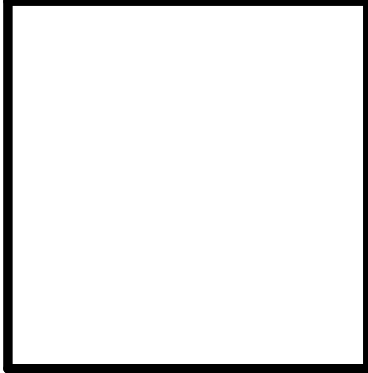
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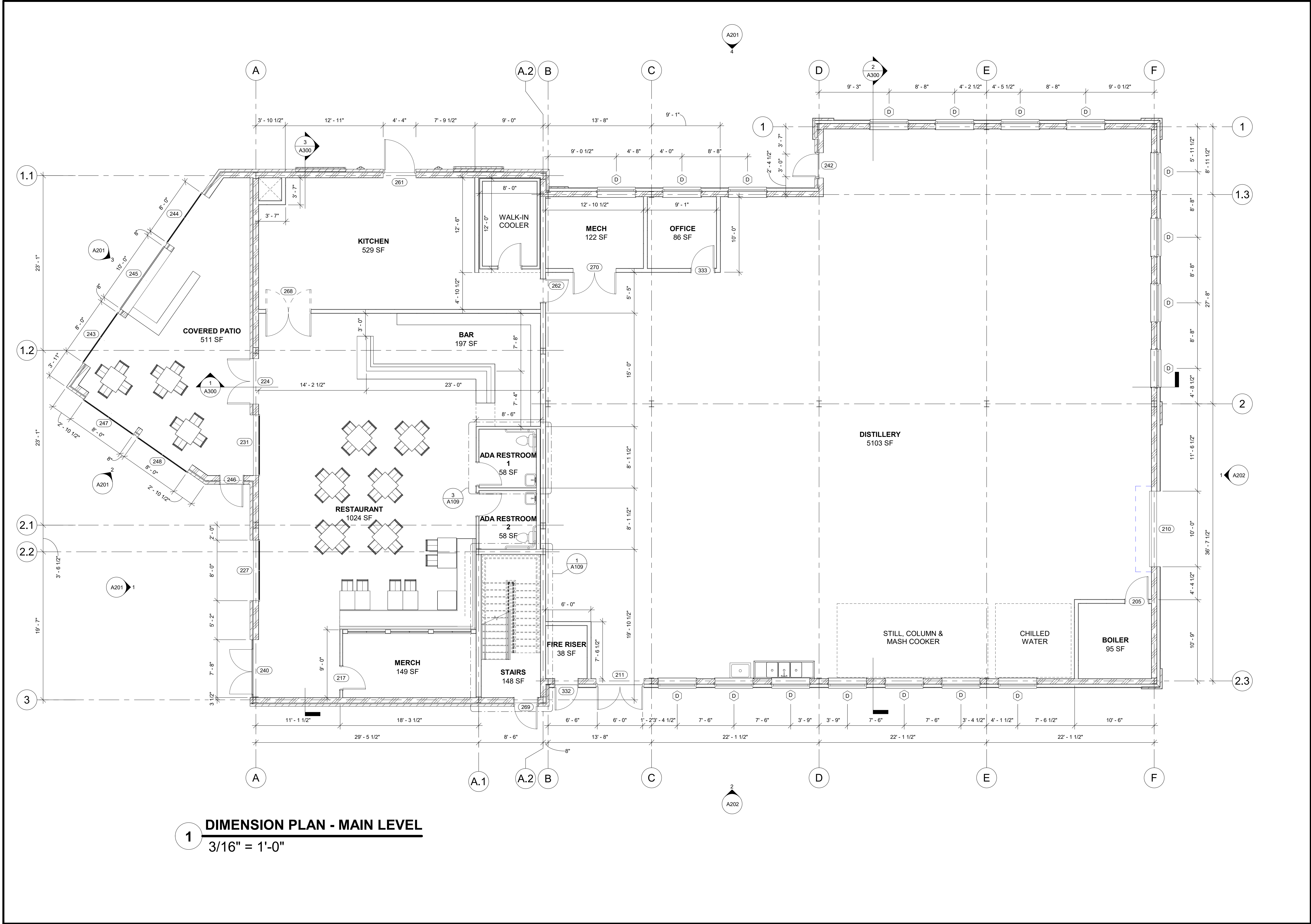
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JOB NO.

20250425

SHEET NO.

A100



1 **DIMENSION PLAN - MAIN LEVEL**
3/16" = 1'-0"

LAZY GUY DISTILLERY
2690 Keene Street, Kennesaw, GA 30144

DIMENSIONED PLAN - MAIN LEVEL

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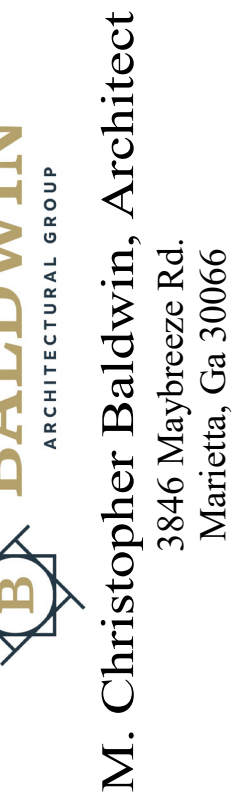
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SHEET NO.
A102



2090 Keele Street, Kennesaw, GA 30144

DIMENSIONED PLAN - SECOND LEVEL



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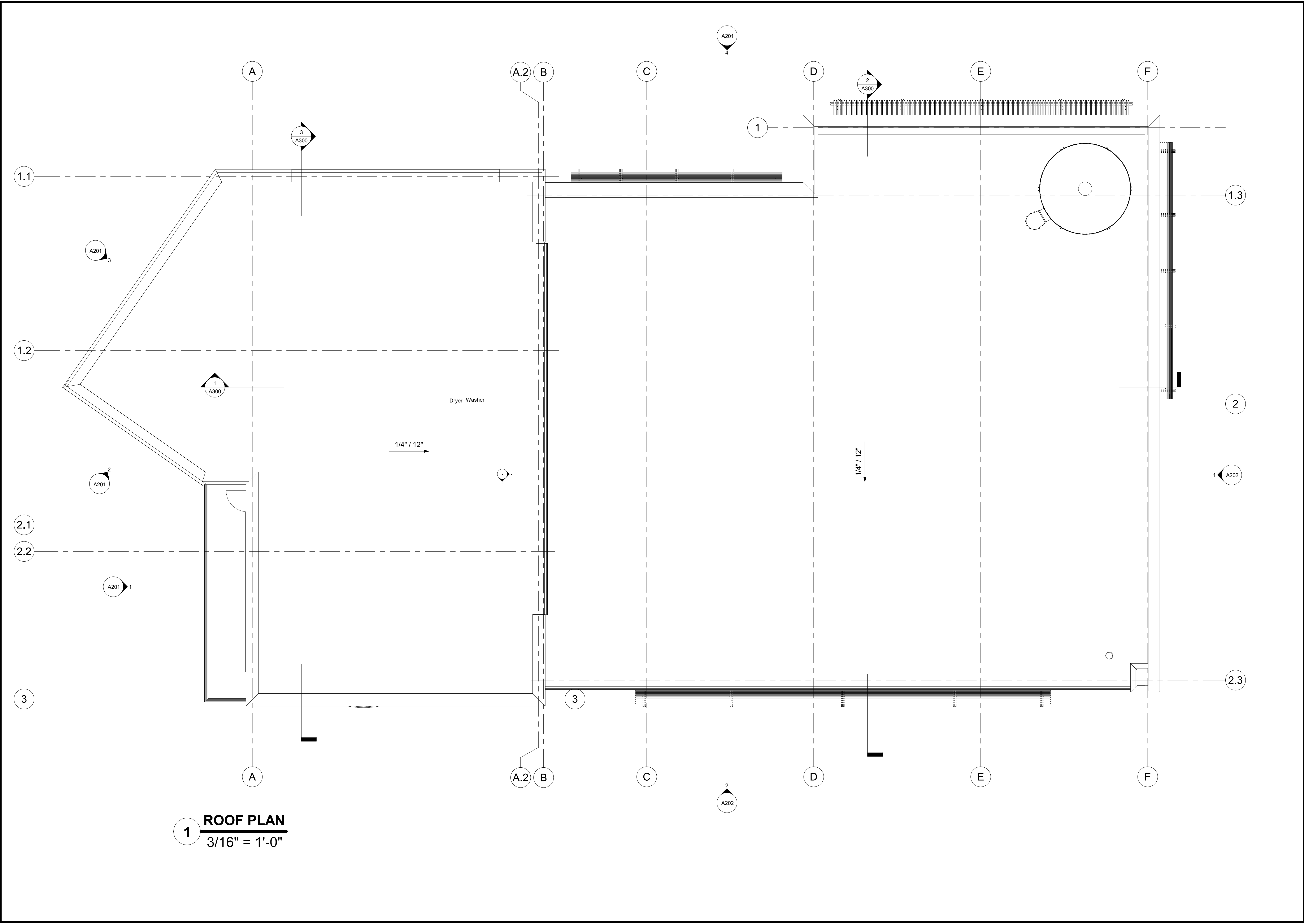
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20250425

SHEET NO.

A103



LAZY GUY DISTILLERY

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ROOF PLAN

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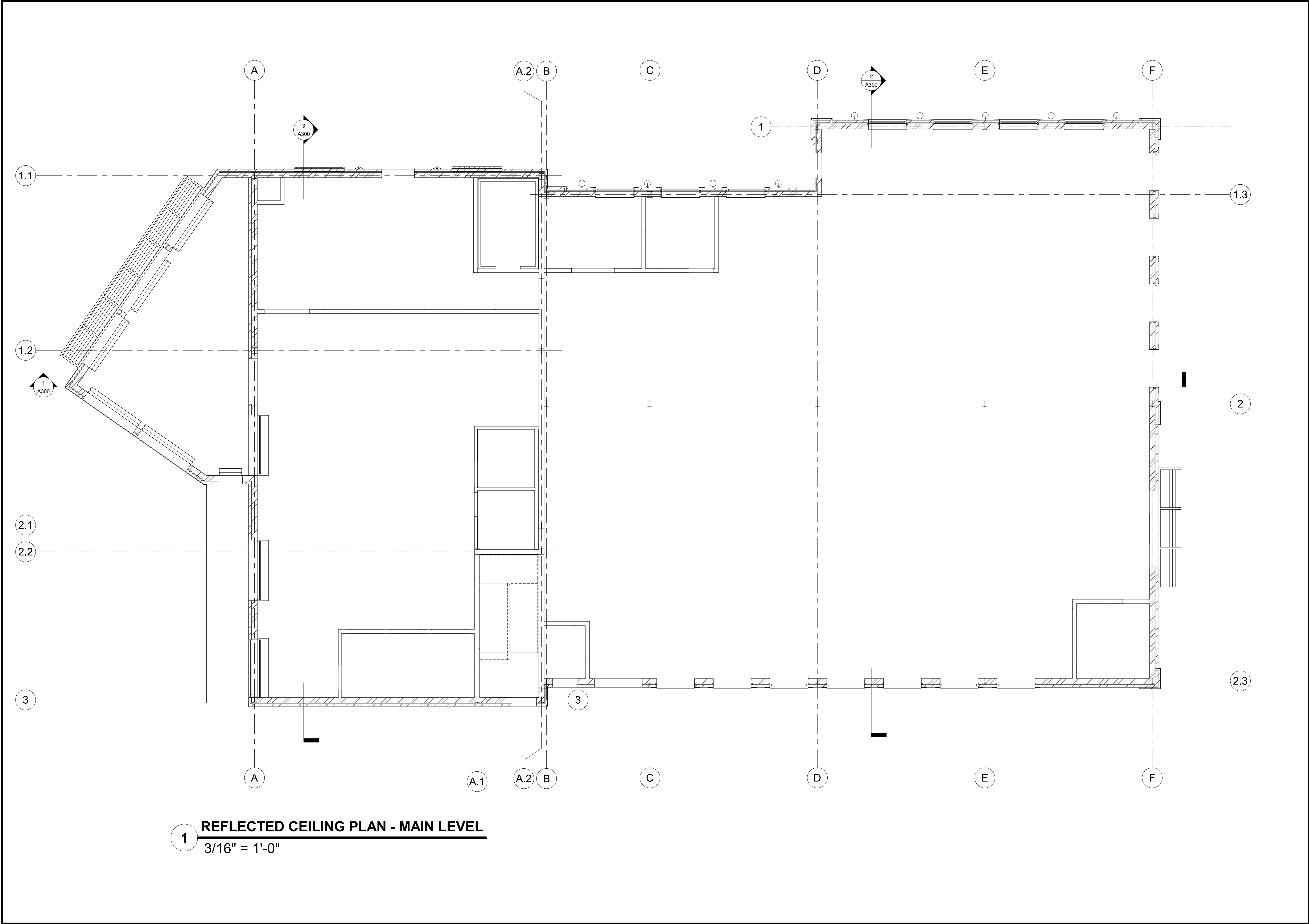
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JOB NO.

20250425

SHEET NO.

