



Authority Members

Mark Allen
Ian Coats
Lexie Newhouse
Nimesh Patel
Mary Jo Groeneveld
David Lyons
Leslie Patton

**Kennesaw Downtown Development Authority
Meeting Agenda
July 11, 2025 7:30 AM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

- 1. Call to Order / Roll Call**
- 2. Approval of the Meeting Minutes**
 - A. Draft meeting minutes - 6.13.25
- 3. Financial Report**
 - A. Financial report as of 6.30.25
 - B. Review of open invoices
- 4. Old Business**
- 5. New Business**
 - A. CBD Application: 2785 Watts Drive
 - B. Election of KDDA Vice-Chair
 - C. Appointment of additional check signer
- 6. Main Street Program Updates**
- 7. Public Comments**
- 8. Board Comments**
- 9. Economic Development Director Comments**
- 10. Executive Session**
 - A. Pursuant to the provisions of O.C.G.A. 50-14-3, the KDDA could, at any time during the meeting, vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under O.C.G.A. 50-14-2(1); and/or personnel matters as provided under O.C.G.A. 50-14-3 (4) and/or real estate matters as provided under O.C.G.A 50-14-3(6).

11. Adjourn

- A. NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to insure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the KDDA's time. It is not designed to curtail discussion or input. If you need special accommodations to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.

**MINUTES OF 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 Sesion 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]

Kennesaw Downtown Development Authority
Operating Cash Activity
For the Month Ended June 30, 2025

Beginning Cash	\$ 112,766.85
Cash Receipts:	
Main Street Burger	2,409.30
L&B Brands	379.32
Sugar Bowl Candy Co	140.00
Noemi's Tamales	280.00
Interest Earned	210.74
Total Cash Receipts	<u>3,419.36</u>
Cash Disbursements:	
Kathryn Collier	742.63
Pit Stop Sanitation Services	295.00
Bentley, Bentley & Bentley	725.00
Republic Services of GA	<u>758.64</u>
Total Cash Disbursements	<u>2,521.27</u>
Ending Cash	<u><u>\$ 113,664.94</u></u>



Account	Name	Balance
Fund: 760 - KDDA FUND		
Assets		
760-0000-11-111200-00000	OPERATING ACCOUNT	113,664.94
760-0000-11-112100-00000	KDDA FACADE	3,711.09
760-0000-11-311100-00000	DUE FROM/TO GENERAL FUND	-30.50
	Total Assets:	117,345.53
		<u>117,345.53</u>
Liability		
760-0000-12-260000-00000	DEPOSITS PAYABLE	3,000.00
	Total Liability:	3,000.00
Equity		
760-0000-13-521400-00000	F/B - UNRESTRICTED	96,759.41
	Total Beginning Equity:	96,759.41
Total Revenue		34,050.79
Total Expense		16,464.67
Revenues Over/Under Expenses		17,586.12
	Total Equity and Current Surplus (Deficit):	114,345.53
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>117,345.53</u>



City of Kennesaw

Income Statement Account Summary

For Fiscal: 2024-2025 Period Ending: 06/30/2025

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 760 - KDDA FUND						
Revenue						
760-0000-34-756500-00000	FARMERS MARKET	3,000.00	3,000.00	420.00	1,260.00	1,740.00
760-0000-34-756600-00000	DOWNTOWN MERCH SHOP	1,500.00	1,500.00	0.00	0.00	1,500.00
760-0000-34-758000-00000	HOLIDAY MARKET	2,500.00	2,500.00	0.00	1,391.75	1,108.25
760-0000-34-758500-00000	BEER FESTIVAL REVENUE	2,500.00	2,500.00	0.00	0.00	2,500.00
760-0000-36-100000-00000	INTEREST REVENUES	1,200.00	1,200.00	217.59	1,411.60	-211.60
760-0000-38-100700-00000	RENTS&ROYALTIES(BURGERFI) 2844 S. MAIN	40,518.00	40,518.00	2,409.30	22,731.59	17,786.41
760-0000-38-900000-00000	OTHER (MISCELLANEOUS REV)	25.00	25.00	379.32	7,255.85	-7,230.85
	Revenue Total:	51,243.00	51,243.00	3,426.21	34,050.79	17,192.21
Expense						
760-7550-52-121000-00000	LEGAL SERVICES	15,000.00	15,000.00	725.00	2,557.48	12,442.52
760-7550-52-125000-00000	OTHER PROFESSIONAL SERV	1,500.00	1,500.00	758.64	5,888.01	-4,388.01
760-7550-52-127000-00000	DESIGN & GRAPHIC DESIGN	250.00	250.00	0.00	175.00	75.00
760-7550-52-231000-00000	RENTAL OF LAND & BUILDNG	8,400.00	8,400.00	742.63	6,662.04	1,737.96
760-7550-52-325000-00000	POSTAGE	100.00	100.00	0.00	1.38	98.62
760-7550-52-330000-00000	ADVERTISING	500.00	500.00	0.00	0.00	500.00
760-7550-52-350000-00000	TRAVEL	500.00	500.00	0.00	0.00	500.00
760-7550-52-363000-00000	MEETING EXPENSES	100.00	100.00	0.00	0.00	100.00
760-7550-52-371000-00000	PROFESSIONAL DEVELOPMENT	600.00	600.00	0.00	0.00	600.00
760-7550-52-395000-00000	MILEAGE REIMBURSEMENT	250.00	250.00	0.00	0.00	250.00
760-7550-52-550000-00000	DEVELOPMENT AUTH EXPENSES	15,000.00	15,000.00	0.00	0.00	15,000.00
760-7550-52-615000-00000	FARMERS MARKET	1,560.00	1,560.00	295.00	650.26	909.74
760-7550-52-615500-00000	HOLIDAY MARKET	2,500.00	2,500.00	0.00	500.00	2,000.00
760-7550-52-616600-00000	DOWNTOWN MERCH SHOP	1,500.00	1,500.00	30.50	30.50	1,469.50
760-9000-61-611000-00000	WORKING CAPITAL RESERVE	3,483.00	3,483.00	0.00	0.00	3,483.00
	Expense Total:	51,243.00	51,243.00	2,551.77	16,464.67	34,778.33
	Fund: 760 - KDDA FUND Surplus (Deficit):	0.00	0.00	874.44	17,586.12	
	Total Surplus (Deficit):	0.00	0.00	874.44	17,586.12	

