

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

**Livestream: www.kennesaw-ga.gov/publicmeetings/
January 21, 2025
6:30 PM**

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

1. Invocation

City Attorney Randall Bentley, Sr. led the Invocation.

2. Pledge of Allegiance

City Resident Andrew Bramlett 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/Business from the Floor

6:30 p.m. Floor Open for Public Comments

No comments.

6:31 p.m. Floor Closed for Public Comments

7. Old Business

8. New Business

9. Committee and Board Reports

10. Public Hearing(s)

A. Ordinance: Building Fee Amendments

Consideration for approval of an Ordinance to amend Chapter 18, Section 18-72 of the Kennesaw Code of Ordinances regarding building fees.

City Clerk Lea Alvarez presented an ordinance to amend § 18-72 of the Kennesaw Code of Ordinances regarding building fees. Ms. Alvarez stated the amendments included removing the existing fees as codified in the ordinance and adding that all 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 January 3, 2025, and January 10, 2025. Further, Legal has reviewed the ordinance.

Motion by Mayor Pro Tem Ferris to approve [Ordinance No. 2025-01](#) amending Chapter 18, Section 18-72 of the Kennesaw Code of Ordinances regarding building fees as presented. Seconded by Councilmember Jones.

6:31 p.m. Floor Open for Public Comments

No comments.

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

Vote taken, motion approved 4-0 [Councilmember Gutierrez absent]. Motion passed.

B. Ordinance: Rezoning Request for 2112 & 2114 Old 41 Highway, 1620 North Roberts Road

Consideration for approval of an ordinance authorizing a rezoning request submitted by Fabric Housing Acquisitions, LLC for the property located at 2112 & 2114 Old 41 Hwy, and 1620 N. Roberts Rd (20017501190, 20017501210, 20017500210, 20017400080). Case #RZ2024-04

Zoning Administrator Darryl Simmons presented an ordinance authorizing a rezoning request submitted by Fabric Housing Acquisitions, LLC for property located at 2112 & 2114 Old 41 Highway and 1620 North Roberts Road. Mr. Simmons shared a recap of the application, which began in November 2024. The request was to amend the previously approved master plan, which was approved in 2018 and amended in 2022. The applicant submitted a request to postpone the current hearing to March per a letter submitted on January 13, 2025, by Moore, Ingram, Johnson, & Steele. As a result of ongoing conversations with staff, there are several issues that the applicant will need more time to address. Mr. Simmons said because of the significant changes that might occur with the site plan, the request will be brought back to the Planning Commission for review. The application will be postponed to the March 17, 2025 City Council regular meeting.

Motion by Councilmember Viars to postpone the ordinance authorizing a rezoning request submitted by Fabric Housing Acquisitions, LLC for the property located at 2112 & 2114 Old 41 Highway and 1620 North Roberts Road to the March 17, 2025 City Council regular meeting at 6:30 p.m. as presented. Seconded by Councilmember Orochena.

6:34 p.m. Floor Open for Public Comments

No comments.

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

Vote taken, motion approved 4-0 [Councilmember Gutierrez absent]. Motion passed.

11. Consent Agenda

A. Minutes: January 6, 2025 Regular Meeting

Approval of January 6, 2025, City Council regular meeting minutes.

B. Cemetery Deed: Section III, Plot 35, Lot C

Authorization for the Mayor to sign a deed for above-mentioned cemetery lot purchased by Charles and Martha Kogler

C. Resolution: Purchase of Former Kennesaw Public Library Building

Consideration for approval of a Resolution authorizing the purchase of property located at 2250 Lewis Street, Kennesaw, Georgia 30144.

Resolution No. 2025-04

D. Resolution: Engineering Services

Consideration for approval of a Resolution authorizing the professional services agreement with Patterson & Dewar Engineering for on-call engineering and related services.

Resolution No. 2025-05

E. Resolution: Statewide Mutual Aid Agreement

Consideration for approval of a Resolution authorizing city representatives to coordinate county and statewide aid for natural and man-made disasters.

Resolution No. 2025-06

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

Vote taken, motion approved 4-0. Motion passed.

12. General and Administrative

13. Public Safety

A. Crime Statistics: December 2024

Consideration to accept the December 2024 Crime Statistics.

Chief Bill Westenberger presented the December 2024 crime statistics [See **Exhibit A**].

