

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 21, 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**

9. **Committee and Board Reports**

10. **Public Hearing(s)**

A. **Ordinance: Charter Amendment to Section 5.02, "Qualification of Candidates"**

FINAL PUBLIC HEARING

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

B. **Ordinance: Short-Term Rentals**

Consideration for approval of an Ordinance to adopt Chapter 22, Article XIII of the Kennesaw Code of Ordinances relating to the regulation Short-Term Rentals.

C. **Land Use Permit: 3980 Weeks Drive**

Consideration for approval of a Land Use Permit application for the property located at 3980 Weeks Drive as submitted by applicant Basha Williams. Case #LU2025-02.

D. Land Use Permit: 1205 Mountain Springs Drive

Consideration for approval of a Land Use Permit application for the property located at 1205 Mountain Springs Drive as submitted by applicant Ann Moormann. Case #LU2025-03.

11. Consent Agenda

A. Minutes: June 30, 2025 Work Session

Approval of the June 30, 2025, City Council work session minutes.

B. Minutes: June 30, 2025 Executive Session

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

C. Minutes: June 30, 2025 FY 26 Special Budget Work Session

Approval of the June 30, 2025, City Council Fiscal Year 2026 special budget work session minutes.

D. Minutes: July 7, 2025 Regular Meeting

Approval of the July 7, 2025, City Council regular meeting minutes.

E. Resolution: Chang V. City of Milton Amicus Brief

Consideration for approval of a Resolution authorizing participation in an amicus brief in the Chang V. City of Milton appeal pending before the Georgia Supreme Court.

F. Cemetery Deed: Section III-71-A

Authorization for Mayor to sign a deed for a cemetery lot purchased by Kenneth Hughes.

12. General and Administrative

A. Alcohol License: Bonfire Brazil Steakhouse LLC

Consideration for approval of an Alcohol License for Beer, Wine, Liquor and Sunday Sales for Bonfire Brazil Steakhouse LLC located at 3940 Cherokee Street NW #601, Kennesaw, GA 30144. Applicant: Taciano dos Santos Sampaio

13. Public Safety

A. Crime Stats: June 2025

Consideration to accept the June 2025 crime statistics.

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.

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: Lea Alvarez, City Clerk

DATE: July 21, 2025

TITLE: **Ordinance: Charter Amendment to Section 5.02, "Qualification of Candidates"**
FINAL 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, 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 was 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
3. 2025-07-04 Legal Ad - Charter Amendment for Qualifying

4. 2025-07-11 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

Miscellaneous Legals

LEXUS 2001 WHITE
16GLX8L2F34Z133616
SATURN ION 2004 BURGUNDY
2GNAEAKFI6150363
FORD FUSION 2015 BLUE
K8MJN1J2D3G633687
HUYUNDAI TUCSON 2006 GREEN
3FA6PD9J81R168605
CHEVROLET CRUZE 2013 SILVER
3C4PCDCB80K385525
DODGE JOURNEY 2019 SILVER
1FHAF3F28L315768
FORD FUSION 2015 WHITE
H1GP18P1A134665
CHEVROLET CRUZE 2013 SILVER
3C4PCDCB80K385525
HONDA ACCORD 2009 SILVER
1BH4R28V1Y7E288373
DODGE DURANGO 2000 WHITE
1FGFKFKK12W12029
GMC YUKON XL 2007 BLACK
3FADFP4JJB8M129324
FORD FIESTA 2011 BLACK
1N8AS5MV4DW653939
NISSAN ROGUE 2013 GRAY
6:27-7:14-2025

MDJ-4866
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 Cash and Best Bidder on July 7, 2025 at 10:00 a.m., 1702 Cobb Pkwy, Marietta GA 30060, Phone (770) 952-6400. Review 9:30 a.m. VIN: 2G1WEV6T12123999
6:27-7:14-2025

MDJ-4867
GNP-17
PUBLIC AUCTION
AMERICAN EAGLE TOWING, LLC.
181 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 to satisfy cash final and sold as IS. American Eagle Towing, LLC reserves the right to bid.
2013 Volkswagen Passat
VINVBPA73CD3C3377
2009 Nissan Xterra SE
VIN5N1BA08U35C13047
2008 Nissan Altima 1N4AL21E18C144674
2015 Nissan JUKE
FNBAF5MV97F565994
2011 Ford Focus 3FAHP0HA1BR321839
2012 GMAD127232
1N4AA5AP7CB851313
2006 Chevrolet Equinox
CN2DL3G6P6604221
2012 BMW X3 5UXWXXCS2CL718712
2006 Dodge Ram 3500
2C3CDXBGC8H12280
2008 Cadillac Escalade
1GYF668S82R126500
2014 Hyundai SANTA FE
KM65NAHF7D5U139416
2014 GMC Acadia
1GKKRHTED5J148854
2017 Kia Forte 3PKFFKA76H183425
2007 Cadillac DTS 1G6KD57YX7U183925
2010 GMC Yukon
1GMYEK5K3AR21322
2003 Isuzu Asx 4SE58X434603712
2021 Lexus IS 300 JTHAA1D2M4517557
6:27-7:14-2025

MDJ-4873
GNP-14
NOTICE OF LOCATION AND DESIGN APPROVAL
P. 1. 0017806
COBB COUNTY
Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-301 that the Georgia Department of Transportation has approved the Location and Design of this project.
The 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, jogging, etc. The proposed autonomous shuttle connecting major employment, cultural, and entertainment destinations in the core of the Cumberland community. This project comprises the first 400' segment of a street bridge over the 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 proposed 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 on a pedestrian bridge over the Galleria Drive onto the existing multi-modal bridge over Galleria Drive and 285. The proposed shared-use path will be an Americans with Disabilities Act accessible pedestrian facility proposed at least 10' wide with 2" shoulders; construction will include lighting and wayfinding signage.
The duration of construction will be approximately 14 months. The construction necessitates lane closures. An off-site detour is not anticipated for the project completion.
Cobb County would be responsible for acquiring 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:
Scott Mann, Senior Project Manager
Cobb County Department of Transportation
Scott_Mann@cobbcounty.org
1890 County Services Pkwy,
Marietta, GA 30008
770-952-6400
Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to:
Delivery Administrator, State Program Office of Program Delivery
Attn: Lily Slaghter, Project Manager
lslaghter@dot.ga.gov
4004 West Peachtree Street, 25th Floor
Atlanta, GA 30308
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.
6:27-7:14-18-2025

MDJ-4892
GNP-1
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (TOWING OR STORAGE COMPANY)
You are hereby notified, (a) that each of the above 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 said debt. The vehicles are currently located at BIG TOW WRECKER SERVICE. The vehicles subject to liens as stated above are identified as:
2008 Volkswagen Tiguan
248CYX1F 3V3VT36XM096894
2012 Ford Fusion Hybrid
ETET9445 GA 3FADP0L32CR406424
2012 Toyota Corolla
BHDY4J9223 KMR3E25333494
2011 Honda CR-V
PSW17818 GA JHLRM4R72CC05887
2012 Hyundai Santa Fe
JLWB545 PA 5XYZKADG6SGC143254
2006 Mercedes-Benz E-Class
KRRN9637 PA WDBUF56J36A765041
2009 Toyota Camry
GA1TBGZ2KXSU876057
2008 Ford
248Y299 GA WAUDH74F48N126584
2007 Subaru Forester
JF1FJISG6357H728213
2005 Ford Mustang
RDY4999 GA 1F4N755174189
2005 Ford Freestyle
J9YJ8215 GA 1FMZK02135CA32944
1993 Suzuki Sidekick
STCTD02V154U107337
2001 Nissan Altima
LXLD4235 MS 1N4AL21E27N455100
2010 Volkswagen CC
PYR5790 GA WVWMML7AN7AE517019
2002 Chevrolet Blazer
2GNEF668686G1313526
2000 Jaguar S-Type
TEEL7484 GA SAJDAA03CYFL50385
2012 Chevrolet Equinox
ZMGNFVLGXEK6419162
2008 GMC
CMGBGVVDJ2AG520101
Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
BIG TOW WRECKER SERVICE
126 NORTHERN RD SW
MARIETTA, GA 30008
Telephone#: 770-973-2537
MAG 40-04
6:27-7:14-2025

Miscellaneous Legals

Non-Residential Type 3 RRS, along with the adjacent parcel 1801390039 are removed from the HSI with a Uniform Environmental Covenant restricting all groundwater use and requiring Voluntary Intrusion Investigations before residential building. The adjacent parcel 18013900610 and 18013900620 will remain on the HSI.

Absentee/Responsible Party: Georgia Environmental Protection Division
HSI Site No.: 10813
Tax Parcel IDs: 18013900390 and 18013900400
Site Name: Franklin Street Site
Street Address: 6000 Franklin Street
City, County, Zip Code: Austell, Cobb County,
EPD Compliance Officer: Vanessa Donnelly
6:27-2025

MDJ-4897
GPN-17
ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT
We 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 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 1550 Allison Road, Marietta, GA 30062. Anyone who has an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 7/18/2025. Answers must be submitted at the Magistrate Court of Cobb County, Room 100, 32 Waddell St SE, Marietta, GA 30060. Forms may also be obtained online at www.georgiamagistratecourtcouncil.com.
2025 HYUNDAI ELANTRA
KMHNDCC3SUENL NO TAG
MAGISTRATE COURT CASE NO: 25-L-01504
1981 MERCEDES-BENZ
10704412012641 NO TAG
MAGISTRATE COURT CASE NO: 25-L-01503
2020 UTILITY CARRY-ON TRAILER
4YMBU0813LCG94507 NO TAG
MAGISTRATE COURT CASE NO: 25-L-01519
2001 MERCEDES-BENZ SLK
WDBBK49F1F174289 SG56254 GA
MAGISTRATE COURT CASE NO: 25-L-01513
2011 TOYOTA CAMRY
1FBF3EKAU517276 P6741334 GA
MAGISTRATE COURT CASE NO: 25-L-01514
2003 NISSAN ALTIMA
1N4AL11D83C106605 RFS9382 GA
MAGISTRATE COURT CASE NO: 25-L-01515
2014 ACURA MDX
5FRYD3H43EEB001277 CFL7304 GA
MAGISTRATE COURT CASE NO: 25-L-01519
2010 HONDA CIVIC
2HGFA1F52AH524684 1957B86 AL
MAGISTRATE COURT CASE NO: 25-L-01517
2019 CHRYSLER PACIFICA
2C4RC1BG5RR123102 NO TAG
MAGISTRATE COURT CASE NO: 25-L-01518
2004 HONDA PILOT
2HKFY18614H55232 SFR8504 GA
MAGISTRATE COURT CASE NO: 25-L-01509
2025 MERCEDES-BENZ CLA-CLASS
W1K5J4GB48N485742 RRKC47 FL
MAGISTRATE COURT CASE NO: 25-L-01508
2013 NISSAN LEAF
1N4AZ0CP6DC426028 NO TAG
MAGISTRATE COURT CASE NO: 25-L-01500
2013 HONDA CIVIC
1XFEBZF58DE213939 PYL2462 GA
MAGISTRATE COURT CASE NO: 25-L-01519
2019 KIA SORENTO
SGPG4A5SK6457850 SG4AT1 GZ
MAGISTRATE COURT CASE NO: 25-L-01507
2019 RAM 1500 1C6RREL70KN893882
XJM395 SC
MAGISTRATE COURT CASE NO: 25-L-01511
2018 AUDI Q7 WA1VAAAF79JD035654
CSV3367 GA
MAGISTRATE COURT CASE NO: 25-L-01511
2019 VOLKSWAGEN PASSAT
1VBWN7A31EC048606 CNQ6932 GA
MAGISTRATE COURT CASE NO: 25-L-01520
2018 FORD F-150
1FMRPUE4JFC03439 PMN6853 OH
MAGISTRATE COURT CASE NO: 25-L-01501
2004 ACURA TSX JH4CLG961AC021151
SHX2346 GA
MAGISTRATE COURT CASE NO: 25-L-01527
2022 TOYOTA COROLLA
JTDEPMAE5NJ214759 CTY9453 GA
MAGISTRATE COURT CASE NO: 25-L-01501
2013 MAZDA CX-9
JM3TB2CA7D0400586 NO TAG
MAGISTRATE COURT CASE NO: 25-L-01521
2019 DODGE TRANSIT CONNECT
NM0LS6F76E1138462 KMJ9861 NC
MAGISTRATE COURT CASE NO: 25-L-01521
2008 INFINTI G355
1JNBK61E18M221956 NO TAG
MAGISTRATE COURT CASE NO: 25-L-01523
2019 YAMAHA MTN690-
JYARM27EA4KA005686 YXR258 GA
MAGISTRATE COURT CASE NO: 25-L-01524
2019 HONDA ACCORD
1HGCV1F17KA010298 CQ14624 GA
MAGISTRATE COURT CASE NO: 25-L-01526
2019 NISSAN PATHFINDER
S1NDR2MN0J3C60371 RMJ0686 GA
MAGISTRATE COURT CASE NO: 25-L-01506
2006 AUDI A6 WAUDH74F46N146041
MAGISTRATE COURT CASE NO: 25-L-01512
2013 VOLKSWAGEN GTI
WVGVE7AJ7ADW008323 CYP5151 GA
MAGISTRATE COURT CASE NO: 25-L-01502
6:27; 7:4-2025

MDJ-4929
GPN-
PUBLIC NOTICE
NOTICE OF PROPOSED AMENDMENT TO THE CHARTER OF THE CITY OF KENNESAW, GEORGIA
Pursuant to Ordinance 1019, A.B., and O.C.G.A. § 36-35, notice is hereby given that a Ordinance has been introduced to amend the Charter of the City of Kennesaw (Ga. Laws, 2013, p. 424, et seq.) approved May 6, 2013, as amended, said Ordinance being captioned as follows: AN ORDINANCE TO AMEND THE CITY OF KENNESAW CHARTER, SEC. 5.02, QUALIFYING 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, 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Final action is anticipated to occur at the meeting of 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 in the Office 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
GPN-17
ABANDONED VEHICLES
We 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 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 226 Hicksville Ave, Smyrna GA 30080. The vehicle identification numbers as stated above are identified as:
BMW 1993 S SERIES
BWAHD6312393R366529 NO TAG GA
BMW 2002 Z34 USC3N3422LM06999 NO TAG GA
CHEVROLET 1990 G20 VAN
1GC9E25H0LT702406 IQS741 FL
CHEVROLET 2009 HUMMER
3GNCA23849Y551347 SIK3181 GA
CHEVROLET 2019 AVEO VERANO 150
2GCEC19V31214178 NFBC23 FL
DODGE 2016 GRAND CARAVAN
2C4RDGDG2G3S1068 RVCR089 GA
DODGE 2005 RAM 2500
3CDRT6D6SG1019 RJ1704 GA
FORD 2001 F-150
1FTRW07W31KE16999 TAC2501 GA
FORD F3DF3DFB37046 NO TAG GA
GMC 2004 EQUINOX
3GMP44EJ7MJ129573 RTQ9842 GA
FACD 2008 YUKON
1GKKFK63808J246906 TEZ0677 GA
HOMEMADE 1998 5X12 TRAILER

Miscellaneous Legal

3N1BATP9EYJ325597 SJ-B4830 GA
NISSAN 2019 SENTR
3N1BATAP9CZK287539 CPH6939 GA
NISSA 2019 SENTR
NI1B8CVP03Y312923 DCM2099 GA
NISSAN 2000 XTERRA
5NED28TAYC564312 RXM7871 GA
PALOMINO 2013 26BSHL TRAILER
X4F4PCA2ZD014724 TV22807 GA
TESLA 2017 MODEL
5YJSA1EEJF297619 ZIB324 GA
TOYOTA 2008 AVALO
4T1BK36BP18B28315 DBA6305 GA
TOYOTA 2013 COROL
2T1BURHE4ADCP086 CMTS167 GA
TOYOTA 2014 COROL
2T1BURHE3EC070980 CDM3359 GA
TOYOTA 2017 COROL
5YFBURHE2HPF17402 QCL7777 GA
Cobb County Juvenile Court has received information from one or more of these vehicles should contact the following business immediately:
BARROW WRECKER SERVICE
2261 DIXIE AVE
SMYRNA GA 30080
770-435-4945
6:27: 7:4-2025

MDJ-4933
GNP-17
VEHICLE PETITIONS
You are hereby notified, in accordance with OCGA 40-11-191, that petition were filed in the Magistrate Court of Cobb County to foreclose liens against the vehicles listed below for 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 **FRI, JULY 18TH 2025.** Any person who can be found in the Magistrate Court Clerks office located at **32 Waddell St Marietta GA 30090.** Forms may also be obtained online at **www.georgiamagistratecouncil.com.**
FORWARD TO: JOCUS
2009 Toyota Camr
3FA6NP09V215638 SHV4472 GA
25-1-0483
2017 FORD FUSION ENERGE
3FA6P0PUB3R354417 9HLY506 CA
2014-0188
2022 CADILLAC ESCALADE
3AKJHHDRNSNA6899 PXC2766 O
25-1-0485
UTILITY 2021 S3FT VAN TRAILER
1UYV52S7M7289729 TW2432 OH
2014-0195
GMTC 2003 SONOMA
IGTCS19H0G3284404 SCM3302 GA
25-1-0487
2009 HONDA
2009 Honda CR-V
2014-0188
2017 HONDA
3CZRU5H5HXG709836 CQL7672 GA
25-1-0489
2018 RAM COMPASS
3C4NJDBBJ3T45694 TGG4079 GA
25-1-0490
MERCEDES BENZ 2012 GLK
WDCCGBHBC8P89908 SJCA2923 CA
2014-0192
NISSAN 2011 JUKE
JNBAF5MR5B006181 SDR7090 GA
25-1-0492
NISSAN 2010 VERSA
3N1BAAP0L415517 SKC1669 GA
2014-0193
PONTIAC 2006 GIGZE58BX7420943
TFB5058 GA 25-L-01494
TOYOTA 2005 CAMR
4T1BE32KS5U603239 H33MYNN NJ
2014-0495
TOYOTA 2006 CAMR
4T1BE32K36U669791 SBI9102 GA
25-L-0496
TOYOTA 2010 HIGHLANDER
2DCZFEH8AS009142 SDF7822 GA
25-1-0497
6:27: 7:4-2025

MDJ-4974
GNP-17
Abandoned Motor Vehicle Advertisement Notice
Howard's Wrecker Service
You are hereby notified, in accordance with OCGA 40-11-191 (a) (2), that each of the below-referenced vehicles are subject to lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, the court will order the sale of the vehicle to satisfy the debt. The vehicles are currently located at 2465 Ventura Place, Smyrna, Ga 30080. The vehicle is subject to liens as stated above or identified as:
2009 Toyota Camr
4T1BE46K29PU834184 FLAV0RS GA
2023 Toyota Rav4
2T3W1RFV1PW245014 CVW8909 GA
2007 Chevrolet Equinox
1GCBM1YW4WV183562 NBP4049 TX
2013 Hyundai Sonata
5NPEB4AC6DH62561 RZN3622 GA
2017 Toyota Rav4
JTMVFREV9VHJ10067 CPU3143 GA
2020 Jaguar XF SAJBF4BVXCGCY093Z
CZB6999 GA
2012 Kia Forte KNAFFT4A20CS59849S
CDI8189 GA
2021 Chevrolet Blazer
1MEHM432MS126975 DCM8220 GA
2010 Toyota Corolla
JTDBUG4E8AJ05566 SAW1880 GA
2007 Mercury Montego
1MEHMA13PFG601118 RQG3550 GA
2008 KIA RIO LX
TG WA1B V74L67D04846
TDR4178 GA
2003 Isuzu Ascender
4NUES16A31200068 PAG6330 GA
2012 Ford Focus FAHPHC32GL28998
2016 Volvo VNL AVCH9E6HG9481S
XP81498 CA
2002 Chevrolet Trailblaze
IGNDT1359229474 TGMI695 GA
2020 Chevrolet Equinox Caliber
1B3CB3HASA6D45132 SF1528 GA
2019 Chevrolet Lumina
2G1WN52KA4X910605 No tag
2015 Steh Tow Trailer
53BT81113F3080573 CXR7841 GA
2020 Chevrolet Impala
2G1WBSE3ZF111711 REX3541 GA
2010 Ford Fusion 3FADPDLP30AR13450
25-1-0462 GA
2019 Toyota Camr
4T1B1HK7KU77889 TEI9611 GA
2007 Chrysler Sebring
JC3CK66K3TN543411 SHU066 GA
2014 International Prostar
1HSDJAPRG4NG719303 UJ5075 NC
2006 Chrysler 300 C23CA43R26H37670
No Tag
2000 GMC Savana G350
2003 Honda CR110667 QB29221 GA
2012 Dodge Ram JHLRD78442C04722
SAM8277 GA
2001 Chevrolet Express
1GCGGS5R31241317 RZ33447 GA
2020 Chevrolet Equinox
2020 KIA EXCEL JNBAF5MR9FT5054T
2016 Chevrolet Malibu
1G1ZE5TXGF24097 21CJXG FL
2007 Nissan Altima
1N4BL21EXX74556 SHZI421 GA
2008 Dodge Ram 2500
3D7KR43E8126781 KJ2Q038 GA
2018 Chevrolet Impala
2G1105S3J9119250 K73KVJ NJ
2021 Honda Accord
5FN9FY5H20MB00901 CZG7255 GA
2011 Nissan Murano
1N6AZ1MW8WV163876 GCJ5264 GA
2013 Chevrolet Spark Explore
1FMFY0UE4J08B9537 AB46475 GA
2020 Kia Soul KNDJ23AU2L70139
YWG400 GA
2016 Nissan Altima
1N4BL3APKGCS257213 RSN4335 GA
2019 Kia Optima SXGNT639K AT77
35EVTF FL
2014 Jeep Cherokee
1CFPJMDSEVW169665 BTP1625 TN
2013 Volkswagen Passat
1VWAH743DC001075 DP2320 GA
Howard's Wrecker Service
2465 Ventura Place
Smyrna, Ga 30080
770-432-2613
6:27: 7:4-2025

MDJ-4976
GNP-17
NOTICE OF ABANDONED VEHICLES
PUBLIC ACTION
The following vehicles have been deemed abandoned and will be sold at public auction on July 5, 2025 if no claim. The vehicles are located at Quality First Autos LLC 1519 Veterans Memorial Hwy #112, Mableton, Georgia.
2010 Infiniti EX 35
VIN # JN1AJ0HR3AM750588.
Registered Owners name is: P. Lumar
6:27: 7:4-2025

Juvenile/Youth/Family

8001 Juvenile/Youth/Family

White or Darin Phillips a/k/a Darin Phillips.
YOU ARE FURTHER NOTIFIED that a petition for termination of parental rights in regard to the above referenced children was filed in the Juvenile Court of Cobb County, Georgia, on the 18th day of May, 2025, and that the reason for an Order for service by publication was that the court on the 1st day of June, 2025:
YOU ARE HEREBY COMMANDED AND REQUIRED to appear before the Juvenile Court of Cobb County, Georgia, in Marietta Georgia, on the 19th day of August, 2025, at 9:00 o'clock a.m. The hearing is for the purpose of determining whether parental rights should be terminated. The effect of failing to appear on the date set forth in the O.C.G.A. § 15-11-284 includes the following: Georgia law provides that you (i.e., a parent) can permanently lose your rights as a parent. A petition to terminate parental rights has been filed requesting the juvenile court of Cobb County, Georgia, to terminate your parental rights to your children (i.e., the above referenced children). You will appear at the hearing on the petition for termination of parental rights, then the court can terminate your parental rights in your absence. If the court at trial finds that the facts set out in the petition are true and that the termination of parental rights is in the best interests of your children, the court can enter a judgment ending your rights to your children. If the judgment terminates your parental rights, you will no longer have any rights to your children. This means that you will not have the right to visit, contact, or have custody of your children or make any decisions affecting your children's care, including earnings or property. Your children will be legally free to be adopted by someone else. Even if your parental rights are terminated, you will still be responsible for child support payments for your children's care unless and until your children are adopted and your children can still inherit from you unless and until your children are adopted. The termination of parental rights is a very serious matter and it is suggested that you contact an attorney immediately so that you can be prepared for the court hearing on the petition for termination of parental rights. If you cannot afford to hire an attorney and to have the attorney represent you. If you cannot afford to hire an attorney, then the juvenile court of Cobb County, Georgia, will appoint an attorney for you. The court finds that you are an indigent person. Whether or not you decide to hire an attorney or seek appointed counsel, you have the right to attend the hearing and to have witnesses and witnesses brought against you. A copy of the petition for termination of parental rights may be obtained from the Juvenile Court of Cobb County, Georgia, which is located at 32 Waddell Street, Marietta, Cobb County, Georgia 30090, during regular business hours, Monday through Friday, 8:00 a.m. until 5:00 p.m., excluding the days of holidays. A fee copy is available to you. Upon request to the clerk, the copy will be mailed to you. The children are in the present temporary custody of the department of family and children services of Cobb County, Georgia. The general nature of the allegation is that parental responsibilities and obligations owed by the parents to said children have been effectively terminated.
YOU ARE FURTHER NOTIFIED that while responsive pleadings are not mandatory they are permissible as you are encouraged to file with them a petition to appoint your petitioner's attorney, Sanders Dean, 36 Dallas Highway, Suite 230, #108, Marietta, Georgia 30064, an answer or other responsive pleading within sixty (60) days of the date of the order for service of the petition to appoint your petitioner's attorney. All permanent counties are informed that they are entitled to have an attorney represent them and if a party requests appointed counsel and qualifies for such appointment on the petition for termination of parental rights, the court will appoint counsel at no cost if the party is unable, without financial hardship, to employ counsel.
Witness the Honorable Jeffrey D. Hamby, Judge of said court.
THIS 20TH DAY OF JUNE 2025.
TAYLOR FORD, Clerk of the Court
JUVENILE COURT OF COBB COUNTY
6:26; 7:4,11,18-2025

8003 Public Hearing

MDJ-4810
GNP-16
City of Austell
Public Hearing
 The City of Austell hereby gives notice that a Public Hearing to give consideration for a rezoning request by Sustainable Communities, LLC for property located in Land Lot 13th Parcels 15 and 21 and Land of the 19th District, 2nd Section of Cobb County, Georgia (Tract ID#18013700150, #1801370024, #1801380040, #1801380050, #1801380060, #1801380070, #1801380080, #1801380090, #1801380100, #1801380110, #1801380120, #1801380130, #1801380140, #1801380150, #1801380160, #1801380170, #1801380180, #1801380190, #1801380200, #1801380210, #1801380220, #1801380230, #1801380240, #1801380250, #1801380260, #1801380270, #1801380280, #1801380290, #1801380300, #1801380310, #1801380320, #1801380330, #1801380340, #1801380350, #1801380360, #1801380370, #1801380380, #1801380390, #1801380400, #1801380410, #1801380420, #1801380430, #1801380440, #1801380450, #1801380460, #1801380470, #1801380480, #1801380490, #1801380500, #1801380510, #1801380520, #1801380530, #1801380540, #1801380550, #1801380560, #1801380570, #1801380580, #1801380590, #1801380600, #1801380610, #1801380620, #1801380630, #1801380640, #1801380650, #1801380660, #1801380670, #1801380680, #1801380690, #1801380700, #1801380710, #1801380720, #1801380730, #1801380740, #1801380750, #1801380760, #1801380770, #1801380780, #1801380790, #1801380800, #1801380810, #1801380820, #1801380830, #1801380840, #1801380850, #1801380860, #1801380870, #1801380880, #1801380890, #1801380900, #1801380910, #1801380920, #1801380930, #1801380940, #1801380950, #1801380960, #1801380970, #1801380980, #1801380990, #1801381000, #1801381010, #1801381020, #1801381030, #1801381040, #1801381050, #1801381060, #1801381070, #1801381080, #1801381090, #1801381100, #1801381110, #1801381120, #1801381130, #1801381140, #1801381150, #1801381160, #1801381170, #1801381180, #1801381190, #1801381200, #1801381210, #1801381220, #1801381230, #1801381240, #1801381250, #1801381260, #1801381270, #1801381280, #1801381290, #1801381300, #1801381310, #1801381320, #1801381330, #1801381340, #1801381350, #1801381360, #1801381370, #1801381380, #1801381390, #1801381400, #1801381410, #1801381420, #1801381430, #1801381440, #1801381450, #1801381460, #1801381470, #1801381480, #1801381490, #1801381500, #1801381510, #1801381520, #1801381530, #1801381540, #1801381550, #1801381560, #1801381570, #1801381580, #1801381590, #1801381600, #1801381610, #1801381620, #1801381630, #1801381640, #1801381650, #1801381660, #1801381670, #1801381680, #1801381690, #1801381700, #1801381710, #1801381720, #1801381730, #1801381740, #1801381750, #1801381760, #1801381770, #1801381780, #1801381790, #1801381800, #1801381810, #1801381820, #1801381830, #1801381840, #1801381850, #1801381860, #1801381870, #1801381880, #1801381890, #1801381900, #1801381910, #1801381920, #1801381930, #1801381940, #1801381950, #1801381960, #1801381970, #1801381980, #1801381990, #1801382000, #1801382010, #1801382020, #1801382030, #1801382040, #1801382050, #1801382060, #1801382070, #1801382080, #1801382090, #1801382100, #1801382110, #1801382120, #1801382130, #1801382140, #1801382150, #1801382160, #1801382170, #1801382180, #1801382190, #1801382200, #1801382210, #1801382220, #1801382230, #1801382240, #1801382250, #1801382260, #1801382270, #1801382280, #1801382290, #1801382300, #1801382310, #1801382320, #1801382330, #1801382340, #1801382350, #1801382360, #1801382370, #1801382380, #1801382390, #1801382400, #18013

8004 Public Sales/Auctions

**MDJ-4360
GNP-17**
NOTICE OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property upon The Georgia Storage Facility Act. The undersigned will sell at public sale competitive bidding on **Thursday 10th day of July, 2025 at 10:00 AM** bidding to take place on **Lockerford.com**. Said property is **SecurCare Storage, 2960 S. Cobb Drive, Smyrna, GA, 30080** Cobb County Khadijah R. Dismore's clothes, clothing, bed, kitchen, Lamp iron, board, shoe boxes, car Jenkins 00212 Dtm inventory 1 size bed frame 2 Box spring 3boxe Garden tool. Shance Duan 00235 Dtm inventory 1 size bed frame 2 Box spring 3boxe furniture. Random electronics. Miscellaneous household items. Tammy Morris 00120 Bike, clothes, shoes, drier, bolt cutters, tools, motor scooter. Desiree Thorne 00111 Dtm inventory 1 couch/Mattress/Orester, chairs, table. Purchases must be paid for at the time of purchase per facility policy. All purchased items are sold as is, where is, and must be moved within 48 hours of the sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.

6:27; 7:4-2025

**MDJ-4362
GNP-17**
NOTICE OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property upon The Georgia Storage Facility Act. The undersigned will sell at public sale competitive bidding on **Thursday 10th day of July, 2025 at 10:00 AM** bidding to take place on **Lockerford.com**. Said property is **SecurCare Storage, 1185 South Cobb Drive, Marietta, GA, 30060** Cobb County Monica Adams 8040 Items include Bags, Toys, Baby items, clothing, shoes, miscellaneous Bicycle, Boxes Toys, Furniture, Household Goods, Misc Items Sporting Goods, Tools Workshop. Hasan Lopez 7014 Toys, Furniture, Household Goods, Miscellaneous Items. Arrofi Aziz 4040 Furniture Household goods, miscellaneous, tools kitchenware, bags, boxes, luggage Isaac Ricks 1548 Bags, totes, bed, bed frame, miscellaneous, miscellaneous items. Purchases must be paid for at the time of purchase per facility policy. All purchased items are sold as is, where is, and must be moved within 48 hours of the sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.

6:27; 7:4-2025

**MDJ-4387
GNP-17**
Extra Space Storage, on behalf of self or its affiliates, Life Storage Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location dictated: 1987 Canton Road Marietta GA 30066 on **July 9th 2025 at 11:00 AM**. Items include: 4017 -Household goods/Bike/Barbecue grill, tools, Leshelle Taylor Unit 338 -Household Goods/Furniture, boxes, clothes Tonya Norman Unit 2076 -Household Goods/Furniture. The auction will be listed and advertised on www.storagestreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind or purchase up until the winning bidder takes possession of the personal property.

6:20; 27-2025

**MDJ-4479
GNP-17**
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Extra Space Storage, on behalf of self or its affiliates, Life Storage Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location dictated on **July 8, 2025 at 1:00 PM**.
Extra Space Storage
4105 George Busbee Pkwy. NW
The personal goods stored therein the following may include, but are not limited to general household, furniture, boxes, clothes, and appliances.
Unit 2202 Nicholas Rennie - Furniture appliances & personal items
Unit 3116 - Clifford Longmire - Furniture & household items
The auction will be listed and advertised on www.storagestreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind or purchase up until the winning bidder takes possession of the personal property.

6:20; 27-2025

**MDJ-4495
GNP-17**
STORAGE TREASURES AUCTION ONE FACILITY - MULTIPLE UNITS
Extra Space Storage, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location dictated: **2035 Powers ferry rd SE, Marietta GA, 30067 July 10, 2025, at 10:00 AM**
Janada Fane Unit-2101
Household Items
Winstina Dixon Unit-2118
Household Items
Linda Walton Unit-3008
Household Items
Curtis Moore Unit-3101
Household Items
Catherine Potter Unit- 4057
Household Items
The auction will be listed and advertised on www.storagestreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind or purchase up until the winning bidder takes possession of the personal property.

6:20; 27-2025

**MDJ-4496
GNP-17**
NOTICE OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property upon The Georgia Storage Facility Act. The undersigned will sell at public sale competitive bidding on **Thursday 10th day of July, 2025 at 10:00 AM** bidding to take place on **Lockerford.com**. Said property is **SecurCare Storage, 1888 Veterans Memorial Highway Southwest, Austell, GA, 30168** Debra L. Unger's Personal items, machine, snack vending machine, pellet. Audrey Taylor 364 Mattress Bed Springs, Microwave, Christmas decorations, Frame with Headboard, Tire with Rim, Luggage, Table, Cooker, Totes, Furniture, Kitchenware. David Mercer Jr. 206 Furniture, Mini Dtm Bike, Fishing Rods, Yard Tools, Bed, Eater, Chairs, Exercise Equipment. Purchases must be paid for at the time of purchase per facility policy. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.

6:27; 7:4-2025

**MDJ-4497
GNP-17**
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location dictated: **2141 POWERS FERRY RD MARIETTA GA 30067, 07-10-2025 10:00am**
Danielle Adair Unit: 1094
Household Items
Zipporah Kopamwe Unit: 1201
Household Items
Analecia Johnson Unit: 2011
Household Items
David Sultan Unit: 3360
Household Items
The auction will be listed and advertised on www.storagestreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind or purchase up until the winning bidder takes possession of the personal property.

8004 Public Sales/Auctions

MDJ-4499
GNP-17
Extra Space Storage, on behalf of self or its affiliates, Life Storage Storage, is holding a public auction to sell personal property, scribbled below belonging to those in individuals listed below at the location indicated: 4902 Lake Acworth Dr, North GA 30101. The auction will held **July 8, 2025 at 10:00 am**.
ShaoMichael Beaudoin Unit E26
Household Items
The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above reference facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
6:20,27-2025

MDJ-4500
GNP-17
NOTICE OF SALE
HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Georgia Storage Facility Act. The undersigned will sell at public sale competitive bidding on **Thursday 10th day of July, 2025 at 10:00 AM** bidding to take place on Locker.com. Said property is **SecureCare Storage, 6800 Mableton Parkway Mableton, GA, 30126** Cam Dunbar, Socia Love Sec 301, TV, Air Fryer, Furniture, Jacqueline Roman Totes, Sofa, Furniture, Rug, Kitchen Ware, TV, Picture Painting. Purchases must be made with cash only and paid at the above reference facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Sale is subject to cancellation in the event of settlement between owner and obligee.
6/27:7-4-2025

MDJ-4502
GNP-17
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Extra Space Storage will hold a public auction to sell personal property, scribbled below belonging to those in individuals listed below at the location indicated on **July 9th, 2025, at 2:00 PM** at **Extra Space Storage 5097 Dallas Hwy. Powder Springs, GA 30127**. The personal property stored therein the following may include, but are not limited to general household, furniture, boxes, clothes, and appliances.
2047 Rebecca Baggett Household Items
The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above reference facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
6:20,27-2025

MDJ-4504
GNP-17
NOTICE OF PUBLIC SALE:
The following self-storage Cube contents containing household and other goods will be sold for cash at **CubeSmart Management, LLC 381 Veterans Memorial Hwy Sw, Mableton GA 30126** on **Thursday, July 10, 2025 at approx. 12:00PM** at www.storage treasures.com.
P036 Monique Seals;
Cube# 0145 Mariorie Hood;
Cube# 0143 Justin B. Hord;
Cube# 0229 Tamara Anderson;
Cube# 0234 Cameron Wilson;
Cube# 0259 Michael Gravelley;
Cube# 0262 Peggie Dorismond;
Cube# 0266 Jacob D. Dubose;
Cube# 1075 Latoya Dubose;
Cube# 1081 Ronald Wallier;
Cube# 2058 Courtney Spann;
Cube# 2101A Maricela Valencia;
Cube# 3131 Shaquaila Abston;
Cube# 3141 Nakota D. Duncorth.
6:20,27-2025

MDJ-4536
GNP-17
Storage Treasures Auction:
Extra Space Storage will hold a public auction to sell personal property, scribbled below at the location indicated: **30144 at 12:00pm on 7/9/25**
Unit # - 3618
Name- Dearra Govan
Description-Household furniture & fashion decor items
Unit # - 3431
Name- Mekhi Floyd
Description-Items from old apartment
Unit # - 3218
Name-Tammy Trout
Description-Household items
Unit # - 3123
Name- Michele du Cille
Description-Household items
Unit # - 3110
Name- Natakai Gardner
Description-Household items, bed furniture, totes
Unit # - 1610
Name- Benjamin Porter
Description-Furniture/Box's
Unit # - 1520
Name- Virlyn Cockley
Description-3 bedroom apartment, appliances
Unit # - 1405
Name- Mary Kent
Description-Furniture/ Boxes
Unit # - 1218
Name- Santonu Ghosh
Description-Furniture, music instruments, Cabinets, bed side tables
AD Disclosure: The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above reference facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
6:20,27-2025

MDJ-4537
GNP-17
GEORGIA Newspaper Advertisement: STORAGE TREASURES AUCTION
Extra Space Storage, on behalf of self or its affiliates, Life Storage Storage, is holding a public auction to sell personal property, scribbled below belonging to those in individuals listed below at the location indicated: **2890 Cobb Parkway NW, Kennesaw, GA 30152** for **July 8, 2025 4pm**.
Robert Lee Unit# B131
Household items
Anita Gooden Unit# B161
Household items
Joan H. Mitchell, Jr. Unit# B216
Household items
Kianah Seabrook Unit# C301
Household items
The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above reference facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
6:20,27-2025

MDJ-4538
GNP-17
Extra Space Storage will hold a public auction to sell personal property, scribbled below, belonging to those in individuals listed below, at the location indicated: **1419 Cobb Pkwy N Marietta, GA 30062 Tuesday, July 8, 2025 and 3pm**.
Lolaisha Grant Unit 2016
soph's 2 dressers, bed. totes, wash & dryer
Trinity Dyer Unit 2082
Boxes, furniture, bedroom set, clothing
Pierre Etienne Unit 3054
Household Items
Travis Jones Unit 3112
Business Items
Theresa Wilson Unit B143
Furniture
Marchelle Lothery-Davis Unit B70
College room
Charanicia Stanley Unit B83
Clothing, Totes,
Furniture
Equipment, small din9
The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above reference facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
6:20,27-2025

MDJ-4539
GNP-17

THE PUBLIC RECORD

"Information is the currency of democracy"

- Thomas Jefferson



Sheriff
Craig Owens
770-499-4600



Probate Judge
Kelli Wolk
770-528-1900



Clerk of Superior Court
Connie Taylor
770-528-1306

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BRING your legals to

-or-

your legals to
mdjlegals@mdjonline.com

The deadline for **legal advertising** copy is Tuesday at noon preceeding the first Friday the ad is to appear.

The deadline for **foreclosure advertising** is Friday at noon preceeding the first Friday in the 4-week cycle for foreclosure advertising.

DEADLINES:

View this week's legal advertising online at www.mdjonline.com >>> click "Legals" on the top menu bar.

View Legal & Public Notices for all 159 Georgia Counties at GeorgiaPublicNotice.com

7999 LEGALS

8000 Miscellaneous Legals

MDJ-4523
GNP-14
IN THE SUPERIOR COURT OF
Cobb County
STATE OF GEORGIA
MONICA RIVERA and
HARRIS L. KELLY, II
Petitioners,
v.
A TRACT OF LAND BEING KNOWN
AS 252 LAKE SOMERSET DRIVE,
MARIETTA, GEORGIA 30064
BEING TAX PARCEL NUMBER
20031501270, ALL PERSONS
UNKNOWN WHO
CLAIM OR MIGHT CLAIM AN
ADVERSE INTEREST IN
PETITIONER'S TITLE TO THE
ABOVE-REFERENCED PROPERTY,
AND, JEFFREY JOE DAVIS
Respondents.

Civil Action File no 24-CC-08342
NOTICE OF PUBLICATION
TO ALL PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM AN ADVERSE INTEREST IN PETITIONER'S TITLE TO THE ABOVE REFERENCED PROPERTY:
You are hereby notified that the above styled action seeking Fee Simple Absolute title of Subject Property located at 252 LAKE SOMERSET DRIVE MAR- IETTA, GEORGIA 30064 was filed against you in said court on November 7, 2024, and that by reason of an Order for Service by Publication entered by the Court on May 6, 2025 you are hereby commanded and required to file with the Clerk of said Court and serve upon Sabrina Leverette, Plaintiff's attorney, whose address is Thrift McLemore, 1000 Parkwood Circle SE, Suite 950, Atlanta, GA 30339, an Answer to the Complaint within sixty (60) days of the date of the Order of Service by Publication.

WITNESS, the Honorable D. Victor Reynolds, Judge of said Court,
This 4 day of May, 2025
Deputy Clerk of Superior Court
Presented by:
THRIFT MCLEMORE
of Sabrina Leverette
Sabrina Leverette
Attorney for Plaintiff
1000 Parkwood Circle SE, Suite 950,
Atlanta, GA 30339
678.866.7031
seleverette@thriftllegal.com
6:13,20,27; 7:4-2025

MDJ-4533
GNP-14
NOTICE OF LOCATION AND
DESIGN APPROVAL
P. I. 0013918

COBB & FULTON COUNTIES
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 date of location and design approval is: **June 3, 2025**
Project P1 No. 0013918, 1-285/1-20 West Interchange Reconstructed and the Hamilton E. Holmes Drive Interchange, and a 2.4 mile stretch of I-285 between just south of the 1-285/Martin Luther King Jr. interchange and near the 1-285/Donald L. Hollowell Parkway interchange. The project is located 28% in Cobb County and 62% in Fulton County. The project is located in Cobb County Land District 18 2nd Section and Fulton County Land Districts 14 and 17.
Proposed construction is scheduled to begin in the fall of 2025 with substantial completion scheduled for 2030. Fairburn Road will be detoured for approximately 9 months for the reconstruction of the Fairburn Road bridge over I-20.
Georgia Department of Transportation would be responsible for acquiring 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 Georgia Department of Transportation.

