Commissioners:
Trey Bodenhamer
Todd Vande Zande
Rebecca Patterson
Carolyn Greenall
Robert Trim

Planning Commission
Meeting Agenda
January 7, 2026 6:30 PM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)

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1. **Call to Order / Roll Call**

2. **Election of Officers**

3. **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 January 20, 2026.

4. **Approval of the Meeting Minutes**

   A. Approval of Meeting Minutes: December 3, 2025

5. **New Business**

   A. **RZ2025-03** - Consideration to rezone the property located at 6095 Pine Mountain Rd (parcel #20014001380) from Highway General Business (HGB) to Planned Unit Development - Residential (PUD-R) as submitted by DRB Group Georgia, LLC. Said request is to rezone the property for the development of fee simple townhomes. Property consists of 8.823 +/- acres and lies in land lot 140, tax parcel 138.

6. **Staff Comment**

7. Adjourn

MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
December 3, 2025
6:30 PM

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1. Call to Order / Roll Call

Chairman Bodenhamer called the meeting to order at 6:31 p.m.
Roll Call: Trey Bodenhamer, Todd Vande Zande, Phillip Jackson, Rebecca Patterson
Absent: 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:John Campbell (Project Manager)

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 December 15, 2025.

3. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: October 1, 2025

Chairman Bodenhamer asked Commissioners if there were any changes to the minutes from the October 1, 2025 meeting.
Hearing no Commissioner comments, Chairman Bodenhamer called for a motion.
Motion to approve by Vice Chair Vande Zande
Seconded by Commissioner Jackson
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

4. New Business

A. **MISC2025-07** - Consideration for approval of a text amendment request as

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submitted by the City of Kennesaw. Said request is to amend the Unified Development Code, Appendix A, "Unified Development Code" Section 4.04.05, "Standards for Home Occupations" of said chapter as submitted by the City of Kennesaw.

Commissioner Patterson arrived at 6:35 p.m.

Ms. Chanelle Campbell presented this agenda item. This is a proposed text amendment to Appendix A of the Unified Development Code. Staff has received numerous renewal applications for home occupation land use permits. In an effort to streamline the process and provide greater clarity, staff is proposing amendments to section 4.04.05, “Home Occupations”.

Ms. Campbell explained that the proposed changes include Section 4.04.05.B, Section 4.04.05.C.4, Section 4.04.05.E4, and Section 4.04.05.F. Section 4.04.05.B clarifies and provides more details distinguishing type A home occupations, which are virtual offices, from type B home occupations, which are the land use permits that come before both the Planning Commission and Mayor and Council. Section 4.04.05.C.4 defines parking requirements and off-site employees. Section 4.04.05.E.4 updates the prohibited uses and removes contradictions related to food and drinks. Since cottage operations are allowed, staff wanted to clarify the language.

Ms. Campbell stated that the majority of the revision focuses on Section 4.04.05.F, which establishes an administrative renewal process. For the past couple of months, staff has received multiple land use permit renewal requests. Rather than coming back before the Planning Commission and Mayor and Council, staff will review renewal applications administratively. If there are no concerns, nuisances, or code enforcement issues, then staff will continue the administrative approval for that land use. The Planning Commission and Mayor and Council will continue to see new applications for land use permits, but will no longer review applications for renewals. The application for the text amendment was advertised in the Marietta Daily Journal (MDJ) on November 14, 2025, as required by the City ordinance. Ms. Campbell announced that staff was available for any questions.

Chairman Bodenhamer opened the floor for public comment. Hearing no public comment, Chairman Bodenhamer closed the floor to public comment.

Chairman Bodenhamer opened the floor to Commissioner comments.

Commissioner Trim asked if the proposed changes included addressing the burden placed on applicants to send out certified letters and compile a large application packet for a land use permit application. Ms. Campell responded that there would still be a public notification and public hearing process for type B home occupations. Commissioner Trim expressed that the current process places a burden on type B home occupation applicants. He remarked that the process seems egregiously burdensome. Ms. Campbell responded that she understood, but that staff is considering the presented text amendment to address the renewal process.

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Commissioner Trim asked if there was a misunderstanding. He stated that in conversations with Ms. Campbell, they discussed addressing the whole home occupation application process. He expressed disappointment that changes to the process were not included in the text amendment. Ms. Campbell responded that the text amendment was addressing the renewal process. She stated that the type b home occupation application will continue to go before Mayor and Council with the proposed text amendment. She stated that if staff finds an additional need to change the ordinance in regards to the Commissioner's request, then staff will move forward.

Commissioner Trim asked if staff will decide to change the type B home occupation set up regarding the burden for applicants to apply. Ms. Campbell responded that the criteria listed for type B home occupations ensures that all the applicants coming before Planning Commission and Mayor and Council have equal review. The intent is that the burden is not on staff alone to determine whether a use could create a nuisance. Ms. Campbell explained that preventing nuisances are why all the steps, including notifying neighbors and posting a notice in the MDJ, are required. She stated that it was not staff's stance for the process to be burdensome, but noted that existing subdivisions, properties, and neighbors need to be considered with the land use applications. Commissioner Trim stated he understood. He expressed that he had hoped the proposed text amendment would address the application process for type B home occupations. Commissioner Trim stated that he did not realize the proposed text amendment was only for administrative renewals.

Chairman Bodenhamer asked if there were any additional comments.

Chairman Bodenhamer sought to clarify his understanding of the proposed amendment with staff. He asked if the proposed text amendment was only for an application renewal, and if initial applications would still come before Planning Commission and City Council. Ms. Campbell responded in the affirmative. She explained that type A home occupations, which are for virtual offices, do not impact the surrounding properties and will continue to be issued with an administrative application process. Type B home occupations, which create a product or involve individuals coming to the property, will be initially reviewed by Planning Commission and Mayor and Council. If an applicant chooses to renew their permit after two years, the application will not have to go back through that process. Instead, it will be an administrative renewal.