Income Statement

For Fiscal: 2024-2025 Period Ending: 06/30/2025

Group Summary

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 760 - KDDA FUND					
Revenue	51,243.00	51,243.00	3,426.21	34,050.79	17,192.21
Expense	51,243.00	51,243.00	2,551.77	16,464.67	34,778.33
Fund: 760 - KDDA FUND Surplus (Deficit):	0.00	0.00	874.44	17,586.12	-17,586.12
Total Surplus (Deficit):	0.00	0.00	874.44	17,586.12	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
760 - KDDA FUND	0.00	0.00	874.44	17,586.12	-17,586.12
Total Surplus (Deficit):	0.00	0.00	874.44	17,586.12	



Item Report

TO: The Kennesaw Downtown Development Authority
FROM:
DATE: July 11, 2025
TITLE: CBD Application: 2785 Watts Drive

Summary:

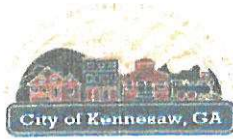
A Central Business District project application has been submitted for 2785 Watts Drive. The project proposes construction of eight homes on the parcel. The completed CBD application including the submitted business plan is attached.

Recommendation:

Fiscal Impact:

Attachments:

1. CBD2025-03_2785 Watts Drive_Application_Redacted
2. CBD2025-03_2785 Watts Drive_Business Plan
3. CBD2025-03_2785 Watts Drive_Concept Site Plan 5.6.25
4. CBD2025-03_2785 Watts Drive_Title



**CENTRAL BUSINESS DISTRICT
PROJECT APPROVAL**

Date Received 05/06/25
Staff's Initials CMC

Is this property located within the Kennesaw Historic District (yes) X (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 _____ Staff's Initials _____

Procedures for filing for CBD Approval:

1. Original application completed, signed and notarized
2. Application must be filled out completely, signed and returned to the Zoning Administrator
3. Copy of Business Plan
4. Copy of warranty deed that reflects the current property owner
5. Copy of site plan with proposed project consistent with the Kennesaw Design Guidelines
6. Completed application and supporting documents listed on one Flash Drive or email to 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 2785 WATTS DRIVE, KENNESAW, GA

Land Lot 139, 70th district Tax Parcel 20013900580 Lot Size 15,812 SF Present Zoning C3, CBD

Proposed Project for Property

LAND development and new building construction of eight (8) NEW homes. THE site and buildings to be consistent with CBD architecture.
Add additional sheet if necessary SEE ATTACHED BUSINESS PLAN

APPLICANT 2785 WATTS Holdings, LLC

APPLICANT EMAIL _____

Applicant address 4717 BIG OAK BEND, MARIETTA, GA 30062

(Fax #) N/A (Work #) _____ (Cell #) _____

Applicant Signature Eric L. McConaghy - manager

Signed, sealed and delivered in presence of: [Signature] 5/6/2025
Notary Date

TITLEHOLDER: 2785 WATTS Holdings, LLC Telephone: _____

Address: 733 YEARLING WAY, MILTON, GA 30004

Signature Eric L. McConaghy - manager

Signed, sealed and delivered in presence of: [Signature] 5/6/2025
Notary Date

LATOYA GOFFE
Notary Public - State of Georgia
Cobb County
My Commission Expires Dec 12, 2027
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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



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

2785 WATTS HOLDINGS, LLC

BUSINESS PLAN

OBJECTIVE: Create a cluster of eight new homes to be built and sold on the land located at 2785 Watts Drive.