Percy Cambay, Area Manager
District 7, Area 3
pcambay@dot.ga.gov
4125 Roosevelt Highway
College Park, GA 30349
(770) 528-3461
Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to:
Tim Matthews, P.E.
Assistant P3 Division Director, Pre-Let Administrator (Division of P3)
Attn: Donald Stull
dstull@dot.ga.gov
600 West Peachtree St NW
Atlanta, GA 30308
(770) 401-1849
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.
6:13,20,27; 7:4-2025

MDJ-4838
GNP-17
NOTICE OF PUBLIC AUCTION SALE

The following described vehicle have been left at Vaughan Automotive 2541 MANER ROAD SOUTHEAST ATLANTA, GA 30339 and will be sold at public auction on **Thursday July 10th, 2025 at 10:00 am** to the highest bidder. Vehicle: 2010 MERCEDES-BENZ VIN: WDCG5G80A6F440503
6:27; 7:4-2025

MDJ-4859
GNP-17
ABANDONED VEHICLES

K.O. Towing - 344 Kathleen Dr., Marietta, GA 30067 - Phone: (770) 650-1413.
In accordance with Ga code 40-11-19, the following vehicles have been deemed abandoned and will be sold at public auction on **07/12/2025 at 1:00PM.** This vehicle list is subject to change without notice due to typographical errors, court order status, omissions or duplication. K.O. Towing reserves the right to foreclose bidding number to anyone.
19UUA8F20BA00141 ACURA TL 2011 SILVER
WBAB9C54JE81951 BMW 330i 2018 RED
WBAW4W3C4KAF93481 BMW 430i 2019 BLUE
1GNEC1Z63R3174059 CHEVROLET TAHOE 2003 GREEN
1FDSE3L35WUA74090 FORD E-350 1999 WHITE
1FDXE45P36HA18432 FORD E-450 2000 WHITE
1FMEU17L7WLA00368 FORD EXPEDITION 1998 BUR- GUNDY
FORD EXPLORER 2013 BLACK
2FMHK6D7BBD32406 FORD FLEX 2011 BLACK
1FAHP3K22CL134254 FORD FOCUS 2012 RED
1GDG5CIE75F904486 GMC C5500 2005 WHITE
1GTGG25V851217212 GMC G2500 2005 WHITE
JN1CV6FE3B9M54132 INFINITI Q57 2011 WHITE
433K58W91432126 ISUZU RODEO 2001 BLACK
SAJXJ1CD68V92047 JAGUAR XJ 2016 BLACK
3CANJDD83MT158649 JEEP COMPASS 2022 WHITE
1C4JHWE63DL563185 JEEP WRANGLER 2013 WHITE
3FADP01H7DR322768 FORD FUSION 2012 RED
1FADP3K23L274915 FORD FOCUS 2013 BLACK
1N4AASAP0B8C08530 NISSAN MAXIMA 2011 GRAY

MDJ-4860
GNP-17
ABANDONED MOTOR VEHICLE
ADVERTISEMNT NOTICE

2481 Old Covington Hwy SW
Convers GA 30012
678-210-0245
7:4,11-2025
Ford 2012 FUSION 2012 3FA6P0HRDR274108 TAG # 7AFFC67A
You are hereby notified, in accordance with OCGA § 40-11-19(a) (2), that the above-referenced vehicle is 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 vehicle is currently located at 2481 Old Covington Hwy SW, Marietta, GA 30012. Anyone with an ownership interest in this vehicle should contact the following business immediately:
Quick Drop Impounding, Towing, and Recovery
2481 Old Covington Hwy SW
Convers GA 30012
678-210-0245
7:4,11-2025

MDJ-4866
GNP-17
PUBLIC AUCTION

Notice of Abandonment and Sale in accordance with O.C.G.A. 40-11-19, the following vehicle have 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 30066, phone (770) 952-4600. Review 9:30 a.m. 2015 Chevrolet Impala VIN: 2G1WC5E34F123999
6:27; 7:4-2025

8000 Miscellaneous Legals

JM1BLH160A1135344 MAZDA MAZDA 3 2010 BLUE
KNDJP3A53J5751616 KIA SOUL 2018 RED
JHMCMS636AC034687 HONDA ACCORD 2004 GOLD
2G1WC5E35D1248177 CHEVROLET IMPALA 2013 SILVER
1G1ZC5UE5C100693 CHEVROLET MALIBU 2012 BROWN
1HGBA4L45R3511991 DODGE GRAND CARAVAN 2005 BLUE
1HGF461558L011877 HONDA CIVIC 2008 BLACK
1FMHKB85C6A024552 FORD EXPLORER 2012 BLUE
3N1CB51D75L502748 NISSAN SENTRA 2005 WHITE
KNAGM4M4D45061367 KIA OPTIMA 2013 BLACK
JN1EVA0H74F511391 FORD FUSION 2015 GRAY
1GKDT13522448747 GMC ENVOY 2002 BLACK
JTBH68X2Y0002968 LEXUS GS 400 2000 GOLD
YV1RS58D61076781 VOLVO S60 2001 SILVER
WDBHA23G36A41563 MERCEDES-BENZ C-230 1998 BLACK
JN1EVA0H74F511391 INFINITI Q50 2018 BLUE
KNAFZ4A83G5608598 KIA FORTE 2016 BLACK
1VWAT232CE083513 VOLKSWAGEN PASSAT 2014 BLUE
3VW5F71KX5M611980 VOLKSWAGEN JETTA 2005 BLUE
WIN4MGB2LW019423 MERCEDES-BENZ GLB 250 2020 BLUE
1G1AL58F887235355 CHEVROLET COBLAT 2008 BLACK
1J4PP2GK3AW128077 JEEP LIBERTY 2010 GRAY
DODGE CHARGER 2009 GRAY
3GNDP43P7S528550 CHEVROLET HHR 2007 BLUE
1N4AL2AP3BC168452 INFINITI Q50 2018 BLUE
NM0LSE7G3J267408 FORD TRANSIT CONNECT 2016 WHITE
1J4F5X580RC340151 JEEP GRAND CHEROKEE 1994 BLUE
1B7FL26X51S127740 DODGE DAKOTA 2001 BLACK
2GKALMEK6E1618499 GMC TERRAIN 2014 SILVER
1G1K6G74901A39049 CADILLAC STS 2009 GREEN
5UXFB53X54L0V4910 BMW X5 2004 GRAY
1N8BA41E25C846374 NISSAN NX1800 2005 GOLD
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Item Report

TO: The Honorable Mayor and City Council

FROM: Mariyah Nall, Business License Manager

DATE: July 21, 2025

TITLE: **Ordinance: Short-Term Rentals**
 Consideration for approval of an Ordinance to adopt Chapter 22, Article XIII of the Kennesaw Code of Ordinances relating to the regulation Short-Term Rentals.

Summary:

This ordinance is to adopt Chapter 22, Article XIII of the Kennesaw Code of Ordinances relating to the regulation of Short-Term Rentals. The addition of associated fees will be set forth in the master fee schedule adopted by the Mayor and City Council. The public hearing was advertised in the Marietta Daily Journal on July 4 and July 11, 2025. Legal has reviewed.

Recommendation:

Business License Manager and Finance Director recommend approval.

Fiscal Impact:

Attachments:

1. ORD 2025 - Short Term Rental - FINAL
2. 2025-07-04 Legal Ad - Chapter 22 Short Term Rentals Amendment
3. 2025-07-11 Chapter 22 Amendment Legal Ad

**CITY OF KENNESAW
GEORGIA**

ORDINANCE NO. 2025 - ____

**AN ORDINANCE TO AMEND CHAPTER 22, ENTITLED “BUSINESSES,” ARTICLE
XIII, ENTITLED “RESERVED,” OF THE CODE OF ORDINANCES OF THE CITY OF
KENNESAW, GEORGIA**

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

SECTION 1. Chapter 22 of the Code of Ordinances of the City of Kennesaw, Georgia, is hereby amended so as to repeal Article XIII of said Chapter and replace in its entirety by striking and replacing with the following:

ARTICLE XIII. RESERVED

~~Secs. 22-350—22-392. Reserved.~~

ARTICLE XIII. SHORT-TERM RENTALS

Sec. 22-350. - Purpose.

- (1) The purpose of this section is to protect the public health, safety and general welfare of individuals and the community at large; to establish standards for short-term rentals of privately owned residential structures rented to transient occupants, minimize adverse effects of short-term rental uses on surrounding residential neighborhoods, and preserve the character of neighborhoods in which short-term rentals occurs. As part of its investigation, the Mayor and City Council have determined that excessive short-term rentals can lead to additional crime, sexual based crimes, housing of individuals without lawful immigration status and thefts and have determined that limiting the number of licenses is in furtherance of its protection of the health, safety and welfare of the citizens of Kennesaw.
- (2) This section is not intended to regulate hotels, motels, inns, boardinghouses, lodging houses, rooming houses, bed and breakfast, group homes or personal care homes.

Sec. 22-351 - Applicability.

- (1) It shall be unlawful for any owner of any property within the City limits of Kennesaw to rent or operate a short-term rental of residential property contrary to the procedures and regulations established in this section, other provisions of this Code, or any applicable state law.
- (2) The restrictions and obligations contained in this section shall apply to short-term rental units at all times during which they are marketed and/or used as short-term rental units.

- (3) The allowance of short-term rental properties pursuant to this section shall not prevent private enforcement of additional restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements.

Sec. 22-352. - Definitions.

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Surrounding Properties: Properties with a boundary within 200 feet of the short-term rental property boundaries.

Owner: The legal or beneficial owner of a short-term rental property, including but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the short-term rental property.

Property: A lot of record on which a structure or building is located.

Residential Property: Residential property shall refer to any property zoned and currently improved with a house or other properly and legally existing and inspected structure designed specifically as a living quarter including operating bathroom and shower facilities. However, such use shall not be permitted when valid Homeowner Association Covenants prohibit such use.

Short-term rental: An accommodation for transient guests, rented for the purpose of overnight lodging for a period of less than thirty (30) days. Short-term Rentals shall not constitute Professional Home Offices or Home Occupations, as defined in section 4.04.05 of this Code, and shall not be subject to the General Requirements and Performance Criteria governing Home Occupations set forth in the Unified Development Code.

Short-term rental advertisement: Any method soliciting use of a residential property or any part thereof for short-term rental purposes.

Short-term rental agent: An individual with the legal authority to make and act on the decision of tenancy, building maintenance, complaints and repairs of a short-term rental property.

Short-term rental occupant: Any guests, tourists, lessees, vacationers or any other person or persons who, in exchange for compensation, occupy a short-term rental property for lodging for a period of time not to exceed 30 consecutive days.

Short-term rental license: An official authorization issued by the Business License Division to the owner or designated rental agent of a short-term rental property, upon the submission of required documentation and compliance with the regulations established in this chapter, permitting the operation of a short-term rental property.

Sec. 22-353. - Short-term rental license required.

It is unlawful for any person or entity to operate or advertise as a short-term rental within the city limits without a valid short-term rental license issued for each short-term rental property pursuant to this ordinance.

- (1) A short-term rental license is required to be obtained from the business license division for each short-term rental property.
- (2) It shall be unlawful for any person to lease or operate a short-term rental property without first obtaining a short-term rental license in accordance with the provisions of this article.
- (3) No more than one short-term rental license shall be issued for each short-term rental property at any given time.
- (4) The short-term rental license may not be transferred, assigned, or used, for any location other than the one for which it is issued. When a change of property ownership occurs, the new owners shall notify the business license division within 30-days and apply for and obtain a new short-term rental license.
- (5) The maximum number of short-term rentals allowed throughout the City of Kennesaw shall be 150. Once the cap is reached, the City will no longer accept new applications for a short-term rental license for that year.

Sec. 22-354. - Standard conditions.

All short-term rental properties established pursuant to this article are subject to the following standard conditions:

- (1) A property owner can hold a maximum of two (2) short-term rental licenses in the city of Kennesaw, excluding those with legal nonconforming status who obtain their license in compliance with Section 22-358 (4). Any individual listed as a member in a business entity owning a short-term rental property is considered an owner of the short-term rental property as it pertains to this ordinance.
- (2) Short-term rental properties are permitted in the following residential (R) zoning districts R-40, R-30, R-20, R-15, R-12, and R-10. No more than one short-term rental license shall be issued per residential property.
 - a. Short-term rental properties shall only be permitted in residential structures with a valid certificate of occupancy.
 - b. Short-term rentals are not permitted outside of the main dwelling unit, including, but not limited to, accessory structures such as detached garages, sheds or motorhomes such as campers, and RVs.
 - c. Short-term rentals are subject to a 250-foot buffer distance from any other operating short-term rental property with a valid license. The 250-foot buffer separation is measured from property line to property line.
- (3) Short-term rentals are prohibited from hosting events including, but not limited to, weddings or rehearsal dinners, company retreats, receptions, parties or any other similar gathering and are subject to noise limitations as outlined in [Section 18-78 Standard for sound control](#).

- (4) A short-term rental agent is required for short-term rental properties. An owner may serve as the short-term rental agent, or the owner may designate a person or agency as his or her agent. The duties of the short-term rental agent are to:
- a. Reside in Cobb County;
 - b. Serve as the 24-hour contact and be available to handle any problems arising from the use of the short-term rental property;
 - c. Keep his or her name and emergency contact phone number posted in a readily visible place in the short-term rental property;
 - d. Receive and accept service of any notice of violation related to the use or occupancy of the short-term rental property;
 - e. Monitor the short-term rental property for compliance with this section; and
 - f. List the short-term rental certificate number on each short-term rental advertisement.
 - g. An owner may change his or her designation of a short-term rental agent; however, there shall only be one such agent for a short-term rental property at any given time. Any changes to the short-term rental agent should be provided within 5 business days of those changes; if notification is not provided to the city within 5 business days of changes the business will be out of compliance and grounds for suspension.
 - h. To change the designated agent, the owner shall notify the business license division in writing of the new agent's identity, with a copy of the new short-term agent's driver's license, an updated notarized short-term rental agent acknowledgement that the newly appointed short-term rental agent agrees to perform the duties subscribed in this section, and proof that the name and contact information for the new rental agent has been posted in the short-term rental property.
- (5) Any advertising of the short-term rental property shall include the short-term rental property license number, notification of the maximum occupancy, maximum number of vehicles allowed, and provisions regulating noise. This information shall also be posted at the rental property.
- (6) No external signage is permitted; however, a legible copy of the short-term rental license shall be posted within the unit in a prominent location and include all of the following information:
- a. The name, address, telephone number and email address of the short-term rental agent;
 - b. The short-term rental unit certificate number;
 - c. The maximum occupancy of the unit;
 - d. The maximum number of vehicles that may be parked at the unit; and
 - e. Provisions regulating noise.

Sec. 22-355. - Parking standards.

All parking must comply with this Article and Appendix A, Chapter 6, Sections 6.06.00 - 6.06.09 of the City of Kennesaw Unified Development Code.

- (1) Only the approved parking areas/spaces pursuant to the short-term rental license shall be used for vehicle parking.
 - a. All vehicles of short-term occupants and their guests must be parked on the short-term rental property only in designated parking spaces such as garage, carport, and hardened treated surfaced driveway such as concrete or asphaltic pavement.
 - b. No vehicle related to the short-term rental shall be parked on neighboring properties.
 - c. There shall be no parking of vehicles related to the short-term rental on public or private roads, in such a way to impede traffic, hinder access or violate any subdivision/ homeowner rules or regulations.

Sec. 22-356. - Life safety and sanitation.

The short-term rental property must be properly maintained and regularly inspected by the owner or short-term rental agent to ensure continued compliance with applicable zoning, building, health, and life safety code provisions.

- (1) Occupancy limits shall be determined based on the number of bedrooms in the short-term rental. The number of bedrooms will be verified using County Assessor data and city building records.
 - a. Kitchens, bathrooms, toilet rooms, living rooms, dens, dining areas, halls, closets, storage or utility spaces, and similar areas are not considered bedrooms and shall not be used in the calculation for determining the maximum number of occupants.
- (2) Short-term rental properties shall meet all applicable building regulations, as required by Chapter 18 of the Unified Development Code.
- (3) Short-term rental properties shall meet all applicable fire prevention and protection regulations, as required by Chapter 50 of the Unified Development Code.
- (4) Short-term rental properties shall meet applicable health and sanitation regulations, as required by Chapter 62 of the Unified Development Code.
- (5) The business license department or its designee shall conduct an investigation whenever there is reason to believe that an owner and/or short-term rental agent has failed to comply with the provisions of this chapter. The investigation may include an inspection of the premises with a 24-hour notice to the property owner, a review of law enforcement/security reports, citations, or neighbor documentation consisting of photos, sound recordings and video, all of which may constitute evidence of a violation.

Sec. 22-357. - Taxes.

The resident owner shall comply with all business license and Hotel-Motel excise tax and revenue collection laws of the City of Kennesaw, Cobb County and the State of Georgia and as may be amended from time to time. The city may seek to enforce payment of all applicable taxes to the extent provided by law, including injunctive relief.

Sec. 22-358. - Application for short-term rental license.

- (1) Applicants for short-term rental license shall submit, on an annual basis, an application for a short-term rental license to the business license division. The application shall be accompanied by the full non-refundable application fee which shall be determined based on the varied demand and impact on the city's administrative resources. Fee rates will be listed in the master fee schedule, which shall be available for public inspection at the City Clerk's office. Such application shall include:
 - a. The name, address, telephone and email address of the owner(s) of record of the property for which a license is sought;
 - b. The address of the property to be used as a short-term rental property;
 - c. Copy of the driver's license of the property owner and the short-term rental agent;
 - d. The number of bedrooms and the maximum number of occupants;
 - e. The number and location of parking spaces allotted to the premises;
 - f. The name, address, telephone number and email address of the short-term rental agent, which shall constitute his or her 24-hour contact information;
 - g. The short-term rental agent's sworn acknowledgement that he or she has received a copy of this section, has reviewed it, and understands its requirements; and
 - h. Any other information that this section requires the owner to provide to the city as part of an application for a short-term rental license. The business license manager, or his or her designee, shall have the authority to request and obtain additional information from the applicant as necessary to achieve the objectives of this section.
- (2) Attached to and concurrent with the application for a short-term rental license, the owner or short-term rental agent shall provide:
 - a. A copy of the warranty deed as proof of the owner's current ownership of the property;
 - b. Proof of liability insurance covering the short-term rental use;
 - c. A written certification from the short-term rental agent that he or she agrees to perform the duties subscribed as specified in section;
 - d. If applicable, written consent from the homeowner's association permitting the property to be utilized as short-term rental must be provided; and
 - e. Surrounding property owners, as shown on the most current tax records, shall be notified of the application in writing, and proof of notification shall be submitted to the business license division.
- (3) Upon receipt of a new application, an inspection may be scheduled for compliance with all applicable laws, rules, permits, regulations, and operational requirements set forth by this article.

Sec. 22-359. - Grant or denial of application.

- (1) The business license manager, or his or her designee, shall be vested with the authority to grant or deny an application, as well as the authority to suspend or revoke a license.
- (2) Review of an application shall be conducted in accordance with due process principles and shall be issued within 30 days of all required information being received. Any false statements or information provided in the application are grounds for denial of the application, citations and/or imposition of penalties.
- (3) Requirements for approval
 - a. The application for a short-term rental certificate must be fully completed, including all required documentation and fees.
 - b. The property must comply with all applicable zoning, building, and safety codes as established by the City of Kennesaw.
 - c. The applicant and property must be in good standing with the City, with no outstanding violations or delinquent taxes.
 - d. The property must pass any required inspections to ensure it meets health, safety, and welfare standards.
- (4) The license holder may appeal a denial decision by the business license manager, or his or her designee, to the License Review Board within ten (10) business days from receipt of the written notice of said denial.
- (5) Thereafter an appeal to the Mayor and City Council by the license holder may be filed following a denial decision by the License Review Board. Should the License Holder desire to appeal beyond the Mayor and City Council, such appeal shall be by Petition for Review pursuant to OCGA 5-3-1 et seq as set forth under Georgia law.

Sec. 22-360. - Conditions for denial.

- (1) Any application found to contain incomplete, false, or misleading information shall be grounds for denial.
- (2) Failure to conform to the applicable zoning, building, or safety codes shall result in denial
- (3) Applications shall be denied if the applicant or property has unresolved violations or delinquent taxes owed to the City.
- (4) Applicants who have had a short-term rental certificate revoked within the preceding twelve months shall be denied.
- (5) Evidence indicating that the short-term rental would adversely affect the residential character of the neighborhood shall be grounds for denial as determined by city staff.

Sec. 22-361. - Decision notification.

- (1) The applicant shall be duly notified of the decision to grant or deny the application within thirty (30) days of the submission of the completed application.
- (2) In the event of a denial, the applicant shall be notified in writing of the decision to deny, the written notice shall explicitly state the specific reasons for such denial.

Sec. 22-362. - Reapplication.

- (1) Applicants whose applications have been denied may reapply no sooner than six (6) months from the date of the initial denial.
- (2) Reapplication shall only be considered if the applicant has addressed and rectified the reasons for the initial denial.

Sec. 22-363. - Enforcement.

- (1) Complaints regarding a short-term rental property may be provided in writing through the online code enforcement system which shall include a description of the complaint and the property address.
- (2) Complaints shall result in a notice of the complaint being directed to the short-term rental agent and owner. The property owner or short-term agent shall be given seven (7) business days for the opportunity to make reasonable accommodations to address the complaint prior to the issuance of a citation.
- (3) If non-compliance with provisions of this section occurs, the code enforcement division shall conduct an investigation whenever there is reason to believe that an owner and/or short-term rental agent has failed to comply with the provisions of this section.
 - a. Should the investigation support a finding that a violation occurred, the code enforcement division shall issue a written notice of the violation and intention to impose a penalty to the property owner and/or short-term rental agent.
 - i. The written notice may be served either by first class mail, by commercial overnight delivery, by personal service on the owner and/or short-term rental agent, or by any other reasonable means of delivery, including email.
 - ii. The written notice shall specify the facts which, in the opinion of the code enforcement division, constitute grounds for imposition of the penalties.
 - iii. Failure to address complaints within the seven (7) business day timeframe notated by the code enforcement department, shall result in the issuance of citations.
- (4) To ensure the continued application of the intent and purpose of this section, code enforcement shall notify the property owner of a short-term rental property of all instances in which nuisance behavior of the rental guest or the conduct of his or her short-term rental agent results in a citation for a code violation or other legal infraction.
- (5) The building services department shall maintain, in each short-term rental property file, a record of all code violation charges, founded accusations, and convictions occurring at or relating to a short-term rental property.
- (6) The code enforcement division is also hereby authorized and directed to establish such procedures for issuing citations for violations of this section. The City of Kennesaw Police Department shall also have concurrent authority to enforce this section and issue citations.
- (7) Citations resulting from the enforcement of this section shall be heard by the City of Kennesaw Municipal Court.

Sec. 22-364. - Penalties.

- (1) The penalties for violations specified in this article shall be as follows:
 - a. For the first violation within any 12-month period, the penalty shall be a fine of \$500.00 plus statutory surcharges;
 - b. For a second violation within any 12-month period of the first violation, the penalty shall be a fine of \$750.00 plus statutory surcharges;
 - c. When a short-term rental agent has accumulated three violations for a particular short-term rental property within a 12-month period, the business license manager shall revoke any pending *license*, the existing license for the subject property, and reject all applications for the subject premises for a period of 12 consecutive months.
- (2) A short-term rental property that is determined to be operating without the necessary short-term rental license shall subject the owner to a fine of \$500.00 plus statutory surcharges. Each day the short-term rental property is rented for overnight accommodation without a license shall constitute a separate violation.

Sec. 22-365. - Revocation.

- (1) A short-term rental license may be revoked for due cause, which includes, but is not limited to, violations of this ordinance, provision of false information on the application, or any conduct that would justify the denial of the initial application.
- (2) Any violation of a city ordinance or a violation of any criminal law of the state to occur on the premises may result in the revocation of the license.
- (3) The license holder may appeal a revocation decision by the business license manager, or his or her designee, to the License Review Board within ten (10) business days from receipt of the written notice of revocation.
- (4) When a license has been revoked under the provisions of this chapter, no application for a new short-term rental license for the same location shall be considered for a period of 12 consecutive months.
- (5) Thereafter an appeal to the Mayor and City Council by the license holder may be filed following a denial decision by the License Review Board. Should the License Holder desire to appeal beyond the Mayor and City Council, such appeal shall be by Petition for Review pursuant to OCGA 5-3-1 et seq as set forth under Georgia law.

Sec. 22-366. - Nonconforming short-term rentals properties.

- (1) Any short-term rental property in existence prior to January 1, 2025, which does not conform to the provisions of this article shall be deemed nonconforming and may remain with the following conditions:
 - a. All nonconforming short-term rental properties must be registered with the business license division within 90 days of the ordinance's effective date.
 - i. Nonconforming status shall be granted to property owners that confirm operations prior to January 1, 2025, with a state or federal tax record as proof of operation.
 - ii. Properties holding nonconforming status shall not be subject to the two (2) property maximum or be required to uphold a 250-foot

- distance from any other operating short-term rental property with a valid license.
- iii. Nonconforming status is contingent upon valid proof of operations prior to January 1, 2025, and full compliance with all other applicable laws, permits, regulations, and operational requirements set forth in this ordinance prior to December 31, 2025.
 - b. Nonconforming short-term rentals must obtain and maintain a valid short-term rental license, renewed annually.
 - c. If a nonconforming short-term rental property is damaged or destroyed to the extent of 50% or more of its market value, it may not be rebuilt or resume its status as a nonconforming short-term rental property and must conform to all requirements set forth in this article.
 - d. If the nonconforming property ownership changes, the nonconforming status shall be automatically revoked. If the new owner(s) wishes to use the property as a short-term rental property, the new owner(s) must apply for a new short-term rental license within 30 days, and the new property owner must comply with all requirements outlined in this article.
 - e. If the short-term rental ceases operation for a period of twelve consecutive months, the nonconforming status shall be automatically revoked.

Sec. 22-367. – Severability.

Should any provision or clause of this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application and to this end the provisions of this ordinance are declared to be severable.

Secs. 22-368 - 22-392. Reserved.

SECTION 2. BE IT FURTHER ORDAINED THAT this ordinance shall become effective on _____, and after its adoption and execution by the mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

PASSED AND ADOPTED by the Kennesaw City Council on this 21st day of July 2025.

ATTEST:

CITY OF KENNESAW:

Lea Alvarez, City Clerk

Derek Easterling, Mayor

8000 Miscellaneous Legals

of these vehicles should contact the following business immediately: H & S Recovery LLC - Telephone #: 404-696-4486
This notice is given pursuant to Georgia Law.
2013 Dodge Charger
2C3CDXBG1DH580109
7/4,11-2025

MDJ-5062 GPN-17
You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, 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 Henson's Wrecker Service, 175 Veterans Memorial Highway, Austell, GA 30168
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before August 1, 2025. Answer forms may be found in the Magistrate Court Clerk's office located at 32 Waddell St SE, Marietta, GA 30060. Answer forms may also be obtained online at <http://www.georgiamagistratecouncil.com>.
Vehicle Tag VIN Case #
2008 Lexus LS460 No Tag
1TBHL46F2803447 25-L-01549
2008 Honda Accord CPV2083 GA IHGCP26758A051199 25-L-01548
7/4,11-2025

MDJ-5063 GPN-17
In accordance with OCGA Section 40-11-2, the following described vehicles have been towed and are presently being stored at Henson's Wrecker Service, Inc., 1975 Veterans Memorial Hwy, Austell, GA 30168 and will be sold at public auction on **Thursday July 17, 2025** at 10:00am to the highest bidder. There is a \$100 refundable deposit. All sales are final and sold AS IS. Henson's Wrecker Service reserves the right to bid.
YEAR MAKE VIN
2008 Honda MDX (P) 2HNYD18704H518541
2011 ACURA MDX (P) 2HNYD2HMX4B153032
2013 BMW X3 (C) 5UXXW9C5X0D0A17008
2019 BUICK CENTURY (P) 3G4AGS4N7M5610315
1993 CHEVROLET SUBURBAN 1GNFK16K4P386985
2013 CHEVROLET CRUZE (C) 1G1P1H55C9C7366992
2000 CHEVROLET ASTRO (C) 1GNDM19W2YB163288
2011 CHEVROLET IMPALA (P) 2G1W1F5E91242955
1985 CHEVROLET C10 (BOS) 1GCCS14B1F222875
2013 CHEVROLET CAMARO (C) 2G1FA1E37D9146013
2012 DODGE CHALLENGER (C) 1B3C4JDV5A2H24596
2007 DODGE RAM (P) 1D7HA18P07S130520
2001 FORD ESCAPE (P) 1FMYU01B51K82829
2004 FORD EXPEDITION (C) 1FMPU18L74LB23317
2000 FORD F-150 (C) 3FTZF1729YM481723
2006 FORD EXPEDITION (C) 1FMYU19961D000245
2007 FORD EDGE (P) 3FMDK38C07B804259
2008 FORD F-150 (C) 1FTRW12WXR6A4854
2012 FORD F150 (P) 3FAHP0H4C8K105471
2004 FORD ESCAPE (C) 1FMYU03134KA90228
2005 FORD ESCAPE (C) 1FMYU03185K400229
2009 FORD MUSTANG (P) 1ZVHT8MC95139246
2009 GMC ADADIA (C) 1GKER32D89J171469
2010 HONDA ODYSSEY (T) 1FNR138746B284242
1986 HONDA ACCORD (C) 1HGCMA6655A011019
2006 HONDA ACCORD (C) 1HGCMA6659A009744
2003 HONDA ACCORD (C) 1HGCMT76X3A004519
2014 HONDA ACCORD (P) 1HGCRT2F5EA004658
2009 HONDA ACCORD (P) 1HGCPT26749A052654
2002 HONDA CIVIC (C) 2HGES26K456806084
2002 HONDA CR-V (C) JHLRD7883ZC08686
2007 HYUNDAI ELANTRA (C) KNHFC46F37A143710
2009 INFINTI G37 JNKKCV61F89M360303
2000 JEEP CR (C) 1J4G248S9YC200210
2000 JEEP CR (C) 1J4G248S9YC200210
2011 KIA SORENTO (C) 5YKTK1A1S06517891
2016 KIA SORENTO (C) 5YK6PKA39G0040186
2016 KIA SORENTO (C) 5YK6PKA39G0040186
KNDJ21A22A7137652
2006 LAND ROVER (P) SALAD25406A356184
1998 MAZDA (P) 4FY4R12C0WTM44600
2010 MAZDA3 (P) 1J4MB1530A1012294
2007 MERCEDES S CLASS (P) WDDNG68X87A144491
1998 MERCEDES S430 (P) WDBGA4366VA374707
2009 NISSAN ALTIMA (P) 1N4ALZ1E89C118459
2001 NISSAN PATHFINDER (C) JNBD09X11W560524
1999 NISSAN PATHFINDER (T) JN8AR755XW76836
2010 NISSAN SENTRA (P) 3N1AB6AP6A6L64422
2019 NISSAN MAXIMA (P) JN1HJ013FPT081798
2010 NISSAN ALTIMA (P) 1N4ALZ1E89C118459
2003 RANGE ROVER (P) SALME11403A123105
2004 SATURN (P) 1GBA152F44Z163908
2008 SUZUKI A6 (P) 1J4G248S9YC200210
2002 TOYOTA CAMRY (T) 4TB1B3E2XU062118
2012 TOYOTA YARIS (C) TJDJ1UD36C516626
2011 TOYOTA CAMRY (C) 4TB1B3E6B8U134230
2003 TOYOTA HIGHLANDER (C) JTEGD21A530072494
2016 VOLKSWAGON JETTA (C) 3VWV267AJJ1JEM12390
Magistrate Court Case No.: 25-L-01553
2008 Smart fortwo AV51JZ FL WMEEJ31X68K132598
Magistrate Court Case No.: 25-L-01554
2003 Land Rover Discovery SA1R14403A123105
Magistrate Court Case No.: 25-L-01555
2010 Ford Fusion Hybrid RTH5688 GA 3FADP0L36A8185570
Magistrate Court Case No.: 25-L-01556
2014 Toyota Camry Hybrid 5AMNANI GA 4T1BB46K38U034292
Magistrate Court Case No.: 25-L-01557
Audi A4 WAUAF48H98K012911
Magistrate Court Case No.: 25-L-01558
2005 GMC Yukon XL BNE7701 GA 1GKFK66U83J193924
Magistrate Court Case No.: 25-L-01559
2007 Toyota Highlander KPY348 IA JEEPP21A670192924
Magistrate Court Case No.: 25-L-01560
MAG 40-10
7/4,11-2025

MDJ-5064 GPN-17
Public sale to be held by Big Tow Wrecker Service, 1260 Sandtown Rd SW, Marietta, GA 30008, 770-973-2537. This sale will take place on **Friday, July 18, 2025, at 1 p.m.** Gates open at 12:30PM, rain or shine. Big Tow Wrecker Service reserves the right to bid. The following vehicles will be sold to the highest and best bidder. List of vehicles subject to change without notice. THE RIGHT TO REFUSE ISSUING BIDDER NUMBER TO ANY PERSON.
2009 BMW 3 Series WBAPK73579A450838
2016 Buick Lacrosse 1G64G535G168736
2011 Cadillac Escalade 1GK6D57Y120134230
2011 Chevrolet Cruze 1G1GP559B87128055
2014 Chevrolet Cruze

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT
You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, 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: 1260 Sandtown Rd SW Marietta GA 30060
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 28 July 2025. Answer forms may be found in the Magistrate Court Clerk's office located at: 32 Waddell Street Marietta GA 30060
Forms may also be obtained online at www.georgiamagistratecouncil.com.
2006 KIA Sorento RI45828 GA KNDJD7313659A123105
Magistrate Court Case No.: 25-L-01550
2009 Mercedes-Benz C-Class WDDGF54X19R041267
Magistrate Court Case No.: 25-L-01551
2011 Ford Taurus 1FAHP2K7OA6119750
Magistrate Court Case No.: 25-L-01552
2014 Volkswagen Jetta 3VWDV1AJ1JEM12390
Magistrate Court Case No.: 25-L-01553
2008 Smart fortwo AV51JZ FL WMEEJ31X68K132598
Magistrate Court Case No.: 25-L-01554
2003 Land Rover Discovery SA1R14403A123105
Magistrate Court Case No.: 25-L-01555
2010 Ford Fusion Hybrid RTH5688 GA 3FADP0L36A8185570
Magistrate Court Case No.: 25-L-01556
2014 Toyota Camry Hybrid 5AMNANI GA 4T1BB46K38U034292
Magistrate Court Case No.: 25-L-01557
Audi A4 WAUAF48H98K012911
Magistrate Court Case No.: 25-L-01558
2005 GMC Yukon XL BNE7701 GA 1GKFK66U83J193924
Magistrate Court Case No.: 25-L-01559
2007 Toyota Highlander KPY348 IA JEEPP21A670192924
Magistrate Court Case No.: 25-L-01560
MAG 40-10
7/4,11-2025

MDJ-5065 GPN-17
Public sale to be held by Big Tow Wrecker Service, 1260 Sandtown Rd SW, Marietta, GA 30008, 770-973-2537. This sale will take place on **Friday, July 18, 2025, at 1 p.m.** Gates open at 12:30PM, rain or shine. Big Tow Wrecker Service reserves the right to bid. The following vehicles will be sold to the highest and best bidder. List of vehicles subject to change without notice. THE RIGHT TO REFUSE ISSUING BIDDER NUMBER TO ANY PERSON.
2009 BMW 3 Series WBAPK73579A450838
2016 Buick Lacrosse 1G64G535G168736
2011 Cadillac Escalade 1GK6D57Y120134230
2011 Chevrolet Cruze 1G1GP559B87128055
2014 Chevrolet Cruze

8000 Miscellaneous Legals

1G1PC5SB6E7369745
1996 Chevrolet Chevy Van 1GBHG31K47F111267
2007 Chevrolet Cobalt 1G1AM13572589120
2020 Chevrolet Colorado 1GCGSBEASL1240813
2007 Chrysler Town and Country 2ABGP44L77276086
2012 Dodge Grand Caravan 2CARDCGC9CR224231
2011 Dodge Durango 1D4RD4GG3B3C12083
2003 Dodge Ram 3500 1D7HA18P07S130520
2004 Dodge Intrepid 2B3HD46R94H587063
2017 Dodge Journey 3CPDCA85HT660591
2018 Dodge Grand Caravan 2CARDCGB8JR176915
ENCLOSED TRAILER 1R9US142X3B295612
2005 Ford F-150 1F1P3DCA85HT660591
2014 Ford Focus 1FADP3K25FL380557
2004 Ford F-150 1FTRX12W54N8B29290
2018 Dodge Grand Caravan 2CARDCGB8JR176915
ENCLOSED TRAILER 1R9US142X3B295612
2005 Ford F-150 1F1P3DCA85HT660591
2014 Ford Focus 1FADP3K25FL380557
2010 Ford F-250 Super Duty 1FTSW2BR3KA138676
2015 Ford Fiesta 1FV4CWD4C7H241180
2006 Ford Mustang 1ZVFT80N165236693
1998 Ford F-250 2FTRX276XWC809785
2014 Ford Focus 3FADP3K25FL380557
2009 Ford Escape 1FMCU0379KB29155
2014 Ford Focus 1F1P3DCA85HT660591
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2016 Ford Transit 1J4FY1E1ZMXGKA06919
2017 Ford Mustang 1HGCMT76X3A004519
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1997 Ford F-250 1FTHX25F5VE0D3468
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2015 Ford Transit Cargo 1FTRN2CM5FKA22319
2007 Freightliner MT 106 1FV4CWD4C7H241180
2000 Honda Accord 1HGCC1655YD802994
2005 Honda Accord 1HGCC1655YD802994
2005 Honda Accord 1HGCC1655YD802994
2006 Honda Odyssey 5FNRL38866B092638
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2008 Hyundai Elantra 1HGCMT76X3A004519
2004 Infiniti G35 1JNKKCV61F89M360303
2005 Infiniti G37 1JNKKCV61F89M360303
2005 Jeep Grand Cherokee 1J4GS48K35C706529
1999 Jeep Wrangler 1J4FY49SA4P58103
2007 Kia Rio 1NKADE12397626367
2011 Kia Sorento 5YKTK1A1S06517891
2012 Kia Sedona KNDMD6C4C72684242
2006 Kraftman Trailer 5E7CA36256R000666
2008 Land Rover Range Rover SALMF13498A297370
2008 Land Rover Range Rover SALMF13498A297370
2015 Land Rover Range Rover SALMF13498A297370
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2015 Mazda Mazda3 3MZBM1L7XFM187326
2011 Mazda CX-9 1JNKB32CA0B0305287
2008 Mazda Mazda6 1YVHP80C385A000014
2008 Mercedes-Benz CLK WDBTK56F08T094051
2010 Mercedes-Benz S-Class WDDNG7B89A276636
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2001 Nissan Altima 1N4DL01D41C1141122
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2008 Nissan Altima 1N4ALZ1E38C11384



Item Report

TO: The Honorable Mayor and City Council

FROM: Darryl Simmons, Zoning Administrator

DATE: July 21, 2025

TITLE: **Land Use Permit: 3980 Weeks Drive**
 Consideration for approval of a Land Use Permit application for the property located at 3980 Weeks Drive as submitted by applicant Basha Williams. Case #LU2025-02.

Summary:

Said request is for the purpose of obtaining a home occupation business license to operate a licensed home childcare business with a maximum of six (6) children. The property is zoned R-20, Single Family Residential and consists of 0.55 +/- acres and lies in Land Lot 61, Tax Parcel 22. This public hearing was advertised in the Marietta Daily Journal on June 13, 2025, and a public notice sign has been posted on-site. At their July 2, 2025, meeting, the Planning Commission voted to approve the Land Use application with the conditions as outlined by staff.

Recommendation: The Zoning Administrator recommends approving the Land Use Application with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no additional employees at this location and there shall be a maximum of six (6) children. There shall be no evidence of a home-based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months after date of approval.

Fiscal Impact:

Attachments:

1. LU2025-02_3980 Weeks Dr_Staff Analysis

2. LU2025-02_3980 Weeks Dr_Application Packet
3. 07-02-2025 PC Action Minutes
4. In-Home Child Care Regulations by Jurisdiction-2025
5. 2025-06-13 Legal Ad - Basha Williams Land Use Permit

ZONING ADMINISTRATOR
DARRYL SIMMONS

**ASSISTANT ZONING
ADMINISTRATOR/PLANNER**
CHANELLE CAMPBELL

CONTACT US

OFFICE: (770) 590-8268
WEBSITE: www.kennesaw-ga.gov
EMAIL: zoningdept@kennesaw-ga.gov



2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

MAYOR AND COUNCIL
JULY 21, 2025

PLANNING COMMISSION
JULY 2, 2025

LEGAL ADVERTISEMENTS
JUNE 10, 2025

PUBLIC NOTICE SIGN
JUNE 13, 2025

APPLICATION SUBMITTED
MAY 15, 2025

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

Property Addresses

3980 Weeks Dr

Applicant

Basha Williams

Representative

N/A

Property Owner

Emily Bowman (Johns)

Current Zoning

R-20, Single Family Residential

Current Future Land Use Category

Community Activity Center (CAC)

Project Request: Land use permit to acquire a business license for home occupation to operate a licensed home childcare business with a maximum of six (6) children.



Aerial of subject property (Cobb Tax Assessor)

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: Yes
Historic District: No
Cemetery: No **Floodplain:** No **Stream:** No
Parcel ID #: 20006100220
Land Lot #: 61 **Tax Parcel #:** 22
Land Area: 0.55+/- acres
Existing Building Total SQFT: 1,714 SQFT
Proposed Building SQFT: N/A

RECOMMENDATION

Staff Recommendation

Approval with conditions

Planning Commission Recommendation

Approval with conditions as recommended by staff

ADJACENT PROPERTY DETAILS

Surrounding Zoning Dist. and Future Land Use

North: No Street

Zoning: County General Commercial (GC)

Future Land Use: County Community Activity Center (CAC)

South: No Street

Zoning: R-20, Single Family Residential

Future Land Use: Community Activity Center (CAC)

East: No Street

Zoning: County General Commercial (GC)

Future Land Use: County Community Activity Center (CAC)

West: Weeks Dr

Zoning: R-20, Single Family Residential

Future Land Use: Community Activity Center (CAC)

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

DESCRIPTION OF ZONING REQUEST

This is a land use permit request for a home occupational business license. The applicant is requesting a home occupational business license to operate a licensed home childcare business with a maximum of six (6) children.

[Please see page 8 for photos of floor plan and layout](#)

- **Pre-Application Meeting:** May 1, 2025
- **Application Submitted:** May 15, 2025
- **Fees Paid:** \$250.00
- **Certified Letters Mailed:** June 10, 2025

4.04.05 HOME OCCUPATIONAL STANDARDS

“Home Occupation” are allowed in dwelling units on the basis that such uses are incidental to the use of the premises as a residence. They have special regulations that apply to ensure that home occupations will not be a detriment to the character and livability of the surrounding neighborhood. The regulations ensure that the accessory home occupation remains subordinate to the residential use and the residential viability of the dwelling is maintained.

Site Visit:

☒ Yes
☐ No

Staff Member:

Name: Chanelle Campbell
Date of Visit: June 18, 2025

Land Use Recommendation:

Home occupational use is compatible

Historic Preservation:

Not in a historic district

Cemetery Preservation:

No cemeteries on site

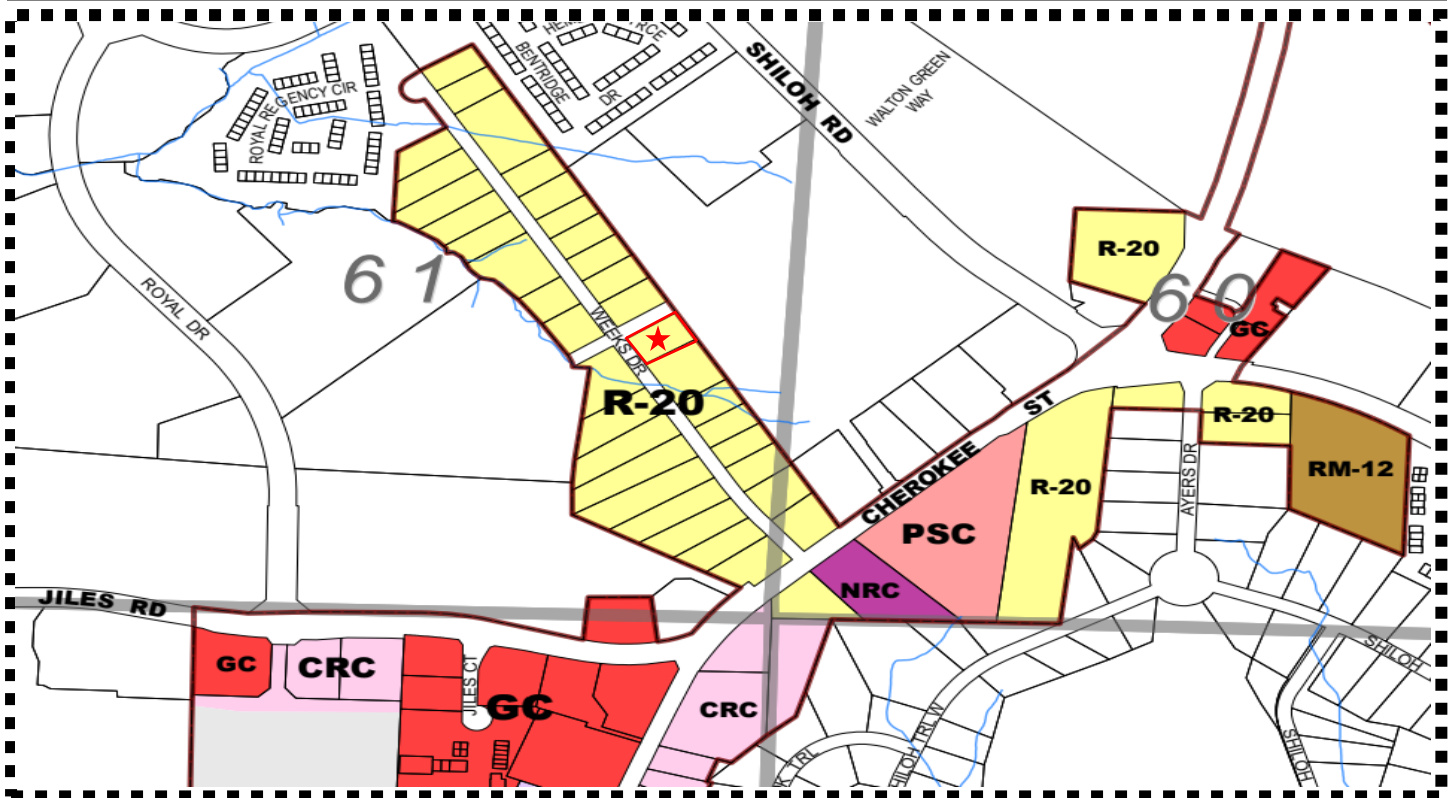
STREET VIEW OF THE RESIDENCE



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

ZONING MAP



LEGEND

Zoning Districts

CBD	HGB	NRC	PUD-R	R-20	RA-6
CRC	HI	NS	PVC	R-30	RM-8
FST	LI	OI	R-10	R-40	RM-12
GC	MHP	PBSH	R-12	RA-4	RM-16
		PSC	R-15	RA-5	UVC

Form Based Code

Open Space
T-3
T-4L
T-4O
T-5

Woodland Acres Non-Conforming Parcels

Zoning Overlays

Airport Hazard District
Conservation Subdivision
Historic Districts
Historic Preservation Village
Senior Living

BACKGROUND

The site is currently zoned R-20, Single Family Residential, and is located within the Yonah Valley Estates subdivision, which was established in 1967 and recorded in Plat Book 45, Page 39. This established neighborhood comprises thirty-two (32) single-family lots, each developed with a minimum dwelling size of 1,500 square feet. The subdivision reflects a traditional residential character and has maintained consistent development patterns since its inception, contributing to the overall stability and cohesiveness of the surrounding area.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

AREA MAP



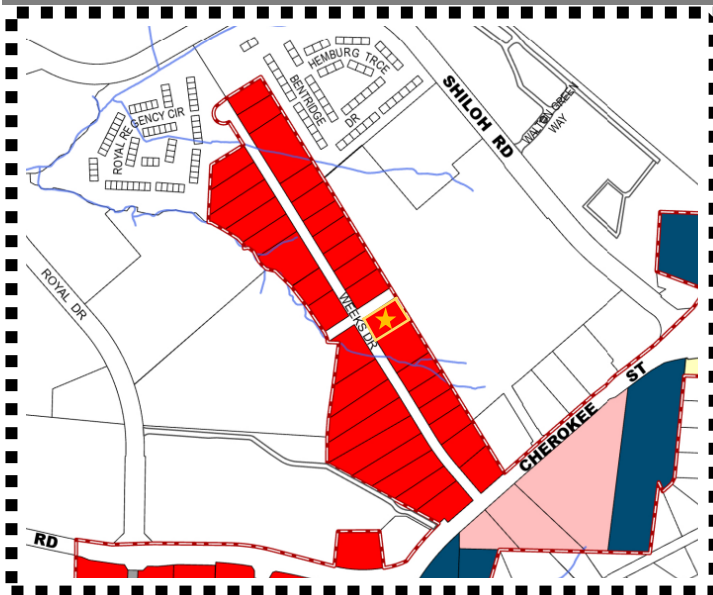
LOCATION:

The lot is located off Weeks Drive within the Yonah Valley Estate subdivision. The subdivision is surrounded by a mix of commercial and residential properties located in unincorporated Cobb County. The surrounding area features a diverse mix of commercial and residential uses. To the east, the property borders The Home Depot; to the west, it is adjacent to the Shiloh Square shopping center and an office park. To the north, the site is bordered by the Olde Royal Park Townhomes, while Cobb County Fire Station No. 26 lies directly to the south.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

2022 COMPREHENSIVE PLAN UPDATE



LEGEND

Future Land Use

- NAC - Neighborhood Activity Center
- CAC - Community Activity Center
- DAC - Downtown Activity Center
- RAC - Regional Activity Center

CAC – Community Activity Center

These areas provide services to the community but are not as intense as the Regional Activity Center. The intent of the CAC designation is to promote a walkable, mixed-use environment that supports a combination of commercial, residential, civic, and recreational uses.