A108



LAZY GUY DISTILLERY
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REFLECTED CEILING PLAN - MAIN LEVEL

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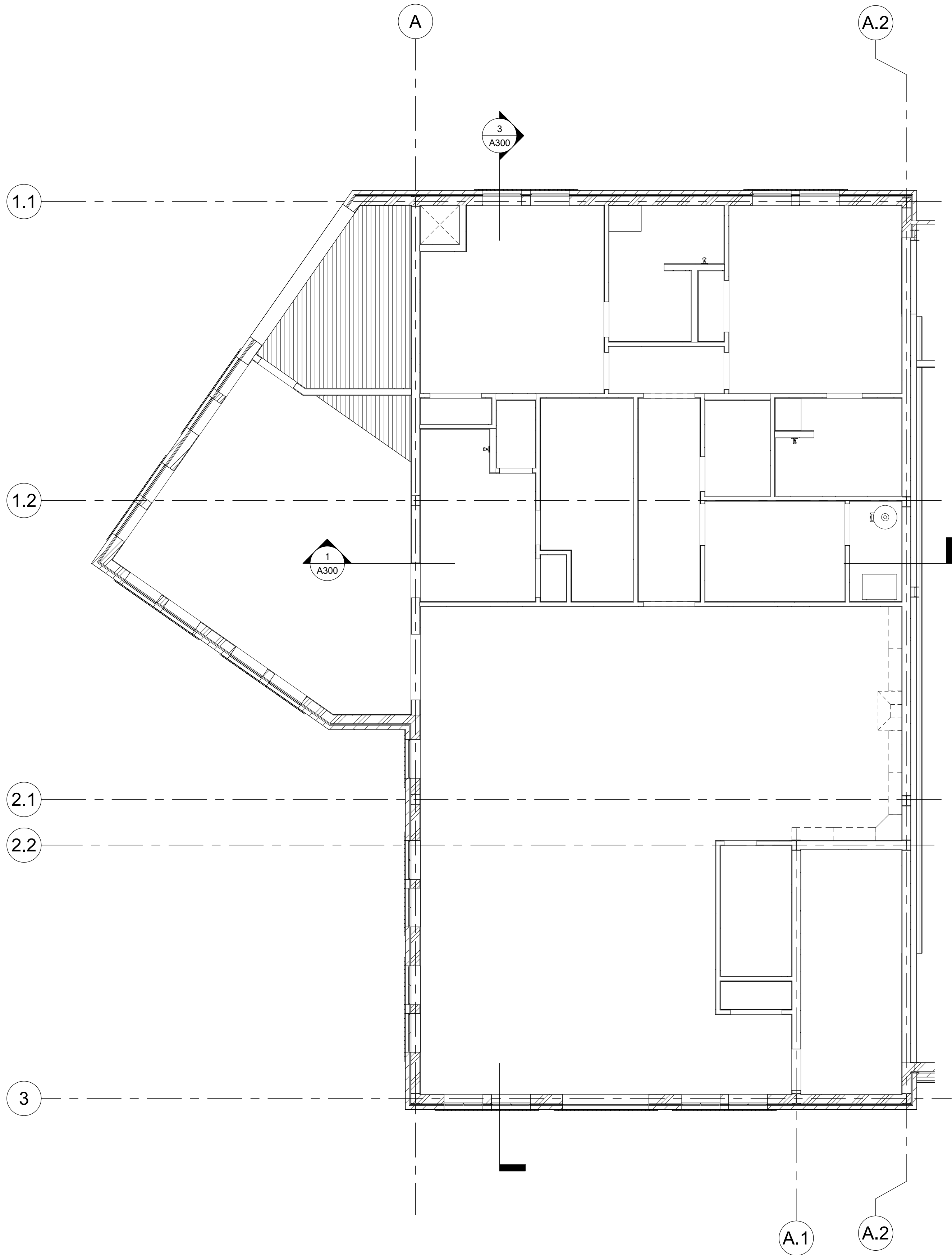
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20250425

SHEET NO.
A106



1 REFLECTED CEILING PLAN - SECOND LEVEL
3/16" = 1'-0"

LAZY GUY DISTILLERY
2690 Keene Street, Kennesaw, GA 30144

REFLECTED CEILING PLAN - SECOND LEVEL

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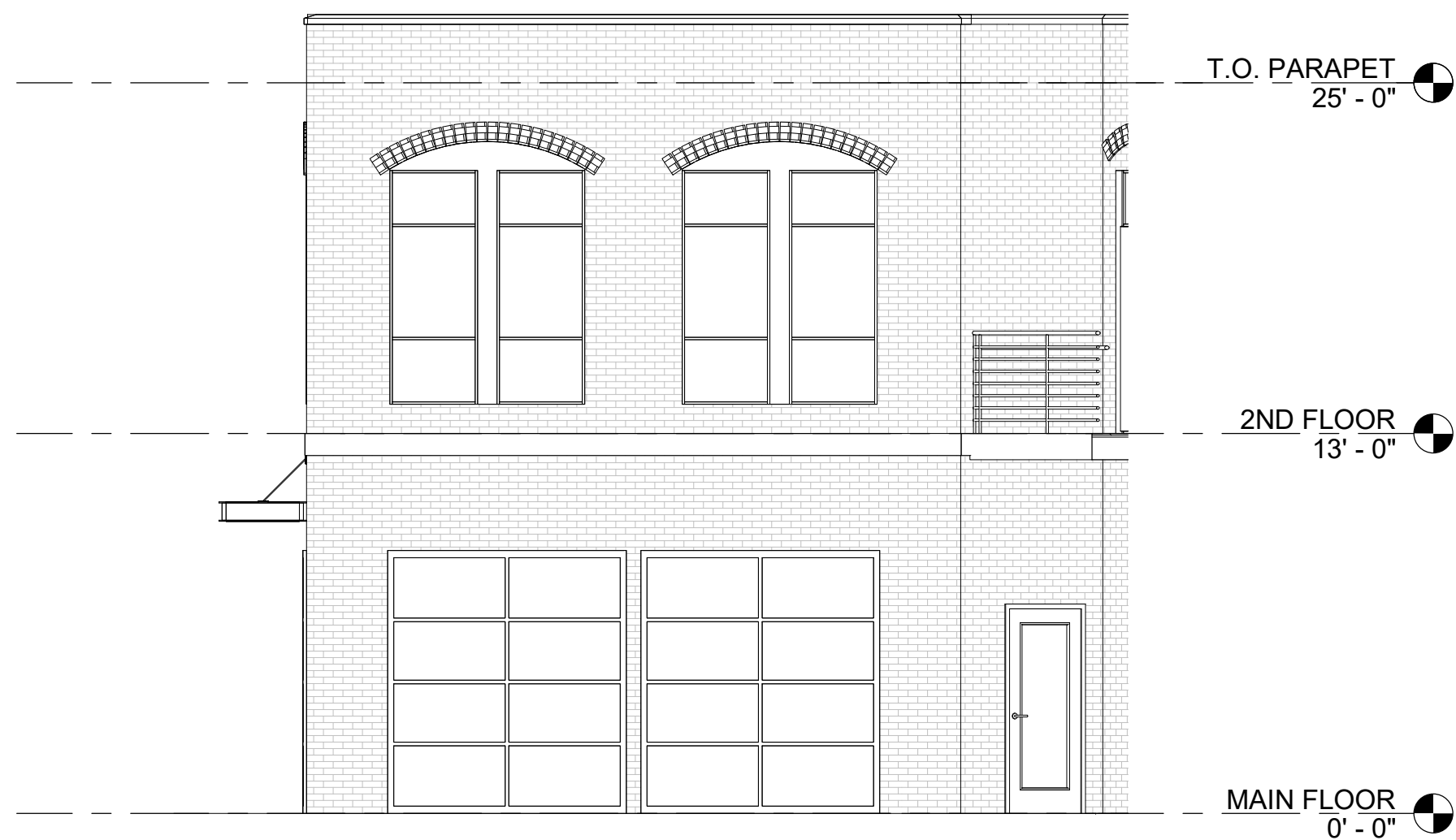
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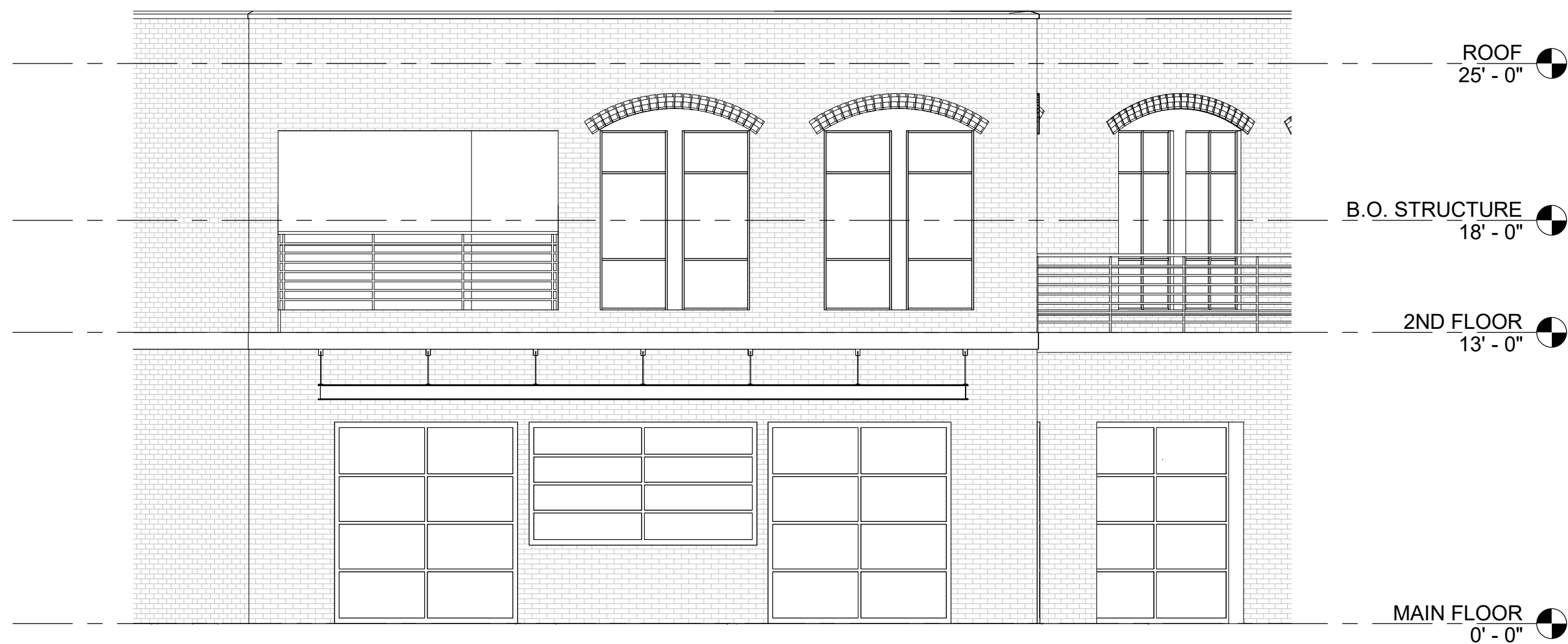
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A107



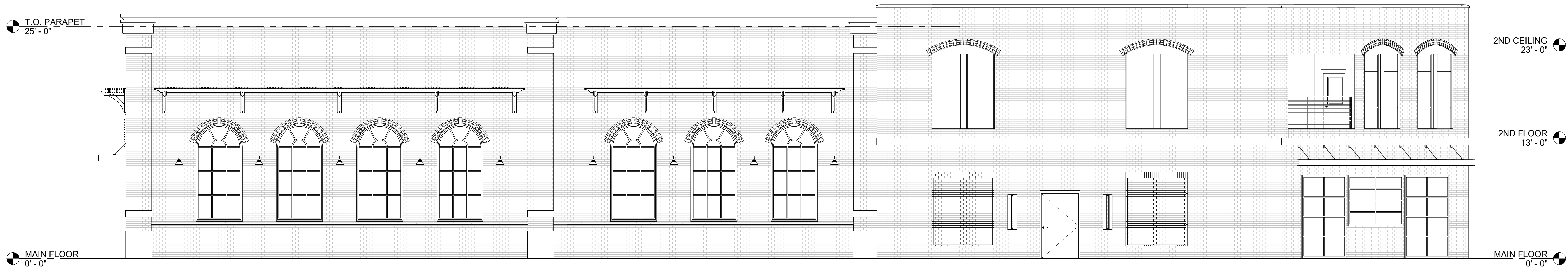
1 **FRONT ELEVATION**
3/16" = 1'-0"



2 **FRONT-RIGHT ELEVATION**
3/16" = 1'-0"



3 **FRONT-LEFT ELEVATION**
3/16" = 1'-0"



4 **LEFT ELEVATION**
3/16" = 1'-0"

LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

BUILDING ELEVATIONS



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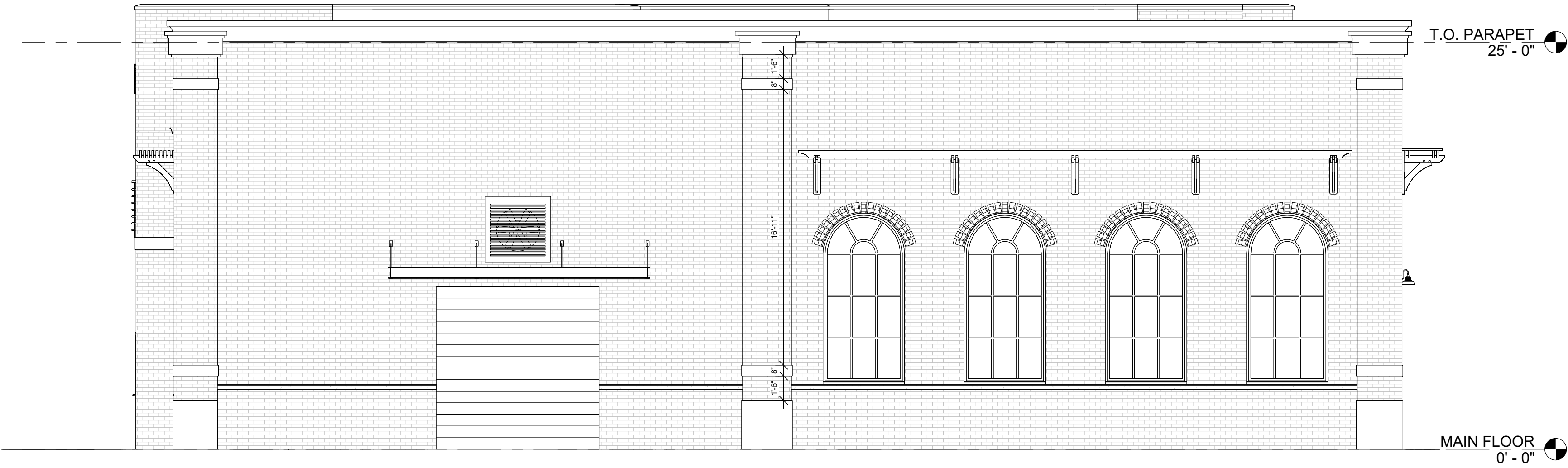
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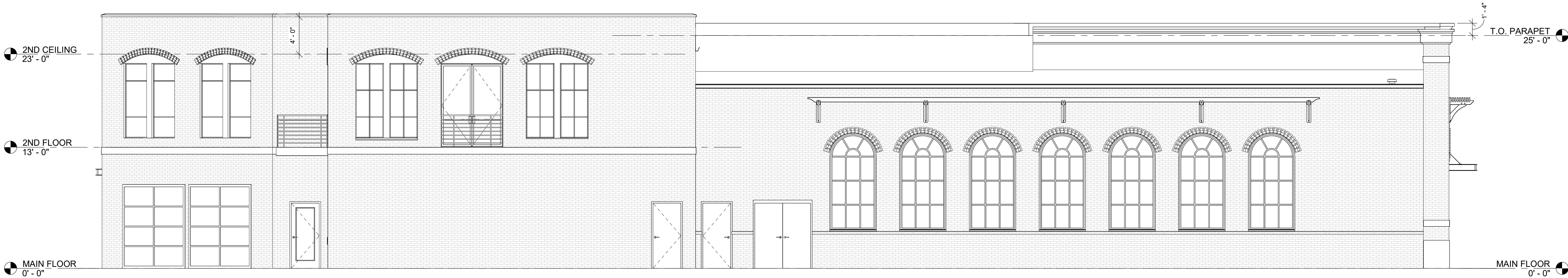
20250425

SHEET NO.

A201



1 **REAR ELEVATION**
3/16" = 1'-0"



2 **RIGHT ELEVATION**
3/16" = 1'-0"

LAZY GUY DISTILLERY

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BUILDING ELEVATIONS



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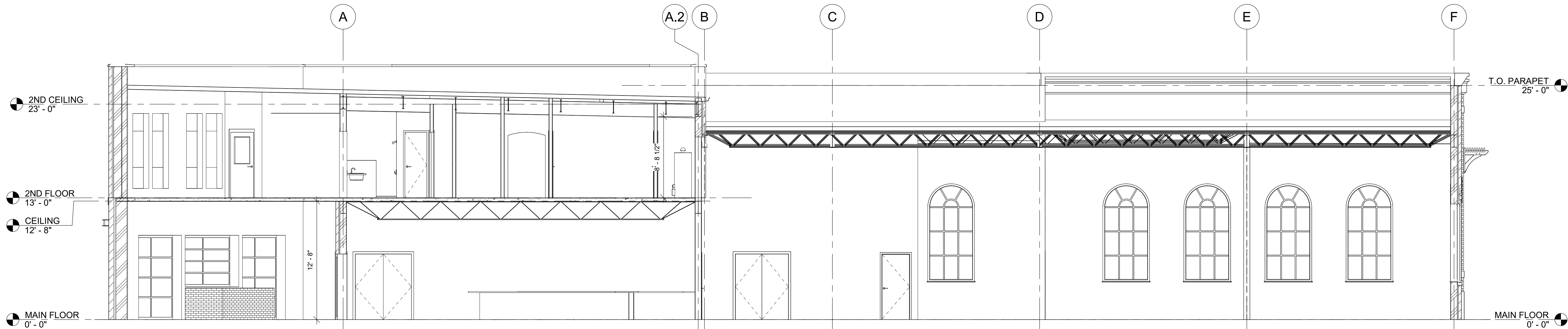
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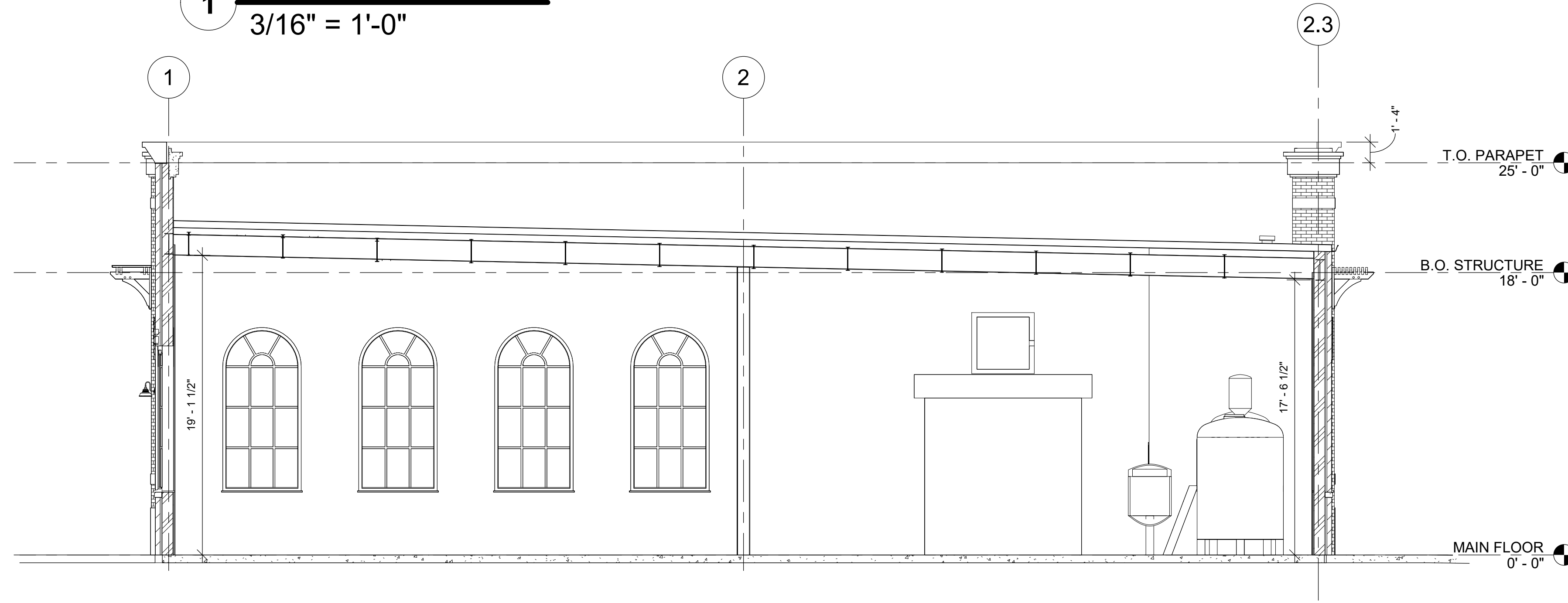
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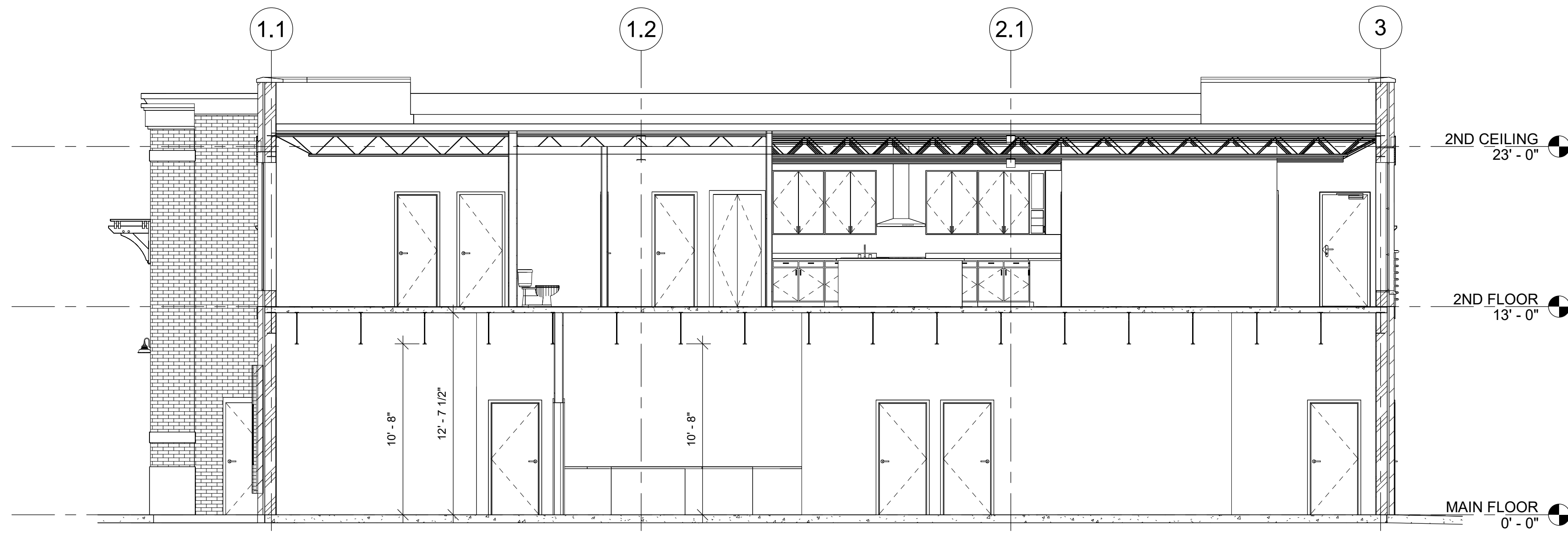
A202



1 BUILDING SECTION 1
3/16" = 1'-0"



2 BUILDING SECTION 2
3/16" = 1'-0"



3 BUILDING SECTION 3
3/16" = 1'-0"

LAZY GUY DISTILLERY
2690 Keene Street, Kennesaw, GA 30144

BUILDING SECTIONS

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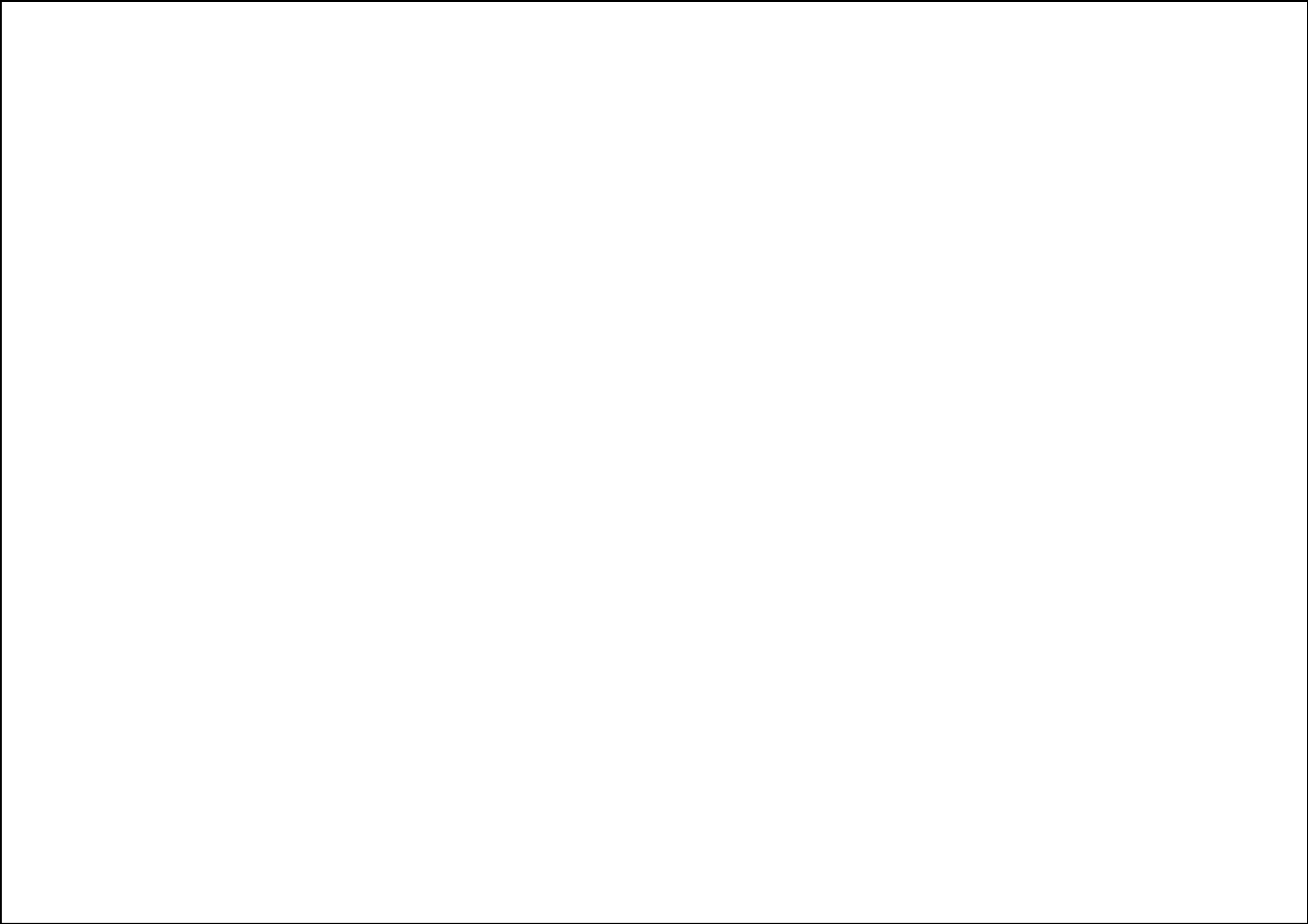
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SHEET NO.
A300



LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

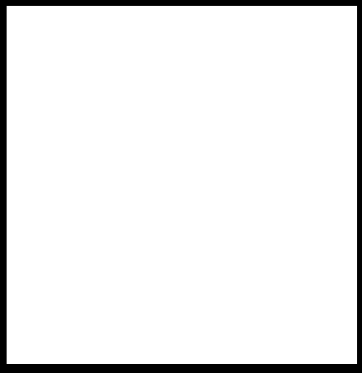
INTERIOR ELEVATIONS

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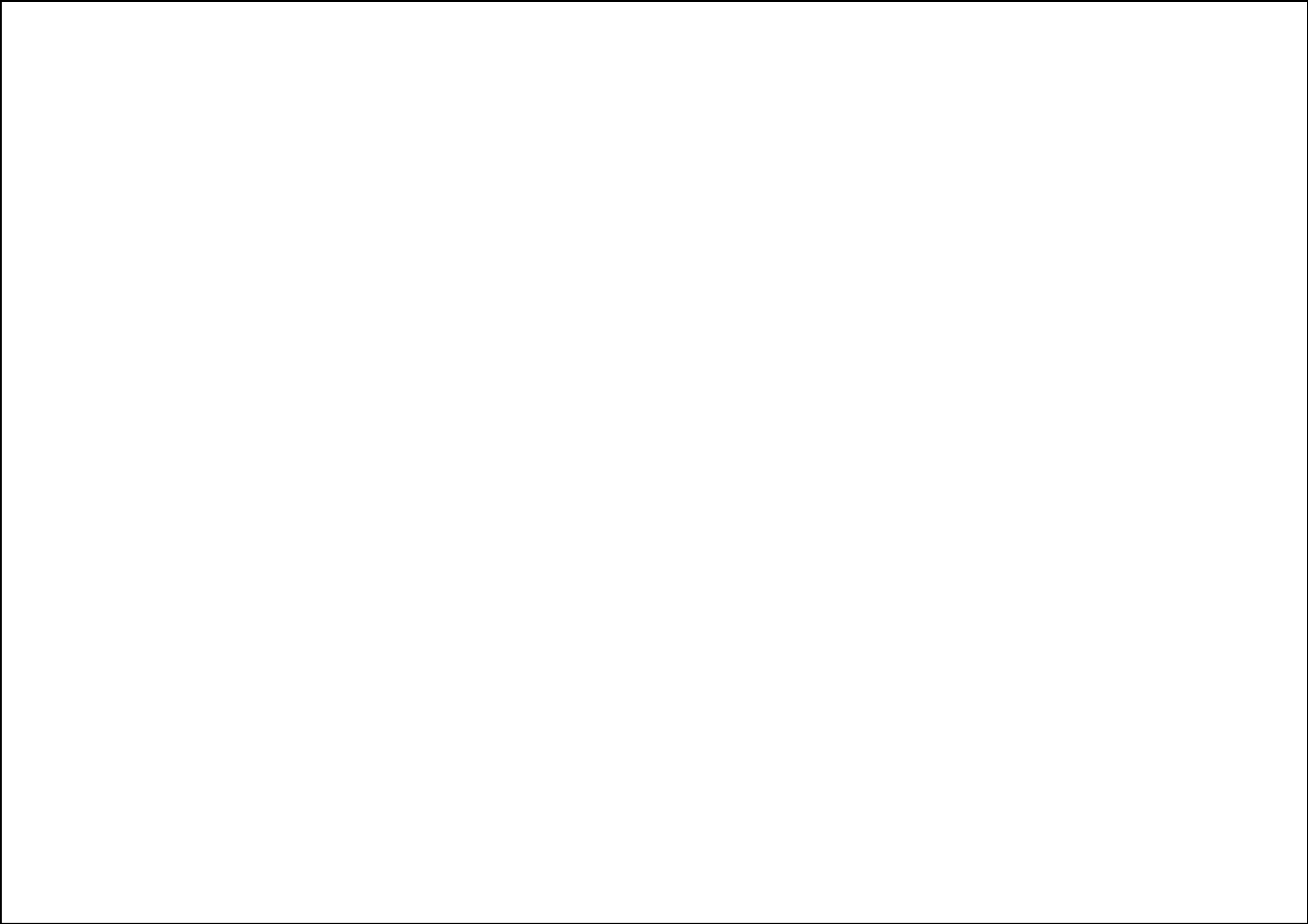
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20250425

SHEET NO.

A400



LAZY GUY DISTILLERY

2690 Keene Street, Kennesaw, GA 30144

INTERIOR ELEVATIONS



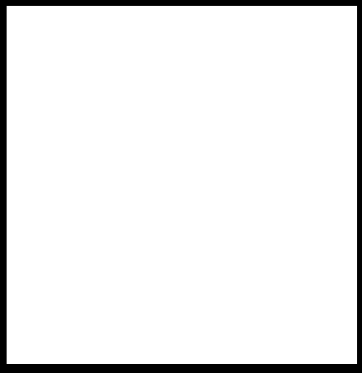
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JOB NO.

20250425

SHEET NO.

A401

MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
June 13, 2025
7:30 AM

Present	Chair Mark Allen Vice Chair David Lyons Treasurer Leslie Patton Secretary Mary Jo Groeneveld Lexie Newhouse Ian Coats Nimesh Patel Leslie Patton
---------	---

1. Call to Order / Roll Call

The meeting was called to order at 7:30 am by Chair Mark Allen.

KDDA Members present: Mark Allen, David Lyons, Mary Jo Groeneveld, Lexie Newhouse, Leslie Patton, Ian Coats, Nimesh Patel

Staff present: Luke Howe, Miranda Taylor

2. Approval of the Meeting Minutes

A. Approval of draft meeting minutes - 05.09.25

The board reviewed minutes from the last meeting. David Lyons made a motion to approve the minutes as presented. Ian Coats seconded the motion. The motion passed unanimously.

3. Financial Report

A. Financial Report as of 05.31.25

Leslie Patton presented the financial report as of 5.31.25 with an ending cash balance of \$112,766.85. Lexie Newhouse made a motion to approve the financial report as presented; seconded by Nimesh Patel. The motion passed unanimously.

B. Approval of open invoices

The board reviewed an open legal invoice, and Nimesh Patel made a motion to approve as presented. David Lyons seconded the motion and it passed unanimously.

4. Old Business

A. Updated concept drawings: CBD Application 2690 Keene Street

Mark Allen has a conflict of interest form on file for this project. Mark recused himself from this item and exited the dias. Vice-Chair David Lyons took control of the meeting. Applicant Mark Allen presented updated drawings for the approved CBD project at 2690 Keene Street. There are no material changes to the business plan, but the drawings have been updated with new architectural designs. The full CBD application

(including the new architectural drawings) will be heard by HPC on June 20 and by Mayor & Council in July.

David Lyons asked if the grain silo shown on the drawings is functional, and whether the roll-up doors will function for deliveries. Mark replied that the grain silo is not functional (it is not allowed to be functional) and only 1 of the roll-up doors will be used for deliveries - the others will be used for customer access.

Mark updated the board on the timeline for the project. Underground utility markings are done and he is completing the survey needed for his civil engineers. Once civil plans are completed he can submit for GC bids. Mark anticipates pulling permits in the next 60-90 days.

No action required on this item.

Mark Allen rejoined the dias and resumed his role as Chair following discussion of this agenda item.

5. New Business

A. CBD Project Approval: 2861 N. Main Street

This item was taken out of order, following the Call to Order. Dale Hughes presented the CBD project application & business plan submitted for 2861 N Main Street. He is developing the block with Reformation Brewery as a tenant on the corner in a new 2-story building (including event space), and a food element in the former Whistle Stop building. The new building will be aligned with the road and will feature greenspace at the corner and in the back of the lot, to create better sightlines along Main Street and from the amphitheater. The corner greenspace will be approximately 10-15 ft, not including current city right of way. The proposed building will encompass approximately 10k square feet with all site plan elements. The application will be heard by HPC on June 20 and by Mayor & Council in their July meeting cycle.

Ian Coats inquired about the timeline and what guarantees are there to ensure the project will move forward? Dale explained that the timeline is tied to financing and approval of bonds. Reformation's financing is in place and Dale intends to move forward on the timeline as it is outlined and driven by the financing elements.

Leslie Patton asked about a realistic timeline if all financing was in place -when should we see shovels in the dirt? Dale advised that the plans are drawn and mostly ready for submittal; there are some utility relocation that will need to take place that could slow down the process, but Dale estimates groundbreaking within 30-60 days after bond closure.

David Lyons asked if Reformation is involved as a tenant or an owner? Dale replied that the option for either is on the table.

David Lyons made a motion to approve the CBD application as presented. Leslie Patton seconded. The motion passed unanimously.

B. Discussion of dumpster enclosure repair

Mark Allen presented an overview of this item. The doors on the dumpster enclosure at 2840 S Main Street (that serves 1885 and Bernies) are damaged; one door was hit and

is now completely off the hinges. The current doors are constructed of aluminum and are not sturdy. We have received a quote to replace the doors with steel doors and a reinforced frame which will be much more long-lasting. The work would be done in conjunction with a fence addition at 1885 Grill (which is being managed by 1885 Grill).

Staff has reached out to two other firms for quotes as well, but the quote we currently have on file is from a local firm. David Lyons made a motion to approve the bid, with the condition that it is not more than 10% higher than any other bids received. Ian Coats seconded the motion. The motion passed unanimously.

6. Main Street Program Updates

A. 2025-2026 Main Street Affiliate Memorandum of Understanding

Consideration for approval of a Memorandum of Understanding (MOU) between the City of Kennesaw and the Georgia Department of Community Affairs for the Georgia Affiliate Main Streets Program.

The board reviewed the annual Main Street MOU with the Georgia Department of Community Affairs. This MOU is a requirement for our participation in the Main Street program. David Lyons made a motion to approve the MOU and authorize the Chair to sign. Lexie Newhouse seconded the motion. The motion passed with a vote of 7-0.

7. Public Comments

Tracey Viars commended the board on the good job on the farmers market, and thanked the board for their partnership with KDMA on the First Friday concerts. The concerts have been well attended and are doing exactly what they're supposed to - get people out and about downtown!

Donovan Giardina spoke about the farmers market and shared that the last two markets have performed well and the vendors are happy with the crown attendance.

8. Board Comments

Lexie Newhouse thanked Mark Allen for bringing tables and chairs to the farmers market each week as they have been used regularly.

Ian Coats said that the last concert was well attended and it was great to see people out enjoying downtown. He'd like the board to challenge themselves to think about how the KDDA can best support additional patronage of downtown merchants and get more people to come experience downtown.

A. Recognition of Service: David Lyons

This item was taken out of order, following item 5.A.

David Lyons has served as a KDDA member since 2011. David is retiring and relocating outside of Kennesaw, so today is his last meeting as a KDDA member. The board is grateful to David for his years of dedicated service! To celebrate, the board will take a short recess to enjoy breakfast catered by Honeysuckle Biscuits and Bakery!

The chair declared the board meeting in recess at 7:55 am.

The board returned from the recess and resumed regular meeting operations at 8:10 am.

9. Economic Development Director Comments

No comments at this meeting.

10. Executive Session

No Executive Session required.

- 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, David Lyons made a motion to adjourn, seconded by Lexie Newhouse. The motion passed unanimously, and the meeting was adjourned at 8:40 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.

[MIN_SIGNATURES]

**MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
June 20, 2025
8:00 AM**

1. Appointment of Temporary Chair

Mr. Darryl Simmons explained that a special election would be held for a temporary Chair who would only hold the position for the June 20, 2025, Historic Preservation Commission (HPC) Meeting. Commissioner Bramlett nominated Commissioner Butler for temporary chair. Commissioner Blandford seconded the motion. Commissioner Butler accepted the position for Temporary Chairwoman.

2. Call to Order / Roll Call

Temporary Chairwoman Butler called the meeting to order at 8:06 a.m.

Roll Call: Rachel Butler, Andrew Bramlett, and Sharon Blandford

Absent: Patrick Gallagher, Kevin Whipple

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

Speakers Present: Mark Allen (Applicant), Dale Hughes (Applicant), Brandy Morrison (Architect)

3. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: May 16, 2025

Temporary Chairwoman Butler called for a motion.

Motion to approve by Commissioner Bramlett.

Seconded by Commissioner Blandford.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

4. Financial Report

Mr. Darryl Simmons presented the financial report. The current balance is \$23,398.

There have been no new expenditures by the HPC for the last 30 days. There are no new encumbrances to date.

Temporary Chairwoman Butler called for a motion.

Motion to approve by Commissioner Blandford.