CRITERIA: **Architecture:** The design of homes has not been completed as of May 6, 2025 but will be driven to provide homes that are consistent with homes in the CBD; some elements are:

Include design elements found in homes located in the Historic District that demonstrate the historic nature of Kennesaw, GA.

Each home will have a functional porch (designed for use) located adjacent to the front door.

Windows will be a 2 over 1 design as used in other downtown residential construction.



Site Development: Each home will have pedestrian access to public walkways to the downtown of Kennesaw.

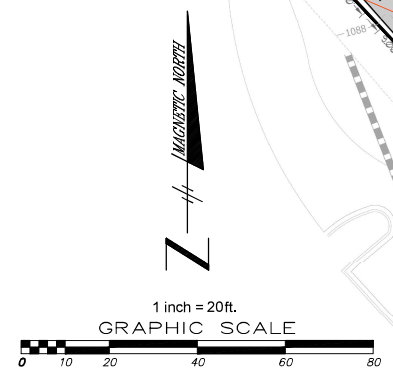
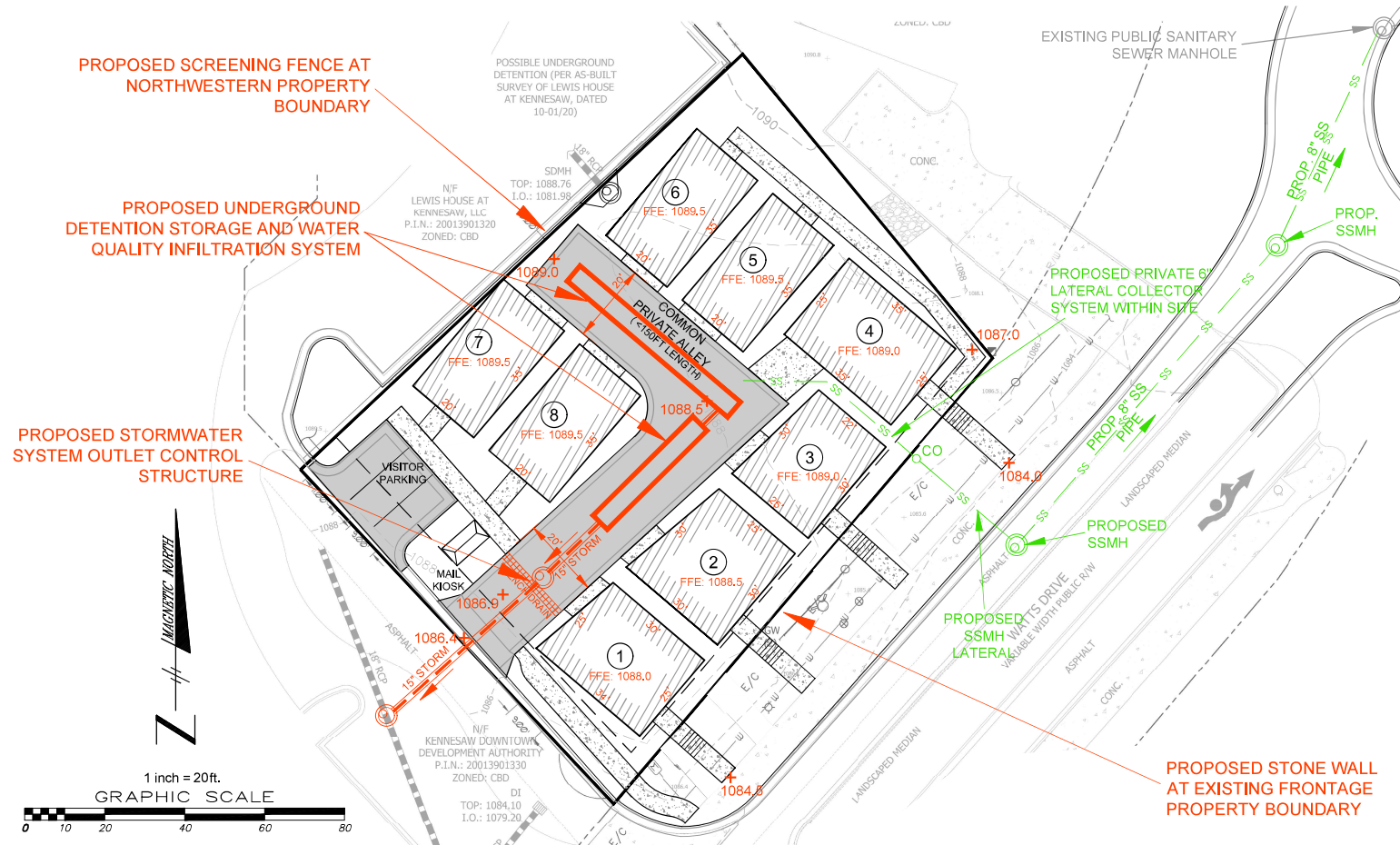
On site parking for home owners will be accessed in a rear garage for each home.


Visitor parking will be provided on the site and accessed through a public right of way.