FUTURE LAND USE ANALYSIS

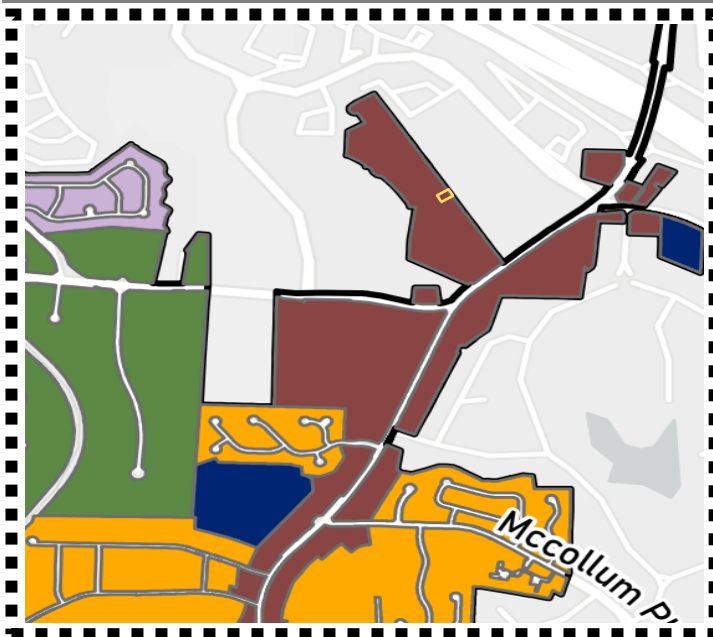
The Comprehensive plan notates the future land use for the property as Community Activity Center (CAC), this land use category is intended to encourage economic vitality, enhance community interaction, and provide convenient access to goods, services, and amenities for nearby neighborhoods.

The applicant's property will adhere to the Comprehensive Plan since there are no intentions to change the zoning or the external appearance of the property that could potential change the characteristic of the neighborhood or the overall density. Staff finds that the request aligns with the goals of the Comprehensive Plan.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

COMPREHENSIVE PLAN - AREAS



LEGEND

Kennesaw Areas

- Barrett and Old 41
- Campus Living
- Cherokee Street Commercial Corridor
- Cobb International Industrial Corridor
- Cobb Parkway Commercial Corridor
- East Pine Mountain Revitalization

COMPATIBLE FUTURE LAND USE

- Community Activity Center (CAC)
- Neighborhood Activity Center (NAC)
- Public Service/Institutional (PI)

In addition to the established Future Land Use Map, the City would like to further define an appropriate development atmosphere to ensure compatible and unified development within specified areas of the City.

Furthermore, please refer to the Policy Matrix which should be used for new development within each of the described areas.

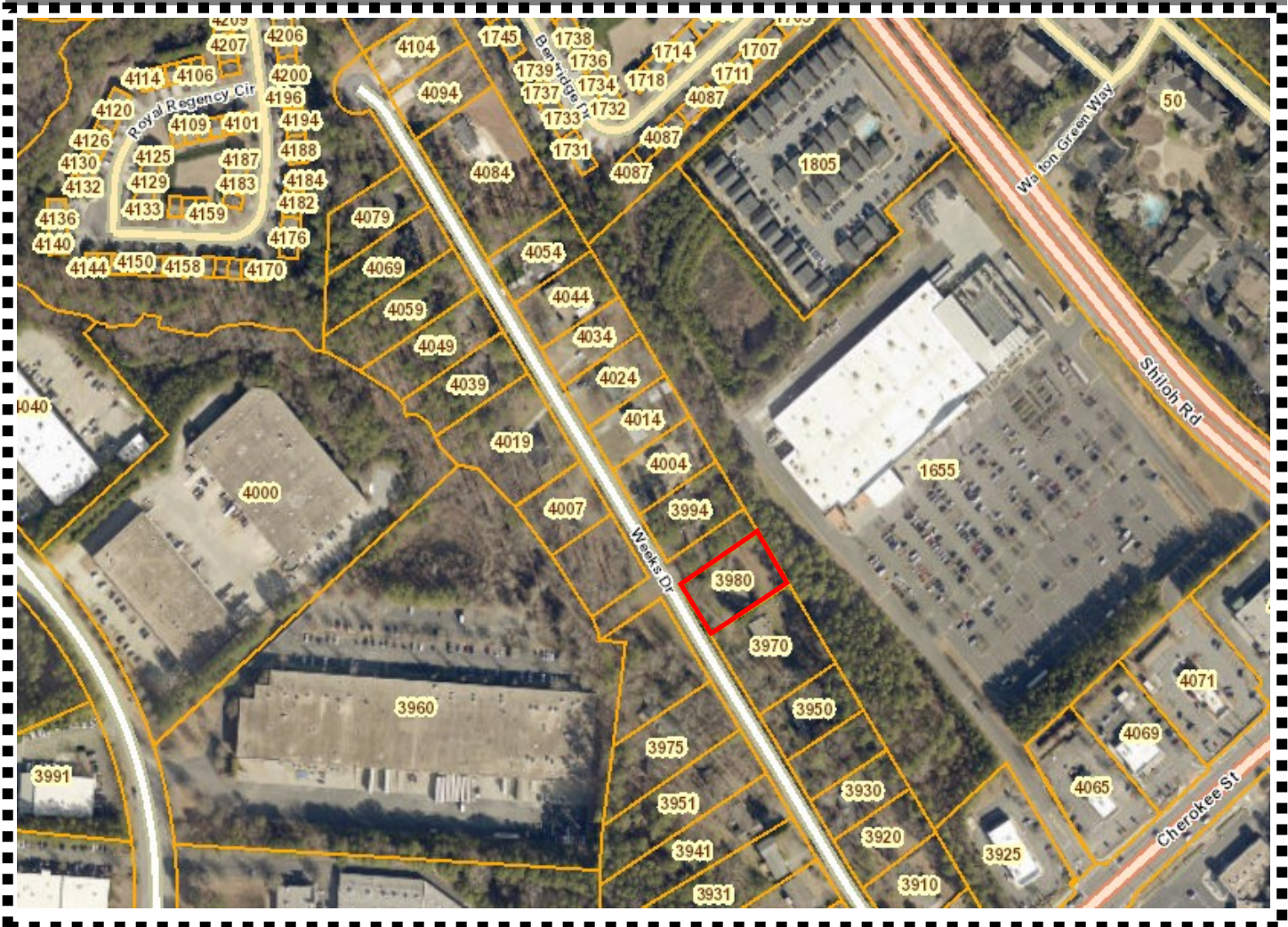
CHEROKEE STREET COMMERCIAL CORRIDOR

The Cherokee Street Commercial Corridor is an approximately one-mile section of Wade Green Road and Cherokee Street extending from the Wade Green and I-75 Interchange south to Ben King Road. This corridor is comprised of neighborhood-compatible retail and office developments intermixed with residential and institutional land uses. South of the McCollum Parkway intersection, many of the office and retail uses occur in older homes that have been rezoned to allow commercial use. North of McCollum Parkway to the I-75 Interchange are several strip malls and free standing office developments. Sidewalks are frequently used by residents but are possibly undersized as Cherokee Street and its right-of-way narrow approaching Ben King Road. Parking is often limited to the front or side of the structure. Signage is generally more attractive and visible in the more recent strip developments north of McCollum Parkway.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

TRANSPORTATION DATA - AERIAL OF ROAD #1



Roadway Name

Weeks Drive

Roadway Classification

Local

Speed Limit

25-MPH

Jurisdictional Control

Inside City Limits - Privately Owned Street

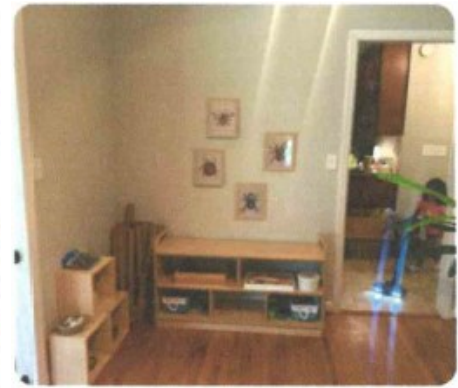
Minimum Right-of-Way Requirement

50-feet minimum

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

FLOOR PLAN / LAYOUT



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

SURROUNDING ACCESS



STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-02

PROPERTY OWNER APPROVAL

5/8/2025

To whom it may concern:

My name is Emily Bowman, I am the legal owner of the home located at 3980 weeks Dr Kennesaw GA 30144.

I understand and have authorized my tenant Basha Williams is planning to operate a Childcare on the premises of:
3980 Weeks Dr., Kennesaw, GA 30144

I also understand that there is a hearing that will take place for a land use permit in order for her to operate the Childcare on the premises and I authorize the hearing to take place and approve of her use of the land and house.

If you have any questions I can be reached at:
770-548-1823

Emily Bowman

(Johns)



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

STAFF ANALYSIS:

The applicant, Basha Williams, is requesting a Land Use Permit for the property located at 3980 Weeks Dr, currently zoned R-20, Single Family Residential. The applicant is requesting the land use permit to operate a licensed home childcare business with a maximum of six (6) children.

Under current regulation, [section 4.04.05](#) Standards for Home Occupation, home occupations are permitted with the approval of a Land Use Permit by Mayor and Council. "Home Occupation" is defined as being those occupations which can ordinarily be carried on out of a residence or other structure without having any significant effect on the neighborhood or area from which such home occupation is carried on.

Staff has analyzed the request based on the standards for decision outlined in [section 4.04.05](#) with the following observations:

1. Safety, health, welfare, and moral concerns involving the surrounding neighborhood

The proposed use will not generate excessive noise, nor will it emit smoke, odor, dust or vibrations detectable to the normal senses outside the dwelling unit that will affect the safety, health, welfare and moral concerns of the surrounding property owners.

2. Parking and traffic consideration

In accordance with the Unified Development Code, off-street parking will be provided to accommodate childcare pick-up and drop-off activities. This requirement is intended to minimize on-street congestion, enhance traffic flow, and ensure a safer environment for children, families, and surrounding properties.

3. Number of nonrelated employees

The applicant will be the only employee connected to the functioning of the business.

4. Number of commercial and business deliveries

There will be no commercial or business deliveries at the property.

5. The city's general presumption that residential neighborhoods should not allow non-compatible business uses

Staff finds that the residential nature of the community will not be affected.

6. Compatibility of the business use to the neighborhood

Staff finds that if granted the land use permit, the business will not be detrimental to the character or livability of the surrounding homes and the residential viability of the dwelling is maintained with the home occupation being minor to the use of the premises as a residence. There will be no exterior indication of the home occupation or variation from the residential character of the principal use or foot traffic that would indicate the presence of a business.

7. Hours of operation

The business will operate from 8:00 a.m. to 5:00 p.m., aligning with standard daytime hours to accommodate clients while minimizing potential impacts to surrounding residential properties.

8. Existing business uses in the vicinity

The property is zoned residential, there are no other existing business in the vicinity.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

STAFF ANALYSIS:

9. Effect on property values of surrounding property

The home occupation will not affect the property value of the surrounding properties as there will be no significant alteration to the exterior of the dwelling unit nor will the designated zone be adjusted from residential.

10. Circumstances surrounding neighborhood complaints

Staff has not identified any negative impacts that could be cause for complaints from surrounding property owners.

11. Intensity of the proposed business use

The intensity of the proposed use is very low and would be compatible to the surrounding zoning districts of R-20, Single Family Residential.

12. Location of use within the neighborhood

Staff finds the home occupation shall be contained and conducted within an enclosed building. The proposed use will be confined to the kitchen area of the principal residential structure and will not be bleed into other areas of the subdivision.

Staff finds that approval of the request for a land use permit will not affect the zoning and will continue to align with the goals outlined in the Comprehensive Plan. The property will maintain its residential nature and the character of the neighborhood and surrounding properties will go unchanged.

ZONING ADMINISTRATOR'S RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Based on the analysis completed by Staff, the Zoning Administrator, recommends **approval with the following conditions** for case #LU2025-02.

Conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no additional employees at this location and there shall be a maximum of six (6) children. There shall be no evidence of a home based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

PLANNING COMMISSION RECOMMENDATION:

At its regularly scheduled meeting on July 2, 2025, the Planning Commission recommended approval of the land use application, subject to the conditions outlined by Staff.

MAYOR AND COUNCIL DECISION:

To be determined on July 21, 2025



CASE NUMBER		LAND USE OR ZONING		3980 Weeks Dr Land Lot 61, Tax Parcel 22	
		FROM	TO		
AV	LU 2025-02	R-20	Home based business	 Subject Property	Scale: 1" = 250' Print Date: 5/27/2025 LU2025_002
AX	RZ				
DX	AV – Administrative Variance AX – Annexation DX – De-annexation	 ZONING  KENNESAW CITY LIMITS  COBB COUNTY  LAND LOT		CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268	Derek Esterhuysen Mayor Lisa Alvarez City Clerk
HBR	HBR – Historic Board Review				
SLUP	LU – Land Use RZ – Re-zoning SLUP – Special Land Use				
ZV	ZV – Variance				



LAND USE & SPECIAL LAND USE APPLICATION

Required Fee \$250.00

Date Received 05/15/25

Staff's Initials CMC

☐ LAND USE APPLICATION

☐ SPECIAL LAND USE APPLICATION

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

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

(Applicant or agent must be present at all public hearings)

Date of Consultation 5/1/25

Staff's Initials CMC

PURPOSE OF LAND USE REQUEST Home Childcare - licensed 6

LAND USE PROPERTY ADDRESS 3980 weeks Dr Kennesaw GA 30144

Land Lot 61 Tax Parcel 20006100220 Lot Size .29 acre Current Zoning Residential

APPLICANT Basha Williams

APPLICANT EMAIL _____

Applicant address 3980 weeks Dr Kennesaw GA 30144

(Home#) _____ (Fax#) _____ (Work#) _____

(Cell#) _____

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature] 5/9/25

Notary _____ Date _____

REPRESENTATIVE _____

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

Representative Signature _____

Signed, sealed and delivered in presence of: _____

TITLEHOLDER: Emily Bowman (Johns) Notary _____ Telephone: _____ Date _____

Signature: [Signature] Address: _____

Signed, sealed and delivered in presence of: [Signature] 5/9/25

Notary _____ Date _____





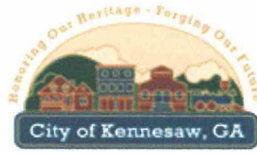
LAND USE & SPECIAL LAND USE APPLICATION

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

Under the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice at:

**United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. -G St.
Washington, DC 20530**



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? **WRITE YES OR NO:** no

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

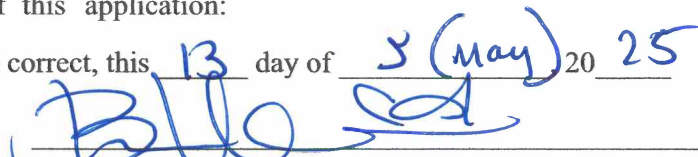
Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

I certify that the foregoing information is true and correct, this 13 day of 5 (May) 2025


Applicant's Signature

¹ If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

² Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

June 12, 2025

Subject: Please Take Notice - Notification of Nearby Zoning Application
3980 Weeks Drive, Kennesaw, GA, 30144 – 20006100220

To whom it may concern,

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

The application details are as follows:

Applicant Name: Basha Williams

Property Address: 3980 Weeks Drive

Parcel Identification Number: 20006100220

Description of Proposal: Consideration for approval of a land use request to obtain a home occupation business license to operate a licensed home childcare business with a maximum of six (6) children.

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

Planning Commission Meeting

Date: 7/2/25

Time: 6:30 p.m.

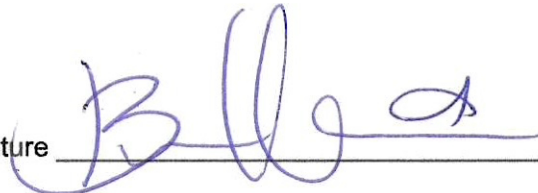
Mayor & Council Meeting

Date: 7/21/25

Time: 6:30 p.m.

Both meetings occur in the City Hall Council Chambers located at 2529 J. O. Stephenson Avenue, Kennesaw, GA 30144. You may appear in person or be represented by an attorney to present any objections you may have. The application is enclosed for your review. This notice is being sent to you by order of the Planning Commission and the Mayor and Council.

Applicant Signature



Date

5/28/25



Section 2100, Part 5 Standards for Decisions – Only Land Use Permits

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

COMMENTS:

(1) Safety, health, welfare, and moral concerns involving the surrounding neighborhoods.	no
(2) Parking and traffic considerations.	no yes plenty of parking in driveway
(3) Number of non-related employees.	1
(4) Number of commercial and business deliveries.	Zero
(5) The City's general presumption that residential neighborhoods should not allow non-compatible business uses.	Home childcare
(6) Compatibility of the business use to the neighborhood.	yes does not impact neighborhood its a small licensed daycare
(7) Hours of operation.	8am-5pm
(8) Existing business uses in the vicinity.	no
(9) Effect on property valued of surrounding property.	does not impact houses are very spaced out
(10) Circumstances surrounding neighborhood complaints.	none
(11) Intensity of the proposed business use; and	none - home daycare
(12) Location of use within the neighborhood.	a few houses into the neighborhood

5/8/2025

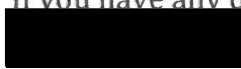
To whom it may concern:

My name is Emily Bowman, I am the legal owner of the home located at 3980 weeks Dr Kennesaw GA 30144.

I understand and have authorized my tenant Basha Williams is planning to operate a Childcare on the premises of:
3980 Weeks Dr., Kennesaw, GA 30144

I also understand that there is a hearing that will take place for a land use permit in order for her to operate the Childcare on the premises and I authorize the hearing to take place and approve of her use of the land and house.

If you have any questions I can be reached at:



Emily Bowman (Johns)

A handwritten signature in blue ink, appearing to read "Emily Bowman".

A handwritten signature in blue ink, appearing to read "Shelley Santucci".





Printed: 5/15/2025

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
CENTRAL LOAN ADMINISTRATION

JOHNS EMILY R

Payment Date: 10/14/2024

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	20006100220	10/15/2024	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$3,285.66	\$0.00	



Scan this code with your
mobile phone to view
this bill!!



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780
(770) 429-4542

2024 Property Tax Bill

Parcel ID		Tax District		Bill #	
20006100220		3/3-BOND - KENNESAW CITY		269067	
Property Owner/Location/Description			Fair Market Value		Taxable Value
JOHNS EMILY R 3980 WEEKS DR			333,040		133,216
Levies	Taxable Value	-	Exemptions	=	Net Assessment X Tax Rate = Net Tax
CITY OF KENNESAW	133,216		54,280		78,936 7.7500000000 \$611.75
BOND	133,216		0		133,216 1.5000000000 \$199.82



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780

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

For your convenience, you may pay by check,
money order, Discover, Mastercard, AMEX,
VISA.
3% fee and \$3.50 per transaction fee added to
debit/credit card payments. \$1.25 fee per
ECheck transaction paid online.

Parcel ID: 20006100220
Amount Due: \$0.00
Bill#: 269067
Due Date: 12/01/2024

AMOUNT PAID

JOHNS EMILY R
3980 WEEKS DR NW
KENNESAW, GA 30144

City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780

Deed Book 15763 Ps 1874
Filed and Recorded Jul-06-2020 01:08pm
2020-0079487
Real Estate Transfer Tax \$235.00
0332020014476

Rebecca Keaton

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Please return to:
John T. Mroczko, P.C.
162 West Main Street, Suite 302
Cartersville, Georgia 30120
File No.: 2011125

LIMITED WARRANTY DEED

STATE OF Georgia
COUNTY OF Cobb

THIS INDENTURE, made this 30th day of June, 2020, between **Rebekah L. Winter and Brandon M. Winter**, as party or parties of the first part, hereinafter called Grantors, and **Emily R. Johns**, as party or parties of the second part, hereinafter called Grantee (the words "Grantors" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract of parcel of land situated, lying and being in Land Lot 61, 20th district, 2nd Section, Cobb County, Georgia; and being Lot 9 of Yonah Valley Estates Subdivision, as per plat recorded in Plat Book 45, page 39, Cobb County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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

AND THE SAID Grantors 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 by, through or under Grantors, but not otherwise.

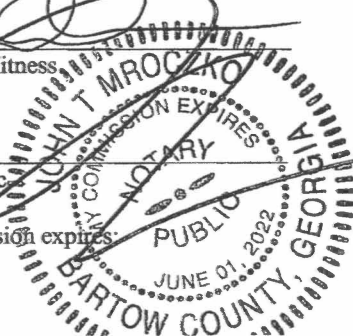
IN WITNESS WHEREOF, Grantors have hereunto set grantors' hands and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

My Commission expires:



[Signature]
Rebekah L. Winter

(Seal)

[Signature]
Brandon M. Winter

(Seal)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

SIGNED

OWNER

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY COMMISSIONS.

SIGNED J. D. Paul
REG. GA. LAND SURVEYOR NO. 1468

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COBB COUNTY ENGINEER AND IS APPROVED SUBJECT TO THE INSTALLATION OF ALL STREETS, UTILITIES AND OTHER IMPROVEMENTS IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY SPECIFICATIONS.

DATED THIS 15 DAY OF Dec 1967
SIGNED Joseph A. Smith
COBB COUNTY ENGINEER

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE MASTER PLAN, AND THE COBB COUNTY SUBDIVISION AND ZONING REGULATIONS.

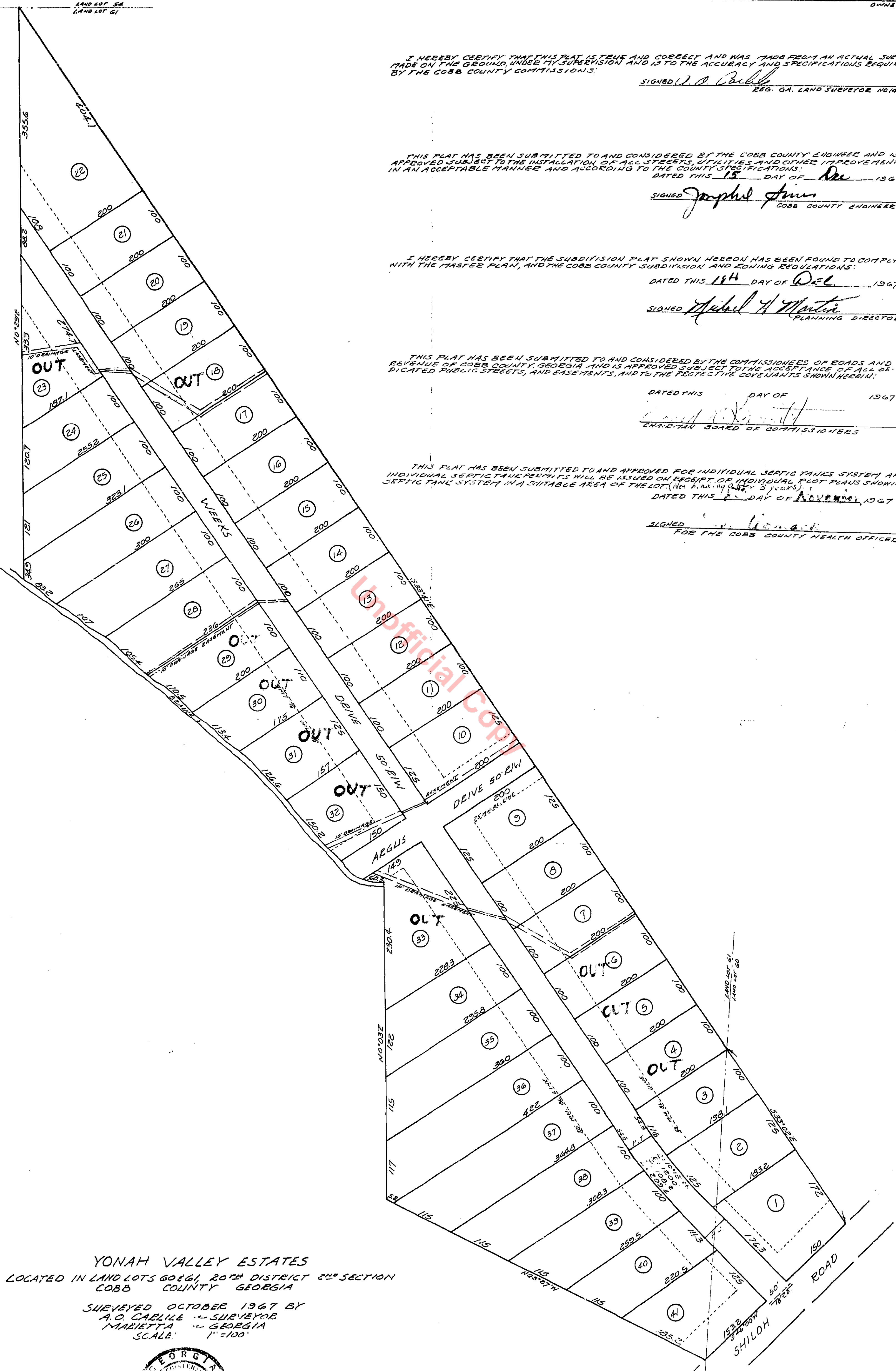
DATED THIS 18 DAY OF Dec 1967
SIGNED Michael J. Martin
PLANNING DIRECTOR

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS OF ROADS AND REVENUE OF COBB COUNTY, GEORGIA AND IS APPROVED SUBJECT TO THE ACCEPTANCE OF ALL DEDICATED PUBLIC STREETS, AND EASEMENTS, AND TO THE PROTECTIVE COVENANTS SHOWN HEREIN.

DATED THIS 18 DAY OF Dec 1967
SIGNED James H. Smith
CHAIRMAN BOARD OF COMMISSIONERS

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR INDIVIDUAL SEPTIC TANKS SYSTEM AND INDIVIDUAL SEPTIC TANK PERMITS WILL BE ISSUED ON RECEIPT OF INDIVIDUAL LOT PLANS SHOWING SEPTIC TANK SYSTEM IN A SUITABLE AREA OF THE LOT (NOT NEEDED UNTIL 3 YEARS).

DATED THIS 18 DAY OF Dec 1967
SIGNED James H. Smith
FOR THE COBB COUNTY HEALTH OFFICER



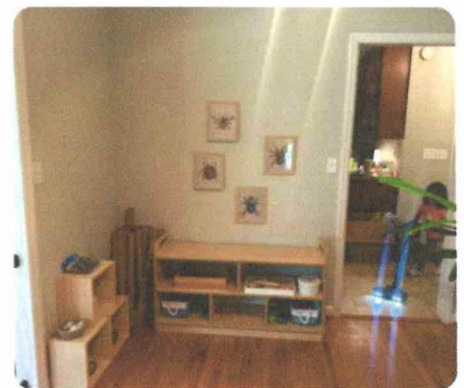
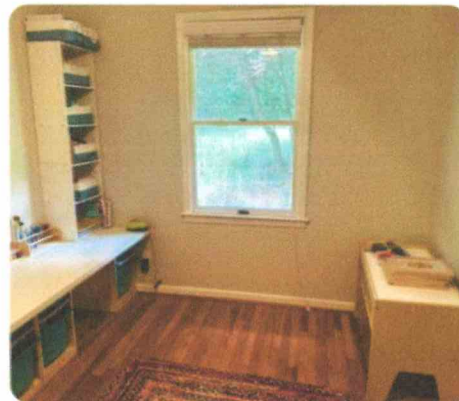
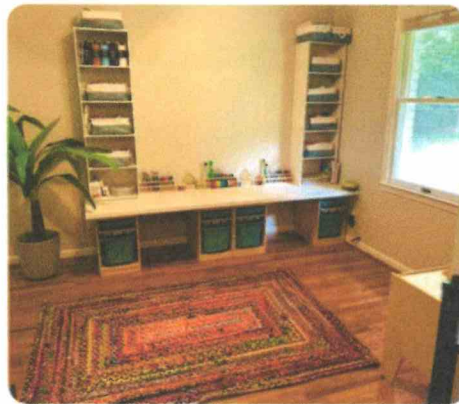
YONAH VALLEY ESTATES
LOCATED IN LAND LOTS 60 & 61, 20TH DISTRICT 2ND SECTION
COBB COUNTY GEORGIA

SURVEYED OCTOBER 1967 BY
A. O. CABILE - SURVEYOR
MARIETTA - GEORGIA
SCALE: 1"=100'



CHILDCARE SPACE

Basha Williams



MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Mayor Pro Tem Pat Ferris

Antonio Jones

Madelyn Orochena

Tracey Viars

Anthony Gutierrez

May 27, 2025

Pamela Mabry, County Clerk
Cobb County
100 Cherokee Street, #355
Marietta, Georgia 30090-9679

Subject: City of Kennesaw Zoning Applications (Case #LU2025-02)
3980 Weeks Dr, Kennesaw GA 30144 – Parcel ID 20006100220

Dear Ms. Mabry,

Attached, please find a Land Use Permit application submitted by Basha Williams to obtain a home occupational license to operate a home childcare business at the above subject property. Because this case is within a half-mile from unincorporated Cobb County, this letter and enclosed application are being provided in accordance with the House Bill 489 Intergovernmental Agreement on Services Delivery Strategy, Land Use section.

These cases are set to go before the Kennesaw Planning Commission on Wednesday, July 2, 2025 at 6:30 p.m. for public hearing and Mayor and Council on Monday, July 21, 2025 at 6:30 p.m. for public hearing as well.

Thank you for your attention. Should you have any questions, please feel free to contact Planning and Zoning at 770-590-8268 or send an e-mail to dsimmons@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Enclosure: Zoning Application

cc: Jessica Guinn, AICP, Community Development Agency Director (Via E-mail)
Dr. Jackie McMorris, Cobb County Manager (Via E-mail)
Phillip Westbrook, Senior Planner, Cobb County Community Development (Via E-mail)
Donald Wells, Intergovernmental Coordinator/Planner III, Cobb County Community Dev. (Via E-mail)
Dr. Jeff Drobney, City Manager, City of Kennesaw (Via E-mail)
Chanelle Campbell, Assistant Zoning Administrator/Planner (Via Email)



CASE NUMBER		LAND USE OR ZONING		3980 Weeks Dr Land Lot 61, Tax Parcel 22	
		FROM	TO		
AV	LU 2025-02	R-20	Home based business	 Subject Property	
AX	RZ				
DX	AV – Administrative Variance	 ZONING  KENNESAW CITY LIMITS  COBB COUNTY  LAND LOT		CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268	<i>Derek Esterhuysen</i> MAYOR <i>Lisa Alvarez</i> CITY CLERK
HBR	DX – De-annexation				
SLUP	HBR – Historic Board Review				
	LU – Land Use				
ZV	RZ – Re-zoning				
	SLUP – Special Land Use				
	ZV – Variance				
				Scale: 1" = 250' Print Date: 5/27/2025 LU2025_002	



LAND USE & SPECIAL LAND USE APPLICATION

Required Fee \$250.00

Date Received 05/15/25

Staff's Initials CMC

☒ LAND USE APPLICATION

☐ SPECIAL LAND USE APPLICATION

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

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

(Applicant or agent must be present at all public hearings)

Date of Consultation 5/1/25

Staff's Initials CMC

PURPOSE OF LAND USE REQUEST Home Childcare - licensed 6

LAND USE PROPERTY ADDRESS 3980 weeks Dr Kennesaw GA 30144

Land Lot 61 Tax Parcel 20006100220 Lot Size .29 acre Current Zoning Residential

APPLICANT Basha Williams

APPLICANT EMAIL _____

Applicant address 3980 weeks Dr Kennesaw GA 30144

(Home#) _____ (Fax#) _____ (Work#) _____

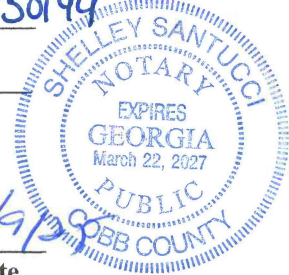
(Cell#) _____

Applicant Signature [Signature]

Signed, sealed and delivered in presence of:

[Signature]
Notary

5/9/25
Date



REPRESENTATIVE _____

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

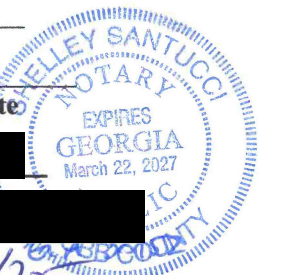
Representative Signature _____

Signed, sealed and delivered in presence of:

TITLEHOLDER: Emily Bowman (Johns)
Signature: [Signature]

Notary Telephone: _____

Date _____

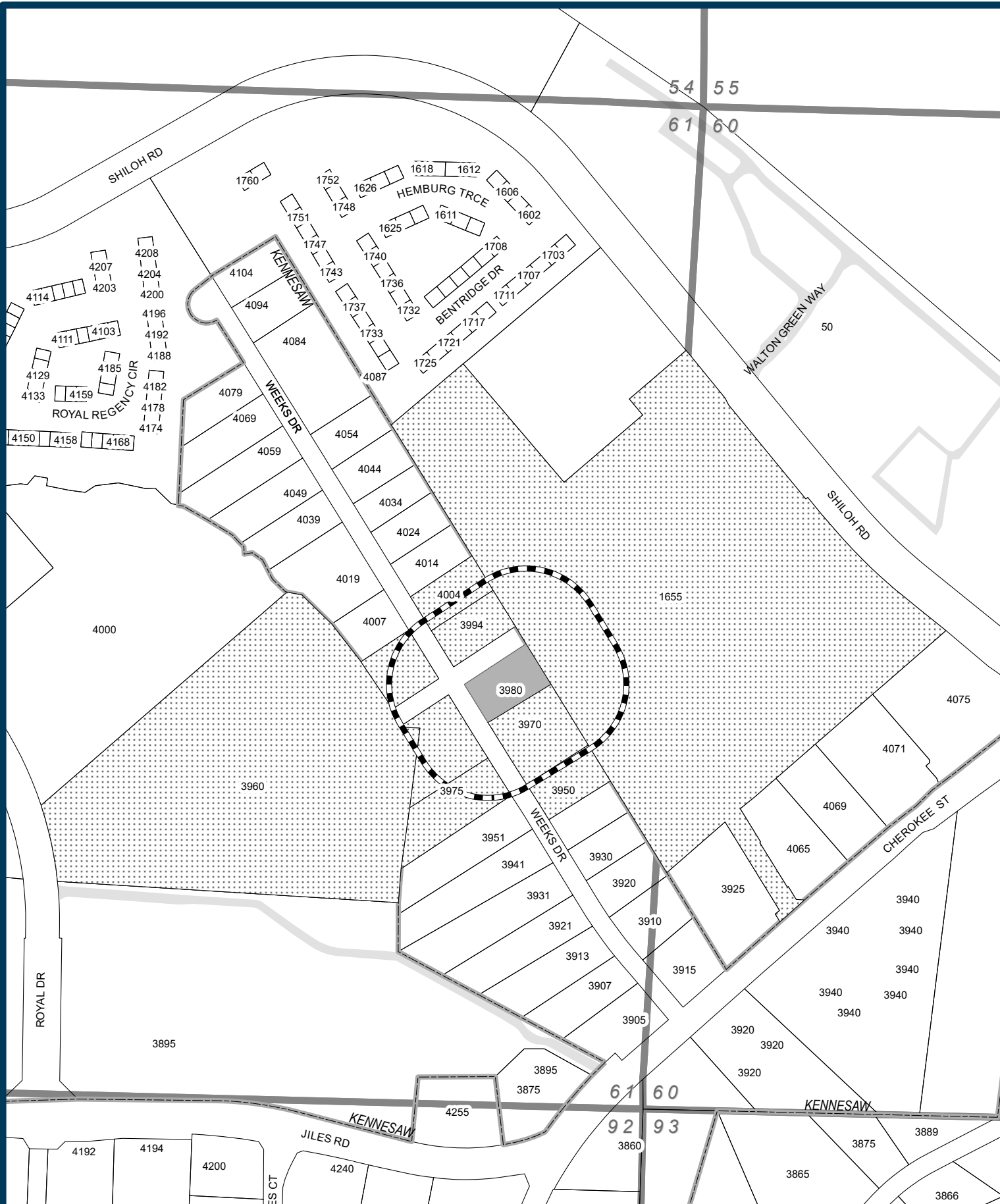


Address: _____

Signed, sealed and delivered in presence of:

[Signature]
Notary

5/9/25
Date



-  Subject Parcel
-  200' Radius
-  Properties Notified

3980 Weeks Dr
Land Lot 61,
Tax Parcel 22

LU2025-02
200' PROPERTY NOTIFICATION



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

Derek Easton
MANOR
Lee Moore
CITY CLERK

Date: 5/27/2025
LU2025_002



Tax Parcel - 20006100210

THE HALA KAMEL SARRIS LIVING TRUST
3970 WEEKS DR
KENNESAW GA 30144

Tax Parcel - 20006100470

WILSON KEITH S
3975 WEEKS DR
KENNESAW GA 30144

Tax Parcel - 20006100190

JAIME RAFAEL
323 WINDSOR FALLS DR
CANTON GA 30114

Tax Parcel - 20006100240

WDG CREATIVE SOLUTIONS LLC
8735 DUNWOODY PL SUITE R
ATLANTA GA 30350

Tax Parcel - 20006100230

SUNSHINE NAOMI
3994 WEEKS DR NW
KENNESAW GA 30144

Tax Parcel - 20006100460

WILSON KEITH S
4024 WEEKS DR
KENNESAW GA 30144

Tax Parcel - 20006100450

NEWBERRY ROY M & TONI ANN
4007 WEEKS DR
KENNESAW GA 30144-1209

Tax Parcel - 20006100010

HOME DEPOT USA INC
PROPERTY TAX DEPT RE1777 PO BOX 105842
ATLANTA GA 30348-5842

Tax Parcel - 20006100840

LIT HODGES DEVELOPMENT HOLDCO LLC C/O
RYAN LLC
PO BOX 250509
ATLANTA GA 30325

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

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 06/10/25 12:58 by khick-tj

Acct #: 110016

Ad #: 489146

Status: New WHOLD

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

Start: 06/13/2025 Stop: 06/13/2025

Times Ord: 1

Times Run: ***

LEG 1.00 X 2.47 Words: 200

Total LEG 2.47

Class: 8003 PUBLIC HEARING

Rate: LEGL

Cost: 30.00

Ad Descrpt: PH-4569 BASHA WILLIAMS

Descr Cont: MDJ-4569 GPN-16 CITY OF K

Given by: REBECCA GOLDSTEIN

P.O. #: 3980 WEEKS DR

Created: khick 06/10/25 12:53

Last Changed: khick 06/10/25 12:58

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

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 06/13

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-4569
GPN-16
CITY OF KENNESAW
Land Use Permit Request
Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for a land use permit request submitted by Basha Williams for property located at 3980 Weeks Drive. Said request is to obtain a home occupational business license to operate a licensed home childcare business with a maximum of six (6) children. Property consists of 0.55 +/- acres, lies in Land Lot 61, Tax Parcel 22, and is zoned R-20.
Said meeting shall be held before the Planning Commission on July 2, 2025, at 6:30 p.m. and the Mayor and Council will hold a public hearing on July 21, 2025, at 6:30 p.m. Meetings will be held at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative thereto.
Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.kennesaw-ga.gov/publicmeetings/>
6:13-2025

**CITY OF KENNESAW
LAND USE NOTICE**

APPLICATION # **LU2025-02**

PURPOSE Home based business license to operate a home
childcare business with a maximum of six (6) children

DATE OF PUBLIC MEETING: **7/2/2025** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **7/21/2025** TIME: **6:30PM**

PLACE: **CITY HALL KENNESAW, GA**

Due to the priority for public health and safety,
the City of Kennesaw will implement a public meeting
protocol / system for community participation
in compliance to social distancing protocol.
For specific public meeting guidelines and access to all
application information please visit our website

[HTTP://WWW.KENNESAW-GA.GOV](http://www.kennesaw-ga.gov)

**FOR FURTHER INFORMATION PLEASE CALL :
PLANNING AND ZONING DEPARTMENT 770-590-8268**

06.13.2025 08:15

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CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$ 7.16
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 4.16
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.46
Total Postage and Fees	\$ 12.78

Sent to
Sunshine Clean
Street and Apt. No., or PO Box No.
3994 Weeks Drive
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 4.16
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.46
Total Postage and Fees	\$

Sent to
Keith Wilson
Street and Apt. No., or PO Box No.
4624 Weeks Drive
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.46
Total Postage and Fees	\$ 12.78

Sent to
Jaime Patel
Street and Apt. No., or PO Box No.
323 Windsor Falls Dr.
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 4.16
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.46
Total Postage and Fees	\$ 12.78

Sent to
WDG Creative Solutions
Street and Apt. No., or PO Box No.
8435 Dunwoody Place
City, State, ZIP+4[®]

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 4.16
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.46
Total Postage and Fees	\$ 12.78

Sent to
Hala Kavel
Street and Apt. No., or PO Box No.
3940 Weeks Dr.
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	\$ 7.16
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 4.16
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.46
Total Postage and Fees	\$ 12.78

Sent to
Keith Wilson
Street and Apt. No., or PO Box No.
3945 Weeks Drive
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee \$ <u>7.16</u>		Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$ <u>4.16</u>	
☐ Return Receipt (electronic)	\$ _____	
☐ Certified Mail Restricted Delivery	\$ _____	
☐ Adult Signature Required	\$ _____	Postage
☐ Adult Signature Restricted Delivery	\$ _____	
Total Postage and Fees \$ <u>12.78</u>		
Sent To <u>Roy Newberry</u>		
Street and Apt. No., or PO Box No. <u>1004 Weeks Drive</u>		
City, State, ZIP+4 [®] _____		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1454 9313 43

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Certified Mail Fee \$ <u>7.16</u>		Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$ <u>4.16</u>	
☐ Return Receipt (electronic)	\$ _____	
☐ Certified Mail Restricted Delivery	\$ _____	
☐ Adult Signature Required	\$ _____	Postage
☐ Adult Signature Restricted Delivery	\$ _____	
Total Postage and Fees \$ <u>12.78</u>		
Sent To <u>Home Depot</u>		
Street and Apt. No., or PO Box No. <u>Po Box 165812</u>		
City, State, ZIP+4 [®] _____		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee \$ <u>7.16</u>		Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$ <u>4.16</u>	
☐ Return Receipt (electronic)	\$ _____	
☐ Certified Mail Restricted Delivery	\$ _____	
☐ Adult Signature Required	\$ _____	Postage
☐ Adult Signature Restricted Delivery	\$ _____	
Total Postage and Fees \$ <u>12.78</u>		
Sent To <u>Lt Hodges Development</u>		
Street and Apt. No., or PO Box No. <u>Po Box 230509</u>		
City, State, ZIP+4 [®] _____		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1454 9313 74

MAILBOXES UNLIMITED
4290 BELLS FERRY RD
KENNESAW GA 30144
(770) 928-5689

05/28/2025 12:41

Sale

Trans #: 3 Batch #: 631

CREDIT CARD CHIP READ
VISA ENTRY TYPE: CONTACTLESS
*****5166 **/**

TOTAL AMT: USD \$118.47

Resp: APPROVAL 078614
Code: 078614
Ref #: 514816409512
TransID: 585148600012621

NO SIGNATURE REQUIRED

CUSTOMER COPY

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JAIME RAFAEL
323 WINDSOR FALLS DR
CANTON GA 30114



9590 9402 9479 5069 0073 63

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jaime*

- ☐ Agent
☒ Addressee

B. Received by (Printed Name) 8011 C. Date of Delivery

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

JUN 10 2025

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☒ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

USPS TRACKING #



ATLANTA, GA RPDC 302

11 JUN 2025 PM 2 L

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

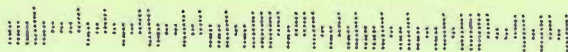
9590 9402 9479 5069 0073 63

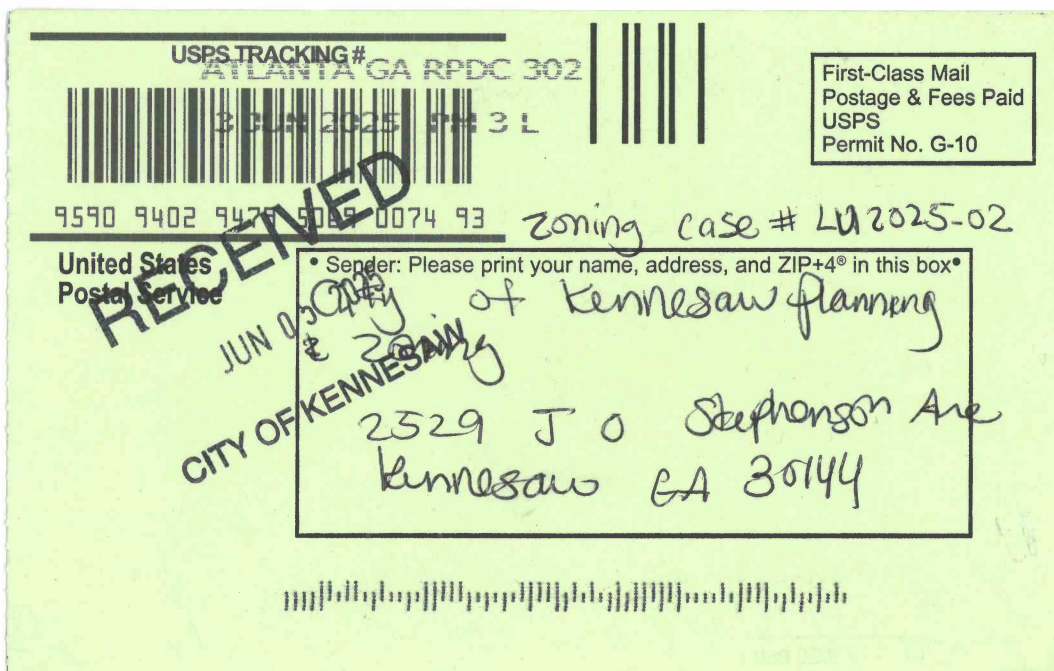
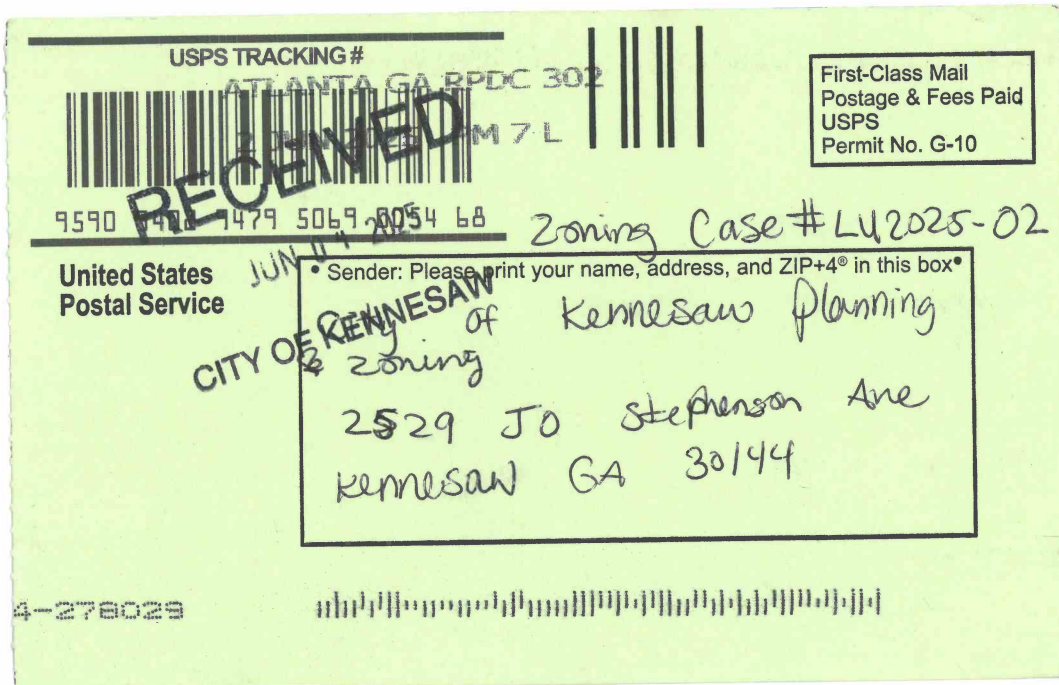
zoning case # LU 2025-02

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

City of Kennesaw Planning
& Zoning
2529 J O. Stephenson Ave
Kennesaw GA 30144





SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature: <u>Roy W. Newberry</u> ☐ Agent ☒ Addressee	
1. Article Addressed to: NEWBERRY ROY M & TONI ANN 4007 WEEKS DR KENNESAW GA 30144-1209		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 9479 5069 0054 68		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature: <u>R. L. Hodges</u> ☐ Agent ☒ Addressee	
1. Article Addressed to: LIT HODGES DEVELOPMENT HOLDCO LLC C/O RYAN LLC PO BOX 250509 ATLANTA GA 30325		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 9479 5069 0074 93		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOME DEPOT USA INC
PROPERTY TAX DEPT RE1777 PO BOX 105842
ATLANTA GA 30348-5842



9590 9402 9479 5069 0054 75

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X FF☐ Agent☐ Addressee

B. Received by (Printed Name)

FF

C. Date of Delivery

8-9-25

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

3. Service Type

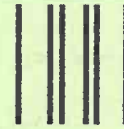
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 9479 5064 0054 75

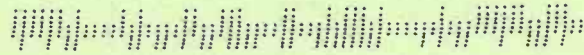
Zoning Case # LU2025-02

United States
Postal Service

CITY OF KENNESAW
Zoning

• Sender: Please print your name, address, and ZIP+4® in this box •

City of Kennesaw Planning &
2529 JO Stephenson Ave
Kennesaw GA 30144



**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
July 2, 2025
6:30 PM**

1. Call to Order / Roll Call

Chairman Bodenhamer called the meeting to order at 6:30 p.m.