Seconded by Commissioner Bramlett.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

5. Old Business

6. New Business

A. Central Business District: 2690 Keene St

Consideration to review a Central Business District (CBD) project application to construct a mixed-use development consisting of a distillery and restaurant on 0.61 +/- acres located at 2690 Keene Street (Parcel # 20016700640). Case #CBD2025-02

Mr. Darryl Simmons introduced this agenda item. This is a Central Business District (CBD) project application submitted by Mark Allen. The parcel is 0.61 +/- acres located at 2690 Keene Street. The property is part of the downtown master plan for the mixed-use development that was approved by the city of Kennesaw. This remaining piece will bring the master plan into compliance with a commercial entity. The proposed use is for the Lazy Guy Distillery, which is an existing business within Kennesaw that wishes to relocate to this property from Moon Station Rd. The applicant is in attendance and has a presentation, including renderings and schematics. Mr. Simmons reminded the commissioners that CBD applications carry a conceptual approval and the HPC can require the applicant to return with additional details.

Mr. Mark Allen, applicant, presented the CBD project application proposal. He explained that Lazy Guy Distillery has been in the city for the past twelve years and was looking to expand the location. The property on Keene Street is currently undeveloped. The proposed building would be an approximately 7,000 square-foot production facility. The facility would consolidate the business's two locations, one on Moon Station Road and one near Jiles Rd, into a single location. Mr. Allen reviewed the proposed floor plan, which detailed the locations for manufacturing, storage, and bottling, an indoor hospitality area, outdoor covered seating, and outdoor uncovered seating. The indoor hospitality area is approximately 2,000 square feet and includes a 500 square-foot kitchen and 1,500 square feet of seating with a merchandise shop. The space is a larger footprint compared to the current location, which can only accommodate outdoor seating. The second floor is a proposed 2,000 square foot owner's suite that is not publicly accessible.

Mr. Allen reviewed the elevations and highlighted the locations of different uses for the space. The lower level distillery portion will have arched windows. The hospitality side will have some glass features and metal doors. Roll-up doors will be located at the front of the building to open the space up to the outside. The rear of the building will have a roll-up door for forklift access.

The renderings for the site were presented. Exterior features of the building will include eyebrow features above the windows, a two-color brick scheme to mimic the neighboring apartment complex, and a water-tower-like feature on the roof of the building. The hospitality space will be located towards the front of the building with a landscaping feature and the distillery portion will be located at the back of the building. The front of the building will include a roll-up door feature and outdoor seating. The design of the building is meant to give a mill or industrial appearance to match the use of the building, which is industrial manufacturing.

Commissioner Bramlett asked if the property was within the historic district. Mr. Allen stated that the property was flanked by the historic district, but the property is not within the historic district.

Commissioner Bramlett asked if HPC requirements like a landscaping plan applied to the property. Mr. Simmons responded that there is an overall landscaping ordinance. He stated that since the property is part of a master plan, the commission can request an update for the final landscaping plan. Mr. Simmons reiterated that the property would fall under the overall landscaping ordinance for the city, not the HPC landscaping ordinance.

Temporary Chairwoman Butler asked if a motion would be required for the agenda item. Mr. Simmons responded that a motion was required in order for the HPC to make a formal recommendation to the Mayor and Council.

Temporary Chairwoman Butler called for a motion.

Motion to approve by Commissioner Bramlett.

Seconded by Commissioner Blandford.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

B. Addition and Exterior Renovation (Alteration): 2871 N Main Street

Consideration of approval for a Certificate of Appropriateness application submitted by 2871 N. Main St LLC for an addition and alteration to the historic structure located at 2871 N Main Street. Said alterations include the installation of a new roof, tempered glass windows, wood doors with single glass lites, and an awning. Case # COA2025-08

Mr. Darryl Simmons introduced this agenda item. This is a consideration of a Certificate of Appropriateness submitted by 2871 N. Main St. LLC for an addition and alteration to the historic structure located at 2871 N Main Street. The alterations include the installation of a new roof, tempered glass windows, wood doors with single glass lites, and an awning. Mr. Simmons explained that the Certificate of Appropriateness application was part of a larger Central Business District Project and that the applicant would give a single presentation for both agenda items.

Mr. Dale Hughes, applicant and managing member of the 2861 N Main St LLC and 2871 N Main Street LLC, explained that he would provide an overview of the project and then have Ms. Brandy Morrison, the architect for the project, present on the elevations and materials. He highlighted Ms. Morrison's previous historic preservation work, including working to place a historic church in downtown Kennesaw on the historic register. The project consists of 2861 N Main Street and 2871 N Main Street, which fronts N Main Street and J.O. Stephenson Avenue. 2861 N Main Street is an empty lot both in the front, and the back is separated by an alleyway that goes behind the properties on the block. The second parcel, 2871 N Main Street, consists of the historic Whistle Stop Café and a strip of land behind it.

Mr. Hughes shared that the previously approved proposal for the properties had a two-story building located at the rear of the property. The two-story building has been moved to N Main Street and will abut the Whistle Stop. Reformation brewery will use the two-story building for their operations and the Whistle stop will be the location for the food vendor. The back of the lots will feature a stage area for stationary art and performing arts through a supplemental program with the city and Kennesaw State University (KSU). The stage will also function as hidden keg storage on high-volume weekends. There will also be a production facility at the back of the property along Lil General Cloggers Ln to produce Reformation Brewery's products. He stated that the buildings along N Main Street would be similar to the Red Top building in downtown Acworth with a two-story building adjoining a single-story production facility.

Mr. Hughes shared that additional work would be done to repair the historic building. The roof will be replaced due to fire damage. The boarded-up windows and doors will be replaced. The intent is to preserve the historic roll-out windows and re-insert glass. An awning will also be installed to replace the awning that was destroyed in a storm.

Ms. Brandy Morrison, architect, introduced herself, noting her previous work in Kennesaw's historic district and her specialty in historic preservation. The design for 2861 N Main Street continues the two-story porch colonnades and covered walkway features from the rest of the block with wood columns and wood railings. The floor plate proportions and the porches at 2861 N Main Street align with those of the Collier building. Ms. Morrison noted that the porches on the building enter the public right-of-way to cover the sidewalk, but added the porches would be pushed back if needed.

The building will have flat lintels, brick detailing similar to what exists on the Collier building, and awnings. Ms. Morrison stated that they are flexible with using fabric for the awnings instead of metal if needed. For the windows, the intent is to keep the original windows on 2871 N Main Street and replace the glass, but the plywood will need to be removed to assess the windows' condition to determine whether that is possible. The current door on 2871 N Main Street is a non-original modern aluminum that the applicants propose to replace with wood doors with a single glass lite. Ms. Morrison stated she looked for historic photos of the building but could not find any depicting the original doors.

Ms. Morrison reviewed the J.O. Stephenson elevation of the project. The J.O. Stephenson elevation features a wrap-around porch on the two-story building, a production building, a stage, and bathrooms. The production building is a smaller, simplified version of the building at 2871 N Main Street without quoin details. The design, size, and materials for the stage have not been finalized. The bathrooms were designed with brick detailing.

Temporary Chairwoman Butler asked what the window material was being proposed for 2861. Ms. Morrison responded that the windows would either be composite or wood. Her recommendation was a composite material, like aluminum-clad wood, for durability. She stated the windows were designed without mullions because modern mullions do

not look like historic mullions and there is precedent for single-pane windows on the block.

Temporary Chairwoman Butler shared that she had attended a presentation about historic windows the day prior to the meeting. Ms. Morrison asked what the meeting was. Temporary Chair Butler responded that it was a presentation from Graham Architectural Products out of New York.

Commissioner Bramlett asked how the setbacks, per section 5.1.02, functioned for the project and whether the J.O. Stephenson side of the project needed to align with the house behind the property. Mr. Simmons stated the build-to line on J.O. Stephenson Avenue would not align with the adjacent house. Commissioner Bramlett asked how close the project would be to the house on Lil General Cloggers Lane. Mr. Simmons estimated that the distance was around 10ft, but noted the final site design would likely be influenced by other requirements like fire safety and our access requirements for Lil General Cloggers Lane. He stated that staff spoke with the applicant about how to orient the building to maximize their logistics without causing a circulation problem for trucks and deliveries that go onto the property. Setbacks will be determined when the applicant has more detailed plans to submit for a site review, which will be completed by city staff and other entities like the Fire Marshal.

Temporary Chairwoman Butler asked what the height of the building was at the back of the property. Ms. Morrison stated she would need to check the measurements, but believed the height was between twelve and fourteen feet. She added that she knew the production facility needed more ceiling height for clearances for some of the equipment and one of them was eleven feet tall with two feet of clearance required. The taller section will be placed at the front of the building where there is more room for height. Temporary Chairwoman Butler stated that her concern was based on a previous proposal with a three-story building in the back. Ms. Morrison responded that the building would be one story. Temporary Chairwoman Butler expressed concern about overpowering any residential buildings. Ms. Morrison stated the design would be within residential building heights for a single story.

Temporary Chairwoman Butler asked for additional details about the plans for the stage area, particularly about the storage of kegs underneath. Mr. Hughes responded that the stage would have a flat surface on the front with hidden storage. The stage is located adjacent to the street so the feature could be opened to load kegs onto a truck. The feature is used at other locations to manage empty keg storage on high-volume customer days. The vendor will be working with the architect to ensure the stage has sufficient hidden storage. He stated that the vendor would be present at the Mayor and Council meetings to give further explanation. Temporary Chairwoman Butler asked what company would be in the space. Mr. Hughes responded that the space was for Reformation Brewery.

Commissioner Bramlett asked where the applicant would be placing signage. Mr. Hughes suggested hanging the sign from the balcony to create a view from uphill near the railroad tracks that will look onto the Common Grounds plaza. He also expressed

an interest in coming back before the commission to get approval for a silo-like feature and sign along J.O. Stephenson Avenue.

Temporary Chairwoman Butler asked if the project was conceptual only. Mr. Simmons confirmed that the application was at a conceptual stage for the CBD application with an option for the commission to have the applicant come back with more details as they progress with the design.

Temporary Chairwoman Butler asked if any demo work had been done on the roof of 2871 N Main Street to determine if the material is just roof or if it includes structural work. Mr. Hughes responded that a structural analysis was done by Gay Construction. The analysis found that only one of the tresses would need to be replaced. He stated that the roof is an older roof that needs to be replaced. Mr. Hughes also shared that an environmental analysis to check for lead paint and asbestos was completed. The analysis did not find either.

Commissioner Blandford asked for additional insights into the landscaping plan, specifying that sections 5.1.04, 5.1.07, and 5.1.10 in the design guidelines refer to landscaping requirements. Ms. Morrison stated that the design was preliminary and once approved, would be sent to the landscape architect. She stated she would send the design guidelines to the landscape architect.

Temporary Chairwoman Butler asked if the door on 2871 N Main was the previous door that would be put back in place. Ms. Morrison stated that the door was non-historic. The intention is to replace the old door with a wood door and keep the windows, which appear to be historic. Mr. Hughes agreed that the windows are historic and stated they had a unique roll-out feature he wanted to preserve. He also stated that Ms. Morrison added a transom above the door, which was a feature that had previously been covered-up. He added that a shopping center-like aluminum door was currently installed. Temporary Chairwoman Butler asked if there were any historic photos with the door. Ms. Morrison stated she found a historic photo, but the photo only showed the Collier building, Wildman's, and the quoins on 2871 N Main. She stated that the design guidelines have a similar picture that does not include the door. Without photographs of the door, a simple style door was proposed instead of anything more elaborate. Ms. Morrison estimated that the building was from the 1930s or 1940s and stated that the door was meant to reflect a door appropriate to the period. Commissioner Bramlett shared that the building was built between 1948 and 1950 by Owen Wooten of Wooten Lake. Commissioner Bramlett stated he had the information. Ms. Morrison responded that if they could get that information, she would be happy to review it. Commissioner Bramlett agreed to share the information.

Commissioner Bramlett asked what material the awnings would be. Ms. Morrison stated she had drawn in metal awnings, but stated they were flexible on the material. She stated she would look at the photos and use fabric if that was the original material. Temporary Chairwoman Butler shared that Section 5.7.02 states awning materials for windows may be canvas, metal-coated canvas, or metal standing seam. Ms. Morrison

stated the awnings were metal standing seam, but would look at the photos to see if there was a better indication of the original material. Commissioner Bramlett asked if the section applied to new buildings. Commissioner Blandford responded that the section applied because the building was existing. Temporary Chairwoman Butler stated that fabric was encouraged but not necessarily required. Ms. Morrison responded that fabric was acceptable if the client agreed.

Temporary Chairwoman Butler called for a motion

Motion by Commissioner Blandford to approve with the following conditions:

1. The applicant will submit design development drawings for review by the Historic Preservation Commission.
2. The applicant will submit construction drawings at ninety percent (90%) completion for review by the Historic Preservation Commission.

Seconded by Commissioner Bramlett.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

C. Central Business District: 2861 & 2871 N Main Street

Consideration to review a Central Business District project application to construct a commercial development consisting of a brewery and public plaza on 0.545 +/- acres located at 2861 and 2871 N Main Street (Parcel # 20013801060 & Parcel # 20013801080). Case # CBD2025-04

This agenda item was presented concurrently with agenda item 6.B. A separate vote was held for this agenda item.

Temporary Chairwoman Butler called for a motion.

Motion by Commissioner Blandford to approve with the following conditions:

1. The applicant will submit design development drawings for review by the Historic Preservation Commission with additional details on the design of the stage area and landscaping drawings.
2. The applicant will submit construction drawings at ninety percent (90%) completion for review by the Historic Preservation Commission.
3. The applicant will submit the build-to line and offset distance from the project to the adjoining structure on J.O Stephenson Avenue for review.