SITE CONCEPT PLAN: Attached

SCHEDULE: Deliver homes for occupancy in early 2026.

- 
 SHADED AREAS REPRESENT PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- 
 SHADED AREAS REPRESENT PROPOSED STANDARD DUTY CONCRETE PAVEMENT




CALL BEFORE YOU DIG!
BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-9-1 (2007)

GRADING/EARTHWORK NOTES AND SPECIFICATIONS:

- ALL DRAINAGE STRUCTURES SHALL BE BUILT ACCORDING TO GEORGIA DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS AND SPECIFICATIONS.
- SITE CONDITIONS BASED ON SURVEY BY OTHERS. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. IF ANY VARIATIONS ARE ENCOUNTERED NOTIFY THE ENGINEER.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- EARTHWORK SHALL BE TO THE LINES AND GRADES SHOWN. ALL STRUCTURAL FILL MATERIALS SHOULD BE FREE OF ORGANIC MATTER, DELETERIOUS OR FROZEN MATERIALS, DEBRIS OF ANY TYPE, OR ROCK FRAGMENTS LARGER THAN FOUR (4) INCHES IN DIAMETER. SATISFACTORY FILL SOILS WILL GENERALLY COMPLY WITH THE USCS DESIGNATIONS OF GW, GP, GM, SM, SW, SP, SC, CL AND/OR ML. OTHER MATERIALS SHOULD BE EVALUATED BY THE GEOTECHNICAL ENGINEER TO DETERMINE ITS SUITABILITY PRIOR TO USING. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AND WITHIN ±3% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR). ALL STRUCTURAL FILL IN THE UPPER 18" OF PAVEMENTS AND BUILDINGS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AND WITHIN ±2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR).
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS INCLUDING PAVEMENT, CONCRETE, AND UNSUITABLE MATERIAL FROM THE SITE. ALL AREAS UNDER EXISTING PAVEMENT SHALL BE SCARIFIED BEFORE PLACING STRUCTURAL FILL MATERIAL.
- ALL PROPOSED CUT OF FILL SLOPES TO BE 2:1 OR FLATTER.
- ANY EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- ALL STORM SEWER MANHOLES LIDS AND DRAINAGE STRUCTURES SHALL BE 1/4" BELOW FINISHED PAVEMENT AND SHALL HAVE TRAFFIC RATED RING AND COVERS. LIDS SHALL BE LABELED "STORM SEWER".
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IN PAVED AND NATURAL AREAS AND ENSURE POSITIVE DRAINAGE TO COLLECTION STRUCTURES. PROPOSED ONSITE BUILDINGS AND ASSOCIATED FOUNDATION STRUCTURES TO BE DESIGNED TO ENSURE ALL APPLICABLE BUILDING CODES RELATED TO DRAINAGE AND SLOPES AWAY FROM BUILDINGS ARE ACCOMMODATED. DESIGN OF STRUCTURE MAY REQUIRE FOUNDATION OR BASEMENT WALLS TO PROVIDE ADEQUATE DRAINAGE.
- ALL SPOT ELEVATIONS SHOWN ARE TO THE BOTTOM FACE OF CURB UNLESS OTHERWISE STATED.
- EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- PROPOSED STORMWATER DETENTION SYSTEM TO REMAIN OFFLINE AND SEALED CLOSED UNTIL ENTIRE SITE IS STABILIZED WITH VEGETATION OR IMPROVEMENTS SUCH THAT NO SEDIMENT REACHES THE SYSTEM.
- CUT/FILL CALCULATIONS:**
 TOTAL SITE CUT = 500 CY
 TOTAL SITE FILL = 750 CY
 NET "HAUL IN" = 250 CY

HAUL ROUTE PERMIT WILL BE REQUIRED/APPROVED PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT. ABOVE EARTHWORK QUANTITIES ARE APPROXIMATE AND ARE TO BE CONFIRMED BY ADDITIONAL ANALYSIS PRIOR TO CONTRACTOR BIDDING.

(INCLUDES DEMOLITION DEBRIS, EARTHWORK QUANTITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO BIDDING)


GRADING AND DRAINAGE PLAN
 FOR
2785 WATTS DRIVE
 LAND LOT 14, 14TH DISTRICT
 TAX ID: 20013900580
 THE CITY OF KENNESAW, COBB COUNTY, GA

1	ISSUED FOR REVIEW	5/1/2025
No.	Revision/Issue	Date


JVGC
 Civil Engineering
 1309 Arnold Ave, NE
 Atlanta, GA 30324
 770-402-3471

DEVELOPER:
 CONTACT:

Project	250407	Sheet	C4
Date	4/7/2025		
Scale	1"=20'		


ENGINEER CONTACT:
 JONATHAN HICKS, P.E.
 JVGC CIVIL ENGINEERING, INC.
 1309 ARNOLD AVENUE, NE
 ATLANTA, GA 30324
 PH: 770-402-3471
 FAX: 404-487-8982



REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Notes to Clerk of Superior Court:
When recorded, please return this document to: Cutler & Schulman, P.C., Attorneys at Law, 1600 South Cobb Drive, Suite 100,
Marietta, Georgia 30060 att 770-429-9242

File #

LIMITED WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF COBB

THIS INDENTURE made this 20th day of July, 2014, between

JEP, LLC, a Georgia limited liability company, as Grantor, and
2785 Watts Holdings, LLC, a Georgia limited liability company, as Grantee.