Roll Call: Trey Bodenhamer, Todd Vande Zande, Rebecca Patterson, Robert Trim

Absent: Phillip Jackson, Lacey Ragus, Carolyn Greenall

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

Speakers Present: Basha Williams (Applicant), Ann Moormann (Applicant)

2. Announcements

- A. All interested parties may attend the meeting at the City Hall Council Chambers. For those unable to attend in person, the meeting may be accessed using the following link: <https://www.kennesaw-ga.gov/publicmeetings/>. Please note that the Planning Commission serves as an advisory board that makes recommendations to the Mayor and Council unless otherwise noted.
- B. Pending zoning applications may be viewed on an interactive map via the Planning & Zoning webpage or using the following link: <https://arcg.is/1q1ubX0>.
- C. New business items on this agenda will be heard by the Mayor and Council on July 21, 2025

3. Approval of the Meeting Minutes

- A. Approval of Meeting Minutes: March 5, 2025

Chairman Bodenhamer called for a motion.

Motion to approve by Commissioner Trim.

Seconded by Commissioner Patterson.

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

4. New Business

- A. **LU2025-02** - Consideration for approval of a land use request located at 3980 Weeks Drive (20006100220) submitted by Basha Williams. Said request is to obtain a home occupation business license to operate a licensed home

childcare business with a maximum of six (6) children. Property is zoned R-20, Single Family Residential, consists of 0.55 +/- acres and lies in land lot 61, tax parcel 22.

Chairman Bodenhamer called for a motion.

Motion by Commissioner Trim to approve with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this home-based and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no additional employees at this location and there shall be a maximum of six (6) children. There shall there no evidence of a home-based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

Seconded by Commissioner Patterson

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

- B. **LU2025-03** - Consideration for approval of a land use request located at 1205 Mountain Springs Drive (20012802780) submitted by Ann Moormann. Said request is to obtain a home occupation business license to produce and sell soap and bath-related products. Property is zoned R-10, Single Family Residential, consists of 0.20 +/- acres and lies in land lot 128, tax parcel 278.

Chairman Bodenhamer called for a motion.

Motion by Commissioner Vande Zande to approve with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this home-based and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or employees at this location. Nor shall there be any evidence of a home-based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

Seconded by Commissioner Patterson

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

5. Staff Comment

6. Adjourn

Chairman Bodenhamer called for a motion to adjourn

Motion to adjourn by Commissioner Vande Zande

Seconded by Commissioner Trim

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

In-Home Child Care Regulations by Jurisdiction					
Jurisdiction	Is in-home child care a permitted use? (Yes, No)	Approval type (Administrative, Public Hearing)	How long is approval valid?	Number of non-resident employees allowed	Number of children allowed
Cobb County	Yes	Aministrative	1 year	0	6
Acworth	Yes	Administrative	1 year	0	8
Marietta	No	N/A	N/A	N/A	N/A
Symrna	No	N/A	N/A	N/A	N/A
Austell	Yes	Administrative	1 year	0	6
Cherokee County	Yes	Administrative	1 year	2	6
Woodstock	Yes	Administrative	1 year	1	6
Atlanta	No	N/A	N/A	N/A	N/A

8001 Juvenile/Youth/Family

TO: ALEASHA SEIER, the mother to the above identified child.
YOU ARE NOTIFIED that a Petition for Child Custody and Support is filed to the above referenced child was filed in the Superior Court of Cobb County, Georgia, on the 15th day of May, 2024, and that by reason of an Order entered by the court on the 23rd day of May, 2024, **YOU ARE HEREBY COMMANDED AND REQUIRED** to appear before the Juvenile Court of Cobb County, Georgia, in Marietta, Georgia, on the 12th day of August, 2025, at 9:00 o'clock a.m. The hearing is for the purpose of determining whether custody the child should be granted to the father. If you fail to appear at the hearing on the Petition for Child Custody and Support, then the court can find the custody of child can be given to the father in your absence. If the court at the trial finds that the facts set out in the petition are true, The court can enter a permanent granting custody of the father. You have the right to hire an attorney and to have the attorney represent you. If you cannot afford to hire an attorney, then the juvenile court of Cobb County, Georgia, will appoint an attorney to represent you if the court finds that you are an indigent person. Whether or not you decide to hire an attorney or seek appointed counsel, you have the right to attend the hearing on your behalf, to call witnesses on your behalf, and to question those witnesses brought against you.

A copy of the Petition for Child Custody and Support may be obtained from the clerk of the Juvenile Court of Cobb County, Georgia, which is located at 32 Waddell Street, Marietta, Cobb County, Georgia 30090, during regular business hours through Friday, 8:00 a.m. until 5:00 p.m., exclusive of holidays. A free copy shall be available to you. Upon request to the clerk, the copy will be mailed to you. The child is in the present temporary custody of the Father, Eric Mann. The general nature of the allegations is that parental responsibilities and obligations owed to said child has been effectively abandoned by the Father.

YOU ARE FURTHER NOTIFIED that while responsive pleadings are not mandatory, they are permissible and you are encouraged to file with the clerk of this court. The undersigned, the Father's attorney, T. William Veach, 1732 Cedar Drive, Marietta, Georgia, 30060. All concerned parties are informed that they are entitled to have an attorney represent them. The undersigned requests appointed counsel and qualifies for such appointment, then the court will appoint counsel at no cost if the party is unable, without financial hardship, to employ counsel.

Honorable Amber Patterson, Judge of said court.
This 23 day of May 2025.
Gwyn Johnson
Clerk of the Temporary Juvenile Court of COBB COUNTY
5:30p;6,13,20-2025

8003 Public Hearing

MDJ-4166 GPN-16 City of Acworth Public Hearing
The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to a variance requested by Corey & Megan Cronkrite for property located in Land Lot 34, Parcel 113 of the 20th District, 2nd Section of Cobb County, Georgia, otherwise known as 4711 Hill Street. The applicant is requesting relief from Sec. 73-8.1 of the Zoning Ordinance of the City of Acworth.

The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to a variance requested Phill and Maxine Kimbrell for property located in Land Lot 46, Parcel 144 of the 20th District, 2nd Section of Cobb County, Georgia, otherwise known as 4300 Lakeview Street. The applicant is requesting relief from Sec. 73-5.2(G) of the Zoning Ordinance of the City of Acworth.

The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to a variance requested by Robert Carter for property located in Land Lot 45, Parcel 70 of the 20th District, 2nd Section of Cobb County, Georgia, otherwise known as 4495 Academy Street. The applicant is requesting relief from Sec. 73-8.1 of the Zoning Ordinance of the City of Acworth.

The Planning and Zoning Commission will hold a Public Input Session on these matters on Tuesday, June 24, 2025, at 7:00 p.m. in the Board Room at City Hall located at 4415 Center Street. Anyone wishing to attend the public hearings may do so and be heard relative thereto.
Aaron Brown
Zoning Administrator
5:30p;6,13,20-2025

MDJ-4569 GPN-16 CITY OF KENNESAW Land Use Permit Request
Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for a land use permit request submitted by Basha Basha for a production of 3980 Weeks Drive. Said request is to obtain a home occupational business license to operate a licensed home childcare business with a maximum of six (6) children. Property consists of 0.35 +/- acres, lies in Land Lot 61, Tax Parcel 22, and is zoned R-20.

Said meeting shall be held before the Planning Commission on July 2, 2025, at 6:30 p.m. and the Mayor and Council will hold a public hearing on July 21, 2025, at 6:30 p.m. Meetings will be held at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative thereto.
Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.kennesaw.ga.gov/publicmeetings/>
6:13-2025

MDJ-4570 GPN-16 CITY OF KENNESAW Land Use Permit Request
Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for a land use permit request submitted by Ann Moormann for property located at 1205 Moormann Springs Drive. Said request is to obtain a home occupational business license for the production and sale of soap and bath-related products. Property consists of 0.2 +/- acres, lies in Land Lot 128, Tax Parcel 278 and is zoned R-10.

Said meeting shall be held before the Planning Commission on July 2, 2025, at 6:30 p.m. and the Mayor and Council will hold a public hearing on July 21, 2025, at 6:30 p.m. Meetings will be held at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative thereto.
Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.kennesaw.ga.gov/publicmeetings/>
6:13-2025

MDJ-4585 GPN-16 NOTICE OF PUBLIC HEARING City of Powder Springs ANNEXATION AND REZONINGS
Notice is hereby given that a petition of annexation and applications for rezoning have been submitted to the City of Powder Springs. The City of Powder Springs will consider the petition to annex 21.18 acres and the accompanying applications to rezone at the following meeting and hearing dates: Thursday June 19, 2025 (Public Hearing Meeting) at 6:30 pm; Monday, June 30th, 2025 (Public Hearings) at 7:00 pm before the Planning and Zoning Commission; Wednesday, July 16th 2025 (Agenda Meeting) at 6:00 pm and Monday, July 21st 2025 (public hearing) at 7:00 pm before the Mayor and City Council. The first reading of the Annexation Petition will be heard before the Mayor and City Council on June 16, 2025 at 7PM and the second reading and public hearing will be conducted July 21, 2025 at 7PM.

The properties are located at CH James Parkway, Allen Farm Road and Powder Springs, Tylersville Road within Land Lots 671 and 672, Cobb County, Georgia. PINs: 19067100050, 19067100070, 19067200040, 19067200070, owned by Marilyn Williams, Tylersville Road, Marietta, Georgia. Betzabe Sanchez, Gudiel Berney and Spring Creek Investment Properties LLC (David Allen) with request to rezone .PINs 19067100070, 19067200070

8003 Public Hearing

and 1906720040 from R-30 (County) to CRC (City) and PINs 19067100020 and 1906710050 from R-30 (County) to MXU (City).
Agenda meetings will be held at 4181 Atlanta Street in the Ford Reception Hall - Building 2 and public hearings will be held at 4181 Atlanta Street, Cultural Arts Center, Building 1. When applicable, Zoom link will be available at www.cityofpowdersprings.org. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing and must sign up to speak prior to the public hearing beginning at 6:40PM on the day of the public hearing.
6:13-2025

8004 Public Sales/Auctions

MDJ-3573 GPN-17
Due to owner's lien Highway 5 Self Storage 4945 Center Rd Marietta GA, 30066, will sell contents of: James Grube unit #005, Misc. Items. Sale on or after **June 26th 10:00 am** at www.storageauctions.com Payment is due on the day of pick up. ID required.
6:13,20-2025

MDJ-3830 GPN-17 NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on **June 24, 2025**, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storageexpress.com. Wherein, PS Retail Sales, LLC will sell at public lien sales, bids will be accepted until 2 hours after the time of the sale specified.
PUBLIC STORAGE # 07201, 1750 Oak Ridge Road, Austell, GA 30168, (678) 492-2591
Time: 9:30 AM
Sale to be held at www.storageexpress.com.
1021 - Robertson, Shea; 2010 - brown, Savannah; 2013 - Strindew, Courtney; 2015 - Brown, Imani; 2025 - Harkins, Joelisa; 3004 - Mobley, Theresa; 3005 - Ellis, Nekisha; 3020 - Rumph, Lucious; 3022 - Madaco, Tonya; 3107 - guzman, Michael; 3109 - Cutts, Alex; 4009 - Brown, Tiffany; 4026 - Nimalo, Vera; 4049 - Nimalo, Vera; 5022 - BROCK, VINCENT; 5031 - Thompson, Jeremy; 5034 - Sparks, Joseph; 5036 - sanders, Kevin; 5037 - Carter, Timika; 5094 - Coleman, Preston; 5120 - Ballard, Gary; 5122 - Couch, Allan; 5133 - Kemp, Angel; 6009 - Floyd, Wilbert; 6013 - Williams, Charlie; 6020 - Lowe, Bove; 6051 - Hill, Jordan; 6021 - Coleman, Preston; 6022 - Nimalo, Vera; 6105 - Ransom, Tracey; 6211 - Moore, Jeremy; 7017 - Goshey, Crystal; 8007 - Anderson, George
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each purchase purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
6:13,20-2025

MDJ-3907 GPN-17
Notice is hereby given that Extra Space Storage will hold a public auction, to satisfy the lien of the owner, personal property describe below belonging to those individuals listed below at location: Extra Space Storage 1587 Tibaron Pkwy SE, Smyrna, GA 30080 404.446.4677 Auction Date: **06/25/25 @1:30pm EST.**
1186 Quamisha Campbell-House Hold Items
2118 Tracey Hubert-House Hold Items
3046 Joshua Van Dyke-House Hold Items
4059 Anthony Francis-House Hold Items
4192 Jason Bradley-House Hold Items
Notice will be listed and advertised on www.storageexpress.com. Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
6:13,20-2025

MDJ-3911 GPN-17 NOTICE OF PUBLIC SALE
Due to owner's lien, Kennesaw Self Storage, 3050 N. Main St. NW Kennesaw, GA 30144, will sell contents of: Leeland Davis, Unit #B029/030, Misc Items, Micro, Bed, Mattress, and other items. Sale on or after **6/30/25, 10:00a.m.**, at www.storageexpress.com. Terms: Payment is due on the day of pickup. ID required.
6:13,20-2025

MDJ-3976 GPN-17 NOTICE OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Georgia Storage Facility Act. The undersigned will sell at public sale by competitive bidding on **Thursday the 19th day of June, 2025 at 10:00 AM** with bidding to take place on **Lockerfox.com**. Said property is **SecurCore Self Storage, 1880 Veterans Memorial Highway, Southwest, Austell, GA, 30168 Adedeli Ladijo 230 Mini Refrigerator , Microwave , File Cabin , Clothes , Toys , Boxes , Cds , Albums , Linda Gray 324 Aluminum Ladder Clothes w Clothes Rack , Luggage, Silverware Set , Cds , DVDs , Bag of Clothes , Board Games , Norris Fort 278 Clothes, Shoe, Cooler, Shoe, Janice Stells 4010 Furniture, Boxes, Totes, Kids Toys, Skateboards, Scooter. Ike-dia Douglas 5057 Mini Frigde, boxes, totes, clothes, arts and crafts, folding chairs, kids, kid's toys, art supplies, Luggage, camping equipment, furniture, boxes, totes, golf clubs, miscellaneous, household items. Purchases must be paid for at the time of purchase only. As is, where is, and must be removed within 48 hours of the sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.
6:13,20-2025**

MDJ-3977 GPN-17 NOTICE OF SALE
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6:13,20-2025

MDJ-3979 GPN-17
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
2141 POWERS FERRY RD MARIETTA GA, 30067 06-26-2025 10:20am
Nesir Blackwell Unit: 1087
Breyana Walters Unit: 2090
Household Items
yusef Thomas Unit: 1047
Household Items
Brittany Adams Unit: 2028
Household Items
Spencer Clark Unit: 1035
Household Items
Kyray Jones Unit: 1039
Household Items
Dexter Manning Unit: 2143
Household Items
The auction will be listed and advertised on www.storageexpress.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
6:13,20-2025

8004 Public Sales/Auctions

MDJ-3980 GPN-17
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **1490 Terrell Mill Rd SE, Marietta, GA 30067 30067 06-26-2025 @11:00am**
1074 Naimanvay Zeah Household Items 2062 - Carolyn Carlisle. Household items 2141. Tretone Media Group - Tretone Media Group, Household Items 3188. Anastasia Reed. Household Items The auction will be listed and advertised on www.storageexpress.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
6:13,20-2025

MDJ-3981 GPN-17
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
2340 Cobb Pkwy SE Smyrna, GA 30080 June 26, 2025, at 10:10AM
Anthoinette Medley Unit: 1214 Household Goods
Shelby Peart Unit: 1703 Household Goods
Winston Johnson Unit: 1919 Household Goods
Chervy Cordeiro Unit: 1931 Household Goods
Sandra Thompson Unit: 2207 Household Goods
Laurin Lettsome Unit: 2322 Household Goods
Vonn Williams Unit: 2828 Household Goods
The auction will be listed and advertised on www.storageexpress.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
6:13,20-2025

MDJ 3982 GPN17
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below, at the location indicated: **1419 Cobb Pkwy N Marietta, GA 30062 Tuesday, 06.24.2025 and 3:00 pm**
Travis Jones Unit 0023
A piece of equipment
Theresa Wilson Unit B105
Clothing
Jose Hernandez Unit B124
Boxes with blankets and bags with blankets
Ashlee McGown Unit B142
Bed Frame, Mattress, TV, Box Spring, Desk, Desk Chair
Travis Jones Unit P019
Car
Kevin Loggins Unit 3054
Household Items
Travis Jones Unit P013
Car
The auction will be listed and advertised on www.storageexpress.com. Purchases must be made with cash only and paid at the above-referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
6:13,20-2025

MDJ-4000 GPN-17 NOTICE OF PUBLIC SALE STATE OF GEORGIA COUNTY OF COBB
Pursuant to the Georgia Self Storage Facility Act (GA Code 10-4-213 to 10-4-215) for non-payment of storage, a public sale of the contents of the units listed below will be held at 10:00 AM on **Wednesday, June 18th, 2025** at Go Minis, 281 Veterans Memorial Highway, SE, Suite 100 (AKA Suite D), 3046 Joshua Van Dyke-House Hold Items 4059 Anthony Francis-House Hold Items 4192 Jason Bradley-House Hold Items Notice will be listed and advertised on www.storageexpress.com. Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
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6:13,20-2025

facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
6:13,20-2025

MDJ-4133 GPN-17 NOTICE OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Georgia Storage Facility Act. The undersigned will sell at public sale by competitive bidding on **Thursday the 19th day of June, 2025 at 10:00 AM** with bidding to take place on **Lockerfox.com**. Said property is **SecurCore Self Storage, 523 Wylie Road Southeast, Marietta, GA, 30067** Cobb County Iris Hernandez 2007 Boxes, totes, buckets, stroller, misc furniture, kid's toys, kids pack and play, bags, table saw, misc items. Totes, shelving, clothes, misc tools, folding chair, boxes, bird cage, lamp, misc items. Purchases must be paid for at the time of purchase per facility policy. As is, where is, and must be removed within 48 hours of the sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.
6:13,20-2025

MDJ-4275 GPN-17 Storage Treasures Auction:
Extra Space Storage will hold a public auction to sell personal property described below at the location indicated at 3950 Jiles Road, Kennesaw, GA, 30144 at **12:00pm on 6/25/25**
Unit # 3802
Name: Michele du Cille
Description-Household items
Unit # 3605
Name: Larry Hayden
Description-Household, furniture
Unit # 2931
Name: Zachary King
Description-Totes with clothing/Tools
Unit # 2119
Name: Jorien Robinson
Description-Tools, boxes
Unit # 1209
Name: Colton Laughlin
Description-Furniture
AD Disclosure: The auction will be listed and advertised on www.storageexpress.com. Purchases must be made with cash only and paid at the above reference facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
6:13,20-2025

MDJ-4276 GPN-17
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location 2095 Attic Pkwy NW Kennesaw, GA on **06/24/2025 at 4:30pm**
3063/3065 Barbie Jones
Household Items
5032/5035 Darnecia Lester
Household Items
6088 Tommy Vu
Household Items
2006 Shaun Cook
Household Items
P045 Milton Young
Household Items
The auction will be listed and advertised on www.storageexpress.com. Purchase must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and rescind any purchase up until the winning bidder takes possession of the personal property.
6:13,20-2025

MDJ-4278 GPN-17 ARK SELF STORAGE, pursuant to the Georgia Self Storage Facilities Act, shall conduct a public auction of the contents of the following units of the highest bidder, at 1744 COBB PARKWAY MARIETTA, GA 30060 (770)-955-5128. The sale will be on THURSDAY, June 26, 2025 at 1:00 PM. The public sale of each unit. Management reserves the right to withdraw units, items, and reject bids. All sales are final and must be paid for in cash. All units must be removed within the scheduled 48 hours. The contents of each unit will be available for inspection at the time of the auction. If for any reason any unit is not sold on the above date, it will be sold on the next scheduled auction. Units contain household goods, furniture, tools and other miscellaneous items, unless noted otherwise. Any vehicles that are auctioned will be sold as parts only; no titles are involved.
NAME - UNIT # -
Scott Bowen D32
Scott Bowen E28
Scott Bowen D38
Scott Bowen D40
Scott Bowen D42
6:13,20-2025

MDJ-4295 GPN-17 Notice of Self Storage Sale
Please take notice **Prime Storage - Acworth East located at 2645 Hickory Grove Rd. Acworth GA 30101** intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur as an online auction via www.selfstorageauction.com on **6/25/25 at 12:00 PM**. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Kimberly Guzman unit #MG35; Chantell Robinson unit #M135. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
6:13,20-2025

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Item Report

TO: The Honorable Mayor and City Council

FROM: Darryl Simmons, Zoning Administrator

DATE: July 21, 2025

TITLE: **Land Use Permit: 1205 Mountain Springs Drive**
 Consideration for approval of a Land Use Permit application for the property located at 1205 Mountain Springs Drive as submitted by applicant Ann Moormann. Case #LU2025-03.

Summary:

Said request is to obtain a home occupational business license to produce and sell soap and bath-related products. The property is zoned R-10, Single Family Residential, and consists of 0.20 +/- acres and lies in Land Lot 125, Tax Parcel 278. This public hearing was advertised in the Marietta Daily Journal on June 13, 2025, and a public notice sign has been posted on-site. At their July 2, 2025, meeting, the Planning Commission voted to approve the Land Use application with the conditions as outlined by staff.

Recommendation: The Zoning Administrator recommends approving the Land Use Application with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or employees at this location. Nor shall there be any evidence of a home-based business visible from the public right-of-way.
3. The land use permit is valid for 24-months after date of approval.

Fiscal Impact:

Attachments:

1. LU2025-03_1205 Mountain Springs Dr_Staff Analysis
2. LU2025-03_1205 Mountain Springs Dr_Application Packet

3. 07-02-2025 PC Action Minutes
4. 2025-06-13 Legal Ad - Ann Moormann Land Use Permit

ZONING ADMINISTRATOR
DARRYL SIMMONS

**ASSISTANT ZONING
ADMINISTRATOR/PLANNER**
CHANELLE CAMPBELL

CONTACT US

OFFICE: (770) 590-8268
WEBSITE: www.kennesaw-ga.gov
EMAIL: zoningdept@kennesaw-ga.gov



2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

MAYOR AND COUNCIL
JULY 21, 2025

PLANNING COMMISSION
JULY 2, 2025

LEGAL ADVERTISEMENTS
JUNE 10, 2025

PUBLIC NOTICE SIGN
JUNE 13, 2025

APPLICATION SUBMITTED
MAY 16, 2025

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-03

Property Addresses

1205 Mountain Springs Dr

Applicant

Ann Moormann

Representative

N/A

Property Owner

Same as Applicant

Current Zoning

R-10, Single Family Residential

Current Future Land Use Category

Residential Low/Medium (RL)

Project Request: Land use permit to acquire a business license for home occupation to create soaps and bath related products at their place of residence for commerce.

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: No

Historic District: No

Cemetery: No **Floodplain:** No **Stream:** No

Parcel ID #: 20012802780

Land Lot #: 128 **Tax Parcel #:** 278

Land Area: 0.20+/- acres or 8,800 SQFT

Existing Building Total SQFT: 1,517 SQFT

Proposed Building SQFT: N/A

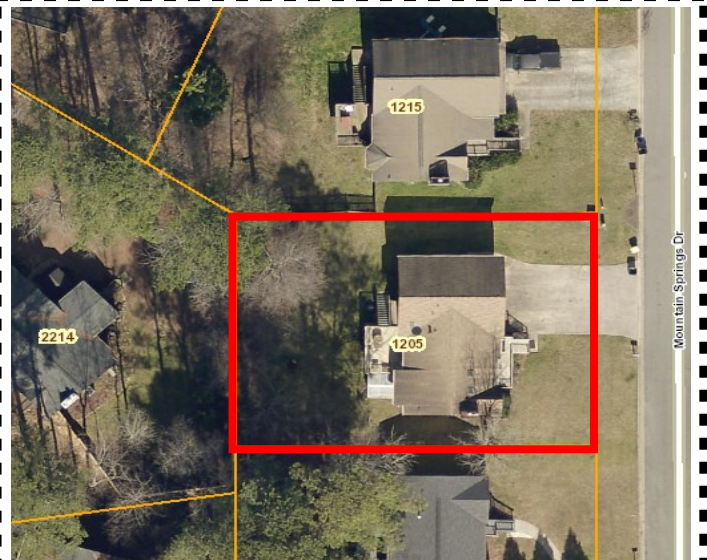
RECOMMENDATION

Staff Recommendation

Approval with conditions

Planning Commission Recommendation

Approval with conditions as recommended by staff.



Aerial of subject property (Cobb Tax Assessor)

ADJACENT PROPERTY DETAILS

Surrounding Zoning Dist. and Future Land Use

North: Mountain Springs Dr

Zoning: R-10, Single Family Residential

Future Land Use: Residential Low/Medium (RL)

South: Mountain Springs Dr

Zoning: R-10, Single Family Residential

Future Land Use: Residential Low/Medium (RL)

East: Mountain Springs Dr

Zoning: R-10, Single Family Residential

Future Land Use: Residential Low/Medium (RL)

West: Mountain Spring Pl

Zoning: R-10, Single Family Residential

Future Land Use: Residential Low/Medium (RL)

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-03

DESCRIPTION OF ZONING REQUEST

This is a land use permit request for a home occupational business license.

HOME OCCUPATION

The applicant is requesting to renew a home business license to create soaps and bath related products at their place of residence for commerce.

Products includes:

- Soaps
- Bath Bombs
- Shower Steamers
- Shampoo Bars
- Bath Salts and Bubble Bath

Please see page 7 for photos of the products

Please see page 8 & 9 for type of the equipment used

Please see page 10 for sketch of work space location

- **Pre-Application Meeting:** January 8, 2024
- **Application Submitted:** January 10, 2024
- **Fees Paid:** \$250.00
- **Certified Letters Mailed:** June 10, 2025

Site Visit:

☒ Yes
☐ No

Staff Member:

Name: Chanelle Campbell
Date of Visit: June 18, 2025

Land Use Recommendation:

Home occupational use is compatible

Historic Preservation:

Not in a historic district

Cemetery Preservation:

No cemeteries on site

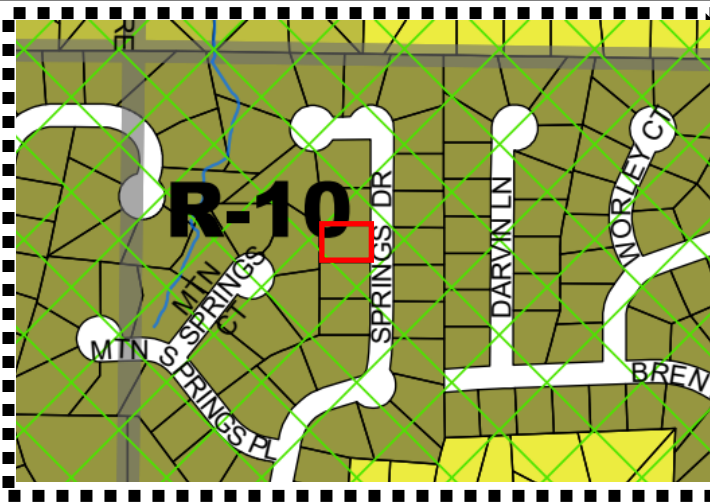
VIEW OF THE RESIDENCE



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-03

ZONING MAP



LEGEND

Zoning Districts		Zoning Overlays	
	CBD		OI
	CRC		PBSH
	FST		PSC
	GC		PUD-R
	NRC		PVC
	HGB		R-10
	HI		Airport Hazard District
	LI		Historic Districts
	MHP		Historic Preservation Village
	NS		Senior Living

BACKGROUND

The site is currently zoned R-10, Single Family Residential and lies within the subdivision known as Kennesaw Springs with lots ranging from 8,800 sq. ft. to 23,856 sq. ft. The property sits on lot 53 within the subdivision and measures 8,800 +/- square footage.

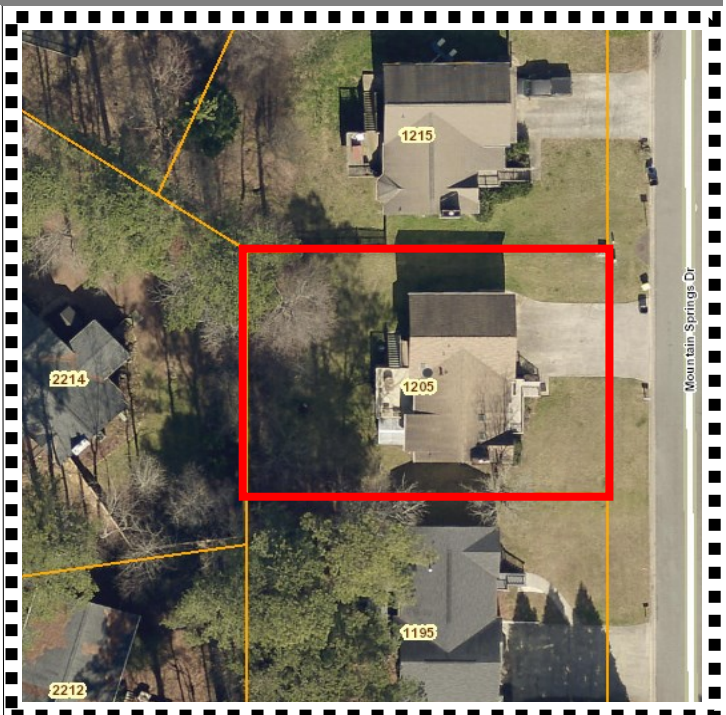
The property was built according to the outlined development standards:

- Density: 3.07 Lots/acre
- Front Yard setback: 30 ft.
- Rear Yard Setback: 35 ft.
- Side Yard (aka minor side yard) Setback: 10 ft.
- Minimum lot size: 8,000 sq. ft.
- Min. Floor Area: 1,050 sq. ft.

AREA MAP

LOCATION:

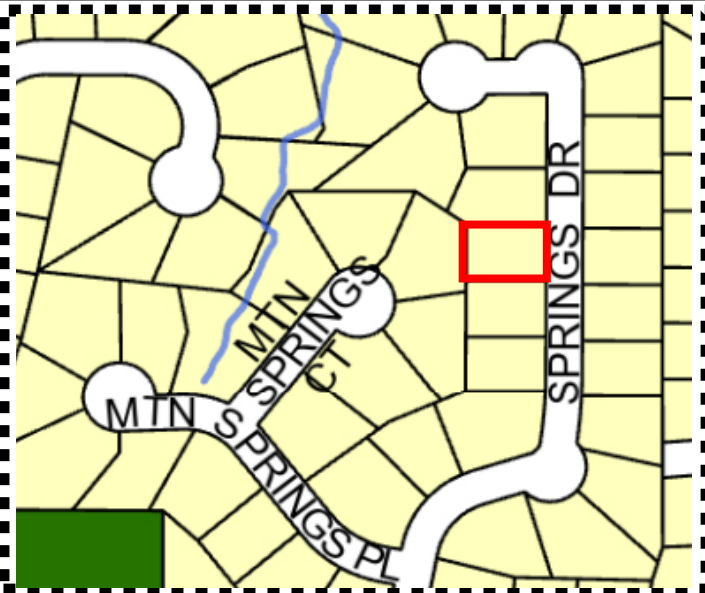
The 0.20 +/- acre lot is located off Mountain Springs Dr within the Kennesaw Springs Subdivision. The subject property is surrounded by North Bridge Trace Subdivision to the east, Oak Ridge Subdivision to the north, Government-owned properties, including Kennesaw Elementary School and Swift Cantrell Park, to the west and Desktop coworking office and Kennesaw Self Storage to the south.



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-03

2022 COMPREHENSIVE PLAN UPDATE



LEGEND

- I - Industrial
- PI - Public Service/Institutional
- PRC - Park/Recreation/Conservation
- RL - Residential Low/Medium
- RH - Residential High
- PUD - Planned Unit Development
- TCU - Transportation Communication Utilities

RL - Residential Low/ Medium

These are areas of residential land uses within the City. This may be single-family or multi-family housing. New development should reflect the character of the surrounding development

Recommendations:

- Density: 1 - 4 units per acre
- Internal amenities
- Walkable; connectivity to adjacent parcels
- Conservation of natural resources
- Percentage of housing dedicated to being affordable*

* Affordable based on the definitions and standards provided by the United States Housing and Urban Development.

FUTURE LAND USE ANALYSIS

The Comprehensive plan notates the future land use for the property as Residential Low/Medium (RL), the intent of the Residential Low/Medium is to encourage development that relatively compact with a maximum density of 4 units per acre; these are areas where single family and multifamily housing are appropriate.

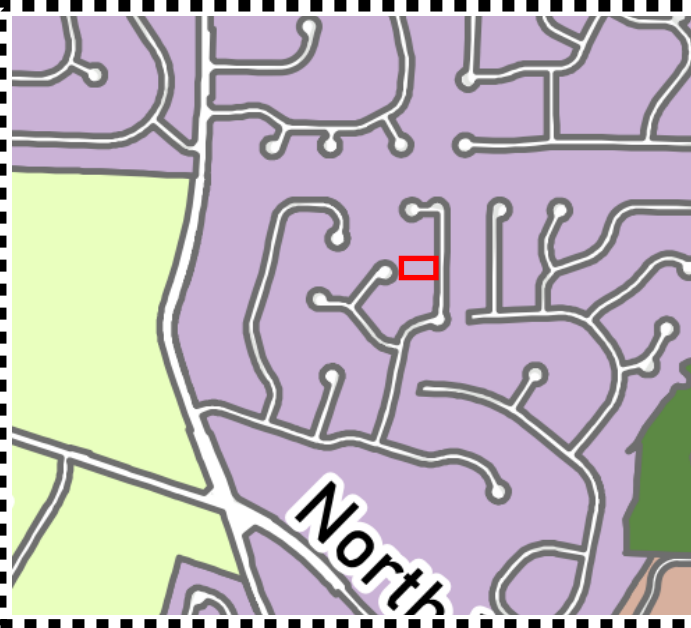
The applicant's property will adhere to the Comprehensive Plan since there are no intentions to change the zoning or the external appearance of the property that could potential change the characteristic of the neighborhood or the overall density. Staff finds that the request aligns with the goals of the Comprehensive Plan.

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-03

COMPREHENSIVE PLAN - AREAS



LEGEND

Kennesaw Areas

- Historic Central Business District
- In-Town Living
- Jiles and Baker
- Kennesaw Due West
- Kennesaw Marketplace
- McCollum Industrial Corridor

COMPATIBLE FUTURE LAND USE

- Neighborhood Activity Center (NAC)
- Park/Recreation/Conservation (PRC)
- Planned Unit Development (PUD)
- Residential Low (RL)

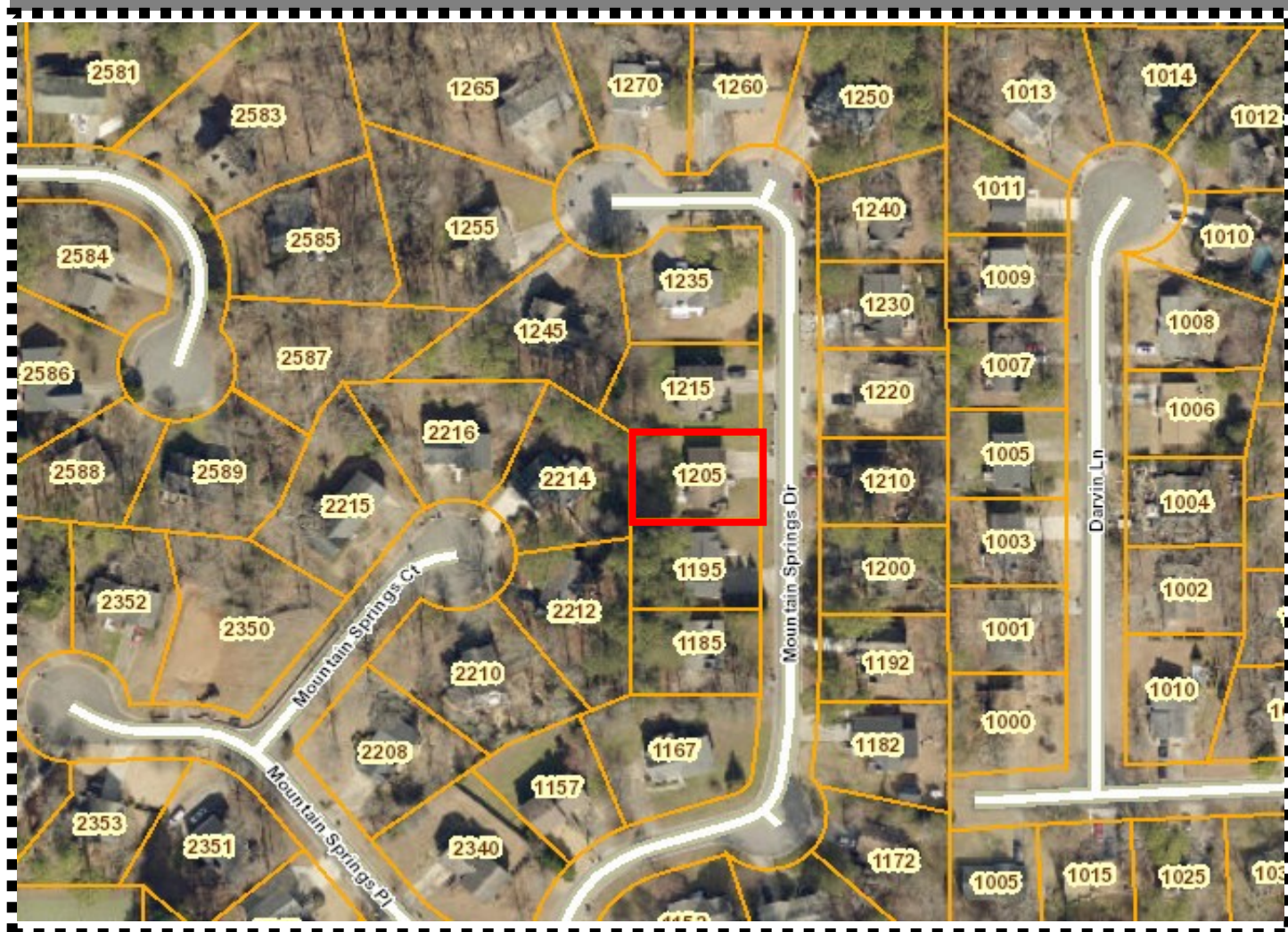
In addition to the established Future Land Use Map, the City would like to further define an appropriate development atmosphere to ensure compatible and unified development within specified areas of the City.

Furthermore, please refer to the Policy Matrix which should be used for new development within each of the described areas.

JILES AND BAKER

The Jiles and Baker area is a unique blend of older and newer housing developments mixed with neighborhood-compatible retail. This is the largest of the residential character areas in land area and in population. Located in the northwest quadrant of the City, the area spans from Moon Station Road west to near the Acworth city limits and from Main Street north to Baker Road. Single-family detached residential is the predominant land use. Most of the homes are part of a neighborhood or planned unit developments. Notable public features of the area include the Kennesaw Community Trail and being adjacent to Swift-Cantrell Park.