Seconded by Commissioner Bramlett.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

7. COAA Approval by City Staff and HPC Chair

A. COAA2025-08 - 2839 Cherokee Street, Unit D

This is a Certificate of Appropriateness application for an under-canopy sign at the rear of the property for an existing business. The application was submitted by Bangqiong Li, and was approved on June 16, 2025, following site verification.

B. COAA2025-12 - 2939 Cherokee Street

This is a Certificate of Appropriateness application submitted by Doug Connor for a screened porch at 2939 Cherokee Street. The structure was non-historic and the porch was not considered a major alteration to the structure. The application was administratively approved on June 16, 2025.

C. COAA2025-13 - 2078 Cherokee Ridge Trail

This is a Certificate of Appropriateness application for 2078 Cherokee Ridge Trail submitted by Geoffrey Drake for a fence replacement. The fence was galvanized pine, three rail, and met the City of Kennesaw's design criteria. The Certificate of Appropriateness was administratively approved on June 16, 2025.

8. Discussion

Mr. Darryl Simmons stated that Planning and Zoning would send out a webinar opportunity that was submitted to staff for Historic Preservation. The webinar will be held July 8th. Mr. Simmons encouraged commissioners to participate in the training opportunity.

9. Public Comments

Temporary Chairwoman opened the floor to public comment. Hearing no public comment, she closed the floor to public comment.

10. Staff Comment

Temporary Chairwoman Butler stated that she attended a session on historic windows. She asked if she needed to submit a form for Staff to have the certification on file. Mr. Darryl Simmons responded in the affirmative. He asked the commissioners to forward staff any webinars or seminars they feel would benefit the HPC, so staff can circulate the opportunity to the other commissioners.

Mr. Simmons stated that there were no additional staff comments. He thanked the commissioners and stated that the action minutes and draft minutes would be looked over carefully and submitted to the Commissioners.

11. Adjourn

Temporary Chairwoman Butler adjourned the meeting at 9:03 a.m.



Item Report

TO: The Honorable Mayor and City Council

FROM: Darryl Simmons, Zoning Administrator

DATE: July 7, 2025

TITLE: **Central Business District Project Application: 2861 & 2871 N Main Street**
 Consideration to review a CBD project application request for a commercial development on the parcels located at 2861 N Main Street (Parcel 2001380160) and 2871 N Main Street (Parcel 20013801080). Case#CBD2025-04

Summary:

Consideration to review a CBD project application request located on 0.545 +/- acres for the construction of a commercial development consisting of a brewery and public plaza at 2681 N Main Street (20013801060) and 2871 N Main Street (20013801080). The applicant went before the Kennesaw Downtown Development Authority (KDDA) on June 13, 2025, where the application was unanimously approved. On June 20, 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. CBD2025-04_2861 & 2871 N Main St_CBD Application Packet
2. 06-13-25_Meeting Minutes_Kennesaw Downtown Development Authority
3. 06-20-25 Historic Preservation Commission Draft Minutes



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

**CENTRAL BUSINESS DISTRICT
REZONING CHECKLIST**
Required Fee \$0

Darryl Simmons
Planning & Zoning Administrator

Chanelle Campbell
Assistant Zoning Administrator/Planner

For questions, please feel free to contact the Planning and Zoning Department at (770) 590-8268 or zoningdept@kennesaw-ga.gov.

CHECKLIST ITEMS

- ☐ Application completed, signed and notarized
- ☐ A copy of the deed for said property with full legal description
Please note: Copy of the deed is needed to verify the name of the property owner
- ☐ Total Rezoning Fee – \$0
- ☐ The above items can be submitted in one of the following ways:
 1. Scan and email to zoningdept@kennesaw-ga.gov in PDF format.
 2. Submit in person at 3080 Moon Station Rd, 2nd Floor, Kennesaw, GA 30144
 3. Mail to ATTN: Zoning, 2529 J O Stephenson Avenue, Kennesaw, GA 30144



**CENTRAL BUSINESS DISTRICT
PROJECT APPROVAL**

Date Received 6-9-25

Staff's Initials RG

Is this property located within the Kennesaw Historic District (yes) ☒ (no) ☐ ?

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 6-9-25

Staff's Initials RG

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 zoningdept@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 2861-2871 N. Main St, Kennesaw, GA 30144

Land Lot 20-138 Tax Parcel 20013801060 Lot Size .545 acre Present Zoning CBD

Proposed Project for Property

Add additional sheet if necessary

APPLICANT 2861 N. Main St LLC & 2871 N. Main St LLC

APPLICANT EMAIL [REDACTED]

Applicant address 2950 Cherokee St, Ste 400, Kennesaw, GA 30144

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

Applicant Signature R. Dale Hughes, Managing Member

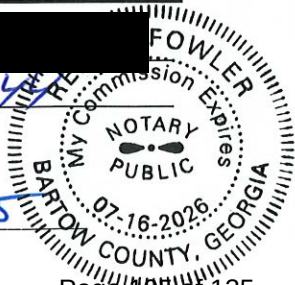
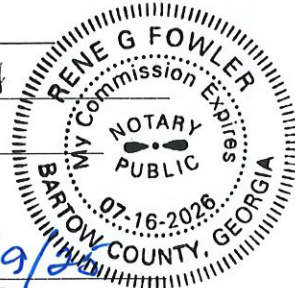
Signed, sealed and delivered in presence of: Bene G. Fowler Notary 6/9/25 Date

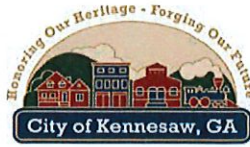
TITLEHOLDER: 2861 N main st LLC & 2871 N main st LLC Telephone: [REDACTED]

Address: 2950 Cherokee St, Ste 400, Kennesaw, GA 30144

Signature R. Dale Hughes, Managing Member

Signed, sealed and delivered in presence of: Bene G. Fowler Notary 6/9/25 Date





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 REPORT¹ BY APPLICANT²

A separate form must be completed by each applicant

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

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 9th day of JULY, 2025

R. Dale Hughes, Managing Member
Applicants 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.



CENTRAL BUSINESS DISTRICT PROJECT

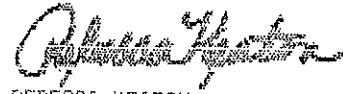
CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING 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

BK: 15136 PG: 2664-2666
Filed and Recorded Feb-05-2014 08:32:23AM
DOC#: D2014-007483
Real Estate Transfer Tax Paid \$294.80
0332014001918



REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

After Recording, please return to:
Smith, Tumlin, McCurley & Patrick P.C.
P.O. Box 1186
Marietta, GA 30061
STMP File #13130948

Cobb County Tax Parcel #20013801080

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE, made the 3rd day of February, in the year Two Thousand Fourteen between

NORTH MAIN STREET, LLC,
A Georgia Limited Liability Company

as party of the first part, hereinafter called GRANTOR, and

2871 N. MAIN STREET, LLC,
A Georgia Limited Liability Company

as party or parties of the second part, hereinafter called GRANTEE (the words "GRANTOR" and "GRANTEE" to include its respective 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, and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 138 of the 20th District, 2nd Section, Cobb County, Georgia, being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

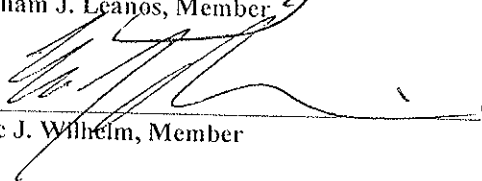
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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 claiming under, by or through the Grantor.

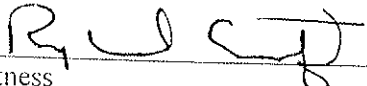
IN WITNESS WHEREOF, the Grantor has caused its duly authorized representatives to execute this instrument under seal, the day and year above written.

GRANTOR:
NORTH MAIN STREET, LLC

By:  (Seal)
William J. Leanos, Member

By:  (Seal)
Eric J. Wilhelm, Member

Signed, sealed and delivered
in the presence of:


Witness

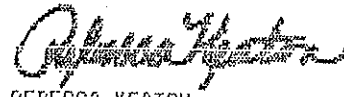

Notary Public



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 138 of the 20th District, 2nd Section, Cobb County, Georgia, being in the city of Kennesaw, and being more particularly described as follows:

Beginning at a point on the east side of Kendrick Street 74.91 feet from the intersection of the east side of Kendrick Street, 20-foot right-of-way (unpaved) and the south side of Lewis Street; thence North 89 degrees, 07 minutes 30 seconds East a distance of 200 feet to a point and corner; thence South 00 degrees 25 minutes 24 seconds East a distance of 25 feet along an 8-foot sidewalk to a point; thence south 89 degrees 07 minutes 30 seconds West a distance of 200 feet to an iron pin; thence North 00 degrees, 25 minutes, 24 seconds West a distance of 25 feet along the east side of Kendrick Street to an iron pin, being the point of beginning. Said tract consists of 0.115 acres, more or less, as shown by the survey for Brenda J. Burrell By 2020 Surveying, Land Surveyor, dated April 14, 1998.



REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

After recording, please return to:
Smith, Tumlin, McCurley & Patrick, P.C.
94 Church Street
Marietta, Georgia 30060
STMP File No 13130948

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF COBB

This Indenture, is made this 3rd day of February, 2014, by and between

NORTH MAIN STREET, LLC,
a Georgia limited liability company

(hereinafter referred to as "Grantor"), and

2871 N. MAIN STREET, LLC
A Georgia Limited Liability Company

(hereinafter referred to as "Grantee");

WITNESSETH, FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, release, convey and forever quitclaim unto Grantee, it successors and assigns, that certain property known as:

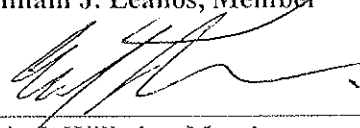
All that tract or parcel of land lying and being in Land Lot 138 of the 20th District, 2nd Section, Cobb County, Georgia, being more particularly described in Exhibit "A" attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

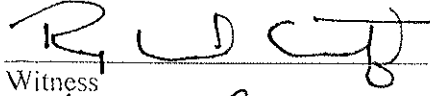
IN WITNESS WHEREOF, the Grantor has caused its duly authorized members and representatives to execute this instrument under seal, the day and year first above written.

GRANTOR:
NORTH MAIN STREET LLC

By:  (Seal)
William J. Leanos, Member

By:  (Seal)
Eric J. Wilhelm, Member

Signed, sealed and delivered
in the presence of:


Witness


Notary Public



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 138 of the 20th District, 2nd Section, Cobb County, Georgia, being 0.12 acres designated as Tract 1, #2871, as per Boundary Survey prepared for 2861 N. Main Street, LLC and 2871 N. Main Street, LLC, Metro Bank and Chicago Title Insurance Company, dated January 15, 2014, being Job #14-002 prepared by John O. Huffman, G.R.L.S. No. 2034, H. B. & P. Surveying, Inc. and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a right-of-way monument located on the northerly side of the right-of-way of J. O. Stephenson Avenue (being a right-of-way which is variable in width) at its intersection with the westerly side of the right-of-way of South Main Street, a/k/a State Route 293 (being a right-of-way which is variable in width) and run thence South 87°52'51" West along the northerly side of the right-of-way of J. O. Stephenson Avenue for a distance of 75.13 feet to a right-of-way monument; continue thence along the arc of a curve to the left, in a counterclockwise direction along the northerly side of the right-of-way of J. O. Stephenson Avenue and following the curvature thereof, having a radius of 771.81 feet (said arc being subtended by a chord bearing South 78°45'30" West a chord distance of 106.90 feet) for an arc distance of 106.99 feet to a right-of-way monument; continue thence along the mitered northeast intersection of J.O. Stephenson Avenue and Little General Cloggers Court North 54°22'41" West for a distance of 19.28 feet to an iron pin; continue thence North 00°22'32" West along the easterly side of the right-of-way of Little General Cloggers Court for a distance of 67.21 feet to a point and corner which is the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING, running thence North 00°22'32" West along the easterly side of the right-of-way of Little General Cloggers Court for a distance of 25.00 to an iron pin and corner; running thence North 88°40'03" East for a distance of 199.94 feet to a point and corner located on the westerly side of the right-of-way of South Main Street a/k/a State Route 293; running thence South 00°39'56" East along the westerly side of the right-of-way of South Main Street for a distance of 25.10 feet to a point and corner; running thence South 88°41'50" West for a distance of 200.07 feet to a point located on the westerly side of the right-of-way of Little General Cloggers Court at the TRUE POINT OF BEGINNING.

COMMON GROUNDS PLAZA BUSINESS PLAN

2861 N Main Street LLC, a Georgia limited liability company and 2871 N Main Street LLC, a Georgia limited liability company (collectively, “Owner”) intend to develop the properties commonly known as 2861 and 2871 North Main Street, Kennesaw, Georgia (herein the “Plaza Property”) to lease to Reformation Brewery (“Reformation”) as a business where our community can come enjoy beer, spirits and food indoors or outdoors with community engagement and programs curated by Reformation in formats similar to their successful event and engagement models that they run in Woodstock, Canton and Smyrna.

The Plaza Property will feature a communal gathering spot (“Common Gounds Plaza) in the heart of our community intended to become the reference for “Meet me at the Plaza . . . “ with the hopes of making Common Grounds Plaza a downtown gathering place where our community roots down together and enjoys the company of each other in the tradition of those who came before us and will come after us (businesses like Pisanos, Honeysuckle Bakery, Gus’ Fried Chicken, Bernies, the Horned Owl, Main Street Eats and The 1885). Our belief is that Common Grounds Plaza will enhance the investment of our community in the Amphitheater and the Southern Museum which have created an exceptional framework for our Entertainment District.