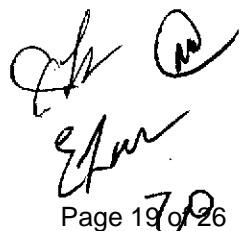
(In this deed, wherever the context so requires, the masculine gender includes the feminine and/or neuter and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there is more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the name shall be considered as well to mean the heirs, executors, administrators, successors, representatives and assigns of the same.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained and sold and by these presents does grant, bargain, sell and convey, unto the said GRANTEE, the following described property:

ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOT 139, 20TH DISTRICT, 2ND SECTION, IN THE CITY OF KENNESAW, COBB COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT #4 REBAR FOUND AT THE INTERSECTION OF SOUTHERLY RIGHT-OF-WAY OF LEWIS STREET (HAVING A VARYING RIGHT-OF-WAY WIDTH) AND THE WESTERLY RIGHT-OF-WAY OF DALLAS STREET (HAVING A 40 FOOT RIGHT-OF-WAY); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF DALLAS STREET WITH A BEARING OF S 02°08'53" W A DISTANCE OF 364.86 FEET TO A #4 REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY OF DALLAS STREET N 85°14'52" W A DISTANCE OF 183.22 FEET TO A 1 INCH OPEN TOP PIPE (BENT); THENCE S 02°29'09" E A DISTANCE 128.93 FEET TO A 1 INCH CRIMP TOP PIPE; THENCE S 07°59'47" W A DISTANCE OF 66.13 FEET TO A NAIL SET; THENCE WITH A BEARING OF S 39°18'12" E A DISTANCE OF 66.00 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE WITH A BEARING OF S 39°18'12" E A DISTANCE OF 98.50 FEET TO A #4 REBAR SET ON THE NORTHWESTERLY RIGHT-OF-WAY OF WATTS DRIVE (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF WATTS DRIVE WITH A BEARING OF S 40°30'42" W A DISTANCE OF 146.30 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY OF WATTS DRIVE WITH A BEARING OF N 43°01'27" W A DISTANCE OF 114.60 FEET TO A POINT; THENCE WITH A BEARING OF N 46°54'39" E A DISTANCE OF 151.76 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.363 ACRES MORE OR LESS AS SHOWN ON SURVEY BY KEVIN N. COONEY, PLS WITH SOUTHLAND ENGINEERING, INC., DATED JULY 23, 2014, A COPY



6/20

OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE. TOGETHER WITH that certain easement as shown on Exhibit "A" attached hereto and made a part hereof. TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any way appertaining to the only proper use, benefit and behoof of Grantee forever, in Fee Simple.

AND THE SAID GRANTOR, for himself, his heirs, assigns, successors, executors and administrators will warrant and forever defend the right and title to the above-described property unto the said GRANTEE, his heirs and assigns against all the lawful claims of all persons claiming by through or under the said GRANTOR, subject to the Permitted Exceptions set out at Exhibit 'B'.

Further, Grantor hereby quitclaims to Grantee, and Grantee's successors, successors-in-title, assigns, heirs and legal representatives, all of Grantor's right, title and interest, if any, in and to any land lying in the bed of any street, road, alley, avenue or right of way adjoining the property herein conveyed, together with all gaps, gores, vaults within or contiguous to said property, together with any and all easements serving said property, to have and hold said property and any and all of the rights, members and appurtenances thereof to the same being, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee and Grantee's successors, successors-in-title, assigns, heirs and legal representatives, free and discharged of any claim of Grantor.

IN WITNESS WHEREOF, the said Grantor has herewith set his hand and seal the day and the year first above written.

Signed, Sealed and delivered in the presence of:

[Handwritten signature]

Witness

Notary Public

JEP, LLC

BY: *[Handwritten signature]* (LS)
PACE/HALTER, Member/Manager

Signed, Sealed and delivered in the presence of:

[Handwritten signature]

Witness

Notary Public

JEP, LLC

BY: *[Handwritten signature]* (LS)
ERIC MCCONAGHY, Member/Manager

Signed, Sealed and delivered in the presence of:

[Handwritten signature]

Witness

Notary Public

JEP, LLC

BY: *[Handwritten signature]* (LS)
JOHN SHELLEY, Member/Manager

Access Easement

That certain perpetual, non-exclusive Access Easement reserved in that certain Quit Claim Deed from JEP, LLC as "Grantor" and KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY as "Grantee" dated July 30, 2014, further bounded and described as follows.

ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOT 139, 20TH DISTRICT, 2ND SECTION, IN THE CITY OF KENNESAW, COBB COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT #4 REBAR FOUND AT THE INTERSECTION OF SOUTHERLY RIGHT-OF-WAY OF LEWIS STREET (HAVING A VARYING RIGHT-OF-WAY WIDTH) AND THE WESTERLY RIGHT-OF-WAY OF DALLAS STREET (HAVING A 40 FOOT RIGHT-OF-WAY); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF DALLAS STREET WITH A BEARING OF S 02°08'53" W A DISTANCE OF 364.86 FEET TO A #4 REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY OF DALLAS STREET N 85°14'52" W A DISTANCE OF 183.22 FEET TO A 1 INCH OPEN TOP PIPE (BENT); THENCE S 02°29'09" E A DISTANCE 128.93 FEET TO A 1 INCH CRIMP TOP PIPE; THENCE S 07°59'47" W A DISTANCE OF 66.13 FEET TO A NAIL SET; THENCE WITH A BEARING OF S 39°18'12" E A DISTANCE OF 66.00 FEET TO A POINT; THENCE WITH A BEARING OF S 46°54'39" W A DISTANCE OF 151.76 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING;

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE WITH A BEARING OF S 43°01'27" E A DISTANCE OF 114.60 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF WATTS DRIVE (HAVING A VARYING WIDTH RIGHT-OF-WAY); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF WATTS DRIVE WITH A BEARING OF S 40°30'42" W A DISTANCE OF 42.97 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY OF WATTS DRIVE WITH A BEARING OF N 43°01'27" W A DISTANCE OF 131.36 FEET TO A POINT; THENCE WITH A BEARING OF N 00°04'08" E A DISTANCE OF 46.14 FEET TO A POINT; THENCE WITH A BEARING OF N 45°37'42" E A DISTANCE OF 35.76 FEET TO A POINT; THENCE WITH A BEARING OF S 00°04'08" W A DISTANCE OF 35.98 FEET TO A POINT; THENCE WITH A BEARING OF S 43°01'27" E A DISTANCE OF 20.19 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.155 ACRES MORE OR LESS AS SHOWN ON SURVEY BY KEVIN N. COONEY, PLS WITH SOUTHLAND ENGINEERING, INC., DATED JULY 23, 2014.

Exhibit "A-1"

Plat of Survey BY KEVIN N. COONÉY, P.L.S.,
SOUTHLAND ENGINEERING, INC., DATED JULY 23, 2014



SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD HILL ROAD, CARTERSVILLE, GA 30120
 PHONE: 770.387.0440 FAX: 770.487.3151

FINAL PLAT FOR:
JEP, LLC
 LOCATED IN LAND LOT 139,
 20TH DISTRICT, 2ND SECTION,
 CITY OF KENNESAW,
 COBB COUNTY, GEORGIA
 TAX PARCEL: C0050002014
 ADDRESS: 2785 WATTS DRIVE
 KENNESAW, GEORGIA

SURVEYOR
 SOUTHLAND ENGINEERING, INC.
 ATTY: MR KEVIN COONEY
 114 OLD HILL ROAD
 CARTERSVILLE, GEORGIA 30120
 PHONE: 770.387.0440
 FAX: 770.607.5151

GENERAL PLAT NOTES
 TOTAL PROJECT ACRES: 1.581 ACRES
 TOTAL NUMBER OF LOTS: 3 LOTS
 LOT COVERY: 0.81142 ACRES

OWNER/DEVELOPER
 JEP, LLC
 ATTN: MR. PAUL M. HALTER
 P.O. BOX 1000
 ATLANTA, GA 30339
 PHONE: 770.438.8770

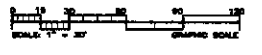
FLOOD STATEMENT
 THE FEMA FLOOD HAZARD MAP SHOWS THE REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS ACCORDING TO PARCEL 13067 C0050001, DATED MARCH 6, 2013

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST APPROXIMATION OF 1" IN 40,000 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED UPON THE COMPARISON RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR COLORLINE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 288,808 FEET.
3. EQUIPMENT USED: TOPCON 200S TOTAL STATION WITH DATA COLLECTOR.
4. RIGHTS OF WAY ARE BASED UPON PLANS FOUND AND/OR COORDINATES OF PATHS OF TRAVEL.
5. DISTANCES SHOWN ON THIS PLAT ARE SHOWN DISTANCES.
6. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON SOURCE INFORMATION FROM PLANS AND MARKINGS AND WERE CORRELATED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THESE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