TRANSPORTATION DATA - AERIAL OF ROAD #1



Mountain Springs Dr

Local

25-MPH

Inside City Limits - Privately
Owned Street

Honoring Our Heritage ... Forging Our Future 6
Page 75 of 241

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-03

TYPE OF EQUIPMENT USED - PHOTOS PROVIDED BY THE APPLICANT

SOAP



BATH BOMBS



SHOWER STEAMERS



BATH SALTS AND BUBBLE



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-03

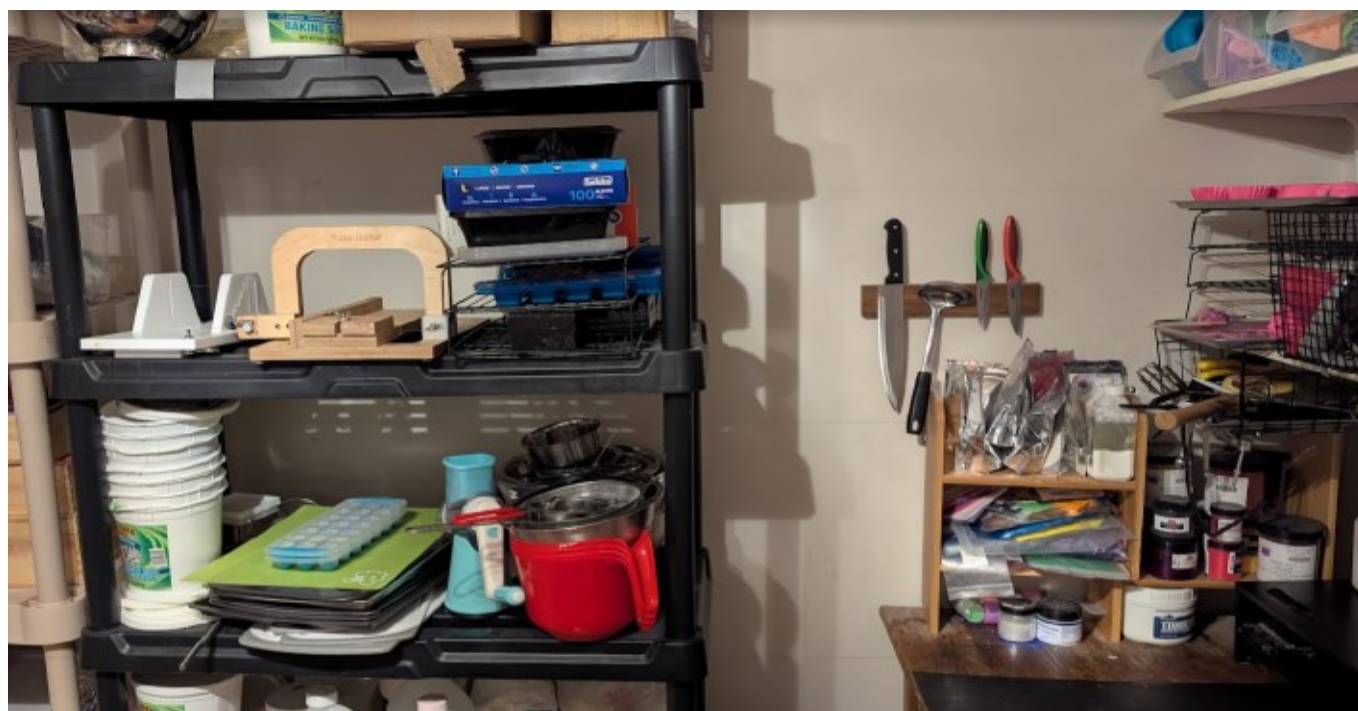
PHOTOS OF EQUIPMENT AND SUPPLIES



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-03

PHOTOS OF EQUIPMENT AND SUPPLIES



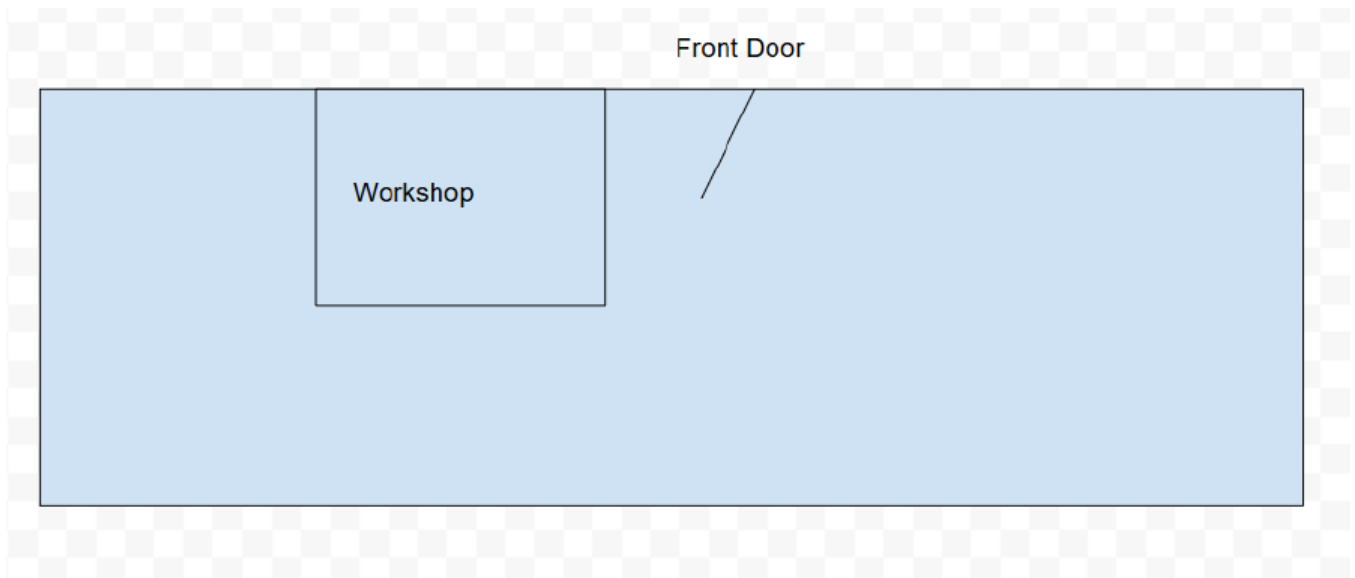
STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-03

FLOOR PLAN

Home Sketch



INVENTORY/ INGREDIENT LIST

- | | | |
|--|-----------------------------|--|
| * Bentonite Clay, Italian Green Clay, Rose Kaolin Clay | * Plastic Storage Jar | * Steric Acid |
| * Fragrance Oils such as Bourbon Wood, Coffee & Whiskey, Honey, Coconut Verbena Lime Fragrance Oil | * Shea Butter, Mango Butter | * Wire |
| * Argan Oil, Coconut Oil, Castor Oil, Rice Bran Oil | * Honey | * Sterling Silver Mica Powder, Highlight White Gold Mica Powder, Carrot Powder, Spinach Powder |
| * Nitrile Gloves | * Salicylic Acid | * Aloe Vera Liquid |
| * Bath Bomb Mold | * IPA Beer | * Purple Embeds, Orange Embeds |
| | * Activated Charcoal | * Stride Milk |
| | * Lip Gloss Tibe | |
| | * Candelilla Wax | |

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-03

STAFF ANALYSIS:

The applicant, Ann Moormann, is requesting a Land Use Permit for the property located at 1205 Mountain Springs Dr, currently zoned R-10, Single Family Residential. The applicant is requesting the land use permit to renew a home business license to create soaps and bath related products at their place of residence for commerce.

Staff has analyzed the request based on the standards for decision outlined in [section 4.04.05](#) with the following observations :

1. Safety, health, welfare, and moral concerns involving the surrounding neighborhood

The proposed use will not generate excessive noise, nor will it emit smoke, odor, dust or vibrations detectable to the normal senses outside the dwelling unit that will affect the safety, health, welfare and moral concerns of the surrounding property owners.

2. Parking and traffic consideration

No additional traffic shall be generated by the home occupation other than would normally be expected in a residential neighborhood, as the applicant plans to sell the items off site at pop ups and online sales.

3. Number of nonrelated employees

The applicant will be the only employee connected to the functioning of the business.

4. Number of commercial and business deliveries

There will be no commercial or business deliveries at the property.

5. The city's general presumption that residential neighborhoods should not allow non-compatible business uses

Staff finds that the residential nature of the community will not be affected as there will be no commercial deliveries and there will no clients visiting the home.

6. Compatibility of the business use to the neighborhood

Staff finds that if granted the land use permit, the business will not be detrimental to the character or livability of the surrounding homes and the residential viability of the dwelling is maintained with the home occupation being minor to the use of the premises as a residence. There will be no exterior indication of the home occupation or variation from the residential character of the principal use or foot traffic that would indicate the presence of a business.

7. Hours of operation

There will not be a set hours of operation as the applicant will be preparing products in anticipation of selling at local farmers' market.

8. Existing business uses in the vicinity

The property is zoned residential, there are no other existing business in the vicinity.

9. Effect on property values of surrounding property

The home occupation will not affect the property value of the surrounding properties as there will be no significant alteration to the exterior of the dwelling unit nor will the designated zone be adjusted from residential.

10. Circumstances surrounding neighborhood complaints

Staff has not identified any negative impacts that could be cause for complaints from surrounding property owners.

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-03

STAFF ANALYSIS:

11. Intensity of the proposed business use

The intensity of the proposed use is very low and would be compatible to the surrounding zoning districts of R-10, Single Family Residential.

12. Location of use within the neighborhood

Staff finds the home occupation shall be contained and conducted within an enclosed building. The proposed use will be confined to the kitchen area of the principal residential structure and will not be bleed into other areas of the subdivision.

On May 15, 2023 the applicant was approved for a Land Use Permit on with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There be no clients, customer or employees at this location. Nor shall there be any evidence of a home based business visible from the public right-of-way.
3. In no event shall the Mayor and Council grant a land use permit for a period of time in excess of 24 months except on re-application, re-advertisement and public hearing.

Under current regulation, [section 4.04.05](#) Standards for Home Occupation, home occupations are permitted with the approval of a Land Use Permit by Mayor and Council and “in no event shall the Mayor and City Council grant a land use permit for a period in excess of 24 months except on re-application, re-advertisement, and public hearing.”

As of the time of this analysis, the city has not received any complaints from neighboring properties regarding the home-based business.

Staff finds that approval of the request for a land use permit will not affect the zoning and will continue to align with the goals outlined in the Comprehensive Plan. The property will maintain its residential nature and the character of the neighborhood and surrounding properties will go unchanged.

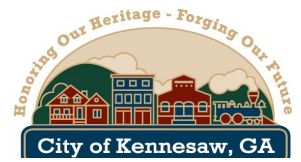
ZONING ADMINISTRATOR'S RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Based on the analysis completed by Staff, the Zoning Administrator, recommends **approval with the following conditions** for case #LU2025-03.

Conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or employees at this location. Nor shall there be any evidence of a home based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-03

PLANNING COMMISSION RECOMMENDATION:

At its regularly scheduled meeting on July 2, 2025, the Planning Commission recommended approval of the land use application, subject to the conditions outlined by Staff.

MAYOR AND COUNCIL DECISION:

To be determined on July 21, 2025



CASE NUMBER		LAND USE OR ZONING		1205 Mountain Springs Dr Land Lot 128, Tax Parcel 278		
		FROM	TO			
AV	LU 2025-03	R-10	Home based business	 Subject Property		
AX	RZ					
DX	AV – Administrative Variance AX – Annexation DX – De-annexation HBR – Historic Board Review LU – Land Use RZ – Re-zoning SLUP – Special Land Use ZV – Variance		 ZONING			
HBR			 KENNESAW CITY LIMITS			
SLUP			 COBB COUNTY			
ZV			 LAND LOT			
				CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268		<i>Derek Easterday</i> MAYOR <i>Lisa Alvarez</i> CITY CLERK
						Scale: 1" = 146' Print Date: 5/27/2025 LU2025_003



LAND USE & SPECIAL LAND USE APPLICATION

Required Fee \$250.00

Date Received 5/16/25

Staff's Initials RG

☐ LAND USE APPLICATION

☒ SPECIAL LAND USE APPLICATION

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

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

(Applicant or agent must be present at all public hearings)

Date of Consultation _____

Staff's Initials _____

PURPOSE OF LAND USE REQUEST Applicant would like to renew a home based business license to create soap and bath related products to sell for commerce

LAND USE PROPERTY ADDRESS 1205 Mountain Springs Drive Kennesaw GA 30144

Land Lot 128 Tax Parcel 278 Lot Size .2 Current Zoning R-10

APPLICANT Ann Moormann

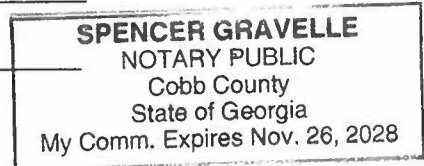
APPLICANT EMAIL [REDACTED]

Applicant address 1205 Mountain Springs Drive Kennesaw GA 30144

(Home#) [REDACTED] (Fax#) _____ (Work#) _____

(Cell#) _____

Applicant Signature [Signature]



Signed, sealed and delivered in presence of: [Signature] 2/20/25
Notary Date

REPRESENTATIVE Same as applicant

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

Representative Signature _____

Signed, sealed and delivered in presence of: _____

Notary Date

TITLEHOLDER: Ann Moormann Same as applicant Telephone: [REDACTED]

Signature: [Signature] Address: 1205 Mountain Springs Drive Kennesaw GA 30144

Signed, sealed and delivered in presence of: [Signature] 5/16/25
Notary Date





LAND USE & SPECIAL LAND USE APPLICATION

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

Under the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice at:

**United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. -G St.
Washington, DC 20530**



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? **WRITE YES OR NO:** no

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

n/a

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:

n/a

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 15 day of May, 20 25


Applicant's Signature

¹ If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

² Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

June 12, 2025

Subject: Please Take Notice - Notification of Nearby Zoning Application
1205 Mountain Springs Dr, Kennesaw, GA, 30144 – 20012802780

To whom it may concern,

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

The application details are as follows:

Applicant Name: Ann Mormann

Property Address: 1205 Mountain Springs Drive

Parcel Identification Number: 20012802780

Description of Proposal: Consideration for approval of a land use request to obtain a home occupation business license to create soap and bath related products to sell for commerce.

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

Planning Commission Meeting

Date: 7/2/25

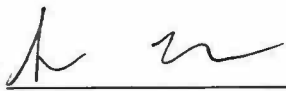
Time: 6:30 p.m.

Mayor & Council Meeting

Date: 7/21/25

Time: 6:30 p.m.

Both meetings occur in the City Hall Council Chambers located at 2529 J. O. Stephenson Avenue, Kennesaw, GA 30144. You may appear in person or be represented by an attorney to present any objections you may have. The application is enclosed for your review. This notice is being sent to you by order of the Planning Commission and the Mayor and Council.

Applicant Signature  _____

Date 6/10/2025



CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on or before June 13th, 2025 in accordance with the application requirements.

6/13/2025

Date

[Signature]

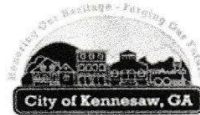
Applicant or Authorized Agent Signature

Sworn and subscribed before me this 13th day of June 2025

[Signature]

Notary Public





Section 2100, Part 5 Standards for Decisions – Only Land Use Permits

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

COMMENTS:

(1) Safety, health, welfare, and moral concerns involving the surrounding neighborhoods.	no effect
(2) Parking and traffic considerations.	none
(3) Number of non-related employees.	None
(4) Number of commercial and business deliveries.	~1 or 2 /month, using retail delivery services
(5) The City's general presumption that residential neighborhoods should not allow non-compatible business uses.	Hobbyists commonly make these items for personal use in their homes and kitchens
(6) Compatibility of the business use to the neighborhood.	no traffic, signage, inappropriate lighting, noxious smells or fumes
(7) Hours of operation.	not not open to public at this location - pop ups and online sales only
(8) Existing business uses in the vicinity.	none known to me
(9) Effect on property valued of surrounding property.	none known to me
(10) Circumstances surrounding neighborhood complaints.	none expressed in 2 years of operation
(11) Intensity of the proposed business use; and	Light: handmade craft business no retail on site
(12) Location of use within the neighborhood.	Far back from the street, primarily w/in one room of the house



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780
(770) 429-4542

2024 Property Tax Bill

Parcel ID	Tax District		Bill #	
20012802780	3/3-BOND - KENNESAW CITY		277903	
Property Owner/Location/Description			Fair Market Value	Taxable Value
TANG CHRISTOPHER L & MOORMANN ANN ELIZAB ETH 1205 MOUNTAIN SPRINGS DR			380,010	152,004
Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate = Net Tax
CITY OF KENNESAW	152,004	49,428	102,576	7.7500000000 \$794.96
BOND	152,004	0	152,004	1.5000000000 \$228.01



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780

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

For your convenience, you may pay by check,
money order, Discover, Mastercard, AMEX,
VISA.
3% fee and \$3.50 per transaction fee added to
debit/credit card payments. \$1.25 fee per
ECheck transaction paid online.

Parcel ID: 20012802780
Amount Due: \$0.00
Bill#: 277903
Due Date: 12/01/2024

AMOUNT PAID

TANG CHRISTOPHER L & MOORMANN ANN ELIZAB
ETH
1205 MOUNTAIN SPRINGS DR NW
KENNESAW, GA 30144

City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780



Printed: 6/23/2025

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
NATIONSTAR MTG LLC

TANG CHRISTOPHER L & MOORMANN
ANN ELIZAB
ETH

Payment Date: 10/14/2024

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	20012802780	10/15/2024	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$3,893.15	\$0.00	



Scan this code with your
mobile phone to view
this bill!!

Deed Book 16065 Page 61
Filed and Recorded 06/15/22 2:33:00 PM
2022-0070733
Real Estate Transfer Tax \$374.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 8846450835
7067927936

RT- Record and Return to:
Lueder, Larkin & Hunter, LLC
5900 Windward Parkway, Suite 390
Alpharetta, GA 30005
File No.: GA-AL-22-0245-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB
APN/Parcel ID: 20012802780

THIS INDENTURE, made this 8th day of June, 2022, between

Laura McDonald and Wesley McDonald

as party or parties of the first part, hereinafter called Grantor, and

Christopher L. Tang and Ann Elizabeth Moormann
As Joint Tenants with Rights of Survivorship and Not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 128, of the 20th District, 2nd Section, Cobb County, Georgia, being Lot 53, Kennesaw Springs Subdivision, Unit 2, as per plat recorded in Plat Book 119, Page 42, and as Revised at Plat Book 144, Page 90, records of Cobb County, Georgia, which plat is incorporated herein and made a part hereof by reference.

Subject to all easements and restrictions of record.

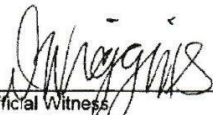
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

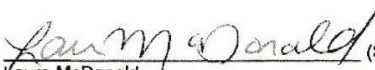
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

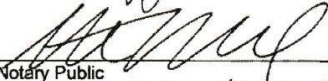
GRANTOR:



Unofficial Witness



Laura McDonald (SEAL)



Notary Public
My Commission Expires: 10-18-2022
[Notary Seal]



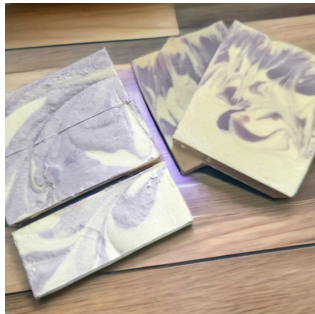
Wesley McDonald (SEAL)



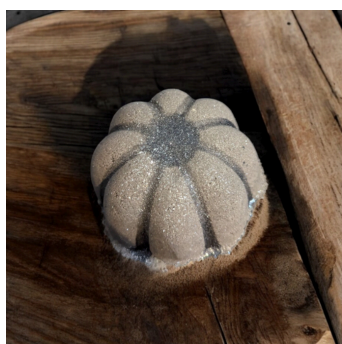
2025 Land Use application supplemental materials

Item Photos

Soap



Bath Bombs



Shower Steamers



Shampoo Bars



Bath Salts and Bubble Bath



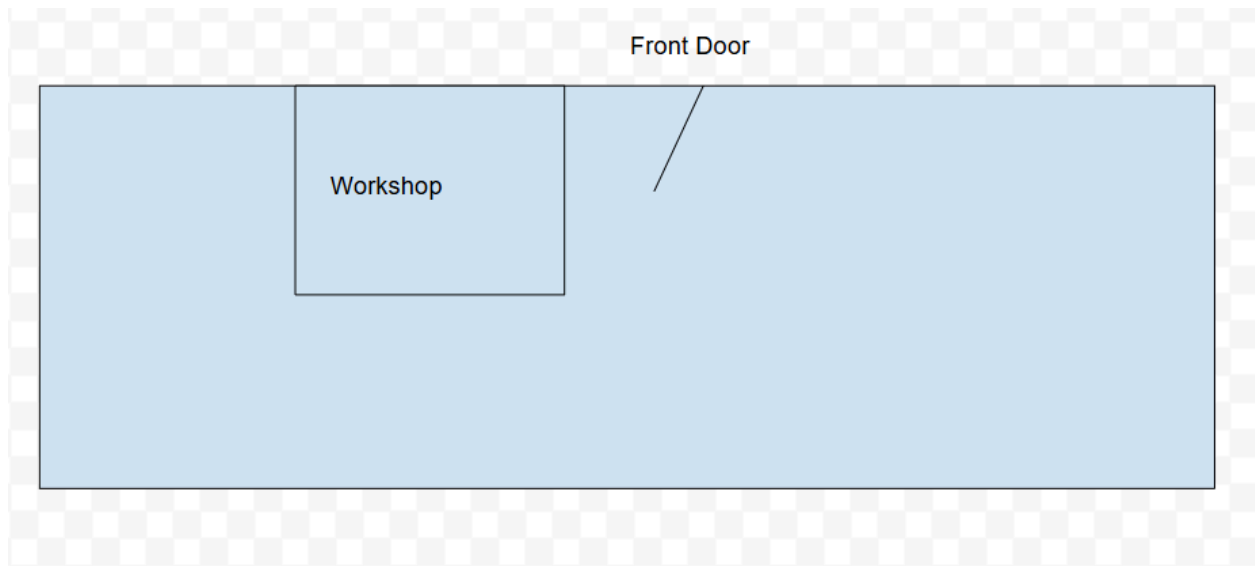
Equipment and Workshop Photos







Home Sketch



Materials List

This list is exported from my inventory tracker. The only caustic materials I work with are Sodium Hydroxide and Potassium Hydroxide (both are commonly known as Lye). Technically some of the fragrance oils and essential oils could be considered toxic, but are not used at anywhere close to those levels. Some materials such as borax can also be toxic if consumed, but none of my products are meant for consumption.

Name

Evening Primrose Oil

Bentonite Clay

BTMS-50

Bourbon Wood Fragrance Oil

Rose Geranium Essential Oil

Coffee & Whiskey Fragrance

Borax

Argan Oil

Italian Green Clay
Iridescent Violet Mica
Fractionated Coconut Oil
Nitrile Gloves
ball bath bomb mold- 2.5"
Coconut Verbena Lime Fragrance Oil
Highlight White Gold Mica Powder
Sterling Silver Mica Powder
Cinnamon Cashmere Fragrance Oil
Vampire Blood Fragrance Oil
8 oz Plastic Storage Jar
Lime Essential Oil
aloe vera liquid
Green Bath Bombs
Purple embeds
Litsea Cubeba Essential Oil
Carrot Powder
Coconut Oil
Shea Butter
Pumace Olive Oil
orange embeds
Hydrdrolized Quinoa Protien
Spring Daydream Fragrance
Honey
Salycilic Acid

Rose Kaolin Clay
Star Anise Essential Oil
Castor Oil
Rice Bran Oil
Pumpkin Orange
Egyptian Dragon Fragrance Oil
I'll be home for Christmas Fragrance
Stride Milk
IPA Beer
goats milk powder
Sweet Cinnamon Pumpkin Fragrance
Activated Charcoal
Spinach Powder
Extra Virgin Olive Oil
Mango Butter
Lip Gloss Tube
Candelilla Wax
Yellow Mica Firefly
sweet orange essential oil
Brazilian Purple Clay
Cambrian Blue Clay
Steric Acid
4 oz Plastic Storage Jar
Vetiver Essential Oil
Cypress EO

Fir Essential Oil

Spearmint Essential Oil

Wire

Coconut Fragrance

Peppermint Essential Oil

sodium lactate

Caribbean Sunset Mica

Biolefin

A Thousand Wishes Fragrance Oil

FD&C Yellow #6 Batch Certified Dye

60cm fillable ornament

Amethyst Batch Certified Dye

Monkey Farts Fragrance Oil

Smoked cedar and icy moss fragrance

Leprechaun Green Colorant

Moroccan Red Clay

Gumball Capsules

Beach Angel Fragrance

Forever Red Fragrance Oil

Amethyst Mica

titanium dioxide

Sapphire Blue Mica

Juniper Essential Oil

FD&C Yellow #5

Honey Fragrance

Canary Yellow

Stone

Rose Hip Oil

Sodium Hydroxide

Distilled Water

Butterscotch Haystacks Fragrance Oil

Palm Oil RSPO

Clary Sage Essential Oil

Cedarwood Essential Oil

Potassium Hydroxide Flakes

Glycerin

Cashmere Petals fragrance

Large Standup Bag

Woodland Citrus Fragrance Oil

Sweet Grass and Dandelion Fragrance

Cinnamon Leaf Essential Oil

Rosemary Essential Oil

Graphite Fragrance Oil

Verbana and Lemon Fragrance

Oatmeal Milk and Honey Fragrance Oil

Menthol Crystals

6" Paper Sticks

Blue Raspberry Mica

Green Apple Mica

Chocolate Bronze mica

Pink Lavender Clouds Fragrance
Sugar Berry and Rhubarb Fragrance Oil
Dark Kiss Fragrance Oil
Fresh Cut Grass Fragrance Oil
Fresh Peaches Fragrance Oil
Citrus Fantasy Fragrance Oil
Dragons Blood
Misbehaving Fragrance Oil
Cocoa Butter Drizzle
Tea Tree Essential Oil
phenonip
100 cm fillable ornament
Arrowroot Powder
small standup bag
Bubbling Bath Salts
FD&C Blue 1
Driftwood and Sea Salt Fragrance Oil
Eucalyptus Essential Oil
Sweet Almond Oil
Himalayan pink salt
Dendric Salt
Epsom Salt
Bath Bomb Mix- no color no fragrance
1 batch bath bombs - new recipe
Palm Kernel Oil Flakes RSPO

Lemon Verbena Fragrance Oil
Sandalwood and Sage Fragrance Oil
Lemon Essential Oil
Lemongrass Essential Oil
Ginger Essential Oil
Patchuli Essential Oil
1 batch embeds
1 batch bath bombs
1 batch wonderbar
1 batch bath bombs - less oil
star/moon/heart pendent embed
Crackling Bonfire Fragrance
Black Panther Batch Certified Dye
Death Becomes Her Mica
Cinderella Glitter Mica
Jojoba Oil
Cocoa Butter (unrefined)
Polysorbate 80
cera bellina wax
beeswax
Cetyl alcohol
Sunflower Oil
Cocoa Butter Drizzle/Glaze no color
Dark Rose and Labdanum Fragrance
Vitamin E Oil

Guar Gum
Sodium Cocoyl Isethionate
DL Panthenol
Avocado Oil
Germall Plus
Blue embeds
FD&C Red 40
Red 28 Batch Certified Dye
1 batch bath bombs - new recipe tallow
Pineapple Mango Fragrance Oil
Pink Embeds
Cocomidopropyl Betaine
SLSA
Cream of Tartar
Cornstarch
Beef Tallow
Pink Mica Heartbreaker
soap paste
Soap Shreds
Lavender Essential Oil
Clove Essential Oil
Citric Acid
Kaolin Clay
Baking Soda

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

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 06/10/25 13:01 by khick-tj

Acct #: 110016

Ad #: 489149

Status: New WHOLD

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

Start: 06/13/2025 Stop: 06/13/2025
Times Ord: 1 Times Run: ***
LEG 1.00 X 2.47 Words: 200
Total LEG 2.47
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 30.00
Ad Descrpt: PH-4570 ANN WOORMANN
Descr Cont: MDJ-4570 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: 1205 MOUNTAIN SPG DR
Created: khick 06/10/25 12:58
Last Changed: khick 06/10/25 13:01

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

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 06/13

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-4570
GPN-16
CITY OF KENNESAW
Land Use Permit Request
Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for a land use permit request submitted by Ann Moormann for property located at 1205 Mountain Springs Drive. Said request is to obtain a home occupational business license for the production and sale of soap and bath-related products. Property consists of 0.2 +/- acres, lies in Land Lot 128, Tax Parcel 278 and is zoned R-10.
Said meeting shall be held before the Planning Commission on July 2, 2025, at 6:30 p.m. and the Mayor and Council will hold a public hearing on July 21, 2025, at 6:30 p.m. Meetings will be held at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative thereto.
Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.kennesaw-ga.gov/publicmeetings/>
6:13-2025

CITY OF KENNESAW LAND USE NOTICE

APPLICATION # LU2025-03

PURPOSE Home based business license to produce and sell soap and bath related products

DATE OF PUBLIC MEETING: 7/2/2025 TIME: 6:30PM

DATE OF PUBLIC MEETING: 7/21/2025 TIME: 6:30PM

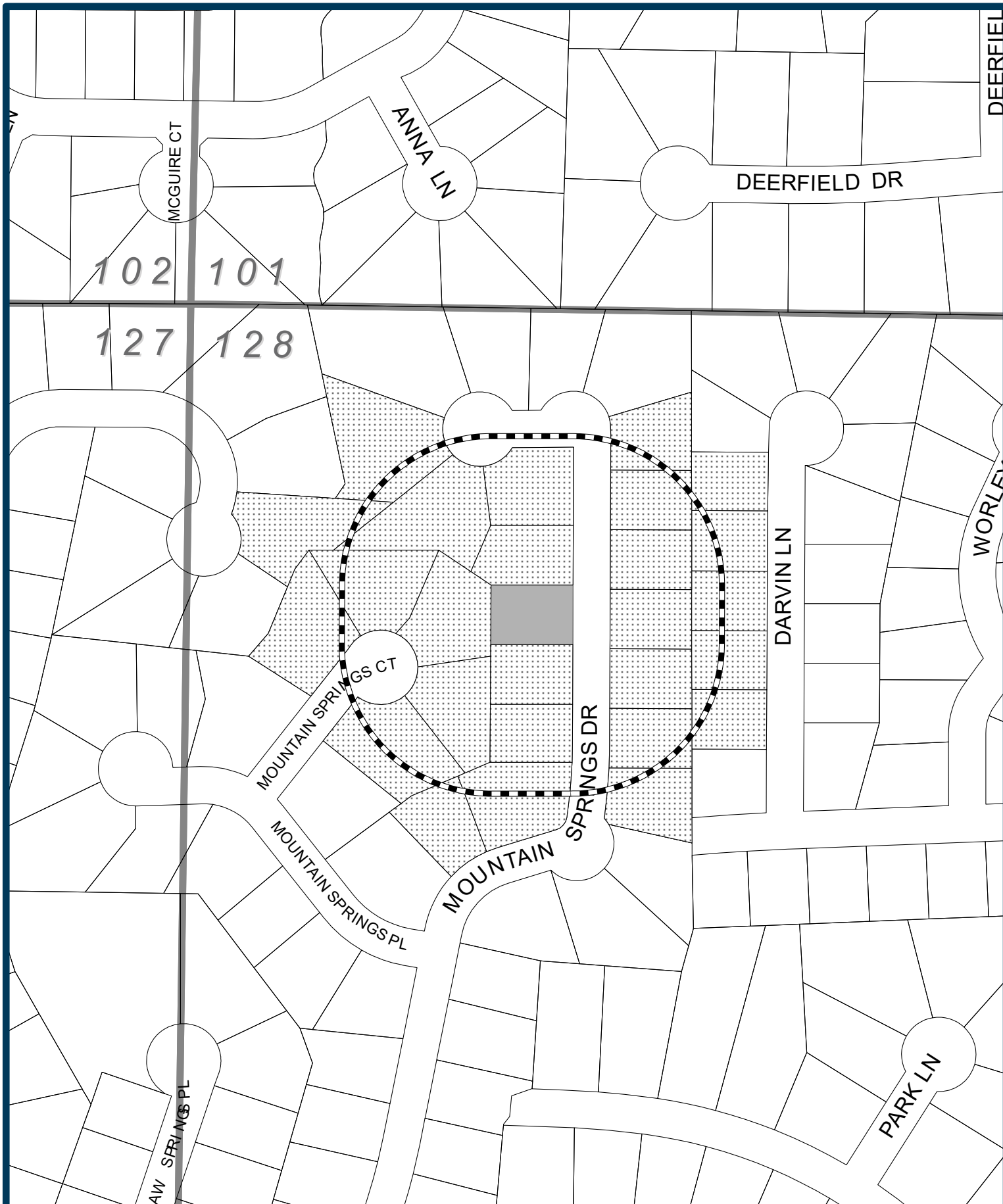
PLACE: CITY HALL KENNESAW, GA

Due to the priority for public health and safety, the City of Kennesaw will implement a public meeting protocol / system for community participation in compliance to social distancing protocol. For specific public meeting guidelines and access to all application information please visit our website

[HTTP://WWW.KENNESAW-GA.GOV](http://www.kennesaw-ga.gov)

FOR FURTHER INFORMATION PLEASE CALL :
PLANNING AND ZONING DEPARTMENT 770-590-8268

06.13.2025 08:26



-  Subject Parcel
-  200' Radius
-  Properties Notified

1205 Mountain Springs Dr
Land Lot 128,
Tax Parcel 278

LU2025-03
200' PROPERTY NOTIFICATION



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

Derek Easton
 MANOR
Lee Anne
 CITY CLERK

Date: 5/19/2025

LU2025 003



1" = 170'

Tax Parcel - 20012802740

IH3 PROPERTY GEORGIA LP C/O INVITATION
HOMES TAX DEPT
1717 MAIN ST SUITE 2000
DALLAS TX 75201

Tax Parcel - 20012802750

JACKSON JEFFREY A
1245 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144-5623

Tax Parcel - 20012802890

BEASCOECHEA PEGGY B & PEDRO A
2215 MOUNTAIN SPRINGS CT NW
KENNESAW GA 30144

Tax Parcel - 20012802860

SHADE MATT H JR
1180 MOUNTAIN SPRINGS CT
KENNESAW GA 30144

Tax Parcel - 20012802660

KING SCOTT & TAMAICA
1210 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144

Tax Parcel - 20012802690

PRICE RONALD D AND PRICE SUSANNE J
1240 MOUNTAIN SPRINGS DR
KENNESAW GA 30144-5622

Tax Parcel - 20012802800

PARISAY MICHEL JAHAN & MASSOUD
1185 MOUNTAIN SPRINGS DR
KENNESAW GA 30144

Tax Parcel - 20012801920

COKER RESIDENTIAL PROPERTIES LLC
505 S MARIETTA PKWY
MARIETTA GA 30060

Tax Parcel - 20012802670

HEBB JACK & FRANCES HEBB
1220 MOUNTAIN SPRINGS DR
KENNESAW GA 30144-5622

Tax Parcel - 20012802790

MILE HIGH TL BORROWER 1 INCOME LLC
PO BOX 4090
SCOTTSDALE AZ 85261

Tax Parcel - 20012801950

COKER RESIDENTIAL PROPERTIES LLC
505 S MARIETTA PKWY
MARIETTA GA 30060

Tax Parcel - 20012802880

JAGER LIVING TRIUST C/O KENNETH J JR &
JAGER SUZANNE G JAGER
2216 MOUNTAIN SPRINGS CT NW
KENNESAW GA 30144-5655

Tax Parcel - 20012802630

SHAW MATTHEW PARKER
1182 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144

Tax Parcel - 20012802870

BAUG JAMES & WENDY
2214 MOUNTAIN SPRINGS CT
KENNESAW GA 30144

Tax Parcel - 20012801940

FARROW REBECCA J
1005 DARVIN LN
KENNESAW GA 30144

Tax Parcel - 20012802770

RASQUE RACHEL & LAROCHE DANIEL JAMES
1215 MOUNTAIN SPRINGS DR
KENNESAW GA 30144

Tax Parcel - 20012802640

ROBERTS ARTHUR PRICE & WIDI JACLYN M
1383 ALTAMONT DR
DECATUR GA 30033-2101

Tax Parcel - 20012802950

COLLINS RENEE
829 BISHOPS RUN LN
MABLETON GA 30126

Tax Parcel - 20012802760

WILSON MARTHA A
1605 CLARK LAKE DR
ACWORTH GA 30102

Tax Parcel - 20012801960

SOOTES ERIK
1009 DARVIN LN NW
KENNESAW GA 30144

Tax Parcel - 20012802820

RODRIGUEZ RAMIREZ FABIOLA
1157 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144

Tax Parcel - 20012801930

WARRICK LORI ANN
1003 DARVIN LN NW
KENNESAW GA 30144

Tax Parcel - 20012802810

41 MANAGEMENT LLC
5222 DAWN DR
ACWORTH GA 30101

Tax Parcel - 20012802650

CAMPBELL AMBER
1200 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144

Tax Parcel - 20012802680

REYES CARLOS M
1230 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144-5622

Tax Parcel - 20012802850

GOLD GRAHAM & JOANNE
2210 MOUNTAIN SPRINGS CT NW
KENNESAW GA 30144

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City, St: 505 S MARIETTA PKWY

PS Fo: MARIETTA GA 30060

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Sent To

Street: REYES CARLOS M

City, St: 1230 MOUNTAIN SPRINGS DR NW

PS Fo: KENNESAW GA 30144-5622

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.72

Total Postage and Fees \$5.57

Sent To

Street: WILSON MARTHA A

City, St: 1605 CLARK LAKE DR

PS Fo: ACWORTH GA 30102

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.72

Total Postage and Fees \$5.57

Sent To

Street: IH3 PROPERTY GEORGIA LP C/O

City, St: HOMES TAX DEPT

PS Fo: 1717 MAIN ST SUITE 2000

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☐ Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

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City, St:

PS For

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5222 DAWN DR
ACWORTH GA 30101

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☐ Return Receipt (electronic) \$ \$0.00

☐ Certified Mail Restricted Delivery \$ \$0.00

☐ Adult Signature Required \$ \$0.00

☐ Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To

Street:

City, St:

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JACKSON JEFFREY A
1245 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144-5623

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☐ Return Receipt (electronic) \$ \$0.00

☐ Certified Mail Restricted Delivery \$ \$0.00

☐ Adult Signature Required \$ \$0.00

☐ Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To

Street:

City, St:

PS For

WARRICK LORI ANN
1003 DARVIN LN NW
KENNESAW GA 30144

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ \$10.00

☐ Return Receipt (electronic) \$ \$0.00

☐ Certified Mail Restricted Delivery \$ \$0.00

☐ Adult Signature Required \$ \$0.00

☐ Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To

Street:

City, St:

PS For

CAMPBELL AMBER
1200 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144

Instructions



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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ \$10.00

☐ Return Receipt (electronic) \$ \$0.00

☐ Certified Mail Restricted Delivery \$ \$0.00

☐ Adult Signature Required \$ \$0.00

☐ Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To

Street:

City, St:

PS For

BEASCOECHEA PEGGY B & PEDRO A
2215 MOUNTAIN SPRINGS CT NW
KENNESAW GA 30144

Instructions



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Certified Mail Fee \$4.85

0257

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ \$10.00

☐ Return Receipt (electronic) \$ \$0.00

☐ Certified Mail Restricted Delivery \$ \$0.00

☐ Adult Signature Required \$ \$0.00

☐ Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To

Street:

City, St:

PS For

SOOTIES ERIK
1009 DARVIN LN NW
KENNESAW GA 30144

Instructions



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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

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Street:
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1210 MOUNTAIN SPRINGS DR NW
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.72

Total Postage and Fees \$5.57

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RASQUE RACHEL & LAROCHE DANIEL
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Postage \$0.72

Total Postage and Fees \$5.57

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Street:
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JAGER LIVING TRUST C/O KENNETH J JR
JAGER SUZANNE G JAGER
2216 MOUNTAIN SPRINGS CT NW
KENNESAW GA 30144-5655

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Decatur, GA 30033

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$3.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.72

Total Postage and Fees \$5.57

Sent To

Street:
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ROBERTS ARTHUR PRICE & WIDI JACLYN
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1383 ALTAMONT DR
DECATUR GA 30033-2101

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Scottsdale, AZ 85261

Certified Mail Fee \$4.85

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To

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MILE HIGH TL BORROWER 1 INCOME LLC
PO BOX 4090
SCOTTSDALE AZ 85261

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Kennesaw, GA 30144

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)
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Postage \$0.72

Total Postage and Fees \$5.57

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Street:
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FARROW REBECCA J
1005 DARVIN LN
KENNESAW GA 30144

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Kennesaw GA 30144

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee if appropriate)

☐ Return Receipt (hardcopy) \$0.00

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

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1. Article Addressed to:

SOOTES ERIK
1009 DARVIN LN NW
KENNESAW GA 30144



9590 9402 9478 5069 9954 56

2. Article Number (Transfer from service label)

9589 0710 5270 2810 0325 75

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- A. Signature ☒ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Priority Mail Express®
☐ Adult Signature
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Domestic Return Receipt

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■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COKER RESIDENTIAL PROPERTIES LLC
505 S MARIETTA PKWY
MARIETTA GA 30060



9590 9402 9478 5069 9954 18

2. Article Number (Transfer from service label)

29589 0710 5270 2810 0326 05

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- A. Signature ☒ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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1. Article Addressed to:

FARROW REBECCA J
1005 DARVIN LN
KENNESAW GA 30144



9590 9402 9478 5069 9958 76

2. Article Number (Transfer from service label)

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1. Article Addressed to:

WARRICK LORI ANN
1003 DARVIN LN NW
KENNESAW GA 30144



9590 9402 9478 5069 9954 63

2. Article Number (Transfer from service label)

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- A. Signature ☒ Agent ☐ Addressee
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If YES, enter delivery address below: ☐ No

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City of Kennesaw Planning and Zoning
2529 JO Stephensen Avenue
Kennesaw, GA 30144

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Kennesaw, GA 30144
2027 JO Stephensen Avenue

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Kennesaw, GA 30144

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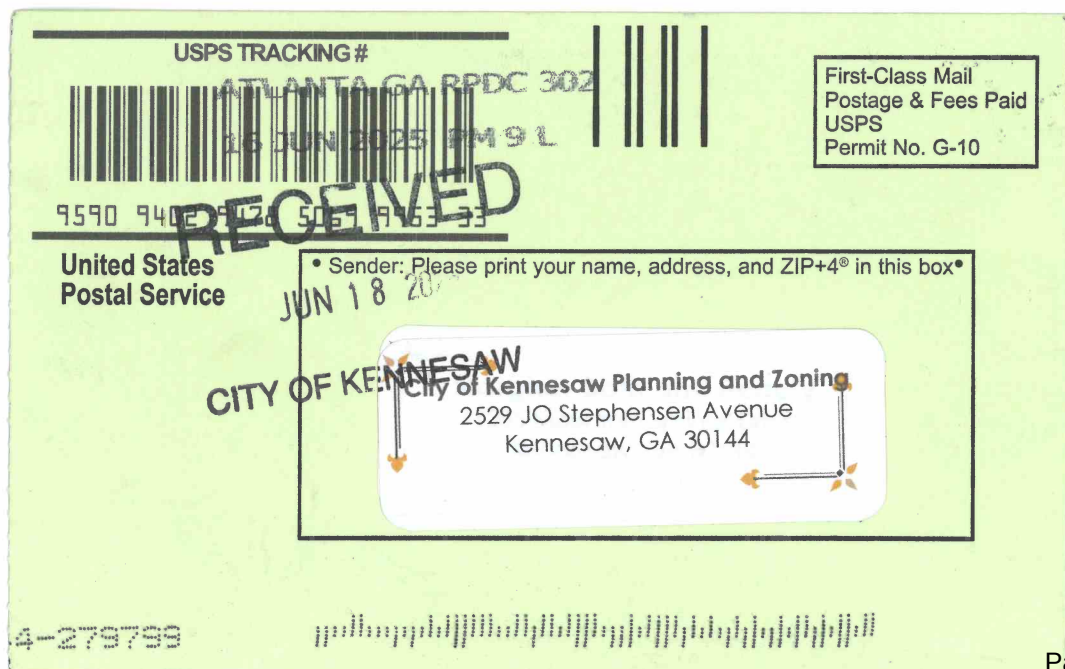
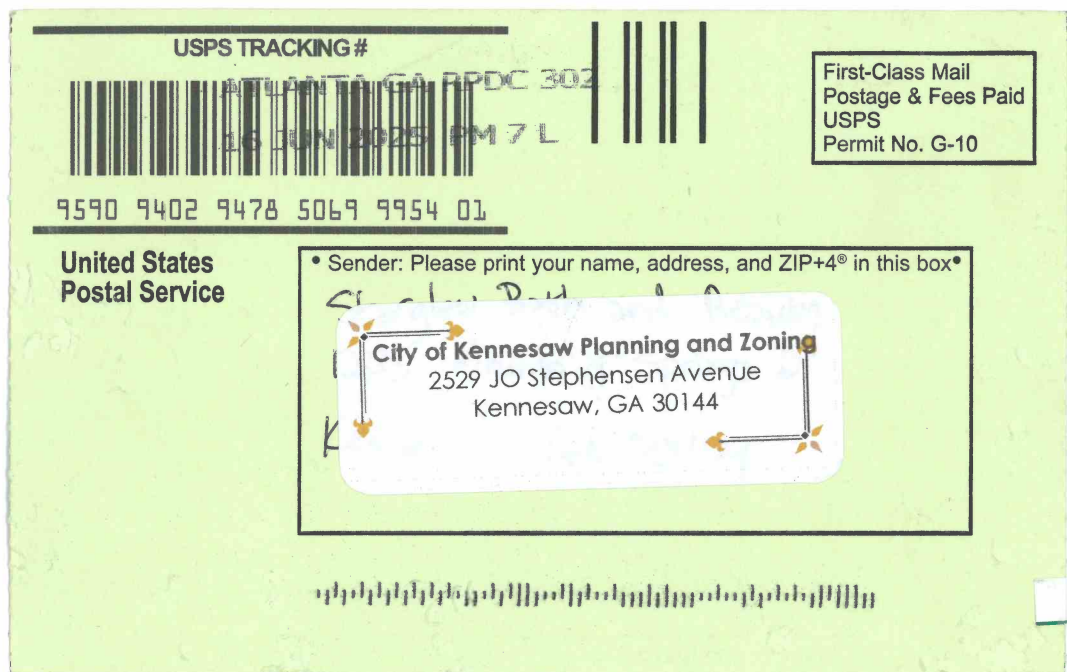
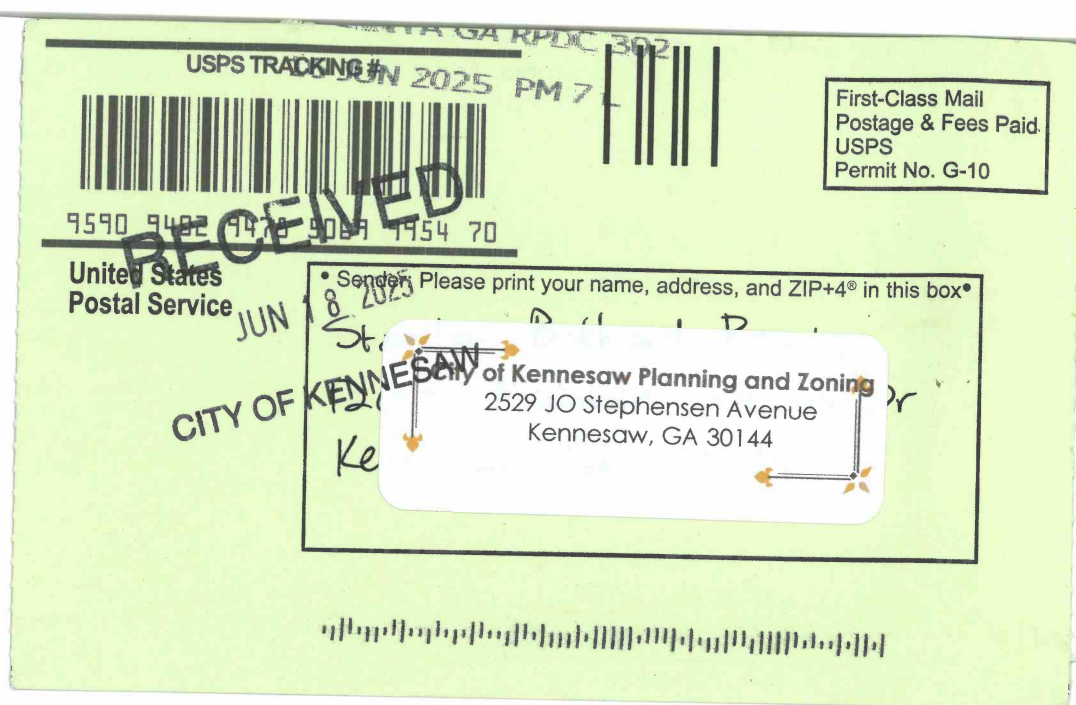
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2529 JO Stephensen Avenue
Kennesaw, GA 30144

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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BEASCOECHEA PEGGY B & PEDRO A 2215 MOUNTAIN SPRINGS CT NW KENNESAW GA 30144 9590 9402 9478 5069 9954 70 2. Article Number (Transfer from service label) 9589 0710 5270 2810 0325 68	A. Signature X <i>P. Beascoechea</i> ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery Peggy Beascoechea 6/14/2025 D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: 3. Service Type <table style="width: 100%;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table> ☐ Insured Mail (over \$500)	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
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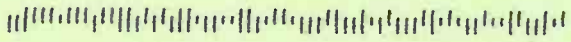
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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BAUG JAMES & WENDY 2214 MOUNTAIN SPRINGS CT KENNESAW GA 30144 9590 9402 9478 5069 9954 01 2. Article Number (Transfer from service label) 9589 0710 5270 2810 0326 12	A. Signature X <i>Wendy Baug</i> ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery Wendy Baug 6/14/25 D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: 3. Service Type <table style="width: 100%;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table> ☐ Insured Mail (over \$500)	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
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1. Article Addressed to: COKER RESIDENTIAL PROPERTIES LLC 505 S MARIETTA PKWY MARIETTA GA 30060		A. Signature <u>[Signature]</u> B. Received by (Printed Name) <u>G. A. Hussar</u> C. Date of Delivery <u>11/14/20</u> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
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**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
July 2, 2025
6:30 PM**

1. Call to Order / Roll Call

Chairman Bodenhamer called the meeting to order at 6:30 p.m.