1. 2861 N Main (the former car lot)
 - a. On the front of the lot on Main Street, this will be a new two-story building constructed of brick to blend aesthetically with the buildings surrounding it within the block and in the adjacent area (and most specifically the former Whistlestop café formerly located at 2871 N Main Street).

- b. In the back of the lot between the alley and Little Cloggers will be the Common Grounds Plaza area (much like Reformation has in Woodstock) that will feature an area to hang out as a family and to enjoy performing arts and curated programs. The back area will also house small production facilities to keep the servicing of those off Main Street and out of the alley.

2. 2871 N Main (the former Whistlestop cafe)

- a. This existing historical building will become integrated with the new two-story building. The buildings will share a common wall with pass-through entry in the approximate locations where historic doors had been located as can be seen in the brick configurations on the side of the existing building.

As part of its entry into our Community, Reformation has met with City leaders and would like to do the following to solidify its participation in our community for the benefit of all of us:

- Collaborate with the City to support concerts in the Amphitheater including hosting musical events in Common Grounds Plaza in those times when concerts are not occurring in the Amphitheater (or at the First Friday Concert series).
- Collaborate with the City and KSU to support community art within Common Grounds Plaza.
- Collaborate with the City and the Downtown Merchants to support the Farmer's Market and the First Friday Concert series.
- Host movie nights and football Saturdays in Common Grounds Plaza.
- Collaborate with the City and the KBA to support the Kennesaw Race Series, the Big Shanty Festival, Pigs & Peaches, the Taste of Kennesaw, the Candy Crawl,

Halloween scarecrow decoration events, the Christmas parade, Christmas tree decoration events and the ever-popular Touch a Truck events.

In other words, Reformation wants to continue the tradition started by others of programing life to happen in our downtown blocks and share in the effort to support it including community giveback (like Reformation does with proceeds donated to charities in Woodstock from its events like the Cadence Festival).

Materials

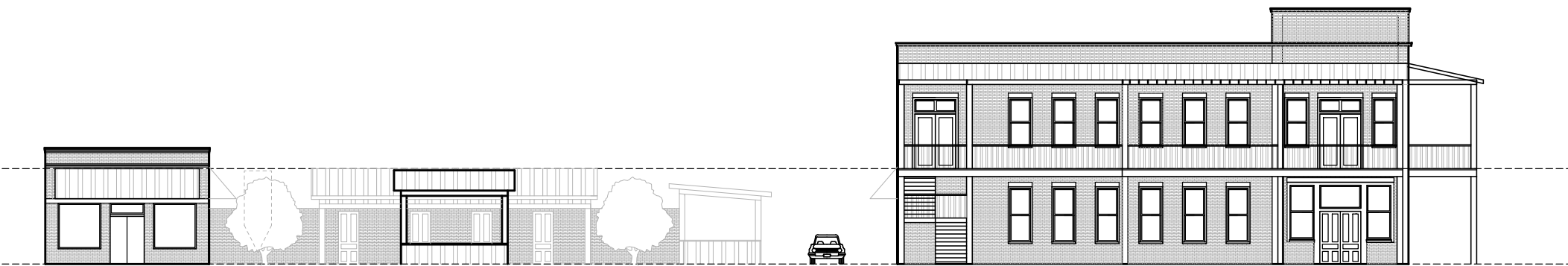
Walls: Brick to match dominant existing brick on block (red brick with off white mortar)

Roofing (where visible): standing seam metal

Windows/doors: wood or composite

Columns/railings: wood or composite or metal (as metal will last longer)





stamp:

This drawing is the property of WRIGHT GARDNER ARCHITECT, LLC., and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.
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Revisions

[illegible]

sheet title:

project number: 21010
drawing date:
scale as noted

sheet number:

☒ NOT ISSUED FOR CONSTRUCTION
☐ ISSUED FOR CONSTRUCTION



MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
June 13, 2025
7:30 AM

Present	Chair Mark Allen Vice Chair David Lyons Treasurer Leslie Patton Secretary Mary Jo Groeneveld Lexie Newhouse Ian Coats Nimesh Patel Leslie Patton
---------	---

1. Call to Order / Roll Call

The meeting was called to order at 7:30 am by Chair Mark Allen.

KDDA Members present: Mark Allen, David Lyons, Mary Jo Groeneveld, Lexie Newhouse, Leslie Patton, Ian Coats, Nimesh Patel

Staff present: Luke Howe, Miranda Taylor

2. Approval of the Meeting Minutes

A. Approval of draft meeting minutes - 05.09.25

The board reviewed minutes from the last meeting. David Lyons made a motion to approve the minutes as presented. Ian Coats seconded the motion. The motion passed unanimously.

3. Financial Report

A. Financial Report as of 05.31.25

Leslie Patton presented the financial report as of 5.31.25 with an ending cash balance of \$112,766.85. Lexie Newhouse made a motion to approve the financial report as presented; seconded by Nimesh Patel. The motion passed unanimously.

B. Approval of open invoices

The board reviewed an open legal invoice, and Nimesh Patel made a motion to approve as presented. David Lyons seconded the motion and it passed unanimously.

4. Old Business

A. Updated concept drawings: CBD Application 2690 Keene Street

Mark Allen has a conflict of interest form on file for this project. Mark recused himself from this item and exited the dias. Vice-Chair David Lyons took control of the meeting. Applicant Mark Allen presented updated drawings for the approved CBD project at 2690 Keene Street. There are no material changes to the business plan, but the drawings have been updated with new architectural designs. The full CBD application

(including the new architectural drawings) will be heard by HPC on June 20 and by Mayor & Council in July.

David Lyons asked if the grain silo shown on the drawings is functional, and whether the roll-up doors will function for deliveries. Mark replied that the grain silo is not functional (it is not allowed to be functional) and only 1 of the roll-up doors will be used for deliveries - the others will be used for customer access.

Mark updated the board on the timeline for the project. Underground utility markings are done and he is completing the survey needed for his civil engineers. Once civil plans are completed he can submit for GC bids. Mark anticipates pulling permits in the next 60-90 days.

No action required on this item.

Mark Allen rejoined the dias and resumed his role as Chair following discussion of this agenda item.

5. New Business

A. CBD Project Approval: 2861 N. Main Street

This item was taken out of order, following the Call to Order. Dale Hughes presented the CBD project application & business plan submitted for 2861 N Main Street. He is developing the block with Reformation Brewery as a tenant on the corner in a new 2-story building (including event space), and a food element in the former Whistle Stop building. The new building will be aligned with the road and will feature greenspace at the corner and in the back of the lot, to create better sightlines along Main Street and from the amphitheater. The corner greenspace will be approximately 10-15 ft, not including current city right of way. The proposed building will encompass approximately 10k square feet with all site plan elements. The application will be heard by HPC on June 20 and by Mayor & Council in their July meeting cycle.

Ian Coats inquired about the timeline and what guarantees are there to ensure the project will move forward? Dale explained that the timeline is tied to financing and approval of bonds. Reformation's financing is in place and Dale intends to move forward on the timeline as it is outlined and driven by the financing elements.

Leslie Patton asked about a realistic timeline if all financing was in place -when should we see shovels in the dirt? Dale advised that the plans are drawn and mostly ready for submittal; there are some utility relocation that will need to take place that could slow down the process, but Dale estimates groundbreaking within 30-60 days after bond closure.

David Lyons asked if Reformation is involved as a tenant or an owner? Dale replied that the option for either is on the table.

David Lyons made a motion to approve the CBD application as presented. Leslie Patton seconded. The motion passed unanimously.

B. Discussion of dumpster enclosure repair

Mark Allen presented an overview of this item. The doors on the dumpster enclosure at 2840 S Main Street (that serves 1885 and Bernies) are damaged; one door was hit and

is now completely off the hinges. The current doors are constructed of aluminum and are not sturdy. We have received a quote to replace the doors with steel doors and a reinforced frame which will be much more long-lasting. The work would be done in conjunction with a fence addition at 1885 Grill (which is being managed by 1885 Grill).

Staff has reached out to two other firms for quotes as well, but the quote we currently have on file is from a local firm. David Lyons made a motion to approve the bid, with the condition that it is not more than 10% higher than any other bids received. Ian Coats seconded the motion. The motion passed unanimously.

6. Main Street Program Updates

A. 2025-2026 Main Street Affiliate Memorandum of Understanding

Consideration for approval of a Memorandum of Understanding (MOU) between the City of Kennesaw and the Georgia Department of Community Affairs for the Georgia Affiliate Main Streets Program.

The board reviewed the annual Main Street MOU with the Georgia Department of Community Affairs. This MOU is a requirement for our participation in the Main Street program. David Lyons made a motion to approve the MOU and authorize the Chair to sign. Lexie Newhouse seconded the motion. The motion passed with a vote of 7-0.

7. Public Comments

Tracey Viars commended the board on the good job on the farmers market, and thanked the board for their partnership with KDMA on the First Friday concerts. The concerts have been well attended and are doing exactly what they're supposed to - get people out and about downtown!

Donovan Giardina spoke about the farmers market and shared that the last two markets have performed well and the vendors are happy with the crown attendance.

8. Board Comments

Lexie Newhouse thanked Mark Allen for bringing tables and chairs to the farmers market each week as they have been used regularly.

Ian Coats said that the last concert was well attended and it was great to see people out enjoying downtown. He'd like the board to challenge themselves to think about how the KDDA can best support additional patronage of downtown merchants and get more people to come experience downtown.

A. Recognition of Service: David Lyons

This item was taken out of order, following item 5.A.

David Lyons has served as a KDDA member since 2011. David is retiring and relocating outside of Kennesaw, so today is his last meeting as a KDDA member. The board is grateful to David for his years of dedicated service! To celebrate, the board will take a short recess to enjoy breakfast catered by Honeysuckle Biscuits and Bakery!

The chair declared the board meeting in recess at 7:55 am.

The board returned from the recess and resumed regular meeting operations at 8:10 am.

9. Economic Development Director Comments

No comments at this meeting.

10. Executive Session

No Executive Session required.

- 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, David Lyons made a motion to adjourn, seconded by Lexie Newhouse. The motion passed unanimously, and the meeting was adjourned at 8:40 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.

[MIN_SIGNATURES]

**MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
June 20, 2025
8:00 AM**

1. Appointment of Temporary Chair

Mr. Darryl Simmons explained that a special election would be held for a temporary Chair who would only hold the position for the June 20, 2025, Historic Preservation Commission (HPC) Meeting. Commissioner Bramlett nominated Commissioner Butler for temporary chair. Commissioner Blandford seconded the motion. Commissioner Butler accepted the position for Temporary Chairwoman.

2. Call to Order / Roll Call

Temporary Chairwoman Butler called the meeting to order at 8:06 a.m.

Roll Call: Rachel Butler, Andrew Bramlett, and Sharon Blandford

Absent: Patrick Gallagher, Kevin Whipple

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

Speakers Present: Mark Allen (Applicant), Dale Hughes (Applicant), Brandy Morrison (Architect)

3. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: May 16, 2025

Temporary Chairwoman Butler called for a motion.

Motion to approve by Commissioner Bramlett.

Seconded by Commissioner Blandford.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

4. Financial Report

Mr. Darryl Simmons presented the financial report. The current balance is \$23,398.

There have been no new expenditures by the HPC for the last 30 days. There are no new encumbrances to date.

Temporary Chairwoman Butler called for a motion.

Motion to approve by Commissioner Blandford.

Seconded by Commissioner Bramlett.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

5. Old Business

6. New Business

A. Central Business District: 2690 Keene St

Consideration to review a Central Business District (CBD) project application to construct a mixed-use development consisting of a distillery and restaurant on 0.61 +/- acres located at 2690 Keene Street (Parcel # 20016700640). Case #CBD2025-02

Mr. Darryl Simmons introduced this agenda item. This is a Central Business District (CBD) project application submitted by Mark Allen. The parcel is 0.61 +/- acres located at 2690 Keene Street. The property is part of the downtown master plan for the mixed-use development that was approved by the city of Kennesaw. This remaining piece will bring the master plan into compliance with a commercial entity. The proposed use is for the Lazy Guy Distillery, which is an existing business within Kennesaw that wishes to relocate to this property from Moon Station Rd. The applicant is in attendance and has a presentation, including renderings and schematics. Mr. Simmons reminded the commissioners that CBD applications carry a conceptual approval and the HPC can require the applicant to return with additional details.

Mr. Mark Allen, applicant, presented the CBD project application proposal. He explained that Lazy Guy Distillery has been in the city for the past twelve years and was looking to expand the location. The property on Keene Street is currently undeveloped. The proposed building would be an approximately 7,000 square-foot production facility. The facility would consolidate the business's two locations, one on Moon Station Road and one near Jiles Rd, into a single location. Mr. Allen reviewed the proposed floor plan, which detailed the locations for manufacturing, storage, and bottling, an indoor hospitality area, outdoor covered seating, and outdoor uncovered seating. The indoor hospitality area is approximately 2,000 square feet and includes a 500 square-foot kitchen and 1,500 square feet of seating with a merchandise shop. The space is a larger footprint compared to the current location, which can only accommodate outdoor seating. The second floor is a proposed 2,000 square foot owner's suite that is not publicly accessible.

Mr. Allen reviewed the elevations and highlighted the locations of different uses for the space. The lower level distillery portion will have arched windows. The hospitality side will have some glass features and metal doors. Roll-up doors will be located at the front of the building to open the space up to the outside. The rear of the building will have a roll-up door for forklift access.