Motion by Councilmember Jones to accept the December 2024 crime statistics as presented. Seconded by Councilmember Orochena.

presented. Seconded by Councilmember Orochena.

Vote taken, motion approved 4-0 [Councilmember Gutierrez absent]. Motion passed.

14. Information Technology

15. Public Works and Building Maintenance

16. Recreation and Culture

17. Community Development

- A. Central Business District Project Application: 3059 Cherokee Street**
Consideration to review a CBD project application request for a mixed-use development on the parcel located at 3059 Cherokee Street (Parcel 20012900940). Case#CBD2024-03.

Zoning Administrator Darryl Simmons presented a Central Business District (CBD) project application request for a mixed-use development on the parcel located at 3059 Cherokee Street. This application has gone through a multi-step process, including review and recommendations from the Kennesaw Downtown Development Authority (KDDA) and Historic Preservation Commission (HPC) prior to being brought before the Mayor and City Council. This application was submitted for 3059 Cherokee Street and is the second phase of a previously approved Central Business District application for the adjoining property approved in 2024. Phase 2 will add an additional 19 residential units and 1,200 square feet of commercial space. For the entire development, there will be a total of 50 for-sale units, including townhomes and stacked flats. The previously approved setback for Phase 1 will be carried over for Phase 2. The KDDA and the HPC approved the concept. The HPC inserted conditions that the applicant must come back with their final architectural plans prior to Plan Review and submission of any building plans to staff. Staff recommends conceptual approval with all conditions as recommended by the KDDA and the HPC.

Mayor Pro Tem Ferris is frustrated with mixed-use developments where the residential is built first and the commercial sits undeveloped. He asked Mr. Simmons to research ways to encourage the completion of the commercial portions of mixed-use developments. Mr. Ferris mentioned that for East Park, a stipulation was included about no Certificates of Occupancy being issued for the residential portion until they built the commercial, but that got changed. Mr. Simmons said that staff could research different methods that could be used to ensure the commercial pieces are completed in a timely manner.

Councilmember Jones asked about the residential units above the commercial section that are listed as for-sale/for-rent. Jason Kisz, owner of Kisz Construction, shared that for the residential above the commercial components in Phase 2, there is a minimum of about 3 or 4 rentals they believe they can include in the community. He further specified that along the front of the property, there is the possibility for some rental, but the majority of the property will be for-sale units.

Motion by Councilmember Viars to approve the concept for the Central Business District project application request for a mixed-use development on the parcel located at 3059 Cherokee Street (Parcel # 20012900940) a presented. Seconded by Mayor Pro Tem Ferris.

Vote taken, motion approved 4-0 [Councilmember Gutierrez absent]. Motion passed.

B. Resolution: Updated Master Fee Schedule

Consideration for approval of a Resolution to update fees on the Master Fee Schedule, reflecting changes to fees associated with Building Services and Planning and Zoning.

City Clerk Lea Alvarez presented a resolution to update fees associated with Building Services and Planning and Zoning on the master fee schedule. Ms. Alvarez noted that to comply with House Bill 461, Building Services fees must be updated to reflect the required recalculations of regulatory fees set forth in the bill.

Motion by Councilmember Jones to approve [Resolution No. 2025-07](#) updating fees on the master fee schedule as presented. Seconded by Councilmember Viars.

Vote taken, motion approved 4-0 [Councilmember Gutierrez absent]. Motion passed.

18. Public Comment/Business from the Floor

6:49 p.m. Floor Open for Public Comments

ANDREW BRAMLETT [City Resident]: Mr. Bramlett shared a local history story about an train accident that occurred on Moon Station in 1853 [See **Exhibit B**].

TIMOTHY HEYING [CITY RESIDENT]: Mr. Heying touched on the comment made by Mayor Pro Tem Ferris earlier in the meeting about coming up with a way to ensure commercial is built at the same time, if not before, the residential portion of a mixed-use development. He stated a lot of people have been complaining online about East Park, particularly the large, empty commercial holes in that development. He said doing something on the front end to address those concerns will ease a lot of frustrations with people regarding mixed-use developments.

6:51 p.m. Floor Closed for Public Comments

19. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney did not have anything to report tonight.

20. Mayor's Report

A. Mayor and Council (re)appointments to Boards and Commissions. This item is for (re)appointments made by the Mayor to any Board, Committee, Authority,

or Commission requiring an appointment to fill any vacancies, resignations, and to create or dissolve boards and commissions, as deemed necessary.