Roll Call: Trey Bodenhamer, Todd Vande Zande, Rebecca Patterson, Robert Trim

Absent: Phillip Jackson, Lacey Ragus, Carolyn Greenall

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

Speakers Present: Basha Williams (Applicant), Ann Moormann (Applicant)

2. Announcements

- A. All interested parties may attend the meeting at the City Hall Council Chambers. For those unable to attend in person, the meeting may be accessed using the following link: <https://www.kennesaw-ga.gov/publicmeetings/>. Please note that the Planning Commission serves as an advisory board that makes recommendations to the Mayor and Council unless otherwise noted.
- B. Pending zoning applications may be viewed on an interactive map via the Planning & Zoning webpage or using the following link: <https://arcg.is/1q1ubX0>.
- C. New business items on this agenda will be heard by the Mayor and Council on July 21, 2025

3. Approval of the Meeting Minutes

- A. Approval of Meeting Minutes: March 5, 2025

Chairman Bodenhamer called for a motion.

Motion to approve by Commissioner Trim.

Seconded by Commissioner Patterson.

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

4. New Business

- A. **LU2025-02** - Consideration for approval of a land use request located at 3980 Weeks Drive (20006100220) submitted by Basha Williams. Said request is to obtain a home occupation business license to operate a licensed home

childcare business with a maximum of six (6) children. Property is zoned R-20, Single Family Residential, consists of 0.55 +/- acres and lies in land lot 61, tax parcel 22.

Chairman Bodenhamer called for a motion.

Motion by Commissioner Trim to approve with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this home-based and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no additional employees at this location and there shall be a maximum of six (6) children. There shall there no evidence of a home-based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

Seconded by Commissioner Patterson

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

- B. **LU2025-03** - Consideration for approval of a land use request located at 1205 Mountain Springs Drive (20012802780) submitted by Ann Moormann. Said request is to obtain a home occupation business license to produce and sell soap and bath-related products. Property is zoned R-10, Single Family Residential, consists of 0.20 +/- acres and lies in land lot 128, tax parcel 278.

Chairman Bodenhamer called for a motion.

Motion by Commissioner Vande Zande to approve with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this home-based and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or employees at this location. Nor shall there be any evidence of a home-based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

Seconded by Commissioner Patterson

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

5. Staff Comment

6. Adjourn

Chairman Bodenhamer called for a motion to adjourn

Motion to adjourn by Commissioner Vande Zande

Seconded by Commissioner Trim

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.



Item Report

TO: The Honorable Mayor and City Council
FROM: Lea Alvarez, City Clerk
DATE: July 21, 2025
TITLE: **Minutes: June 30, 2025 Work Session**
Approval of the June 30, 2025, City Council work session minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. 2025-06-30 City Council Work Session Draft Minutes

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

**Livestream: www.kennesaw-ga.gov/publicmeetings/
June 30, 2025
6:30 PM**

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

2. Pledge of Allegiance

3. Call to Order

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

4. Announcements

5. Presentations

6. Old Business

7. New Business

8. Committee and Board Reports

9. Public Hearing(s)

A. Ordinance: 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."

City Clerk Lea Alvarez presented an ordinance amending Section 5.02, "Qualification of Candidates," in the City Charter. She explained that the City has authorized Cobb Elections and Registration to conduct its municipal elections in accordance with the Georgia Municipal Election Code (O.C.G.A. § 21-2-1 et seq.). As the superintendent of

municipal elections, Cobb Elections designates the qualifying period as outlined in O.C.G.A. § 21-2-132(3)(A): for a minimum of three days, beginning no earlier than 8:30 a.m. on the third Monday in August preceding the general election. The proposed amendment would update the Charter to reflect this requirement, changing the current language that begins qualifying on the last Monday in August.

As a Charter amendment, the ordinance requires two public hearings. The first will be held on July 7, 2025, and the second, along with final adoption, on July 21, 2025.

Councilmember Jones asked whether the qualifying period could be held earlier than the third Monday in August. Ms. Alvarez clarified that, under state law, it cannot.

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.

Ms. Alvarez presented an ordinance to amend Sections 42-1 and 42-4 of the Kennesaw Code of Ordinances regarding candidate qualifications. She explained that, as with the previous item, the City has authorized Cobb Elections and Registration to conduct its municipal elections in accordance with the Georgia Municipal Election Code (O.C.G.A. § 21-2-1 et seq.). As the superintendent of elections, Cobb Elections sets the qualifying period per O.C.G.A. § 21-2-132(3)(A), requiring a minimum of three days starting no earlier than 8:30 a.m. on the third Monday in August preceding the general election. The proposed amendment would update the City's Code to align the qualifying period, which is currently set to begin on the last Monday in August, with state law and clarify the duties of Cobb County as superintendent of elections.

As a Code amendment, only one public hearing is required, which will be held on July 7, 2025.

10. 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.

11. General and Administrative

A. Discussion: 2028 SPLOST

City Manager will provide an update on the latest 2028 SPLOST discussions and timeline.

City Manager Jeff Drobney informed the Council of the upcoming SPLOST vote

scheduled for November 2026. The City's draft project list is due to the County by October 1, 2025. Cobb County will hold public input meetings in January and February 2026, and the City is expected to follow a similar timeline. The Board of Commissioners (BOC) will approve the County's final SPLOST project list on April 28, 2026, which is also the deadline for the City's final list. The County will publish its SPLOST book on May 8, 2026, followed by approval of intergovernmental agreements (IGAs) with cities in May. IGAs must be returned by mid-June, and the BOC will adopt a resolution to place the SPLOST on the ballot by the end of June. The County is proposing a six-year SPLOST estimated at \$950 million. Dr. Drobney stated that the City's projected share is not yet known and will depend on the results of the July 2025 population census.

Assistant City Manager Marty Hughes provided an update on the SPLOST Committee's progress. The committee includes Mr. Hughes (Chair), Facilities Director Robbie Balenger, Public Works Director Ricky Stewart, Finance Director Jennifer Gordy, Parks and Recreation Director Bill McNair, Councilmembers Madelyn Orochena and Tracey Viars, and City Engineer Zach Buffington.

The committee has held three meetings to date, including April 25, May 9, and June 27, 2025, and is focused on identifying the City's needs and estimating project costs. Areas under discussion include transportation and road infrastructure, park improvements, city buildings and municipal facilities, neighborhood resurfacing and sidewalks, property acquisition, public safety vehicles and equipment, and cybersecurity investments. While no final dollar amounts have been set, the committee is working under the assumption of available data. It will be a six-year SPLOST period running from January 2028 through December 2033.

Mr. Hughes emphasized that all proposals will ultimately require review by Dr. Drobney and approval by the Council before submission to the County for voter consideration.

Mayor Pro Tem Ferris asked about the source of population figures used for fund allocation, and Dr. Drobney confirmed they would come from the July 2025 U.S. Census. Mayor Pro Tem Ferris expressed past concerns about the accuracy of Kennesaw's reported population and highlighted the need for substantial funding for resurfacing in older neighborhoods. He also requested that the SPLOST Committee provide updates to the Council every two to three months to allow for ongoing input.

12. Public Safety

13. Information Technology

14. Public Works and Building Maintenance

A. 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.

Facilities Director Robbie Balenger presented a resolution authorizing a contract with Gordian to patch and repaint the interior of the Recreation Center. He noted that the

City would utilize a state contract in the amount of \$60,139 to repaint all interior walls, citing the high usage of the facility as the reason for the work.

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

15. Recreation and Culture

16. Community Development

A. Central Business District Project Application: 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

[Councilmember Viars noted that she would be recusing herself from all discussions and votes related to this agenda item].

Zoning Administrator Darryl Simmons presented a Central Business District application for a mixed-use development at 2690 Keene Street. The project originated in 2018 as part of a larger mixed-use plan, with the 15-acre site later subdivided into multiple tracts. Tract 5 is designated as the commercial pad required in Phase I. Applicant Mark Allen proposes to relocate Lazy Guy Distillery to this location. The application was reviewed by the Kennesaw Downtown Development Authority on June 13 and the Historic Preservation Commission on June 20. Minutes from both meetings are included in the packet. Mr. Simmons noted that the applicant will provide a full presentation at the Council meeting on Monday.

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

Mr. Simmons presented the final concept for a Central Business District project application request for a commercial development located at 2861 North Main Street and 2871 North Main Street. The project was reviewed by the Kennesaw Downtown Development Authority on June 13 and the Historic Preservation Commission on June 20. The project involves 2861 Main Street, or the old Whistle Stop building, and the vacant lot at 2871 Main Street, located at the corner of J.O. Stephenson Avenue and Main Street. A key change from previous concepts is the relocation of the two-story structure from the rear of the site to the front, aligning it with existing businesses along Main Street.

The applicant will provide a full presentation at the Council meeting on Monday. Minutes from the Historic Preservation Commission meeting, including conditions related to resubmittal of construction plans, will be included in the meeting packet.

17. Public Comments

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

No comments.

6:46 p.m. Floor Closed for Public Comments

18. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney mentioned the Salute to America event on July 3, 2025. The weather is looking good so far! Festivities start at 6:00 p.m., and the fireworks will go off at 9:30 p.m.

19. Mayor's Report

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

20. Council Reports & Discussions

- A. **Discussion: Misdemeanor Cannabis Possession Penalty Reduction**
Discussion item requested by Councilmember Gutierrez regarding the reduction of the misdemeanor punishment for possession of Cannabis, from "imprisonment for a period not to exceed 12 months or a fine not to exceed \$1,000.00, or both" (O.C.G.A. §16-13-2(b), to "a fine not to exceed \$500.00, or community service, or both".

Councilmember Gutierrez revisited his proposal to amend the city's ordinance regarding misdemeanor marijuana possession (less than one ounce). He recommended reducing the maximum penalty from up to 12 months in jail and a \$1,000 fine to a fine not exceeding \$500, community service, or both—emphasizing that jail time should be clearly excluded in the ordinance language.

Mayor Easterling opposed altering the ordinance, stating that the city should continue to follow state law and not create a separate standard like other cities have done.

Mayor Pro Tem Ferris expressed concern over public cannabis use but stated that the city's current ordinances already do not include jail time for first-time possession offenses. He noted that the fine is \$615.67 and highlighted the city's long-standing diversion program, which offers first-time offenders the opportunity to avoid a conviction through community service and other requirements. He argued that 80% of what Gutierrez proposed is already in place and felt no change was necessary.

City Attorney Sam Hensley confirmed that misdemeanor marijuana charges are not currently being prosecuted due to the fact that the Georgia Bureau of Investigation will

not process those samples. He also affirmed that the diversion program allows for expungement if petitioned to the police department upon successful completion. He noted that the Council can go through the process of changing the ordinance, but it cannot change state law. The state law is still going to say up to a \$1000 fine and 12 months in jail. It is rarely, if ever, imposed, but there is a possibility that it can be imposed.

Councilmembers Orochena and Viars asked for clarification on whether jail time is legally possible under current ordinances. Mayor Pro Tem Ferris responded that while jail is technically possible, in practice it is not applied.

Councilmember Gutierrez remained concerned that without explicitly removing jail time from the ordinance, it could still be imposed in the future.

Mayor Easterling noted that changing the ordinance would require a public hearing and incur advertising costs.

Councilmember Gutierrez concluded by reiterating that the proposed change is a step toward addressing the historical abuse of misdemeanor marijuana laws.

Mayor Easterling stated that the Council will vote on whether to move forward with the ordinance amendment on Monday, July 7.

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.

Motion by Councilmember Gutierrez to enter into Executive Session as allowed by O.C.G.A. Sec. 50-14-3 for the purpose of discussing legal, motion seconded by Councilmember Jones.

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

7:16 p.m. Recess to Executive Session

Mayor, City Council, City Manager, Assistant City Manager, City Clerk, City Attorney, and Assistant City Attorney attended Executive Session.

7:41 p.m. Reconvene to Open Session

[Mayor Pro Tem Ferris and Councilmember Jones stepped out of the Council Chambers for a brief break].

Councilmember Gutierrez read the Board back into Open Session and directed the Mayor and City Council to execute an affidavit in compliance with O.C.G.A. Sec. 50-14-4, motion seconded by Councilmember Orochena.

Vote taken: motion approved 3-0 [Mayor Pro Tem Ferris and Councilmember Jones

stepped out of the Council Chambers]. Motion passed.

22. Adjourn

Mayor Easterling adjourned the meeting at 7:41 p.m. The regular meeting will be held on Monday, July 7, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

Lea Alvarez, City Clerk

DRAFT

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

PLEASE MAKE SURE YOUR NAME IS LEGIBLE AND CLEAR

City Council Work Session

6/30/2025

Public Comment Sign-in

	Name	Address	Topic
1			
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DRAFT



Item Report

TO: The Honorable Mayor and City Council
FROM: Lea Alvarez, City Clerk
DATE: July 21, 2025
TITLE: **Minutes: June 30, 2025 Executive Session**
Approval of the June 30, 2025, City Council executive session minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None



Item Report

TO: The Honorable Mayor and City Council

FROM: Lea Alvarez, City Clerk

DATE: July 21, 2025

TITLE: **Minutes: June 30, 2025 FY 26 Special Budget Work Session**
Approval of the June 30, 2025, City Council Fiscal Year 2026 special budget work session minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. 2025-06-30 FY 2026 Special Budget Work Session Draft Minutes

**MINUTES OF CITY COUNCIL FY 2026
SPECIAL BUDGET WORK SESSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

**Livestream: www.kennesaw-ga.gov/publicmeetings/
June 30, 2025
7:00 PM**

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

2. Pledge of Allegiance

3. Call to Order

Mayor Easterling called the meeting to order at 7:45 p.m.

4. Announcements

5. Presentations

6. Old Business

7. New Business

A. Budget: FY 2025-2026

Draft Operating and Capital Budget for Fiscal Year 2025-2026.

City Manager Jeff Drobney presented the Fiscal Year 2026 recommended budget to the Council for their consideration. The Fiscal Year 2026 proposed budget is \$34,561,990, which is an approximate 7.7 percent increase from last year. Dr. Drobney provided some highlights regarding the budget, including the recommended millage rate remaining at 7.75 mills, a three percent recommended Cost of Living Adjustment for all staff, and \$635,570 to fund the City's reserve account. For Fiscal Year 2026, projected benefits and health care costs increased by approximately seven percent and retirement contributions increased by approximately 5 percent. Both costs are spread throughout each department. Dr. Drobney reviewed all proposed budget assumptions, including all revenue and expenditure highlights. The 100% senior tax exemption is projected to total \$1,811,906 in dollars not being collected into the General Fund. Some of the expenditure highlights include how the Court Project fund, Court Services Improvement fund, Stormwater fund, Reserve fund, and Impact Fees will be used to

cover various projects and needs [See **Exhibit A**].

Department Heads presented their operating budgets, highlights, any capital outlay items, and position summaries for their departments, respectively.

8. Committee and Board Reports

9. Public Hearing(s)

10. Consent Agenda

11. General and Administrative

12. Public Safety

13. Information Technology

14. Public Works and Building Maintenance

15. Recreation and Culture

16. Community Development

17. Public Comments

18. City Manager's Report

- A. Reports, Discussions, and Updates

19. Mayor's Report

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

20. Council Reports & Discussions

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 8:47 p.m.

Lea Alvarez, City Clerk



FY 2026 Recommended Budget

Jeff Drobney
City Manager

Overview



After nearly three months of planning, budget reviews, and meetings, we're here tonight to present the recommended FY26 budget. This has truly been a team effort, and I want to acknowledge the exceptional work of our Finance team—Jennifer, Tony, and Allen—who have each gone above and beyond. Special thanks to Anna for her meticulous attention to detail and her unwavering support wherever it was needed. Their professionalism and teamwork have been outstanding throughout this process. This proposed budget reflects the priorities we've heard from our residents and reinforces our shared commitment to delivering high-quality services and enhancing the quality of life in our community. It also demonstrates fiscal responsibility, incorporating thoughtful planning to help safeguard against potential future challenges—whether economic, environmental, or otherwise.

FY 2026 Recommended Budget



- Staff is presenting for consideration the Fiscal Year 2026 Recommended Budget totaling \$34,561,990. This refers to the period of time between October 1, 2025 and September 30, 2026.
- Property taxes remain the City's largest source of revenue. A projected 2% increase in property tax revenue is driven by new development and re-valuations by the Cobb County Tax Assessor. In most cases, residents with the Floating Homestead Exemption will not see an increase. In 2024, steady growth and conservative budgeting allowed Kennesaw to reduce the millage rate of 8 mills to 7.75 mills.

Budget Highlights



- Recommend millage rate remains steady at 7.75 mills
- Real, Bond and Personal Tax Revenue budgeted at 2% increase over current year actual
- \$635,570 to fund City's reserve account
- There is a 3% COLA proposed in the FY 26 budget
- Salary budgets in all departments include budgeting the cost of employees selling sick & vacation time as allowed by City policy, based on historic trends
- FY 26 projected benefit and health care costs increased by approximately 7% and retirement contributions decreased by approximately 5%— both are spread throughout each department
- Property and liability insurance rates across the state of Georgia have increased due to claim trends and increased replacement costs – Our GIRMA premium increased \$41,675 or 7%
- Increase of overall budget between FY 25 and FY 26 is approximately 7.7%

Revenue Highlights



- We are seeing a decrease in Building Services revenues in FY25 and project these revenues will continue to fall in FY26. This is primarily due to a slowdown in development activity. This decrease is largely driven by rising construction costs, influenced by inflation and increased tariffs on building materials. These financial pressures have caused developers to delay or scale back projects, resulting in fewer permit applications and reduced revenue for the City. Eight (8) months into FY 25 building permits, architectural plan review services, plumbing, HVAC, grading, and electrical permits are only at approximately 45% of the projected revenue. Annual revenues for these six (6) budget lines were projected to be \$842,000. Actual revenue at eight (8) months into FY 25 is \$375,376.
- Other revenue lines such as Business & Occupation tax, alcohol fees – both on premise and retail, Sunday sales, recreation program fees, and summer and sports camps fees, all reflect a healthy consumption economy and that both residents and non-residents are participating in our recreation programs in record numbers.

Revenue Highlights – Senior Tax Exemption



The 100% Senior property tax exemption continues to have a significant negative impact on the General Fund. Any resident over 65 years of age is exempt from City of Kennesaw ad valorem property tax for the property on which they reside. This exemption has been in place since 1959 and for FY 26, the total dollar amounts not being collected into the General Fund is projected to total \$1,811,906.

This is approximately a 6% increase of the FY 25 amount of \$1,711,454 and an 18% increase over the FY 24 amount of \$1,534,445. This is an approximate 465% increase since 2012 when the amount totaled \$320,576. With the youngest baby boomers (age 59) being born in 1965 and with 10,000 people a day turning 65 years of age, the impact of the 100% senior exemption will continue to grow and have a larger impact on the General Fund. The senior exemption surpassed \$1 million dollars in FY 2022.

If present trends continue the total amount of the senior exemption will surpass \$2 million dollars in FY 27.



FY 26 Expenditure Highlights

Personnel



Requests for ten (10) new full-time positions and two (2) part-time positions were received from the departments.

It is being recommended to:

- Add two (2) new full-time positions. Both positions will begin mid-fiscal year pending final review of revenues at the time of posting. The total budgeted impact of salary and benefits of new full-time positions for FY 2026 is approximately \$54,400.
 - Custodian in Building Maintenance to perform general janitorial and light maintenance work at the new Public Safety Facility
 - Horticulture Technician at Smith-Gilbert Gardens to support maintenance of the Garden's seventeen acres
- Add two (2) part-time seasonal positions. The total budgeted impact of salary and benefits of new part-time positions for FY 2026 is approximately \$34,800.
 - Parks Worker 1 (x2) to support the growing number of revenue-generating tournaments and sporting programs at Adams Park by ensuring the facilities are clean, safe, and professionally maintained

New Positions			
Department	Position	GF Impact Half-Year	GF Impact Full-Year
Building Maintenance	FT Custodian – Public Safety Facility	\$27,400	\$53,400
Smith-Gilbert Gardens	FT Horticulture Technician	\$27,000	\$53,500
Parks & Recreation	PT Adams Park Worker 1 (x2)	\$17,800	\$34,800

Court Project Fund



Court Project Fund		
<u>Department</u>	<u>Item</u>	<u>Amount</u>
Police	B&T Subguns (10)	\$41,000
Police	40MM Launchers (6)	\$16,000

Court Services Improvement Fund



Court Services Improvement Fund		
<u>Department</u>	<u>Item</u>	<u>Amount</u>
Court	Court Lobby Audio Upgrades	\$1,500
Police	Patrol Rifles (30)	\$120,000

Impact Fees



Impact Fees		
<u>Department</u>	<u>Item</u>	<u>Amount</u>
Parks & Recreation	Replacement lights and poles replacing lights on fields 5 & 6 in Adams Park	\$320,000
Police	Public Safety Facility	\$200,000

Stormwater Fund



Stormwater Fund	
<u>Item</u>	<u>Amount</u>
2025 Ford Escape for Stormwater - Replacement	\$35,000
2025 Ford Explorer for Stormwater - Replacement	\$43,000
Mack Dobbs/Summer Stream Storm Replacement	\$1,000,000
Cherokee St./Ben King Improvement Storm	\$1,000,000

Reserve Spending



<u>Reserve Account</u>	<u>Item</u>	<u>Amount</u>
Working Capital Reserve	Continued street paving	\$500,000
Working Capital Reserve	Cobb International Project: The City was awarded a \$2,000,000 grant for a reclamation and resurface project on Cobb International Blvd. The grant is being funneled through Georgia DOT who requires a 25% match.	\$500,000
Working Capital Reserve	LCI Study: The City was awarded Atlanta Regional Commission's Livable Centers Initiative (LCI) grant \$160,000. This is an 80% reimbursable grant. The total cost for the LCI study is \$200,000.	\$40,000
911 Reserves	911 Operations Renovation	\$125,000

Capital Requests – General Fund



Capital Requests Funded from General Fund		
<u>Department</u>	<u>Item</u>	<u>Amount</u>
Museum	Two Way Motorola Radios	\$9,000
Parks & Rec	2025 Ford Explorer	\$40,000
Parks & Rec	Enclosed Trailer	\$10,000
Parks & Rec	Exmark Zero Turn Rear Discharge Mower	\$14,000
Parks & Rec	Leaf Vacuum	\$23,500
Police	Ford Utility SUV for patrol	\$95,000
Police	Ford Utility SUV for patrol	\$95,000
Police	Ford Utility SUV for patrol	\$95,000
Police	Ford Utility SUV for patrol	\$95,000
Police	Ford Utility SUV for patrol	\$95,000
Police	Ford Utility SUV for patrol	\$95,000
Police	Ford Utility SUV for detective	\$65,000
Police	Ford Utility SUV for detective	\$65,000
Police	Ford Utility SUV for detective	\$65,000
Police	Ford Explorer XLT for Admin (Internal Affairs)	\$60,000
Public Works - Fleet	2025 GMC SUV for City Manager – Replacement – current vehicle will become part of fleet	\$60,000
Public Works - Fleet	2025 Ford Ranger 4x4 XL for Public Works - Replacement	\$38,000
Public Works – Streets	Exmark 60" Turn Mower - replacement of 2018 mower	\$14,000
Public Works - Streets	Black Cat Radar Traffic Counter	\$9,400
Total		\$1,042,900

Non-Capital Requests



Non-Capital Requests Funded from General Fund		
<u>Department</u>	<u>Item</u>	<u>Amount</u>
Cemetery	Section III Tree Removal	\$9,300
Communications	ADA & WCAG 2.1 Level AA Accessibility Compliance for City Communications	\$10,000
Total		\$19,300



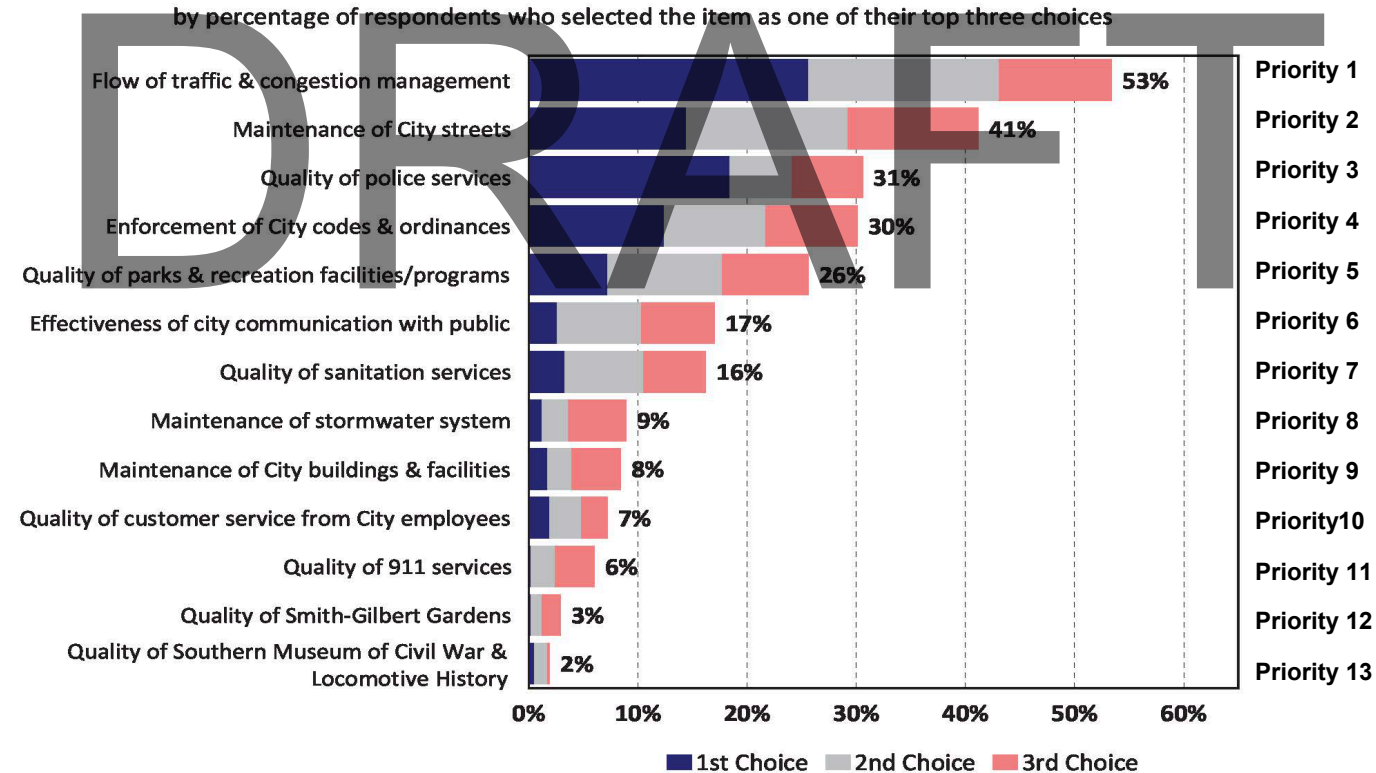
How Are we Funding Community Priorities?

Community Priorities



2022 City of Kennesaw Community Survey: Findings Report

Q2. City Services That Should Receive the Most Emphasis Over the Next 3-5 Years by Major Category





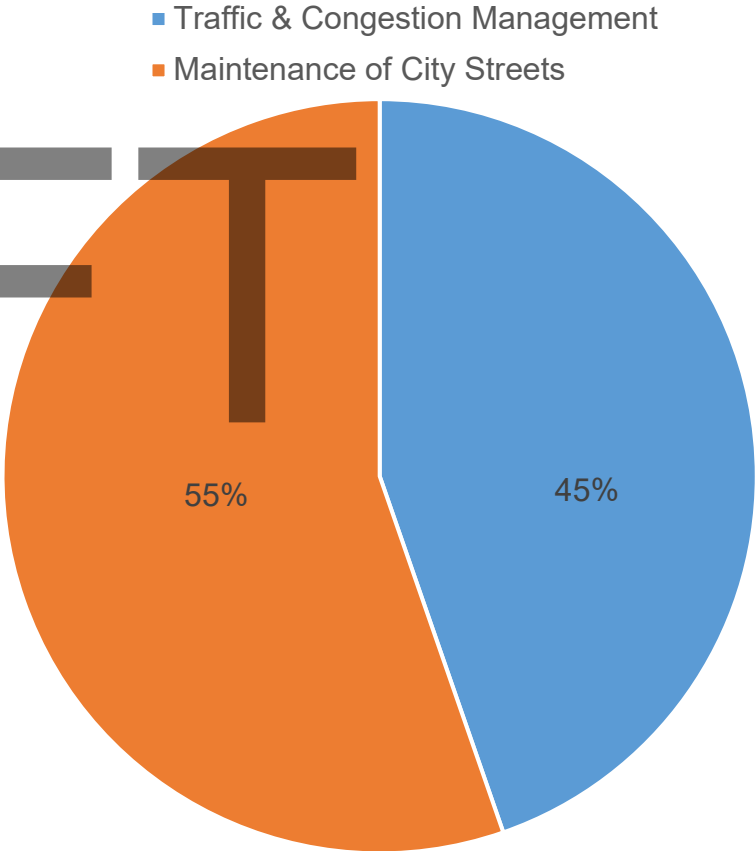
Priorities 1 & 2: \$18.2 Million (2022-2025)

Traffic & Congestion Management

- Ben King Road: \$1,119,220 (2016 SPLOST)
- Cherokee Street: \$3,390,723 (2011 SPLOST)
- Sardis Street Overpass: \$1,083,304 (2016 SPLOST)
- Sardis Street Extension: \$2,495,849 (2016 SPLOST)
- Sardis Street: \$62,888 (2022 SPLOST)

Maintenance of City Streets

- Mack Dobbs Road (completed in 2024): \$2,064,697 (2016 SPLOST)
- McCollum Pkwy/Ben King Road Roundabout (completed in 2022): \$1,116,000 (2016 SPLOST)
- Neighborhood Street Improvements: \$785,000 (2022 SPLOST)
- SLFRF 2022-2024: \$4,203,577
- LMIG 2023-2025: \$1,455,158
- CDBG 2023-2025: \$467,324



Priorities 1 & 2: \$2.1 Million (2025-2026)



GDOT LRA and SLGRG: \$970,000

- Street & Right-of-Way Paving *(details in provided table)*

Reserve Fund: \$500,000

- Street Paving Projects – Streets TBD

CDBG: \$300,000 *(approximate)*

- Woodland Acres Subdivision – Phase IX

LMIG: \$425,000 *(approximate)*

- TBD, currently evaluating next year's list

Street & Right-of-Way Paving		
Street Name	To	From
Dobbins Dr	Cherokee St	End
Duncan Dr	Main St	Big Shanty Dr
Kennesaw Station Dr	McCollum Pkwy	Timber Ln
Lee Ct	Kennesaw Station Dr	End
Grant Ct	Kennesaw Station Dr	End
Shirley Dr	Cherokee St	Cherokee St
Randolph Cir	Shirley Dr	Shirley Dr
White Oak Cir	Shirley Dr	Shirley Dr
Deerfield Dr	Moon Station Rd	End
Deerfield Ln	Deerfield Dr	Deerfield Pl
Deerfield Pl	End	End
Deerfield Way	Deerfield Pl	Deerfield Dr
Karen Lane	Dobbins Dr	Maple Dr
Terry Lane	Dobbins Dr	Maple Dr
Smith Dr	Dobbins Dr	Cherokee St
Scarlet Lane	Smith Dr	Twelve Oaks Cir
Pine Hill Circle	Big Shanty Dr	Big Shanty Dr
Pine Hill Dr	Cherokee St	Duncan Dr
Lula Ln	Pine Hill Dr	Carrie Dr
Carrie Dr	Pine Hill Dr	Big Shanty Dr
Madison Main	Legacy Park Cir	Marquette Way
Weeks Dr	Cherokee St	End
Thorngate Dr	Baker Rd	Thorngate Lane
Thorngate Lane	End	End
Thorngate Court	Thorngate Dr	End
Thorngate Way	Thorngate Lane	End
Collier Trace	Madison Main	End
Seattle Place	Kirkwood Dr	End

Priorities 1 & 2: \$5 Million (2025 & Beyond)



Federal Grants

- \$3,000,000 for neighborhood street resurfacing, sidewalk installation, and drainage improvements in Kencrest, Tara, Kennesaw Heights, Kennesaw Springs and Black Jack Estates
 - Kencrest neighborhood improvements planned for Fall 2025
- \$2,000,000 to start repaving Cobb International Boulevard
 - Design to begin November 2025, construction November 2026

Priorities 3, 4, & 5: \$27.3 Million (FY 24 and FY 25 General Fund)



Nearly half (47%) of the \$57 million in the FY 24 and FY 25 combined budgets supported Priorities 3, 4, and 5.

Quality of Police Services

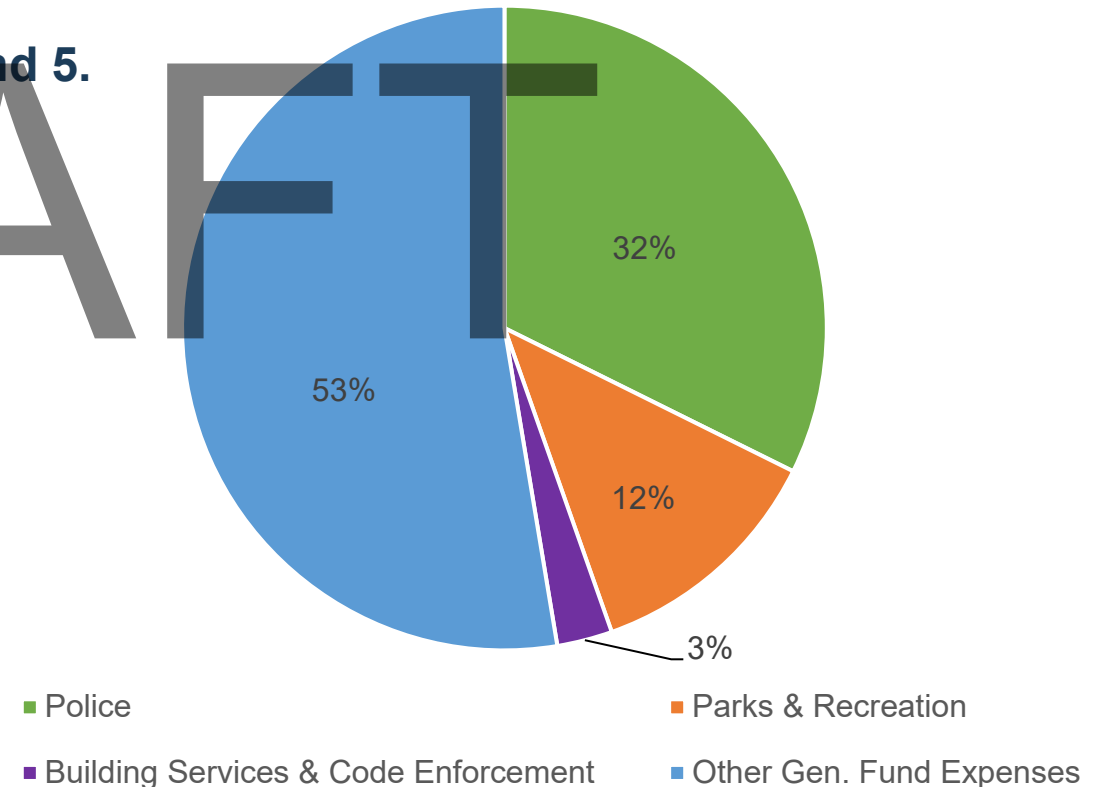
Total PD Budget: \$18,651,812

Enforcement of City Codes & Ordinances

Total Building Services Budget: \$1,601,427

Quality of Parks & Recreation Facilities/Programs

Total Parks & Rec Budget: \$7,077,803



Priorities 3, 4, & 5: \$34 Million (FY 26 General Fund)



44% of FY 26 Budget is funding Priorities 3, 4, & 5

Quality of Police Services

Total PD Budget: \$10,322,085

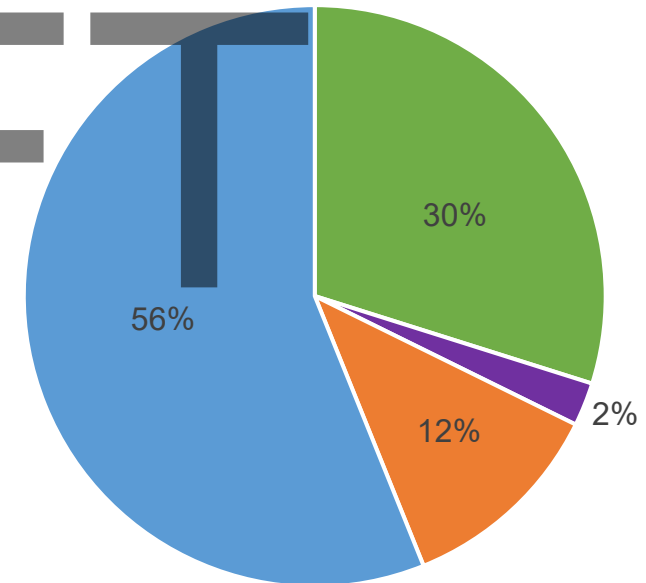
Enforcement of City Codes & Ordinances

Total Building Services Budget: \$836,015

Quality of Parks & Recreation Facilities/Programs

Total Parks & Rec Budget: \$4,014,020

FY 26 Funding



■ Police

■ Parks & Recreation

■ Building Services & Code Enforcement

■ Other Gen. Fund Expenses



Thank You!

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 FY 26 Budget Work Session
6/30/2025**

Public Comment Sign-in

	Name	Address	Topic
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Item Report

TO: The Honorable Mayor and City Council
FROM: Lea Alvarez, City Clerk
DATE: July 21, 2025
TITLE: **Minutes: July 7, 2025 Regular Meeting**
Approval of the July 7, 2025, City Council regular meeting minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. 2025-07-07 City Council Meeting 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/
July 7, 2025
6:30 PM**

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

City Resident Carlene Fregeolle led the Invocation.

2. Pledge of Allegiance

Mayor for a Day winner, Chloe Morrison, led the Pledge of Allegiance.

3. Call to Order

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

4. Announcements

5. Presentations

6. Public Comment

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

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

MARY MILLER [City Resident]: Mary Miller spoke as a concerned resident, urging the city to take a thoughtful and progressive approach to cannabis enforcement. While state law allows penalties of up to a year in jail for marijuana-related offenses, she emphasized that the city has the authority and obligation to adopt a more just and reasonable policy. She called for the city to amend its ordinances to impose only a modest fine for misdemeanor cannabis offenses, eliminating jail time altogether. Ms. Miller pointed to medical and scientific research showing that marijuana is less harmful than alcohol. She cited a study in the International Journal of Drug Policy and data from the National Institute on Alcohol Abuse and Alcoholism, which reported far higher societal costs from alcohol use compared to cannabis. She also highlighted racial disparities in enforcement, referencing ACLU and American Journal of Public Health

studies that show black individuals are significantly more likely to be arrested for marijuana possession than white individuals, despite similar usage rates. She urged the Council to make policy decisions based on evidence, fairness and public health and not outdated and incorrect beliefs.

JOHN LITTLE [City Resident]: John Little expressed opposition to changing local laws, agreeing with Mayor Easterling that the city should simply follow state law. He questioned the need for local involvement or publicity on the issue, suggesting it's not a pressing problem and that efforts to change the ordinance are unnecessary.

CARLENE FREGEOLLE [City Resident]: Carlene Fregeolle voiced strong opposition to changing the city's misdemeanor marijuana laws, aligning with the previous speaker. She shared personal experiences, noting that her husband and late son both struggled with drug addiction and began using marijuana. She referenced a Fox News segment that aired shortly after the last council meeting, which discussed potential links between marijuana use and health issues like heart attacks and strokes. Fregeolle expressed skepticism about claims that marijuana is harmless and urged the Council not to "stir up a hornets' nest" by pursuing this change. Drawing from her experience of living in California, she warned against adopting a lenient stance. She concluded by urging a vote against the proposal.

JOHN BOTHERS [City Resident]: Jon Bothers explained that he hadn't planned to speak on the topic until he heard others' comments. He stressed that unless someone has personally experienced a situation where a loved one was harshly punished for possessing less than an ounce of marijuana, it's difficult to understand why change is necessary. Although he's never used marijuana himself, he shared that friends and family members have faced excessive penalties. Mr. Bothers argued that jail time for such minor offenses is unreasonable and believes the city should take action to remove it as a penalty. He disagreed with the mayor's stance and emphasized that state law allows up to one year in jail, but it's ultimately up to cities to decide whether to enforce that. He concluded by urging the city to eliminate jail time for minor cannabis possession. Not to undermine law enforcement or judges, but to prevent unjust outcomes and modernize local policy.

6:43 p.m. Floor Closed for Public Comments

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.

Mayor Easterling stated the agenda item title and reiterated that this is not a vote on the

proposed amendment, but a vote on whether to proceed.

Motion by Councilmember Gutierrez 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. Seconded by Councilmember Orochena.