The renderings for the site were presented. Exterior features of the building will include eyebrow features above the windows, a two-color brick scheme to mimic the neighboring apartment complex, and a water-tower-like feature on the roof of the building. The hospitality space will be located towards the front of the building with a landscaping feature and the distillery portion will be located at the back of the building. The front of the building will include a roll-up door feature and outdoor seating. The design of the building is meant to give a mill or industrial appearance to match the use of the building, which is industrial manufacturing.

Commissioner Bramlett asked if the property was within the historic district. Mr. Allen stated that the property was flanked by the historic district, but the property is not within the historic district.

Commissioner Bramlett asked if HPC requirements like a landscaping plan applied to the property. Mr. Simmons responded that there is an overall landscaping ordinance. He stated that since the property is part of a master plan, the commission can request an update for the final landscaping plan. Mr. Simmons reiterated that the property would fall under the overall landscaping ordinance for the city, not the HPC landscaping ordinance.

Temporary Chairwoman Butler asked if a motion would be required for the agenda item. Mr. Simmons responded that a motion was required in order for the HPC to make a formal recommendation to the Mayor and Council.

Temporary Chairwoman Butler called for a motion.

Motion to approve by Commissioner Bramlett.

Seconded by Commissioner Blandford.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

B. Addition and Exterior Renovation (Alteration): 2871 N Main Street

Consideration of approval for a Certificate of Appropriateness application submitted by 2871 N. Main St LLC for an addition and alteration to the historic structure located at 2871 N Main Street. Said alterations include the installation of a new roof, tempered glass windows, wood doors with single glass lites, and an awning. Case # COA2025-08

Mr. Darryl Simmons introduced this agenda item. This is a consideration of a Certificate of Appropriateness submitted by 2871 N. Main St. LLC for an addition and alteration to the historic structure located at 2871 N Main Street. The alterations include the installation of a new roof, tempered glass windows, wood doors with single glass lites, and an awning. Mr. Simmons explained that the Certificate of Appropriateness application was part of a larger Central Business District Project and that the applicant would give a single presentation for both agenda items.

Mr. Dale Hughes, applicant and managing member of the 2861 N Main St LLC and 2871 N Main Street LLC, explained that he would provide an overview of the project and then have Ms. Brandy Morrison, the architect for the project, present on the elevations and materials. He highlighted Ms. Morrison's previous historic preservation work, including working to place a historic church in downtown Kennesaw on the historic register. The project consists of 2861 N Main Street and 2871 N Main Street, which fronts N Main Street and J.O. Stephenson Avenue. 2861 N Main Street is an empty lot both in the front, and the back is separated by an alleyway that goes behind the properties on the block. The second parcel, 2871 N Main Street, consists of the historic Whistle Stop Café and a strip of land behind it.

Mr. Hughes shared that the previously approved proposal for the properties had a two-story building located at the rear of the property. The two-story building has been moved to N Main Street and will abut the Whistle Stop. Reformation brewery will use the two-story building for their operations and the Whistle stop will be the location for the food vendor. The back of the lots will feature a stage area for stationary art and performing arts through a supplemental program with the city and Kennesaw State University (KSU). The stage will also function as hidden keg storage on high-volume weekends. There will also be a production facility at the back of the property along Lil General Cloggers Ln to produce Reformation Brewery's products. He stated that the buildings along N Main Street would be similar to the Red Top building in downtown Acworth with a two-story building adjoining a single-story production facility.

Mr. Hughes shared that additional work would be done to repair the historic building. The roof will be replaced due to fire damage. The boarded-up windows and doors will be replaced. The intent is to preserve the historic roll-out windows and re-insert glass. An awning will also be installed to replace the awning that was destroyed in a storm.

Ms. Brandy Morrison, architect, introduced herself, noting her previous work in Kennesaw's historic district and her specialty in historic preservation. The design for 2861 N Main Street continues the two-story porch colonnades and covered walkway features from the rest of the block with wood columns and wood railings. The floor plate proportions and the porches at 2861 N Main Street align with those of the Collier building. Ms. Morrison noted that the porches on the building enter the public right-of-way to cover the sidewalk, but added the porches would be pushed back if needed.

The building will have flat lintels, brick detailing similar to what exists on the Collier building, and awnings. Ms. Morrison stated that they are flexible with using fabric for the awnings instead of metal if needed. For the windows, the intent is to keep the original windows on 2871 N Main Street and replace the glass, but the plywood will need to be removed to assess the windows' condition to determine whether that is possible. The current door on 2871 N Main Street is a non-original modern aluminum that the applicants propose to replace with wood doors with a single glass lite. Ms. Morrison stated she looked for historic photos of the building but could not find any depicting the original doors.

Ms. Morrison reviewed the J.O. Stephenson elevation of the project. The J.O. Stephenson elevation features a wrap-around porch on the two-story building, a production building, a stage, and bathrooms. The production building is a smaller, simplified version of the building at 2871 N Main Street without quoin details. The design, size, and materials for the stage have not been finalized. The bathrooms were designed with brick detailing.

Temporary Chairwoman Butler asked what the window material was being proposed for 2861. Ms. Morrison responded that the windows would either be composite or wood. Her recommendation was a composite material, like aluminum-clad wood, for durability. She stated the windows were designed without mullions because modern mullions do

not look like historic mullions and there is precedent for single-pane windows on the block.

Temporary Chairwoman Butler shared that she had attended a presentation about historic windows the day prior to the meeting. Ms. Morrison asked what the meeting was. Temporary Chair Butler responded that it was a presentation from Graham Architectural Products out of New York.

Commissioner Bramlett asked how the setbacks, per section 5.1.02, functioned for the project and whether the J.O. Stephenson side of the project needed to align with the house behind the property. Mr. Simmons stated the build-to line on J.O. Stephenson Avenue would not align with the adjacent house. Commissioner Bramlett asked how close the project would be to the house on Lil General Cloggers Lane. Mr. Simmons estimated that the distance was around 10ft, but noted the final site design would likely be influenced by other requirements like fire safety and our access requirements for Lil General Cloggers Lane. He stated that staff spoke with the applicant about how to orient the building to maximize their logistics without causing a circulation problem for trucks and deliveries that go onto the property. Setbacks will be determined when the applicant has more detailed plans to submit for a site review, which will be completed by city staff and other entities like the Fire Marshal.

Temporary Chairwoman Butler asked what the height of the building was at the back of the property. Ms. Morrison stated she would need to check the measurements, but believed the height was between twelve and fourteen feet. She added that she knew the production facility needed more ceiling height for clearances for some of the equipment and one of them was eleven feet tall with two feet of clearance required. The taller section will be placed at the front of the building where there is more room for height. Temporary Chairwoman Butler stated that her concern was based on a previous proposal with a three-story building in the back. Ms. Morrison responded that the building would be one story. Temporary Chairwoman Butler expressed concern about overpowering any residential buildings. Ms. Morrison stated the design would be within residential building heights for a single story.

Temporary Chairwoman Butler asked for additional details about the plans for the stage area, particularly about the storage of kegs underneath. Mr. Hughes responded that the stage would have a flat surface on the front with hidden storage. The stage is located adjacent to the street so the feature could be opened to load kegs onto a truck. The feature is used at other locations to manage empty keg storage on high-volume customer days. The vendor will be working with the architect to ensure the stage has sufficient hidden storage. He stated that the vendor would be present at the Mayor and Council meetings to give further explanation. Temporary Chairwoman Butler asked what company would be in the space. Mr. Hughes responded that the space was for Reformation Brewery.

Commissioner Bramlett asked where the applicant would be placing signage. Mr. Hughes suggested hanging the sign from the balcony to create a view from uphill near the railroad tracks that will look onto the Common Grounds plaza. He also expressed

an interest in coming back before the commission to get approval for a silo-like feature and sign along J.O. Stephenson Avenue.

Temporary Chairwoman Butler asked if the project was conceptual only. Mr. Simmons confirmed that the application was at a conceptual stage for the CBD application with an option for the commission to have the applicant come back with more details as they progress with the design.

Temporary Chairwoman Butler asked if any demo work had been done on the roof of 2871 N Main Street to determine if the material is just roof or if it includes structural work. Mr. Hughes responded that a structural analysis was done by Gay Construction. The analysis found that only one of the tresses would need to be replaced. He stated that the roof is an older roof that needs to be replaced. Mr. Hughes also shared that an environmental analysis to check for lead paint and asbestos was completed. The analysis did not find either.

Commissioner Blandford asked for additional insights into the landscaping plan, specifying that sections 5.1.04, 5.1.07, and 5.1.10 in the design guidelines refer to landscaping requirements. Ms. Morrison stated that the design was preliminary and once approved, would be sent to the landscape architect. She stated she would send the design guidelines to the landscape architect.

Temporary Chairwoman Butler asked if the door on 2871 N Main was the previous door that would be put back in place. Ms. Morrison stated that the door was non-historic. The intention is to replace the old door with a wood door and keep the windows, which appear to be historic. Mr. Hughes agreed that the windows are historic and stated they had a unique roll-out feature he wanted to preserve. He also stated that Ms. Morrison added a transom above the door, which was a feature that had previously been covered-up. He added that a shopping center-like aluminum door was currently installed. Temporary Chairwoman Butler asked if there were any historic photos with the door. Ms. Morrison stated she found a historic photo, but the photo only showed the Collier building, Wildman's, and the quoins on 2871 N Main. She stated that the design guidelines have a similar picture that does not include the door. Without photographs of the door, a simple style door was proposed instead of anything more elaborate. Ms. Morrison estimated that the building was from the 1930s or 1940s and stated that the door was meant to reflect a door appropriate to the period. Commissioner Bramlett shared that the building was built between 1948 and 1950 by Owen Wooten of Wooten Lake. Commissioner Bramlett stated he had the information. Ms. Morrison responded that if they could get that information, she would be happy to review it. Commissioner Bramlett agreed to share the information.

Commissioner Bramlett asked what material the awnings would be. Ms. Morrison stated she had drawn in metal awnings, but stated they were flexible on the material. She stated she would look at the photos and use fabric if that was the original material. Temporary Chairwoman Butler shared that Section 5.7.02 states awning materials for windows may be canvas, metal-coated canvas, or metal standing seam. Ms. Morrison

stated the awnings were metal standing seam, but would look at the photos to see if there was a better indication of the original material. Commissioner Bramlett asked if the section applied to new buildings. Commissioner Blandford responded that the section applied because the building was existing. Temporary Chairwoman Butler stated that fabric was encouraged but not necessarily required. Ms. Morrison responded that fabric was acceptable if the client agreed.

Temporary Chairwoman Butler called for a motion

Motion by Commissioner Blandford to approve with the following conditions:

1. The applicant will submit design development drawings for review by the Historic Preservation Commission.
2. The applicant will submit construction drawings at ninety percent (90%) completion for review by the Historic Preservation Commission.

Seconded by Commissioner Bramlett.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

C. Central Business District: 2861 & 2871 N Main Street

Consideration to review a Central Business District project application to construct a commercial development consisting of a brewery and public plaza on 0.545 +/- acres located at 2861 and 2871 N Main Street (Parcel # 20013801060 & Parcel # 20013801080). Case # CBD2025-04

This agenda item was presented concurrently with agenda item 6.B. A separate vote was held for this agenda item.

Temporary Chairwoman Butler called for a motion.

Motion by Commissioner Blandford to approve with the following conditions:

1. The applicant will submit design development drawings for review by the Historic Preservation Commission with additional details on the design of the stage area and landscaping drawings.
2. The applicant will submit construction drawings at ninety percent (90%) completion for review by the Historic Preservation Commission.
3. The applicant will submit the build-to line and offset distance from the project to the adjoining structure on J.O Stephenson Avenue for review.

Seconded by Commissioner Bramlett.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

7. COAA Approval by City Staff and HPC Chair

A. COAA2025-08 - 2839 Cherokee Street, Unit D

This is a Certificate of Appropriateness application for an under-canopy sign at the rear of the property for an existing business. The application was submitted by Bangqiong Li, and was approved on June 16, 2025, following site verification.

B. COAA2025-12 - 2939 Cherokee Street

This is a Certificate of Appropriateness application submitted by Doug Connor for a screened porch at 2939 Cherokee Street. The structure was non-historic and the porch was not considered a major alteration to the structure. The application was administratively approved on June 16, 2025.

C. COAA2025-13 - 2078 Cherokee Ridge Trail

This is a Certificate of Appropriateness application for 2078 Cherokee Ridge Trail submitted by Geoffrey Drake for a fence replacement. The fence was galvanized pine, three rail, and met the City of Kennesaw's design criteria. The Certificate of Appropriateness was administratively approved on June 16, 2025.

8. Discussion

Mr. Darryl Simmons stated that Planning and Zoning would send out a webinar opportunity that was submitted to staff for Historic Preservation. The webinar will be held July 8th. Mr. Simmons encouraged commissioners to participate in the training opportunity.

9. Public Comments

Temporary Chairwoman opened the floor to public comment. Hearing no public comment, she closed the floor to public comment.

10. Staff Comment

Temporary Chairwoman Butler stated that she attended a session on historic windows. She asked if she needed to submit a form for Staff to have the certification on file. Mr. Darryl Simmons responded in the affirmative. He asked the commissioners to forward staff any webinars or seminars they feel would benefit the HPC, so staff can circulate the opportunity to the other commissioners.

Mr. Simmons stated that there were no additional staff comments. He thanked the commissioners and stated that the action minutes and draft minutes would be looked over carefully and submitted to the Commissioners.

11. Adjourn

Temporary Chairwoman Butler adjourned the meeting at 9:03 a.m.



Item Report

TO: The Honorable Mayor and City Council
FROM:
DATE: July 7, 2025
TITLE: Reports, Discussions, and Updates

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None



Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: July 7, 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