21. Council Reports & Discussions

Councilmember Jones wished everyone a happy Martin Luther King, Jr. Day and Inauguration Day yesterday. He mentioned looking forward to Trains, Trains, Trains this weekend.

Councilmember Orochena had a great time this past weekend volunteering at the Black History Bowl. She is looking forward to the Cities United Summit this weekend as well.

Mayor Pro Tem Ferris is excited about Trains, Trains, Trains happening this weekend at the Southern Museum. He is always impressed by the creativity at this event. He also mentioned attending the Book Swap this weekend at the Ben Robertson Community Center.

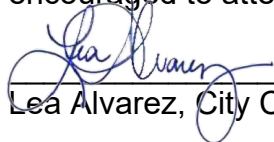
Councilmember Viars said the Mayor did a wonderful job laying out the plan and vision for the City at his State of the City last week.

22. Executive Session

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

23. Adjourn

Mayor Easterling adjourned the meeting at 6:57 p.m. The next work session will be held on Monday, January 27, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.



Lea Alvarez, City Clerk

December 2024 Crime Statistics



Crimes	Dec, 2024	Dec, 2023	YTD (01/01/24 - 12/31/24)	YTD (01/01/23 - 12/31/23)
Assault Offenses	26	26	354	377
Motor Vehicle Theft	3	2	33	14
Burglary	5	3	38	32
Homicide Offenses	0	0	3	0
Larceny	14	15	146	173
Sex Offenses	0	1	15	21
Robbery	0	0	3	9
Total	48	47	592	626

	Dec, 2024	Dec, 2023	YTD (01/01/24 - 12/31/24)	YTD (01/01/23 - 12/31/23)
Auto Accidents	95 (-33)	128	1297 (-39)	1,336
Accident W/ Injury	9 (-1)	8	109 (-22)	131
Hit and Run	16 (-3)	19	146 (-35)	181
Hit and Run W/ Injury	1 (+1)	0	2 (+2)	0
Person Hit by Auto W/ Injury	1	1	8 (-1)	9

	Dec, 2024	Dec, 2023	YTD (01/01/24 - 12/31/24)	YTD (01/01/23 - 12/31/23)
Dispatched Calls for Service	710	785	9,256	9,820
Self-Initiated Activity	1,232	725	14,244	11,758
Traffic Citations	505 (+59)	446	6747 (-2,072)	8,819
Traffic Warnings*	767(+446)	321	7487 (+4,132)	3,355
Arrests**	52	59	986	998

* Warnings do not include verbal warnings

** Arrests do not include juvenile arrests

KENNESAW HISTORY

Moon Station

Moon Station Road gets its name from a small railroad stop once near where Jiles Road crosses the tracks. It is remembered for its role in the Great Locomotive Chase: at the station, James Andrews got tools to destroy the railroad, and William Fuller got a pushcart to chase the *General*. Very little else is known about its history. One of the few scraps of information to survive comes from 1853, when a train exploded on the tracks.

On August 18, 1853, an engine named “Bobuel” was stopped at the station, pulling a series of freight cars. Suddenly, it exploded, killing three individuals in the engine and wounding many others. One account said, “fragments of iron weighing seventy and eighty pounds” were thrown “eighty to a hundred yards.” The train’s engineer was arrested, and an inquest into the accident. At the inquest, it was determined that the engine had too much fuel between Acworth and Moon Station, resulting in its overheating. Due to a faulty safety valve and negligence from the engineer, the resulting buildup of pressure was not stopped. Well over a century and a half later, it remains one of the worst accidents inside the modern city limits of Kennesaw.

Accident on the State Road.

A locomotive exploded at Moon’s station, about 8 miles above Marietta, on the 18th inst., by which two firemen and the conductor (Mr. P. G. Greeson) were killed.—The persons killed belonged to the Highwassee road and those attached to the engine, were throw a considerable distance, but escaped with their lives, although severely wounded. The locomotive had stopped to take in water, and is said to have been nearly empty, which was the cause of the explosion.

August 28, 1853
Georgia Journal and Messenger

Presented by Andrew J. Bramlett at the January 21, 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
1/21/2025
Public Comment Sign-in**

	Name	Address	Topic
1	Arthur J. Brantlett	2900 Cranfield Ct.	Local history
2	Dorothy Brown	2029 White Oakway	
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