Councilmember Viars requested clarification from the City Attorney regarding how state and city laws interact in cannabis enforcement. She noted her understanding that, regardless of how the city adjusts its ordinance, a judge may still choose to apply state law in such cases.

City Attorney Sam Hensley, Jr. explained that he has not moved forward with researching this topic because he has not been directed by the Council to do so. If the Council does choose to proceed, Legal would need to closely examine several key issues, including those raised by Councilmember Viars. Specifically, whether such an ordinance would be enforceable under state law. Mr. Hensley, Jr. noted that for at least the past six years, Kennesaw's municipal court has not prosecuted misdemeanor marijuana possession cases. One major reason is that the Georgia Bureau of Investigation (GBI) no longer tests marijuana samples for under one ounce, making prosecution difficult. While this could change in the future, it's currently a practical barrier to enforcement.

He also emphasized the legal limitations under Georgia's Home Rule provision, which means cities can only exercise powers granted by the state constitution and legislature. Without specific authorization, the city may not legally have the authority to alter penalties established by state law, such as the up to one-year jail sentence and \$1,000 fine allowed for misdemeanor marijuana possession. Additionally, Mr. Hensley, Jr. pointed out that changing the ordinance could restrict judicial discretion. In the past, the city used a pre-trial diversion program for first-time offenders, offering community service and other corrective measures to help individuals, particularly young people, make better long-term decisions. He concluded by reiterating that any next steps, including legal review and drafting, depend entirely on whether the Council votes to direct him to move forward.

Councilmember Gutierrez provided an update in response to concerns raised at the previous meeting about cannabis use and its potential impact on the city's image, particularly in public spaces. He acknowledged those concerns but noted that the city already has ordinances in place to address such behavior, including:

Smoking in public places (16-12-2): up to a \$189 fine after surcharges
Public intoxication (6-107): up to \$527 fine
DUI (40-6-391): up to \$1,770 fine
Reckless driving (40-6-390(a)): up to \$557 fine

He argued that while some may see a \$500 cannabis fine as a “slap on the wrist,” combining it with fines for related offenses, such as public use or DUI, can total over \$2,300, which he considers a significant deterrent. Councilmember Gutierrez agreed that local ordinances should be updated, which is why he introduced this proposal. He clarified that he is not seeking to eliminate accountability but to better align policy with current practices. Specifically, he proposed replacing the current 6-month pre-trial diversion program, which is available only to first-time offenders, with a broader community service requirement. In his view, a few volunteer shifts at a park or food bank would not only resolve the offense more efficiently, but also offer more meaningful contributions to the community. He cited research showing that community service is a cost-effective and impactful alternative to traditional penalties, promoting positive behavior and stronger community ties. Councilmember Gutierrez concluded by comparing the criminalization of cannabis to alcohol prohibition in the early 20th century, which led to increased crime, unsafe product distribution, and unintended social consequences. He argued that cannabis prohibition, which is now 88 years in the running, has had similar effects and that it’s time for change. He quoted a temperance-era phrase, “saloon business is a class by itself because it’s destructive to the individual, the family, and Nation.” Councilmember Gutierrez suggested that the same argument is being used today to target cannabis.

Mayor Pro Tem Ferris expressed frustration with the ongoing debate over cannabis enforcement, describing it as both irritating and educational. While he’s learned a lot about cannabis over the past few months, he sees the discussion as circular and largely meaningless, especially considering the city hasn’t prosecuted misdemeanor marijuana cases in five to six years and that state law ultimately prevails.

Mayor Pro Tem Ferris raised concerns about the costs associated with pursuing a change, such as legal fees, staff time, and public hearing expenses, and questioned the need for it when there’s been no demonstrated harm to any community group in Kennesaw.

He emphasized his concern about cannabis use in public spaces, particularly at city parks and the amphitheater. He cited ongoing complaints at Swift-Cantrell Park and others, and stated that if people want to use cannabis, they should do so privately and not in public spaces.

Mayor Pro Tem Ferris sees the conversations as political theater to garner votes and urged the Council to vote against the proposal so they could focus on more pressing matters for the City.

Vote taken: approved 3-2 [Mayor Pro Tem Ferris and Councilmember Viars opposed]. Motion passed.

In accordance with the Kennesaw Charter, Article II, Section 2.06, the Mayor has veto power, which he exercised on July 9, 2025, regarding the approval to draft an

*ordinance amending the Kennesaw Code of Ordinances Section 38-46, specifically, a portion of the Kennesaw Bond Schedule to reduce the misdemeanor punishment for possession of marijuana 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. The Mayor sent the City Clerk a memorandum of notification dated July 9, 2025, to veto the forwarding of item 8. A to the City Attorney for researching and drafting a proposed ordinance amendment as stated. As a result, the item will not move forward to the City Attorney. See **Exhibit A**.*

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."

City Clerk Lea Alvarez presented an ordinance to amend Charter Section 5.02, "Qualification of Candidates," to align the City's qualifying period with the Georgia Municipal Election Code, which sets it as the third Monday in August.

Ms. Alvarez noted that this is the first public hearing on the item, with the final hearing and adoption scheduled for July 21, 2025, at 6:30 p.m.

6:57 p.m. Floor Open for Public Comments

No comments.

6:58 p.m. Floor Closed for Public Comments

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.

Ms. Alvarez presented an ordinance to amend Section 42-1 and Section 42-4 of the Kennesaw Code of Ordinances regarding the qualification of candidates. Similar to the previous agenda item, the amendments align the City's qualifying period with that set forth by the Georgia Municipal Election Code, which is the third Monday in August. Further, the responsibilities of Cobb Elections and Registration as Election Superintendent will be updated.

Motion by Councilmember Viars to approve [Ordinance No. 2025-04](#) to amend Section 42-1 and 42-4 of the Kennesaw Code of Ordinances regarding qualification of candidates. Seconded by Councilmember Orochena.

6:58 p.m. Floor Open for Public Comments

No comments.

6:59 p.m. Floor Closed for Public Comments

Vote taken: unanimously approved 5-0. Motion carried.

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.

Resolution No. 2025-43

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

Vote taken: unanimously approved 5-0. Motion carried.

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

[Councilmember Viars recused herself from discussing and voting on agenda item 17. A].

Zoning Administrator Darryl Simmons introduced a proposed Central Business District (CBD) project for conceptual approval, submitted by Mark Allen of Lazy Guy Distillery. The project is located on a 0.6-acre vacant lot in downtown Kennesaw and aligns with

the City's 2018-approved master planned community designating the site for commercial use. The proposal involves relocating and expanding Lazy Guy Distillery into a 7,000 sq.ft. facility that consolidates production, storage, and hospitality operations, with added food service and outdoor seating. The project received favorable recommendations from both the Historic Preservation Commission (HPC) and the Downtown Development Authority (KDDA). Architecturally, the design draws from surrounding historic elements and aims to complement the district's character. Mr. Allen presented visuals and renderings and noted that construction plans are underway, with general contractor bidding expected within 4–6 weeks.

Motion by Councilmember Jones to approve a CBD Project application request for a mixed-use development on the parcel located at 2690 Keene Street (Parcel 20016700640) as presented. Seconded by Mayor Pro Tem Ferris.

Vote taken: approved 4-0-1 [Councilmember Viars recused].

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

Zoning Administrator Darryl Simmons presented a Central Business District (CBD) project years in the making, involving two adjacent properties at the corner of J.O. Stephenson Avenue and Main Street, both within Kennesaw's historic district. The proposal features a brewery and a food element. The building's orientation was adjusted to face Main Street for stronger alignment with the district's historic character. The Historic Preservation Commission (HPC) and Downtown Development Authority (KDDA) both recommended approval, with the HPC requiring the resubmittal of architectural design plans.

Dale Hughes, representing 2861 North Main Street, LLC and 2871 North Main Street, LLC, described the project's layout. A two-story brewery building (to be occupied by Reformation Brewery) will now front Main Street, adjacent to the existing Whistle Stop building which will house the food component. The site includes a shared courtyard with an outdoor bar, stage, and a 1,300 sq. ft. production facility, creating a community gathering space dubbed "Kennesaw's favorite backyard."

Spencer Nix, CEO and Co-Founder of Reformation Brewery, shared his excitement about joining the Kennesaw community. Reformation plans to offer a robust event calendar similar to their other locations, aiming to create a meaningful gathering space.

Councilmember Jones asked Mr. Hughes whether an additional floor could be added to the Whistle Stop. Mr. Hughes responded that he had explored that possibility, but that it would be incredibly difficult to do, so he opted to keep the building as a single floor.

Councilmember Viars motioned to approve the CBD project application request for a

commercial development on the parcels located at 2861 North Main Street (Parcel 20013801060) and 2871 North Main Street (20013801080) as presented. Seconded by Councilmember Orochena.

Vote taken: unanimously approved 5-0. Motion carried.

18. Public Comment

This section is for general comment.

7:22 P.M. Floor Open for Public Comments

ANDREW BRAMLETT [City Resident]: Mr. Bramlett shared a local history story about an Independence Day celebration held at the Kennesaw Methodist Church in 1918 (See **Exhibit B**).

JON BOTHERS [City Resident]: Mr. Bothers expressed how much he enjoyed Salute to America and shared his enthusiasm for the projects that were approved during the meeting.

7:25 p.m. Floor Closed for Public Comments

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.

Motion by Councilmember Jones to appoint Thomas Neaves to the Historic Preservation Commission with a term ending December 2026 and Elizabeth Jamison to the Kennesaw Sister Cities Commission with a term ending December 2025. Seconded by Councilmember Orochena.

Vote taken: unanimously approved 5-0. Motion carried.

21. Council Reports & Discussions

Councilmember Jones praised the Salute to America event and recognized the hard work that went into making it a success.

Councilmember Gutierrez gave a shot out to the talented performers who made the celebration memorable.

Mayor Pro Tem Ferris shared that Parks and Recreation Director Bill McNair said the fireworks would last 25 minutes. Mr. Ferris timed the fireworks himself, and Mr. McNair was spot on. Mayor Pro Tem Ferris mentioned the many positive comments he saw on

social media.

Councilmember Orochena reflected on the happy memories made during Salute to America.

Councilmember Viars emphasized how much people love to come to Kennesaw and thanked the staff for their dedication, especially while finalizing the budget in the week leading up to the event.

22. Executive Session

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

23. Adjourn

Mayor Easterling adjourned the meeting at 7:30 p.m. The next work session will be held on Monday, July 14, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

Lea Alvarez, City Clerk

DRAFT

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Pat Ferris

Madelyn Orochena

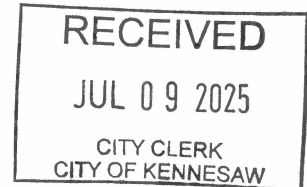
Tracey Viars

Antonio Jones

Anthony Gutierrez

July 09, 2025

Memorandum Notification



From: Derek Easterling, Mayor

To: Lea Alvarez, City Clerk

Subj: VETO of Agenda Item 8.A. Misdemeanor Cannabis Possession Penalty Reduction

With this memo, and in accordance with the Kennesaw City Charter, Article II, Section 2.06, I hereby exercise my authority to VETO the action taken at the regularly scheduled City Council meeting on July 07, 2025, regarding Agenda Item 8.A. Misdemeanor Cannabis Possession Penalty Reduction. More specifically, the Council voted three (3) to two (2) in favor of forwarding the item to the City Attorney for research and subsequent inclusion on the Council Agenda at a future meeting, as a draft ordinance amending the Kennesaw Code of Ordinances.


Derek Easterling

KENNESAW HISTORY

"Uncle Sam" Bozeman

In honor of Independence Day, I wanted to share this very patriotic photograph from 1918. It shows Joseph Bozeman Sr. dressed up as Uncle Sam when he was around seven years old. Joseph Bozeman Sr. is the father of well-known local resident Joe Bozeman.

This photo was likely made as part of a ceremony held in August 1918 at the Kennesaw Methodist Church. Held in the middle of World War I, the event honored the sixteen soldiers from Kennesaw who were then serving in the military. A flag was raised over the church with sixteen stars for each of these men, plus an additional gold star for David Hughes. Hughes had been in the army, but was killed by pneumonia while training in Ohio.

Two young children from the church were part of the event. Joseph Bozeman played the role of Uncle Sam, while his sister Mary Lou was Miss Columbia.



Image from Joe Bozeman Jr.

Presented by Andrew J. Bramlett at the July 7, 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
7/7/2025
Public Comment Sign-in

Name	Address	Topic
1 Andrew Brantlett	2990 Kennewick St.	Local Intro
2 John Little	3035 2955 Windowten Ave	MARIJUANA
3 Maud Hhu	2950 Main Street, N	Ken St
4 Dale Hughes	2950 Cherokee St Bldg 400	2861/2871 N main
5 Mary Miller	3905 Collier Trace	Marijuana
6 Jon Bothers	2707 Denison Court	@
7 Spencer Nix	135 Parks Cir	2861/2871 N. main
8 Candace J. J. J.	2549 Park Rd	
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Item Report

TO: The Honorable Mayor and City Council

FROM: Jeff Drobney, City Manager

DATE: July 21, 2025

TITLE: **Resolution: Chang V. City of Milton Amicus Brief**
 Consideration for approval of a Resolution authorizing participation in an amicus brief in the Chang V. City of Milton appeal pending before the Georgia Supreme Court.

Summary:

City of Milton Mayor and their legal representatives have reached out to several cities regarding the Chang v. City of Milton litigation. On June 24, 2025, the Supreme Court of Georgia granted the City's petition for certiorari, agreeing to hear the case. This is the litigation where the City of Milton was the subject of a \$35 million+ damages award due to the existence of a masonry planter located along the shoulder of a Milton roadway. Prior to the regrettable collision that is the subject of the litigation, the planter had existed in the City's right of way for decades with no issue. The City of Milton has been and remains concerned that, without assistance from the Supreme Court, a rule of law may develop in Georgia where benign fixed objects along the shoulder become sources of tremendous liability exposure. That is why an unprecedented number of Georgia cities (58 cities in the amicus brief, alone) joined in a multi-city amicus asking the Supreme Court to take the case.

Through combined efforts, the Supreme Court has agreed to do that. Now, as a final push to try and demonstrate that the rule of law set forth by the Court of Appeals is bad for cities and bad for Georgia, the City of Milton has asked Kennesaw, and other cities, to join the multi-city amicus brief. Preparation of the multi-city brief is underway and will be presented to each of the cities' attorneys for review prior to filing. Milton's principal brief is due July 14, 2025, with any amicus to be filed by July 24, 2025.

The attached 'form' resolution has been reviewed by Legal.

Recommendation:

Legal recommends approval.

Fiscal Impact:**Attachments:**

1. RES 2025 - Supporting Amicus Brief in Chang v. Milton Certiorari Appeal

**CITY OF KENNESAW
GEORGIA**

RESOLUTION NO. 2025-__

**RESOLUTION OF THE CITY OF KENNESAW, GEORGIA (the “CITY”) AUTHORIZING
PARTICIPATION IN AN AMICUS BRIEF IN THE CHANG V. CITY OF MILTON APPEAL PENDING
BEFORE THE GEORGIA SUPREME COURT**

WHEREAS, the Chang v. Milton litigation involves a claim of liability against the City of Milton, Georgia, for personal injuries due to a 2016 vehicle collision with a fixed obstruction (a masonry planter) located on City-owned right of way where the obstruction was outside the motoring lanes of travel; and

WHEREAS, the masonry planter had been at the same location since 1992 and had never been the subject of a complaint or prior accident; and

WHEREAS, at the trial court, the City of Milton was found to be partially at fault and a jury awarded money damages against the City of Milton of \$35,000,000; and

WHEREAS, on September 16, 2024, the Court of Appeals affirmed the findings of the trial court, City of Milton v. Chang, et. al., 373 Ga. App. 667 (2024) (Court of Appeals ruling); and

WHEREAS, on June 24, 2025, the Supreme Court of Georgia granted certiorari, Supreme Court docket number S25G0476; and

WHEREAS, the Georgia Supreme Court identified three issues upon which it wanted the Parties to focus in their appellate briefing:

1. Is the design and placement of objects on a shoulder of a roadway part of the ministerial duty of a municipality to keep its “streets and sidewalks in a reasonably safe condition” or is it a governmental function? Compare Mayor, Etc., of Dalton v. Wilson, 118 Ga. 100 (44 SE 830) (1903) with Town of Fort Oglethorpe v. Phillips, 224 Ga. 834 (165 SE2d 141) (1968). See generally OCGA § 36-33-1.
2. Is the placement of a planter on the shoulder of a roadway a “defect[] in the public roads of [the municipality’s] municipal street system”? See OCGA § 32-4-93 (a).
3. For municipal immunity to be waived under the circumstances of this case, must the plaintiff show that the municipality violated its ministerial duty to keep its “streets and sidewalks in a reasonably safe condition” and that the planter on the shoulder of the roadway is a “defect[] in the public roads of [the municipality’s] municipal street system”? Please address the interplay between OCGA § 36-33-1 and OCGA § 32-4-93 (a).

WHEREAS, the CITY believes that answers to the above legal questions are of significant value to its citizens and residents; and

WHEREAS, the CITY believes that Supreme Court guidance on such questions may lead to the Court of Appeals ruling being overturned; and

WHEREAS, the CITY believes the Court of Appeals ruling is inconsistent with existing legal precedent; and

WHEREAS, the CITY believes that it is in the best interests of the health, welfare, and safety of its citizens that the Court of Appeals ruling be reversed and that the questions presented by the Supreme Court be answered in a way that benefits Georgia's' cities.

NOW THEREFORE BE IT RESOLVED, that the CITY does hereby authorize participation in an amicus brief before the Georgia Supreme Court asking that the Court of Appeals ruling be reversed and that the Supreme Court's three proffered questions be answered in a way that is legally advantageous to Georgia's cities. An amicus brief so tendered may include the City's name as a participating party.

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



Item Report

TO: The Honorable Mayor and City Council
FROM: Lea Alvarez, City Clerk
DATE: July 21, 2025
TITLE: **Cemetery Deed: Section III-71-A**
Authorization for Mayor to sign a deed for a cemetery lot purchased by Kenneth Hughes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. Cemetery Deed - III-71-A

Deed Number: 2025-05

**City of Kennesaw
Cemetery Deed
Cobb County, Georgia**

This Indenture, made the 15 day of July, 2025 between the City of Kennesaw, a political subdivision of Cobb County existing under the Laws of the State of Georgia, hereinafter called Grantor, and:

Name	Address	City, ST ZipCode
HUGHES, KENNETH	3713 SOUTHWICK DRIVE	KENNESAW, GA 30144

Hereinafter called Grantee.

WITNESSETH that: Grantor, for and in consideration of the sum of TWO THOUSAND DOLLARS AND 0 CENTS (\$2,000.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby transfer remise and convey unto the said grantee burial rights in and to that certain lot or tract located in the Kennesaw City Cemetery in Land Plot 74 of the 20th District, Cobb County, Georgia, said cemetery lot being more particularly described as follows:

SECTION	PLOT	LOT	PRICE
III	71	A	\$2,000.00

To have and to hold the said premised to grantee. By acceptance of this Deed the grantee herein, his heirs, administrators, successor, and assigns acknowledge that said conveyance is for the purpose of interment of human remains, and for no other purpose; and the grantee herein further does hereby agree to maintain the above demised premises in a neat and orderly condition and abide by the rules and regulations concerning said cemetery as they may from time to time be promulgated by the grantor herein.

Kennesaw Code of Ordinances, Section 30-13, "Regulations and Non-Liability of City," states:

- (a) *The Mayor and Council reserve to themselves and their successor in the office the right to alter, amend, modify or add to the rules, regulations, conditions, and restrictions set for in this chapter and any time it is deemed advisable to do so in order to carry out the purpose of this chapter.*
- (b) *There shall be no liability whatsoever, either tort or contractual, on the part of the city, or its officials or officers, or their successors in office, or its agents or employees, to any purchasers of any lots in the cemetery, or to any person holding under then, or to the family or relatives of any person buried in the cemetery, or to any person or the family of such person who has erected any monument, marker, or mausoleum therein, by reason of any act, thing, omission, negligence, or otherwise relating to the cemetery. In accepting any conveyance of any burial lot, each purchaser agrees that all provisions of this chapter are valid and that he and his heirs and assigns shall hold such lot subject to all provisions of this chapter and subject to all amendments to this chapter made by the Mayor and Council.*

This deed is given by virtue of and under authority granted by the City Council of the City of Kennesaw at its regular meeting on the 21 day of July, 2025.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed the day and year first above written.

This deed hereby accepted subject to the conditions herein set forth.


Purchaser

Mayor

Purchaser

City Clerk



Item Report

TO: The Honorable Mayor and City Council

FROM: Mariyah Nall, Business License Manager

DATE: July 21, 2025

TITLE: **Alcohol License: Bonfire Brazil Steakhouse LLC**
Consideration for approval of an Alcohol License for Beer, Wine, Liquor and Sunday Sales for Bonfire Brazil Steakhouse LLC located at 3940 Cherokee Street NW #601, Kennesaw, GA 30144. Applicant: Taciano dos Santos Sampaio

Summary:

The applicants have completed the required alcohol workshop per Sec. 6-69. Signs have been posted and it has been properly advertised per Sec. 6-36. The current application and background check results are on file. A distance survey completed by a certified surveyor indicated the business is not within the designated distance of a property line or structure listed in Ordinance Sec. 6-42 and 6-43.

Recommendation:

Finance Director recommends approval.

Fiscal Impact:

100-0000-32-1900 Application Fee \$350.00

Attachments:

1. BONFIRE BRAZIL ALCOHOL 2025 FILE_Redacted



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

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

License Application:
Alcoholic Beverage

APPLICATION

Applying For (Check All That Apply):

- ☒ Liquor
- ☒ Beer
- ☒ Wine
- ☐ Growler
- ☒ Sunday Sales

License Type (Choose one):

- ☐ Manufacturer
- ☐ Wholesaler
- ☐ Retail Package
- ☒ Retail Pouring

Type of Establishment (Choose one):

- | | |
|--|--|
| ☒ Restaurant | ☐ Bottle House |
| ☐ Night Club | ☐ Convenience Store |
| ☐ Grocery Store | ☐ Indoor Entertainment Hall |
| ☐ Lounge | ☐ Hotel/Motel |
| ☐ Private Club | ☐ Package Store |

Business Type (Choose one):

- ☐ Sole Proprietor
- ☐ Corporation
- ☒ LLC
- ☐ Partnership
- ☐ LP

Please fill out the below information:

1. Full name of business: BONFIRE BRAZIL STEAKHOUSE LLC
Doing Business As (DBA): BONFIRE BRAZIL STEAKHOUSE LLC
Anticipated start date of business: 05/23/2025
2. Business location: 3940 CHEROKEE ST NW #601, KENESSAW GA 30144
Email address: nosatax1@gmail.com
Phone Number: 6789779955
Mailing address: 3940 CHEROKEE ST NW #601, KENESSAW GA 30144
3. Do you have a certified survey of the location of the property? yes

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

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

Package Sales have additional distance limitations as follows:

Package Sales Only (Liquor):

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

Package Sales Only (Beer or Wine):

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

* Must accept GA Pre-K or HOPE Scholarship Monies

* Must follow a prescribed state curriculum

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

4. For Retail Pouring license, please indicate the following:

Number of pool tables:

NO

Number of video game machines:

NO

Size of dance floor:

NO

Amount of cover charge:

NO

Will the location have a DJ, and if so, number of times per week:

NO

5. How many square feet are the following:

a. Dining are:

2000SQ/FT

b. Bar area:

50 sq/ft

c. % of total dining space that is a bar area:

2.5%

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

How is the proposed location zoned? COMMERCIAL

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

Zoning verified by City of Kennesaw Zoning Division staff member Dg/A

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

If new establishment, parking verified by the Zoning Division staff member OK ✓

If Partnership or LLP:

6. Partnership of LLP Name: _____

Partner/Member: _____
Position: _____
Email Address: _____
Phone Number: _____

Social Security #: _____
Date of Birth: _____
% of Ownership: _____

Home Address: _____

City: _____
State: _____
ZIP: _____

Partner/Member: _____
Position: _____
Email Address: _____
Phone Number: _____

Social Security #: _____
Date of Birth: _____
% of Ownership: _____

Home Address: _____

City: _____
State: _____
ZIP: _____

****Attach additional sheets if needed****

If Corporation or LLC:

7. Corporation or LLC Name: BONFIRE BRAZIL STEAKHOUSE LLC

President/Member: TACIANO DOS SANTOS SAMPAIO
Email Address: [REDACTED]
Phone Number: [REDACTED]

Social Security #: [REDACTED]
Date of Birth: [REDACTED]/1978
% of Ownership: 90%

Home Address: 4788 N VIEW RD NW,

City: KENNESAW
State: GA
ZIP: 30144

VP/Member: RADKLEY FARIAS DA SILVA
Email Address: [REDACTED]
Phone Number: [REDACTED]

Social Security #: [REDACTED]
Date of Birth: [REDACTED]/1981
% of Ownership: 10%

Home Address: 5579 TYSON DR

City: ACWORTH
State: GA
ZIP: 30102

Secretary/Member:
Email Address:
Phone Number:

Social Security #:
Date of Birth:
% of Ownership:

Home Address:

City:
State:
ZIP:

Treasurer/Member:
Email Address:
Phone Number:

Social Security #:
Date of Birth:
% of Ownership:

Home Address:

City:
State:
ZIP:

****Attach additional sheets if needed****

If the business listed in questions 6 or 7 *is owned by another firm or corporation*, provide the information requested in questions 8 and 9.

8. List corporate name, business name, and % of business owned by the corporation

Corporate Name	Business Name	% Owned
_____	_____	_____
_____	_____	_____

9. List name, position, social security number, address, and % owned for each board member of the corporation listed in question 8.

Name	Position	SSN	Home Address	% Owned
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

10. Is the licensee or any owner listed in questions 6 – 9 *currently holding an interest or ever been associated with any alcoholic beverage establishment?* If yes, list below.

Licensee/Owner Name	Business Name	Address
_____	_____	_____
_____	_____	_____
_____	_____	_____

11. List full name and other required information of relatives of the licensee or owners *who have or have had any license or any financial or ownership interest in any alcoholic beverage business.*

Name/Relationship	Home Address	Business Name/Address
_____	_____	_____
_____	_____	_____
_____	_____	_____

12. List the full name and address of the property owner on which the business is to be conducted.

Property Owner: HIGHWAY 23 LLC
Address: 3445 N CAUSEWAY BLVD Metairie, LA 70002

13. State the total amount of capital funds to be invested in this business.

\$ ████████

14. State the amount of personal funds invested by the following:

Licensee/Owner \$ ████████
Other Owners \$ ████████

15. If capital is borrowed, provide the following and attach a copy of the note (s) or evidence of indebtedness, with all attachments, to this application.

Name of Lender	Address	Amount	Date	Interest Rate
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

16. Name the person (s) that will be the manager of this business and provide the following information.

Name	Address	Compensation
_____	_____	_____
_____	_____	_____

17. Provide the name and address of your CPA or accounting firm:

Name	Address
HECTOR ESPINOSA GARCIA	1900 THE EXCHANGE SE #400, ATLANTA GA 30339
_____	_____

18. Has the *business or any business associated with this business* been cited, charged, indicted, have a pending charge or been convicted at any time for any violation of Georgia Law, Federal Law or any rule or regulation of the State revenue commissioner or any rule, regulation or ordinance of the City of Kennesaw, Cobb County or other governmental unit? Yes ☐ No ☒

If yes, give full details.

19. Has the licensee, the licensee's spouse or any person having ownership interest in this business or their spouse been:

Arrested	___ Yes	<u>X</u> No	Convicted	___ Yes	<u>X</u> No
Detained	___ Yes	<u>X</u> No	Indicted	___ Yes	<u>X</u> No
Pled Guilty	___ Yes	<u>X</u> No	Pled Nolo Contender	___ Yes	<u>X</u> No
On Probation	___ Yes	<u>X</u> No	Any Pending Criminal Charge	___ Yes	<u>X</u> No

If you answered "YES" to any of these questions, list below in complete detail the name, dates, charges, places of arrest and disposition of charge (s). Failure to make a full disclosure in response to this question will result in denial of the application or a revocation of the license if information requested was not provided.

20. Has the licensee, the licensee's spouse or any person having ownership interest in this business or their spouse ever had any interest in any business, ever been a licensee or ever been an officer in any business that was cited, had an employee of any business cited, detained, arrested, indicted or convicted for any offense by any federal, state, county or city government or has any business been warned or had any license placed on probation, denied, suspended or revoked by any federal, state, county or city government? Failure to make a full disclosure in response to this question will result in denial of the application or a revocation of the license if information requested was not provided.

NO

21. Indicate the type of alcohol awareness training and the number of hours of training that is required of owners and employees selling alcoholic beverages for the business. Also, indicate if training is required annually and the number of hours required.

TIPS" or similar responsible vendor training program between 1-2 hours

22. What types of materials (written materials, signs, badges, etc.) are provided with the training of the employees?

written materials

23. Have you read and do you understand all the provisions of the City of Kennesaw and State of Georgia Alcoholic Beverage requirements as stated in Chapter Six (6) of the City of Kennesaw Code of Ordinances and Title III of the Official Code of Georgia.

Yes ☒ No ☐

24. Are you aware that the sale of alcoholic beverages to an underage person (s) by you or your employees may result in the suspension or revocation of the alcoholic beverage license?

Yes ☒ No ☐

25. What procedures do you have in place to ensure that alcoholic beverages are not sold to underage person (s) or any other violation of the City of Kennesaw Code of Ordinances and State Law? Please attach all documentation relating to such procedures and include an explanation as their usage.

Staff Training and Verification of Identification

Strict policy of immediate termination or disciplinary action for employees who fail to follow alcohol-related policies

Random Internal Audits Conduct internal compliance checks to ensure staff adheres to procedures

26. What technology, equipment and products have been or will be implemented in the location to ensure compliance with the City of Kennesaw, Cobb County and State Law? Examples include cash registers that require the date of birth to be entered, cameras, signs and calendars). Describe below:

Signs and cameras

27. Estimated gross receipts from this location for the remaining calendar year: \$ [REDACTED]

28. List occupations for the past ten years. Include dates of employment and positions.

From/To Month/Year	Company	City	State	Position/Salary
04/2019	TOP PRO CONSTRUCTION	kennesaw	GA	owner
2016 to 2019	QR Construction Group LLC	Marietta	GA	Manager/sales

29. List previous residences of the licensee for the past ten years.

From/To Month/Year	Address	City	State
08/2023	4788 N View Rd NW	KENNESAW	GA
2015-2023	2605 Bentley Rd Se Apt 2510,	Marietta	GA

KENNESAW, GEORGIA
COBB COUNTY

I, TACIANO DOS SANTOS SAMPAIO being duly sworn according to law, do swear that the facts and things stated by me in the above and foregoing answers to questions are true and no false or fraudulent statement is made herein and such answers were made in order to procure the granting of such a license.

I have received a copy of the City of Kennesaw Alcoholic Beverage Code and I am aware that all licenses must be obtained and fees paid no later than two weeks from the date of approval of this application by the Mayor and Council.



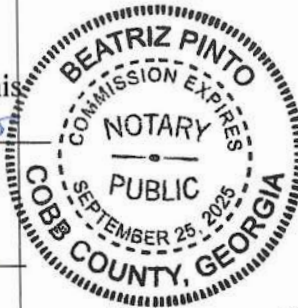
Signature of Applicant

Signature of Spouse of Applicant

Sworn to and subscribed before me this 27 day of January, 2025



Notary Public



Taciano dos Santos Sampaio/owner

Signature and title of person other than applicant filing out this application

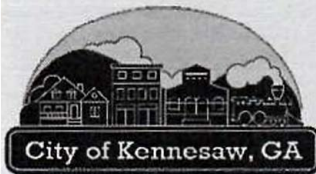
770.256.5626

Phone Number

Application received in Kennesaw City Hall by:
M NALL 6/27/2025

Application to be heard by Mayor & Council
Date & Time: 7/21/2025 6:30PM

A REPRESENTATIVE MUST BE PRESENT AT THE MAYOR & COUNCIL MEETING



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

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

License Application:
Alcoholic Beverage

FOOD SALES AND ALCOHOLIC BEVERAGE SALES AFFIDAVIT TO BE COMPLETE BY RETAIL POURING APPLICANTS ONLY

NAME OF ESTABLISHMENT: BONFIRE BRAZIL STEAKHOUSE LLC
ADDRESS OF ESTABLISHMENT: 3940 CHEROKEE ST NW, KENNESAW GA 30144
LICENSEE'S NAME: TACIAN DOS SANTOS SAMPAIO

FOOD SALES AND ALCOHOLIC BEVERAGE SALES: Financial reports must be attached to support the reported total or CPA certification must be completed attesting to the reported sales. This information must be provided from the financial records of the above establishment on a calendar year basis or such period during which the establishment has been open.

PERIOD FOR WHICH INFORMATION IS PROVIDED: 2025 (IF EXISTING BUSINESS, MUST BE A
12 MONTH PERIOD. IF NEW BUSINESS, MUST BE 12 MO ESTIMATE.)

Gross Receipts from Food sales this period: \$ [REDACTED] (82 %)
Gross Receipts from Alcoholic Beverage sales this period: \$ [REDACTED] (18 %)
Total Food sales and Alcoholic Beverage sales this period: \$ [REDACTED] (100 %)

Briefly describe the method by which receipts are segregated daily into food sales and alcohol sales:
by system is programmed to categorize all items as either food or alcohol at the time of sale.

I certify that I have a working knowledge of the books and records of the establishment whose name appears above, and that to the best of my knowledge the figures presented above represent accurate sale totals for the period specified.

HECTOR ESPINOSA GARCIA
CPA NAME (PRINTED)
NOSSA TAX ACCOUNTING LLC
NAME OF CPA FIRM
770-256-5626
PHONE
1900 THE EXCHANGE SE #400
BUSINESS ADDRESS
ATLANTA
CITY/STATE
30339
ZIP
SIGNATURE OF NOTARY PUBLIC
NOTARY UNDER OATH THIS 27 DAY OF January, 2025

I hereby affirm and understand that the privilege of selling alcoholic beverages on Sunday from 12:30 p.m. until Monday 2:55 p.m. requires valid alcoholic beverage pouring license and that at least 50% of the licensed establishment's annual gross food and alcoholic beverage sales must be derived from the sale of prepared meals and food.

I hereby affirm that I understand that records of food sales and alcoholic beverage sales must be prepared and maintained. Failure to prepare and maintain records of food sales and alcoholic beverage sales is cause for denial or revocation of the alcoholic beverage pouring license, including the Sunday Sales pouring license. I further affirm that I understand that the City of Kennesaw Business License Division may audit our records to verify same at its discretion.

Signature of Licensee/Owner

Sworn under oath this 27 day of January, 2025.

Notary Public



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

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

License Application:
Alcoholic Beverage

OWNER/LICENSEE PERSONAL STATEMENT INFORMATION

1. Full name of licensee (No initials): TACIANO DOS SANTOS SAMPAIO
(Include maiden names and alias names if any)

2. Phone Numbers:

a. Business: [REDACTED]
b. Cell:
c. Home:

3. Home Address: 4788 N VIEW RD NW KENNESAW GA 30144

4. Business Address: 3940 CHEROKEE ST NW, KENNESAW GA 30144



5. Please fill out the following:

Age: 46 Sex: MALE Height: 5-9 Color of Hair: BROWN
Race: WHITE Weight: 193 Color of Eyes: BROWN

6. Social Security #: [REDACTED]

7. Place of Birth: BRAZIL

Date of Birth: [REDACTED]/1978

U.S. Citizen: YES ☐ By Birth ☒ Naturalized

If a naturalized citizen, provide certificate #: [REDACTED]

and submit original naturalization certificate or U. S. Passport

If a legal permanent resident, provide alien registration #:

and submit copy of I-551 card

Derived Parents Certificate #'s:

Date & Port of Entry:

8. How long have you resided in the City of Kennesaw or Cobb County? 10 YEARS

9. Number of years at this present address? 2

10. Are you (Choose one): ☐ Single ☒ Married ☐ Widowed ☐ Divorced

11. If married, complete the following information on spouse.

Full Name of Spouse: TATIANE ALVES MARTINS

Social Security #: NO

Spouse's Maiden Name:

Place of Birth: BRAZIL

Date of Birth: [REDACTED]/1982

Place of Marriage: BRAZIL

Date of Marriage: 01/09/2022

Name of spouse's employer: IN BRAZIL

Address of employer: BRAZIL

U.S. Citizen: NO ☐ By Birth ☐ Naturalized

If a naturalized citizen, provide certificate #: _____

and submit original naturalization certificate or U. S. Passport

If a legal permanent resident, provide alien registration #: _____

and submit copy of I-551 card

Derived Parents Certificate #'s: _____

Date & Port of Entry: _____

12. Give names and addresses of all children and stepchildren (regardless of age).

Full Name	Address	Age	Birth Place
JOÃO CLEBER ALVES BORGES DUARTE R	RUA 21 TORRE HARMONY AP 2203 VILA JARAGUA GOIANIA, GO, 74055-090, Brazil	23	BRAZIL
_____	_____	_____	_____
_____	_____	_____	_____

13. Give names and addresses of all immediate living relatives.

	Full Name	Address
Parents:	MARINALDO GOMES SAMPAIO	DECEASED
	JOCELITA JOSE DOS SANTOS SAMPAIO	BRAZIL
Siblings:	TATIANA DOS SANTOS SAMPIO	BRAZIL
	TARCICIO DOS SANTOS SAMPAIO	BRAZIL
In-Laws:	_____	_____
	_____	_____

14. Do you or your spouse have financial interest in any bar, lounge, tavern, restaurant, or other place of business where alcoholic beverage are sold and consumed on the premises? If yes, give details:

NO

15. Are you or your spouse related to anyone who has ownership or is employed by any wholesale or retail alcoholic beverage business? If so, give name, relationship to licensee or licensee's spouse, business name and the amount of interest, and/or type of employment in each.

NO

16. Education: List name of schools attended, address, dates of attendance and degrees earned.

M/YR	to	M/YR	School	Address	City	State	Degree
				BRAZIL			



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

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

License Application:
Alcoholic Beverage

OWNER/LICENSEE PERSONAL FINANCIAL STATEMENT

Name: TACIANO DOS SANTOS SAMPAIO
Social Security #: ██████████
Residence Address: 4788 N VIEW RD NW,
City/State/Zip: KENNESAW, GA 30144
Residence Phone: ██████████

Date of Birth: ██████████
Name of Spouse: TACIANE ALVES MARTINS
Business/Organization: BONFIRE BRAZIL STEAKHOUSE LLC
Business Phone: 678-977-9955
Partner/Officer in any other business? ☒ Yes ☐ No

Assets

Cash on hand in banks	██████████
Accounts Receivable	██████████
Stocks & Bonds	██████████
Real Estate	██████████
Cash value of Life Insurance	██████████
Automobiles	██████████
Deposit Accounts	██████████
Credit w/ Financial Institutions	██████████
Other Assets (Itemize)	██████████

Total Assets

██████████

Liabilities

Notes payable to banks - Secured	██████████
Notes payable to banks - Unsecured	██████████
Accounts Payable	██████████
Unpaid Taxes	██████████
Mortgage on Real Estate	██████████
Other Debts (itemize)	██████████
Total Liabilities	██████████
Net Worth	██████████

Total Liabilities & Net Worth

██████████

Source of Annual Income ██████████
Bonus & Commissions ██████████
Alimony, Child Support, or Separate Income ██████████
Itemize all loan sources & Interest ██████████
Other Income (Itemize) ██████████
Total Income ██████████

Salary ██████████
Dividends ██████████
██████████
██████████
██████████

Unsatisfied judgments or lawsuits pending? ☐ Yes ☒ No
Are any income tax returns made by you for prior years being contested? ☐ Yes ☒ No
If so, what do you estimate as the additional amount you may be required to pay? ██████████
Are any assets pledged or joint names other than as described above? ☐ Yes ☒ No
Have you ever been declared bankrupt? ☐ Yes ☒ No
Do you have a will? ☐ Yes ☒ No
Who is named as your executor? ██████████
Beneficiary: ██████████
Executor: ██████████

As of JUNE 2025

Training Institute for Responsible Vendors, Inc.

certifies that

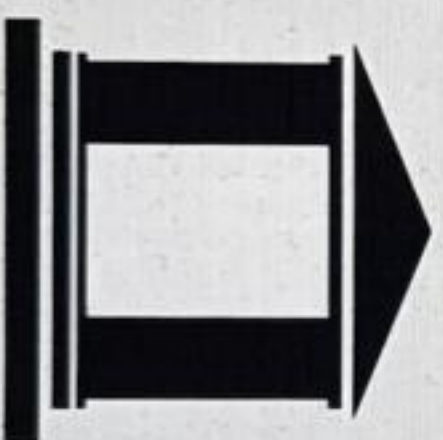
Taciano dos Santos Sampoio

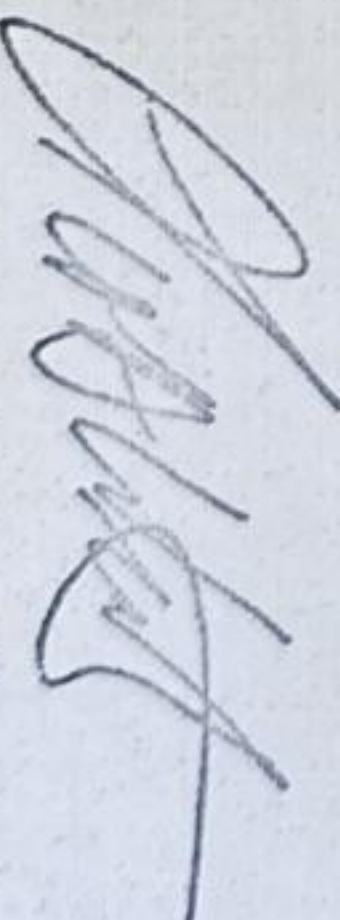
has successfully completed training in our RASS Workshop thus
entitling them to all the rights and privileges appertaining thereto .

In witness thereof the undersigned have affixed their names

this 17th day of April, 2025

Seal




President

GEORGIA

DRIVER'S LICENSE

COMMERCIAL DRIVER'S LICENSE

CDL



USA
GA

Governor:

B. L.

4d DL NO.



3 DOB



/1978

9 CLASS A

4b EXP



2031

2 TACIANO DOS S

1 SAMPAIO

8 4788 N VIEW RD NW
KENNESAW, GA 30144-1459
COBB

12 REST A

9a END NONE

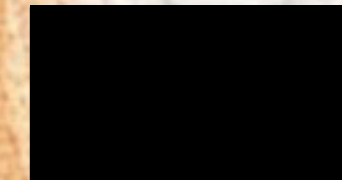
4a ISS 10/18/2023

15 SEX M

18 EYES BRO

16 HGT 5'-09"

17 WGT 193 lb



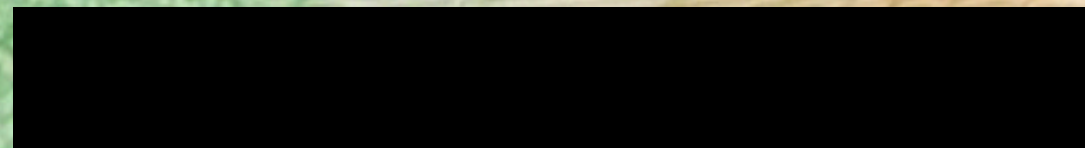
1978

Commissioner: Spencer R. Moore



Signature

5 DD





No. [REDACTED]

CERTIFICATE OF NATURALIZATION

Personal description of holder
as of date of naturalization:

Date of birth: [REDACTED]

1978

Sex: MALE

Height: 5 feet 09 inches

Marital status: DIVORCED

Country of former nationality:
BRAZIL

USCIS Registration No. [REDACTED]

I certify that the description given is true, and that the photograph affixed
hereto is a likeness of me.

(Complete and true signature of holder)

Be it known that, pursuant to an application filed with the Secretary of
Homeland Security

at: ATLANTA, GEORGIA

The Secretary having found that:

TACIANO DOS SANTOS SAMPAIO

residing at:

MARIETTA, GEORGIA

having complied in all respects with all of the applicable provisions of the
naturalization laws of the United States, being entitled to be admitted as
a citizen of the United States, and having taken the oath of allegiance at a
ceremony conducted by

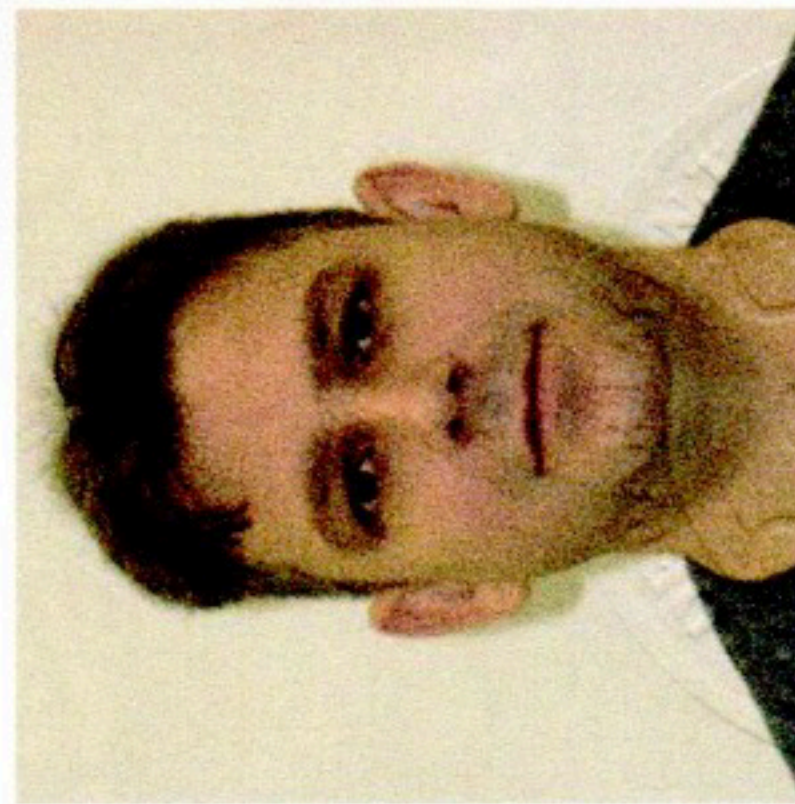
U.S. CITIZENSHIP AND IMMIGRATION SERVICES

at: ATLANTA, GEORGIA

on: JUNE 27, 2022

such person is admitted as a citizen of the United States of America.