- DA = FLOW ARROW
- DB = TRANSFORMER
- DC = GAS METER
- DD = STORM STRUCTURE
- DE = SEWER MANHOLE
- DF = R/W PER FOLDED
- DG = R/W PER PLACED
- DH = OPEN TOP PIPE
- DI = COVERED TOP PIPE
- DJ = RIGHT OF WAY
- DK = CONC. MON. FOUND
- DL = R/W OR FORMERLY
- DM = CENTERLINE
- DN = EDGE OF PAYMENT
- DO = AIR CONDITIONER
- DP = GAS METER
- DQ = GAS VALVE
- DR = CATCH BASIN
- DS = DOUBLE WHIS
- DT = SINGLE WHIS
- DU = ELEC. MOUNT. BOX
- EA = WATER LINE
- EB = GAS LINE
- EC = STORM PIPES
- ED = SEWER PIPES
- EE = LAMP LOT LINE
- EF = LAMP LOT LINE
- EG = POWER POLE
- EH = LIGHT POLE
- EI = POWER LINE
- EJ = FENCE LINE
- EK = CHORD
- EL = ARC LENGTH
- EM = WATER METER
- EN = WATER VALVE
- EO = FIRE HYDRANT
- EP = CLEAN OUT
- EQ = HEAD WALL
- ER = DRAIN INLET
- ES = SAIL SEWER
- ET = FENCE OFFSET

DATE: JULY 22, 2014 REV: 7/24/14 JOB NO: 14017
 DATE OF FIELDWORK: MARCH 14, 2014

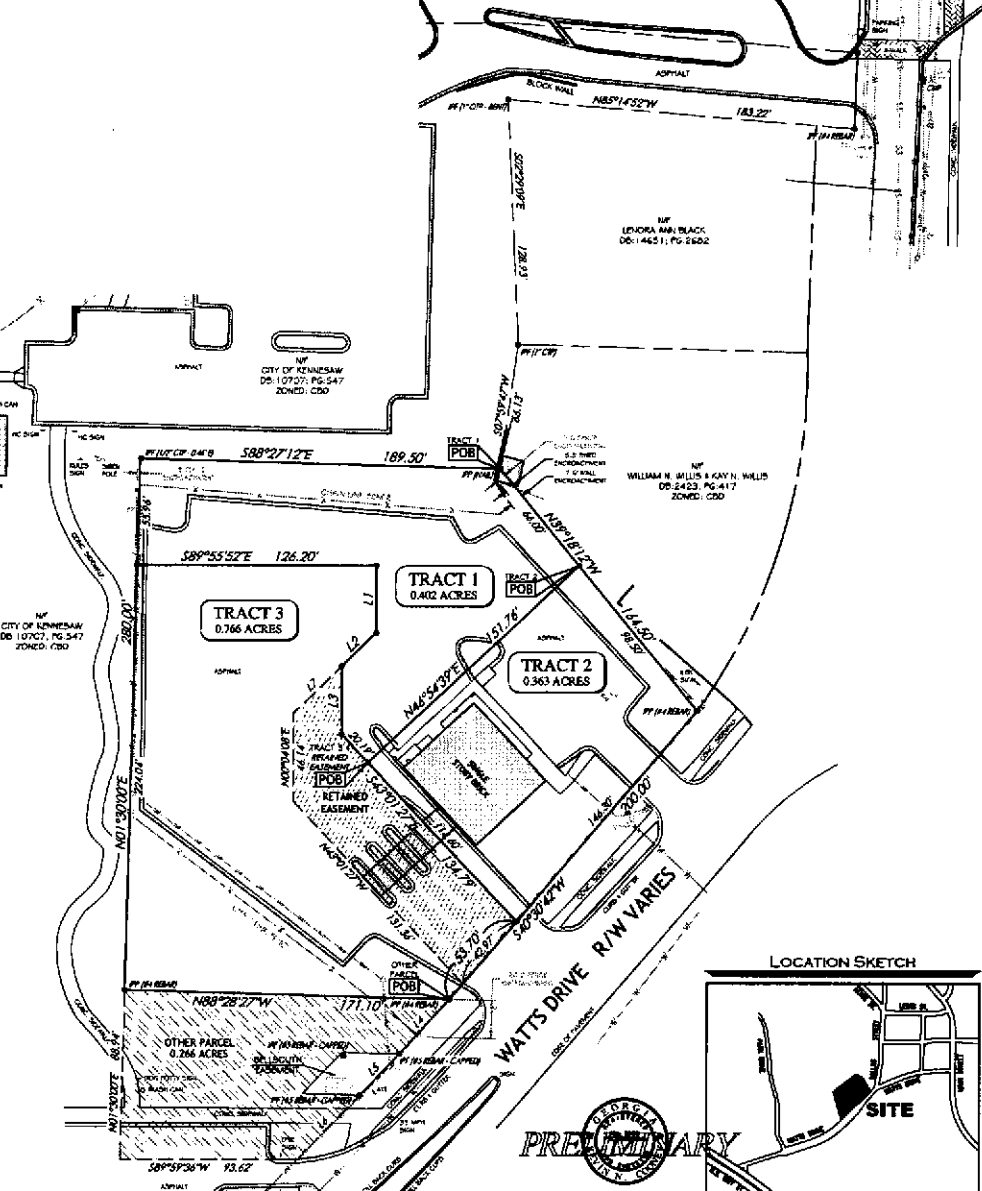


AREA TABLE

LOT	SQ. FT.	ACRES
1077	17,317	0.402
1078	15,927	0.363
1079	33,360	0.766
1080	65,667	1.511

LINE TABLE

LINE	BEARING	LENGTH
11	S20°52'00"W	51.97
12	S20°52'00"W	23.97
13	S20°52'00"W	32.97
14	S20°52'00"W	38.75
15	S20°52'00"W	29.97
16	S20°52'00"W	42.97
17	N20°52'00"E	38.75