W. M. Juddo
U. S. Citizenship and Immigration Services



ALTERATION OR MISUSE OF THIS DOCUMENT IS
A FEDERAL OFFENSE AND PUNISHABLE BY LAW



SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR

PASSPORT
PASSEPORT / PASAPORTE

THE UNITED STATES OF AMERICA

Type/Type/Tipo	Code/Code/Código	Passport No./No. du Passeport/No. de Pasaporte
P	USA	[REDACTED]

Surname/Nom/Apellidos
SAMPAIO

Given names/Prénoms/Nombres

TACIANO DOS SANTOS

Nationality/Nationalité/Nacionalidad

UNITED STATES OF AMERICA

Date of birth/Date de naissance/Fecha de nacimiento

978

Sex/Sexe/Sexo

M

Place of birth/Lieu de naissance/Lugar de nacimiento

BRAZIL

Date of issue/Date de délivrance
04 AUG 2022

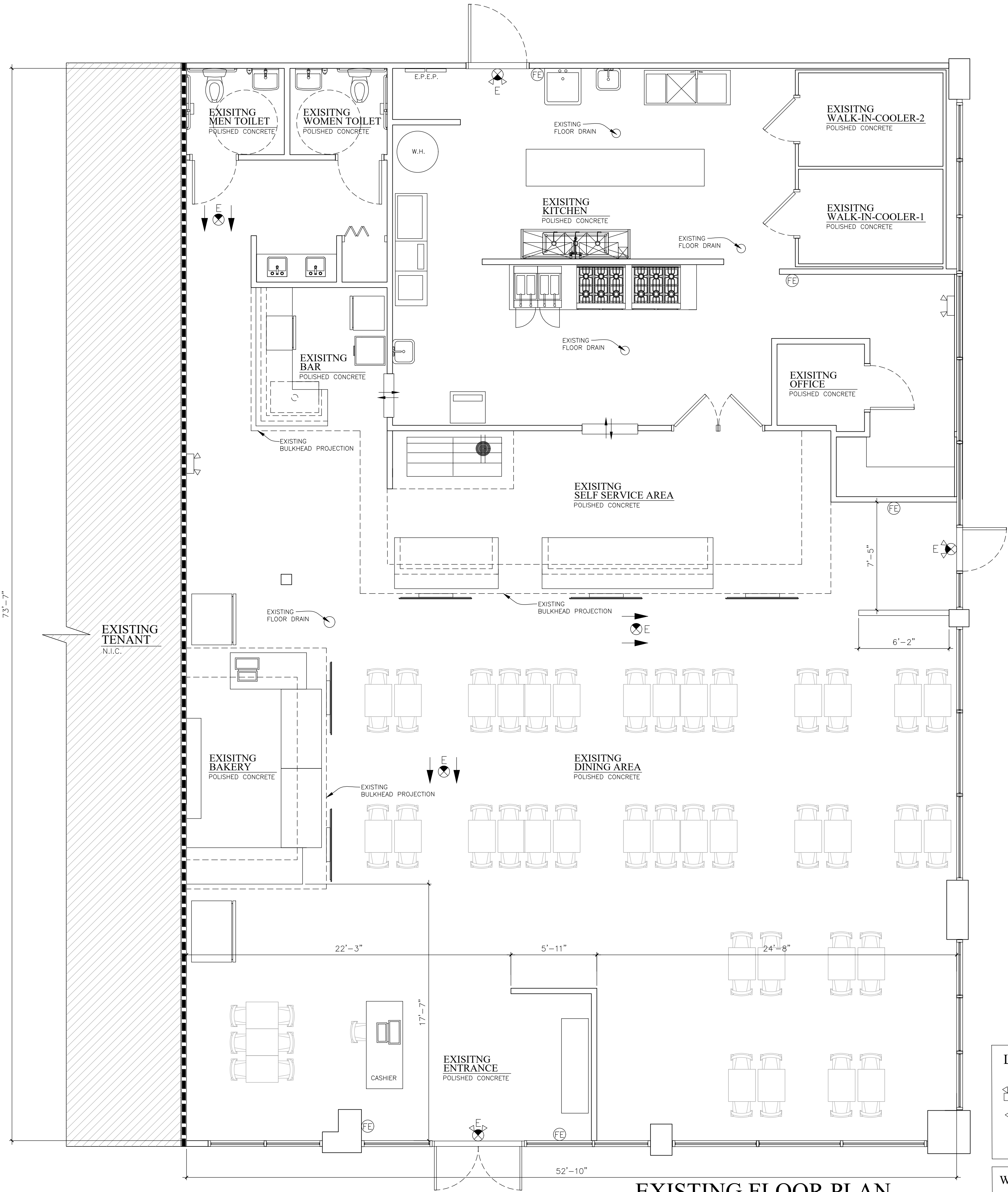
Date of expiration/Date d'expiration/Fecha de caducitat: 2015-01-01

03 AUG 2032

Authority/Autorité/Autoridad

UNITED STATES DEPARTMENT OF STATE

P<USASAMPAIO<<TACIANO<DOS<SANTOS<<<<<<<<<<<



EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0" 4,000 SQ. FT.(HEATED)

LEGEND

	EMERGENCY LIGHTING		FIRE EXTINGUISHER
	EXIT LIGHT W/ BATTERY PACK		STROBE LIGHT
	EXIT SIGN		THERMOSTAT
			FIRE PULL

WALL LEGEND

	EXISTING WALL
	EXISTING 1 HOUR RATED WALL

wdg
Washington Design Group

1635 Old 41 Hwy., Ste. 112-133
Kennesaw, Georgia 30152
Phone: 404.981.1870
Fax: 770.428.0026
washingtondesign@aol.com

EXISTING
FLOOR PLAN

BONAFIRE BRAZIL STEAKHOUSE LLC
3940 CHEROKEE ST NW, SUITE 601
KENNESAW, GA 30144

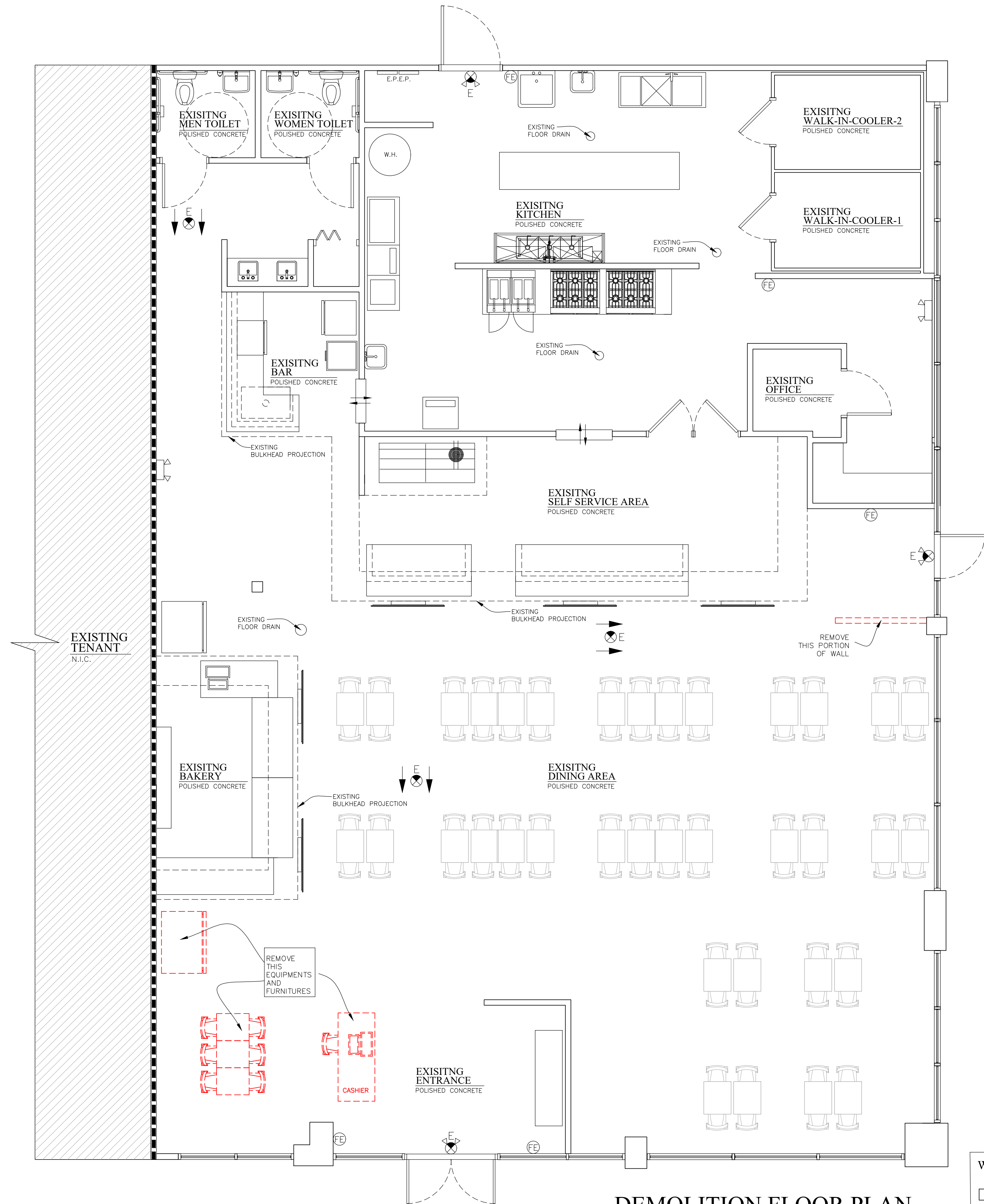


Revision:

Drawn By: AW
Checked By: AW
Date: 03-17-25
Project No:

Sheet

A1



DEMOLITION FLOOR PLAN

SCALE: 1/4"=1'-0"

WALL LEGEND	
	EXISTING WALL
	EXISTING 1 HOUR RATED WALL
	EXISTING WALL TO BE REMOVED

BONFIRE BRAZIL STEAKHOUSE LLC
3940 CHEROKEE ST NW, SUITE 601
KENNESAW, GA 30144

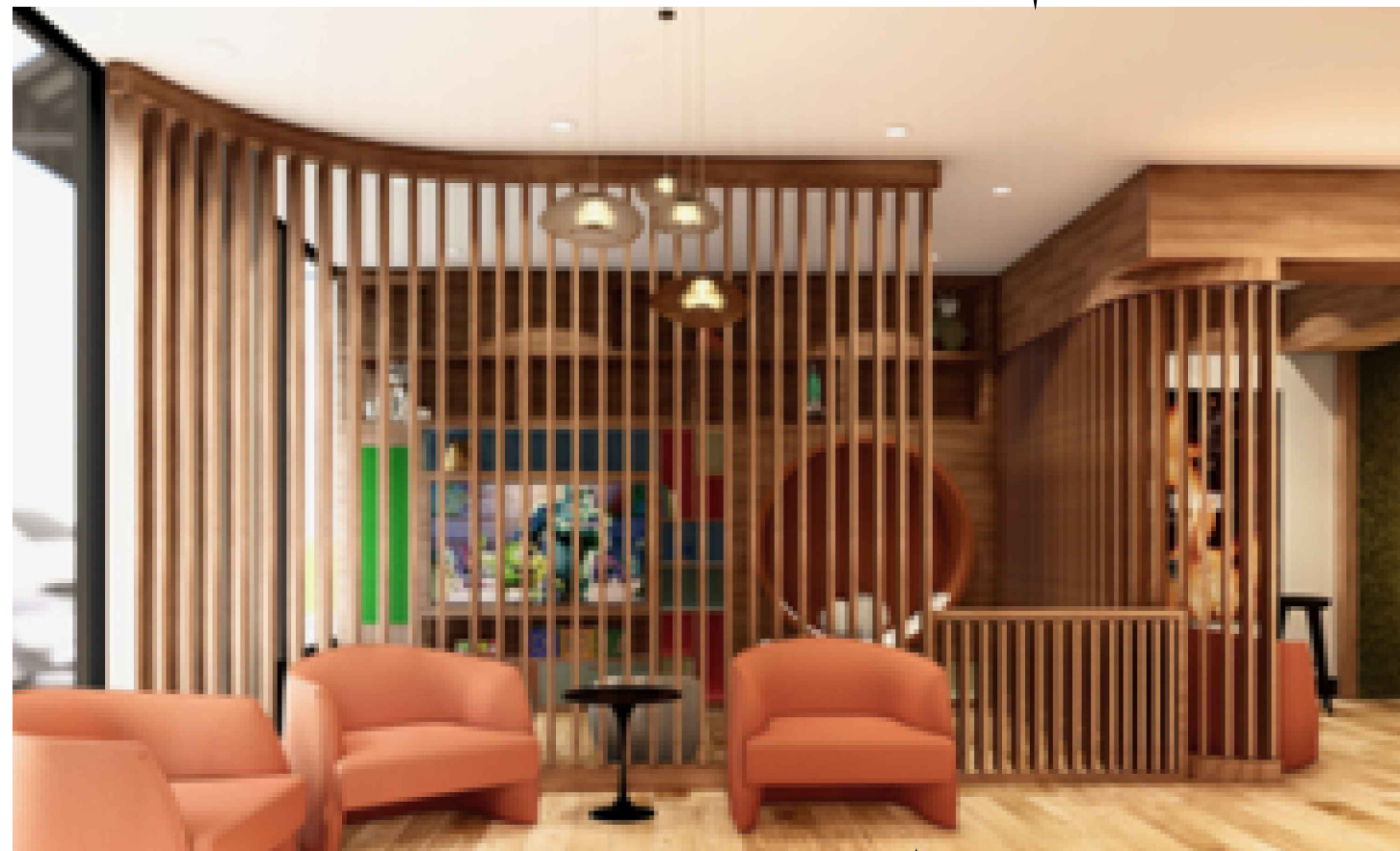


Revision:	
Drawn By:	AW
Checked By:	AW
Date:	03-17-25
Project No:	

Sheet
A2

washington design group

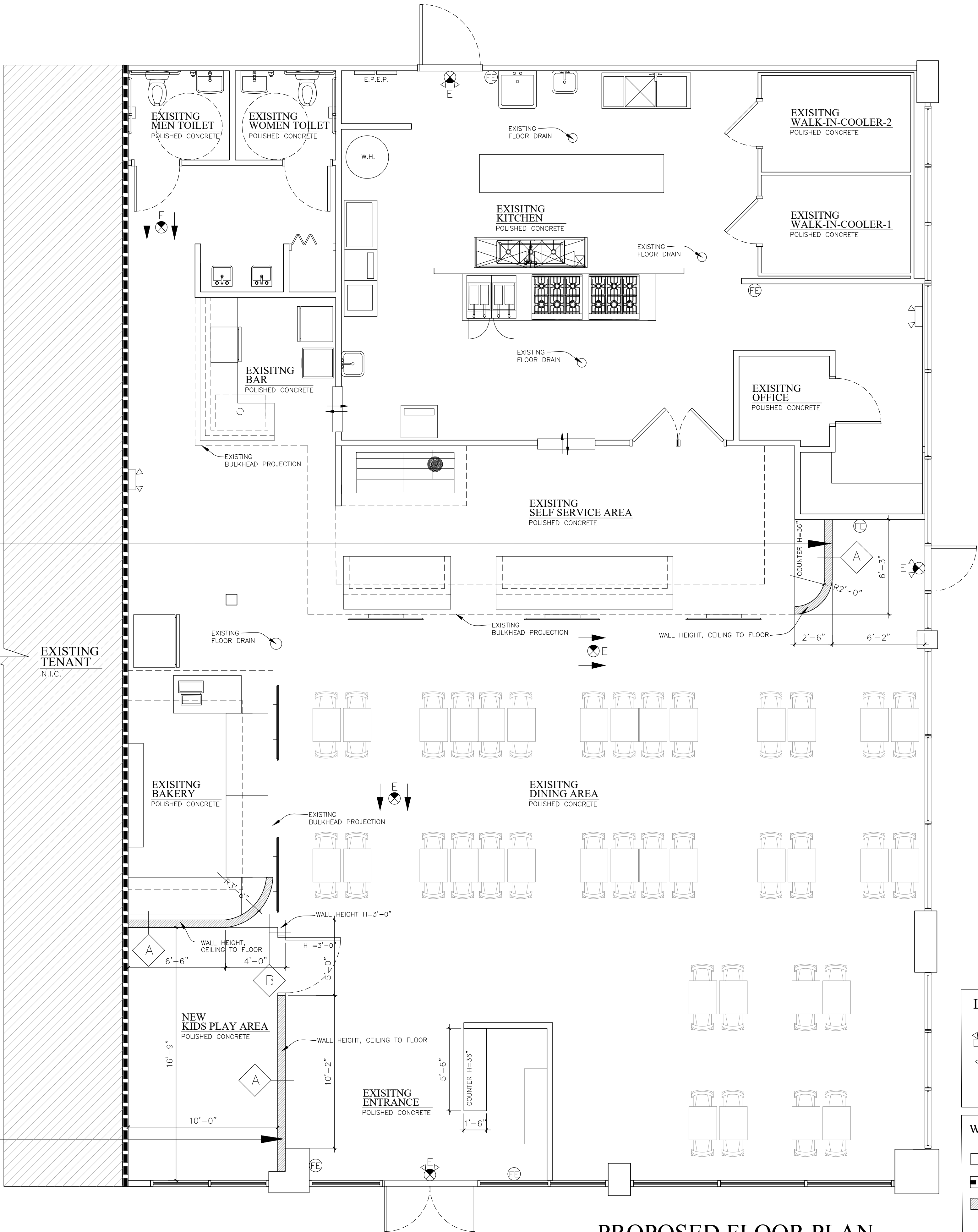
1635 Old 41 Hwy., Ste. 112-133
Kennesaw, Georgia 30152
Phone: 404.981.1870
Fax: 770.428.0026
washingtondesign@aol.com



WALL TYPE - PICTURE AS AN EXAMPLE

- A** NEW 6" OPEN SLAT WOOD WALL
H= CEILING TO FLOOR
- B** NEW 6" OPEN SLAT WOOD WALL
H= 3'-0"

WALL TYPES	
A	NEW 6" OPEN SLAT WOOD WALL H= CEILING TO FLOOR
B	NEW 6" OPEN SLAT WOOD WALL H= 3'-0"



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0" 4,000 SQ. FT.(HEATED)

LEGEND

	EMERGENCY LIGHTING		FIRE EXTINGUISHER
	EXIT LIGHT W/ BATTERY PACK		STROBE LIGHT
	EXIT SIGN		THERMOSTAT
			FIRE PULL

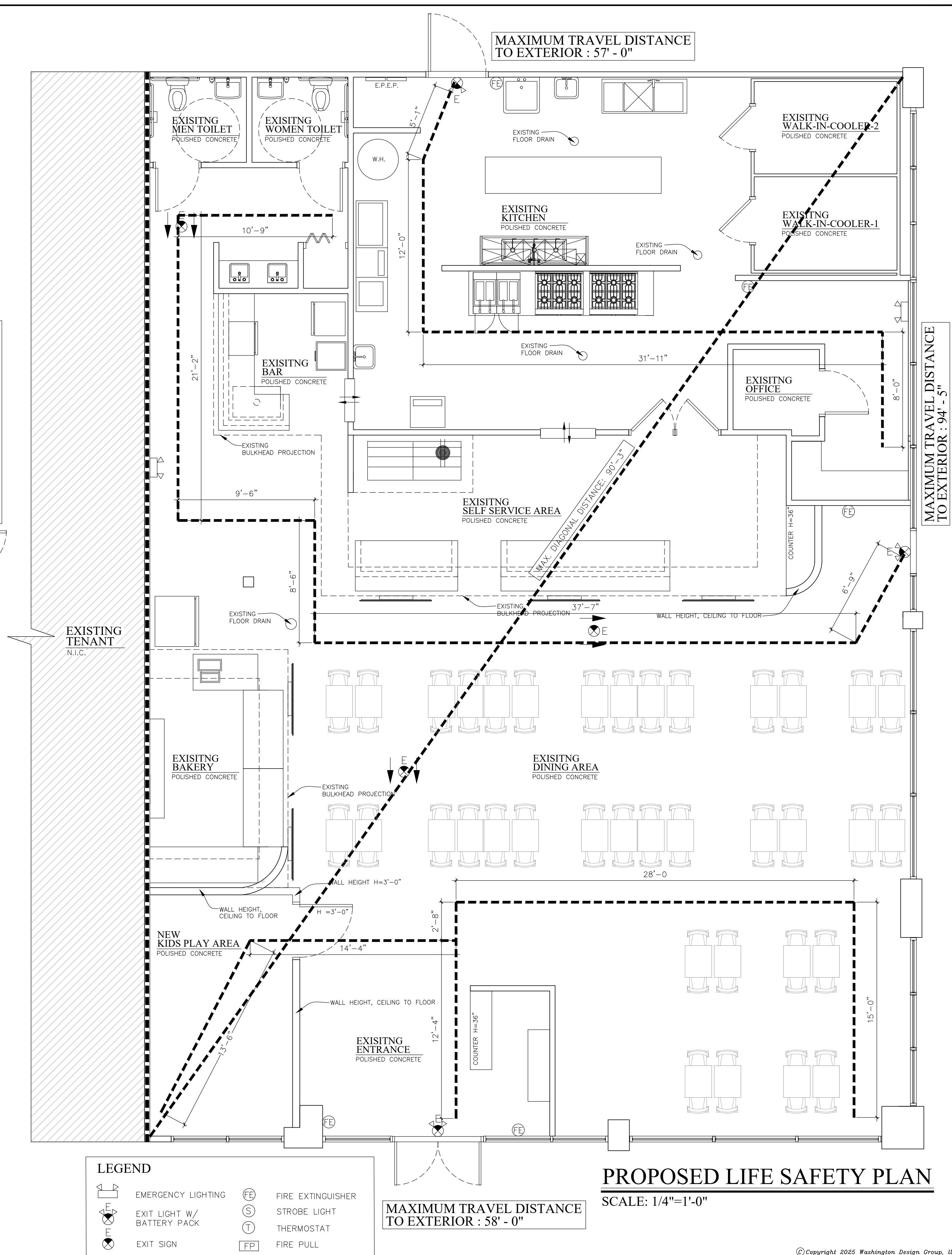
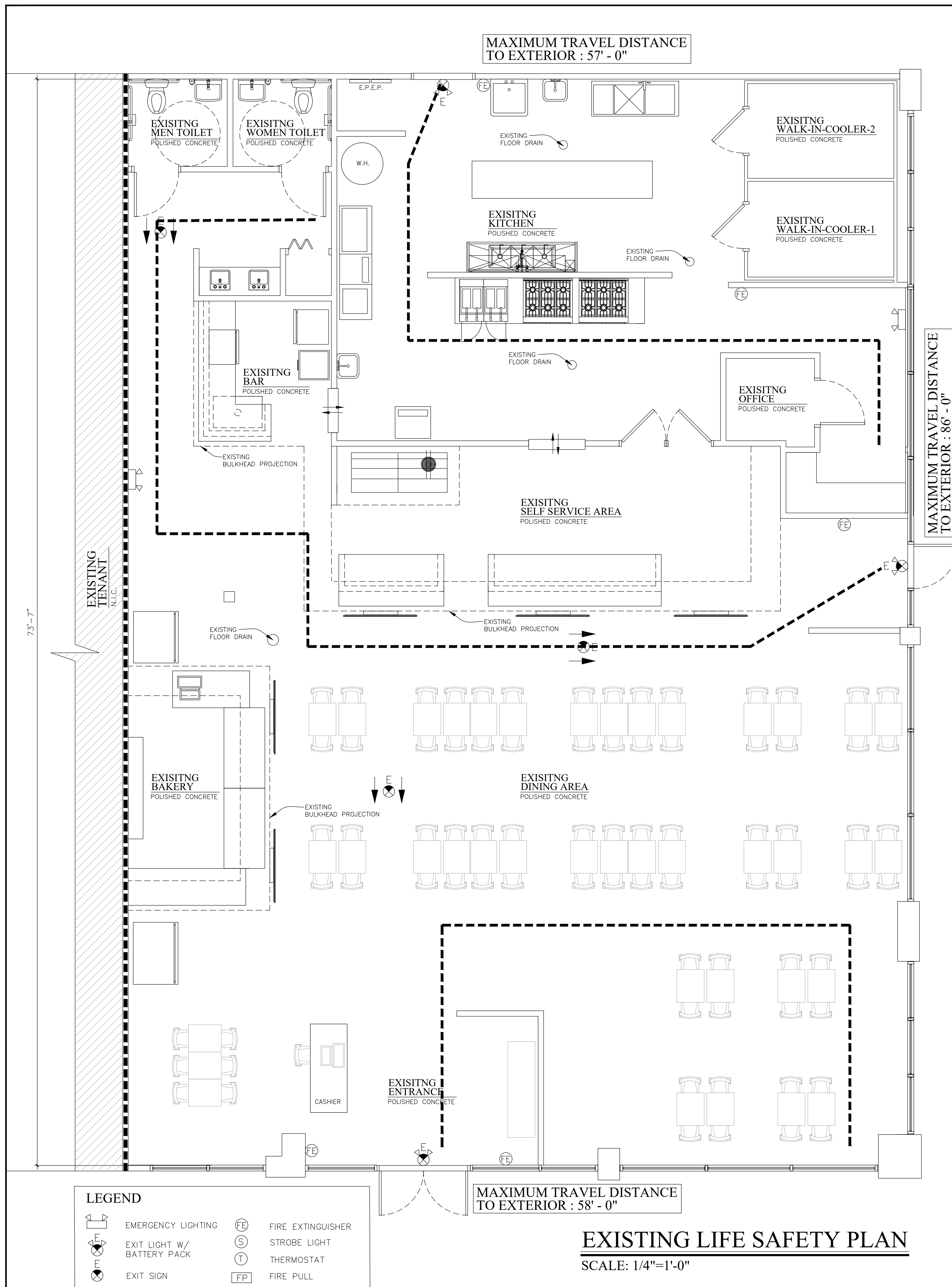
WALL LEGEND

	EXISTING WALL
	EXISTING 1 HOUR RATED WALL
	NEW 6" OPEN SLAT WOOD WALL



Revision:

Drawn By: AW
Checked By: AW
Date: 03-17-25
Project No:



FIRE BRAZIL Steakhouse

Menu

Simple strip-mall churrascaria offering unlimited Brazilian fare in a buffet-style setup.

Prime Part of the Top Sirloin

Beef Tenderloin

Ribeye

Bacon-Wrapped Steak

Bottom Sirloin

Beef Ribs

Chicken

Spicy Pork Sausage

Our Market Table is a colorful palate of fresh and flavorful ingredients inspired by Brazilian farmlands & recipes that are traditional & natural staples of Southern Brazilian cuisine.

Rice

Beans

Salad (Fresh greens of the season and classic salads from romaine, mixed greens, and spinach, to Arugula and Caesar.)

Feijoada (A traditional black bean stew with sausage served over white rice. Season it to your liking with fresh

orange, malagueta hot sauce and farofa, baked yuca flour with bacon.)

Dessert

BRAZILIAN-STYLE FLAN
CHOCOLATE BRIGADEIRO
PASSION FRUIT MOUSSE

DRINK MENU

BRAZILIAN COCKTAILS

Classic Caipirinha – Cachaça, lime, sugar, and ice
Caipiroska – Vodka, lime, sugar, and ice
Caipiríssima – Rum, lime, sugar, and ice
Batida de Coco – Cachaça, coconut milk, condensed milk
Rabo de Galo – Cachaça, red vermouth

BEERS

Brahma (Long Neck & Can)
Skol (Long Neck & Can)
Original (600ml Bottle)
Antarctica (600ml Bottle)
Craft Draft Beer (Ask the waiter for available options)

WINES & SPARKLING WINES

Red Wine (Cabernet Sauvignon, Malbec, Merlot)
White Wine (Chardonnay, Sauvignon Blanc)
Sparkling Wine (Brut or Demi-Sec)

SPIRITS

Premium Cachaça (Special selection)
Absolut Vodka
Johnnie Walker Whisky (Red, Black, Gold)
José Cuervo Tequila
Tanqueray Gin

NON-ALCOHOLIC DRINKS

Soft Drinks – Coca-Cola, Guaraná Antarctica, Fanta, Sprite
Fresh Juices – Orange, passion fruit, lime, pineapple, mango
Mineral Water – Still or sparkling
Iced Tea – Lemon or peach









Bar















Grill

Buffet





Grill

Buffet









GEORGIA DEPARTMENT OF PUBLIC HEALTH

KATHLEEN E. TOOMEY, M.D., M.P.H., COMMISSIONER

FOOD SERVICE PERMIT

06/12/2025

(DATE ISSUED)

FSP-033-007040

(PERMIT NUMBER)

A PERMIT IS HEREBY GRANTED TO

BONFIRE BRAZIL STEAKHOUSE LLC

to maintain and operate a Permanent food service establishment named
(TYPE OF OPERATION)

BONFIRE BRAZIL STEAKHOUSE

located at 3940 CHEROKEE ST NW STE 601 KENNESAW COBB 30144 GEORGIA
(STREET, HIGHWAY, OR RFD) (CITY OR TOWN) (COUNTY) (ZIP CODE)

This permit signifies compliance on the date of issue with the Rules of the Georgia Department of Public Health pursuant to the O.C.G.A. 26-2-373 et seq. and is valid until the permit is suspended, revoked, or expires.

Issuing Official for County Board of Health

DISPLAY FOR PUBLIC VIEW - NOT TRANSFERABLE - PROPERTY OF THE HEALTH AUTHORITY



**PROSPECTIVE TENANT
Lease Application**

PROSPECT SUMMARY INFORMATION

GENERAL

Trade Name:	Fire Brazil Steakhouse		
Legal Entity:	Fire Brazil Steakhouse LLC		
Name of Contact(s) for your Company: Radkley Silva			
Address:	3940 Cherokee St NW		
City: Kennesaw	State: GA	Zip Code:	30144
Phone Number: 4043373496	Work:	Mobile:	
	Fax:	Email Address:	
Proposed Use:	Brazilian steakhouse		
Attorney:	Mauricio Ferreira		
Address:	3200 Foxhall Overlook, Roswell, GA, 30075		
Phone Number:			

EXISTING OFFICES

Number of Stores?	1 (the proposed leased location)
Where Located?	
Average Size Store?	
Photos or Drawings	If available, please attach representative photos or space plans of your prototype retail space plan requirements.

OPENING DATES & TERM

How Soon Do You Need Possession of the Premises?	March 2025
How Much Time Will You Require to Complete Your Improvements & Open?	45 days
How Long of a Lease Term Are You Requesting?	5 years plus 5 extension

TENANT IMPROVEMENTS

What Improvements Do You Intend to make to the Premises Prior to Opening?	Renovation on kitchen, preparation area, serving area, waiting areas, entrance
Approximately How Much Will it Cost for You to Make Your Improvements?	
Will You Be Using an Architect/Designer for Your Space Planning & Drawings?	Yes

OTHER

Please indicated in summary form anything your company would like us to know in reviewing your application.
PLease see attached letter

PLEASE SEE ATTACHED BUSINESS PLAN

BUSINESS PLAN

Please complete below and/or attach a “snapshot” abbreviated Business Plan for your operation at this location:

General Description of How the Premises
will be Used by you and/or your staff

Resumes of Principals

Please provide a separate bio or resume of the principals who will
be operating the company.

Sales Projection:

What is your anticipated gross sales volume
for the first and second years you are open
for business? What occupancy costs are
striving to maintain?

Landlord References:

If you have rented or leased commercial
space, please list the name and contact info of
your most recent landlord.

DAILY OPERATIONS

Hours of Operation

Do you operate normal business hours during weekdays?
If “No” please explain.

Yes: ☒ No ☐

Special Events

Does the nature of your office use require occasional after
hours gatherings? If so, about how many guests or
associates might attend?

Yes: ☐ No ☐

Employees

About how many full time employees will work from the
proposed Premises?

Electrical Use

Does your business have any equipment, motors, or other
devices that would require above normal electrical
equipment? If yes, please explain.

Yes: ☐ No ☐

Security & Storage

Does your business have any unique requirements that
deals in early morning pickups, storage on premises or
security issues?

Yes: ☐ No ☐

LEASE APPLICATION

PREMISES INFORMATION

Center Name: The Shops at Shiloh Crossing

Center Address: 3940 Cherokee St, Kennesaw, GA

Bay Number: 601

Square Footage: 4000

PERSONAL INFORMATION

1. Name of Proposed Tenant: Fire Brazil Steakhouse LLC

Address: 3940 Cherokee St, Kennesaw, GA

Street	Suite	
City	State	Zip

Telephone: (404) 3373946

2. Is the Tenant a corporation, partnership, or limited liability company? LLC

3. Name of Company: Fire Brazil Steakhouse LLC

4. Federal Tax I. D. #: 33-2740652

5. Type of business: Restaurant

6. Date Tenant began doing business: December 2024

**AUTHORIZATION TO VERIFY ALL APPLICATION
INFORMATION AND OBTAIN CREDIT REPORT**

Each of the undersigned specifically warrant and represent to Landlord, its successors and assigns, including its agent, Frost Point Management and each agree and acknowledge that: (1) the information provided in this application is true and correct in all respects as of the date set forth below; (2) Landlord, its successors and assigns, including its agent, Frost Point Management may rely on the information contained in the application; (3) in the event any of the undersigned become a tenant and the rental payments as set forth in the Lease become delinquent, Landlord, its successors and assigns, including its agent, Frost Point Management, in addition to any other rights and remedies that it may have relating to such delinquency, report the name and account information of each undersigned to one or more consumer credit reporting agencies; and (4) electronic transmission of this application containing the undersigned signatures, shall be as effective, enforceable and valid, as an original, as if a paper version of this application were delivered containing my original written signature; and (5) Frost Point Management to verify any and all of the information contained in this application by contacting the sources listed therein and/or any other sources made available to Landlord; and (6) the right to obtain as part of this application process and then from time to time during the term of the Lease in the event that any of the undersigned become a tenant, a credit report through national credit rating agencies. Each of the undersigned acknowledge and understand that Landlord or its agent, Frost Point Management has not, by acceptance of this application, agreed to lease to any of undersigned the Premises until a Lease has been executed by both Landlord and tenant.

Please note-all persons listed either as tenant or as owners of the business must sign.

DocuSigned by:

Radkley da Silva

Signature

1/16/2025

Date

Print Name: Radkley da Silva

Signed by:

TACIANO DOS S SAMPAIO

Signature

1/15/2025

Date

Print Name: TACIANO DOS S SAMPAIO

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

FIRE BRAZIL STEAKHOUSE LLC

a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **01/08/2025** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **01/16/2025**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 1/8/2025 9:48:48 PM

BUSINESS INFORMATION

CONTROL NUMBER	25009734
BUSINESS NAME	FIRE BRAZIL STEAKHOUSE LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	01/08/2025

PRINCIPAL OFFICE ADDRESS

ADDRESS	3940 Cherokee St NW, Kennesaw, GA, 30144, USA
---------	---

REGISTERED AGENT

NAME	ADDRESS	COUNTY
TACIANO D SAMPAIO	4788 N View RD NW, Kenesaw, GA, 30144-1459, USA	Cobb

ORGANIZER(S)

NAME	TITLE	ADDRESS
RADKLEY FARIAS DA SILVA	ORGANIZER	5579 Tyson Dr, Acworth, GA, 30102, USA
TACIANO D SAMPAIO	ORGANIZER	4788 N View RD NW, Kenesaw, GA, 30144-1459, USA

OPTIONAL PROVISIONS

Full Service Restaurant provider.

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	TACIANO D SAMPAIO
AUTHORIZER TITLE	Organizer

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF AMENDMENT

NAME CHANGE

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

FIRE BRAZIL STEAKHOUSE LLC
a Domestic Limited Liability Company

has filed articles/certificate of amendment in the Office of the Secretary of State on 05/21/2025 changing its name to

BONFIRE BRAZIL STEAKHOUSE LLC
a Domestic Limited Liability Company

and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles/ certificate of amendment.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on 05/23/2025.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF AMENDMENT

Electronically Filed
Secretary of State
Filing Date: 5/21/2025 1:44:18 PM

Article 1

Business Name : FIRE BRAZIL STEAKHOUSE LLC
Control Number : 25009734

Article 2

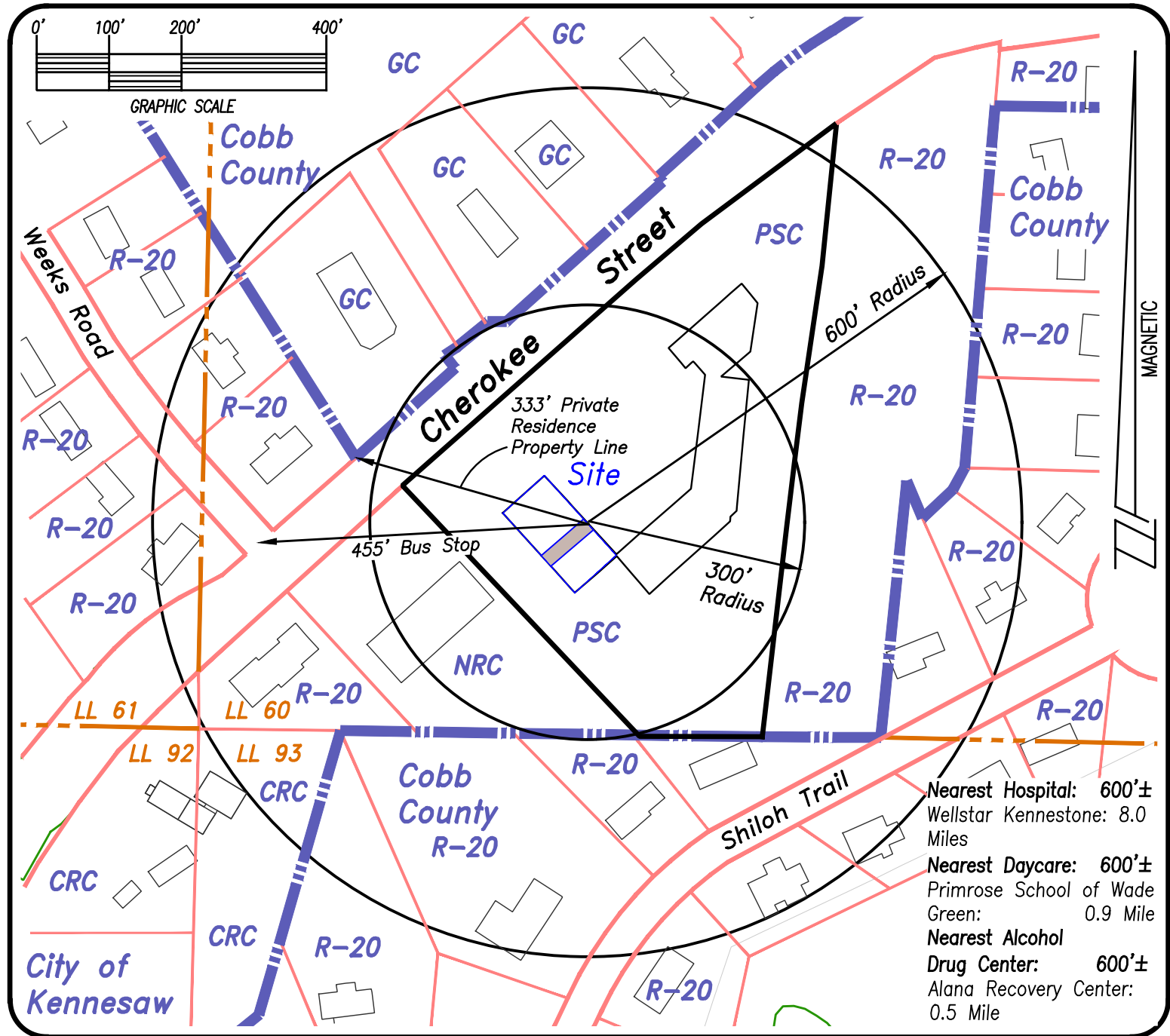
The date the original articles of organization were filed was: 01/08/2025

Article 3

The entity hereby adopts an amendment to change its name to the following new business name:
New Business Name : BONFIRE BRAZIL STEAKHOUSE LLC
Effective Date : 05/21/2025

Authorizer Information

Authorizer Signature : TACIANO D SAMPAIO Authorizer Title : Organizer



Selling on the Premises:
Liquor, Wine and Malt Beverages

Nearest Private Residence Property Line:
3915 Cherokee Street: 333'±

Nearest School Bus Stop: 612'±
Cherokee St / Weeks Drive 455'±

Nearest Public Library: 600'±
KSU Horace W. Sturgis Library: 1.7 Miles

Nearest Church: 600'±
Shiloh Community Church: 0.2 Miles

Nearest School Property Line: 600'±
Pitner Elementary School: 1.2 Miles

Nearest Public Park: 600'±
McCollum Park: 0.9 Mile

Liquor Stores: 600'±
Acworth Kennesaw Liquor Store: 0.7 Mile

Property Address:
3940 Cherokee Street
Suite #601
Kennesaw, Georgia 30144



For The Firm
CC Land Surveyors, Inc.

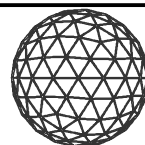
SURVEY FOR ALCOHOLIC BEVERAGE LICENSE

FIRE BRAZIL STEAKHOUSE LLC

Contact:
Taciano Sampaio 770-256-5626

LAND LOT: 60	DISTRICT: 20th	SECTION: 2nd
CITY: KENNESAW	SCALE: 1"= 200'	
COUNTY: COBB	STATE: GEORGIA	
REFERENCE PLAT BOOK/PAGE:		
FIELD DATE: N.A.	CAD DRAFTING DATE: 02/19/2025	
REVISIONS:		
Field Crew: N.A.	Drawn By: VH	Checked By: CC
Approved By: CC		
LOCATION: 2025	JOB No.: 3940 Cherokee Street	

CC Land Surveyors
PO BOX 801143
Acworth, Georgia 30101
770-975-3933 ~ 770-420-2274 (fax)
www.ccland.com





Item Report

TO: The Honorable Mayor and City Council
FROM: Bill Westenberger, Chief of Police
DATE: July 21, 2025
TITLE: **Crime Stats: June 2025**
Consideration to accept the June 2025 crime statistics.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. M&C Report June 2025 PPT

June 2025 Crime Statistics



Group A Crimes	Jun 2025	Jun 2024	YTD 2025	YTD 2024
AGGRAVATED ASSAULT	4 (+0)	4	22 (-1)	23
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
ARSON	0 (+0)	0	1 (+1)	0
BRIBERY	0 (+0)	0	0 (+0)	0
BURGLARY	1 (-2)	3	15 (-3)	18
DRUG/ NARCOTICS OFFENSES	33 (-1)	34	166 (-20)	186
EMBEZZLEMENT	0 (+0)	0	2 (+0)	2
EXTORTION	0 (-1)	1	8 (-1)	9
FORGERY	4 (+3)	1	9 (+1)	8
FRAUD OFFENSES	8 (-3)	11	91 (+16)	75
HOMICIDE OFFENSES	0 (+0)	0	0 (-1)	1
INTIMIDATION	12 (+7)	5	67 (+28)	39
KIDNAPPING	2 (-1)	3	6 (-3)	9
LARCENY/ THEFT OFFENSES	21 (+8)	13	90 (+19)	71
MOTOR VEHICLE THEFT	3 (-2)	5	17 (+6)	11
PORNOGRAPHY OBSCENE MATERIAL	0 (-1)	1	1 (-5)	6
ROBBERY	0 (-1)	1	3 (+1)	2
SEX OFFENSES	4 (+1)	3	17 (-2)	19
SIMPLE ASSAULT	13 (-13)	26	78 (-44)	122
STOLEN PROPERTY OFFENSES	0 (+0)	0	7 (-1)	8
VANDALISM	8 (+2)	6	28 (-8)	36
WEAPONS/LAW VIOLATIONS	4 (+1)	3	23 (+2)	21
Totals	117	120	651	666

	Jun 2025	Jun 2024	YTD 2025	YTD 2024
Dispatched Calls for Service	787 (+3)	784	4,484 (-78)	4,562
Self-Initiated Activity	1,306 (-46)	1,352	7,822 (+1,001)	6,821
Traffic Citations	565 (-28)	593	3,365 (+48)	3,317
Traffic Warnings*	716 (+54)	662	4,264 (+889)	3,375
Arrests**	85 (-9)	94	480 (-1)	481

	Jun 2025	Jun 2024	YTD 2025	YTD 2024
Auto Accidents	101 (+16)	85	607 (-27)	634
Accident w/ Injury	10 (+0)	10	59 (+5)	54
Hit and Run	14 (+0)	14	76 (+3)	73
Hit and Run w/ Injury	0 (+0)	0	2 (-4)	6
Person Hit by Auto w/ Injury	0 (-1)	1	3 (+1)	2

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

**



Item Report

TO: The Honorable Mayor and City Council
FROM:
DATE: July 21, 2025
TITLE: Reports, Discussions, and Updates

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None



Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: July 21, 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