ZONING NOTES

ZONED: CDD

- A. HEIGHT REGULATIONS: SUBJECT TO THE HISTORIC DISTRICT DESIGN GUIDELINES.
- B. FRONT YARD SETBACK: BUILD TO LINE.
- C. SIDE YARD SETBACK: NONE.
- D. REAR YARD SETBACK: NONE.
- E. MINIMUM LOT AREA: NONE.

CITY OF KENNESAW CERTIFICATE

"PURSUANT TO THE LAND SUBDIVISION SECTION OF THE UDC OF THE CITY OF KENNESAW, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE MAYOR AND COUNCIL OF KENNESAW, GEORGIA ON: _____ (DATE)

CHAIRMAN: _____ DATE: _____
 PLANNING AND ZONING COMMISSION

MAYOR: _____ DATE: _____

SURVEYOR'S CERTIFICATE

ENGINEER AND LAND SURVEYOR ACKNOWLEDGMENT: "I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL INFORMATION SHOWN HEREON ACTUALLY EXIST OR ARE BASED AS 'FUTURE,' AND THEIR LOCATION, SIZE, TYPE AND MATERIAL, ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE KENNESAW SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH."

SUBMITTED SURVEYOR: _____ DATE: _____
 KEVIN N. COONEY
 GEORGIA STATE LICENSE #2880

OWNER'S CERTIFICATE

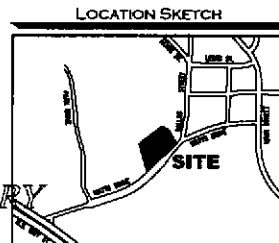
OWNER'S ACKNOWLEDGMENT: "THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN TESTIMONY WHEREOF, I HAVE SIGNED AND DEDICATED TO THE USE OF THE PUBLIC FOR THE PURPOSES OF THE PLAT, EASEMENTS AND PUBLIC UTILITIES SHOWN THEREON, WHICH COMPREHENDS A TOTAL OF 1.581 ACRES, FOR THE PURPOSES THEREIN EXPRESSED."

OWNER: _____ DATE: _____

KENNESAW DEVELOPMENT CERTIFICATION

THIS PLAT HAVING BEEN SUBMITTED TO KENNESAW AND HAVING BEEN FOUND TO COMPLY WITH THE KENNESAW DEVELOPMENT STANDARDS AND THE KENNESAW UTILITIES DEVELOPMENT CODE, IS APPROVED SUBJECT TO THE REGULATION AND DECISION OF ALL CITY UTILITIES, EASEMENTS, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDING ORDINANCES AND THE PORTION OF A ONE YEAR MAINTENANCE BOND.

KENNESAW PUBLIC WORKS _____ DATE: _____
 CITY ENGINEER _____ DATE: _____
 CONSTRUCTION DEPARTMENT _____ DATE: _____
 PLANNING AND ZONING DEPARTMENT _____ DATE: _____
 COBB COUNTY WATER SYSTEM _____ DATE: _____
 MAYOR AND COUNCIL _____ DATE: _____

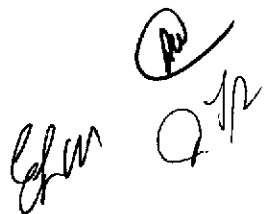


BK: 15174 PG: 4064

EXHIBIT 'B'
Permitted Exceptions

All matters affecting caption property as shown on plat recorded in Plat Book Y, Page 194A, Cobb County, Georgia records.

Easement from Wachovia Bank to Georgia Power Company dated July 2, 2003, filed of record August 6, 2003, recorded in Deed Book 13811, Page 2257, Cobb County, Georgia records.

Handwritten signatures and initials in the bottom right corner. One signature appears to be 'Edm' and another is a circled 'A' with a checkmark. There are also some other initials or marks.



Item Report

TO: The Kennesaw Downtown Development Authority
FROM:
DATE: July 11, 2025
TITLE: Election of KDDA Vice-Chair

Summary:

David Lyons served as Vice-Chair and his retirement created a vacancy in the position. The newly elected Vice-Chair will serve in the role until the next election of officers for KDDA.

Recommendation:

Fiscal Impact:

Attachments:

None



Item Report

TO: The Kennesaw Downtown Development Authority
FROM:
DATE: July 11, 2025
TITLE: Appointment of additional check signer

Summary:

David Lyons was an authorized check signer on the KDDA account. Following his retirement, KDDA needs to appoint another member as an authorized check signer.

Recommendation:

Fiscal Impact:

Attachments:

None