Hearing no additional comments or questions, Chairman Bodenhamer called for a motion.
Motion to approve by Commissioner Jackson
Seconded by Vice Chair Vande Zande
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

B. **PP2025-02** - Consideration for approval of a preliminary plat as submitted by David Harris located at 0 Ridenour Blvd (Parcel ID: 20021100120) for the

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development of seven (7) townhomes to the existing Touchstone at Ridenour. The property is located on 0.45 +/- acres, and lies in land lot 211, tax parcel 12.

Ms. Chanelle Campbell presented this agenda item. This is a preliminary plat application for the proposed development of seven townhomes on approximately 0.45 acres located at 0 Ridenour Blvd. The townhomes will be added to the existing subdivision known as Touchstone at Ridenour and will complete the remaining townhomes on the lot. As part of the preparation of new development on this vacant parcel, the applicant submitted a preliminary plat to formally outline the proposed site layout and confirm addressing for future units.

An internal review of the submission was completed by staff. The proposed layout appears consistent with applicable development standards and zoning requirements for the site. Staff recommends approval of the preliminary plat, contingent upon the applicant addressing any outstanding development related issues prior to submission of the as-built plan and the final plat. This step will ensure proper addressing, infrastructure coordination with Cobb Water and Sewer, and align with the city's procedures as the project continues to move forward. Ms. Campbell stated that the applicant was present should the Commissioners have any additional questions.

Chairman Bodenhamer invited the applicant to speak on behalf of the application. John Campbell, project manager, stated that he did not have any information to add, but would be able to answer any questions.

Chairman Bodenhamer opened the floor to public comment. Hearing no public comment, he closed the floor to public comment and opened the floor to Commissioner comment.

Chairman Bodenhamer asked if staff had any conditions on the application. Ms. Campbell responded that the application was part of an initial rezoning back in 2006, which included conditions that will carry forward with the development. Once the applicant officially submits their site plan and building permits, staff will review the application based on the conditions and stipulations that were applied back in 2006.

Chairman Bodenhamer asked if there were any additional conditions for the preliminary plat. Ms. Campbell responded that there were no additional conditions at this time.

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 4-0. Motion carried.

5. Staff Comment

Mr. Darryl Simmons greeted the Planning Commission and the Chairman. He expressed his gratitude to both past and present Planning Commissioners for their

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consistency and diligence in reviewing projects, plats, rezonings, and text amendments. He thanked the Commissioners for the time they give to the city and commended them for navigating both controversial and complicated circumstances to make appropriate recommendations.

Mr. Simmons expressed that after serving the City of Kennesaw for 24 years, it was time for a change. He commented that during his last week at the City of Kennesaw, it was appropriate to have a Planning Commission meeting to see the Commissioners and thank them. He thanked the Commissioners for their support, for working with staff and the department, and for being part of an important process for Community Development.

Mr. Simmons announced that Mayor and Council ratified Ms. Chanelle Campbell as the new Planning and Zoning Administrator. He asked the Commissioners to grant Ms. Campbell the same flexibility and grace that he was awarded. Mr. Simmons expressed that Ms. Campbell is very capable, and believes the city and department will be well served by her leadership. He again thanked the Commissioners and wished the best for them and their families

Chairman Bodenhamer commented that on behalf of all the Commissioners present and past, they appreciate all Mr. Simmons has done. He thanked Mr. Simmons for his mentorship, assistance in answering questions, and for being a steady rock for the Commission. He expressed that he was sure the rest of the staff and the Mayor and City Council felt the same way. He reflected that Mr. Simmons has been a tremendous help and he was sad to see him go. Chairman Bodehamer thanked Mr.Simmons.

Mr. Simmons asked Ms. Chanelle Campbell if she had anything. Ms. Campbell stated that she was excited for the opportunity to continue to serve. The Commissioners congratulated Ms. Campbell.

Chairman Bodenhamer expressed that it was a great year. He looks forward to working with everyone next year and those who decide to come on the Commission in place of others.

6. Adjourn

Chairman Bodenhamer called for a motion to adjourn.
Motion to adjourn by Commissioner Jackson
Seconded by Vice Chair Vande Zande
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

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Item Report

TO: The Planning Commission

FROM:

DATE: January 7, 2026

TITLE: **RZ2025-03** - Consideration to rezone the property located at 6095 Pine Mountain Rd (parcel #20014001380) from Highway General Business (HGB) to Planned Unit Development - Residential (PUD-R) as submitted by DRB Group Georgia, LLC. Said request is to rezone the property for the development of fee simple townhomes. Property consists of 8.823 +/- acres and lies in land lot 140, tax parcel 138.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. RZ2025-03_6095 Pine Mountain Rd_Staff Analysis
2. RZ2025-03_6095 Pine Mountain Rd_Application Packet
3. RZ2025-03_ 6095 Pine Mountain Rd_Traffic Impact Study
4. RZ2025-03_6095 Pine Mountain Rd_Request to Table to 02-2026

DIRECTOR OF PLANNING & ZONING
CHANELLE CAMPBELL

COMMUNITY DEVELOPMENT
Planning and Zoning

2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

CONTACT US

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

MAYOR AND COUNCIL
JANUARY 20, 2026

PLANNING COMMISSION
JANUARY 7, 2026

LEGAL ADVERTISEMENTS
DECEMBER 12, 2025

PUBLIC NOTICE SIGN
DECEMBER 12, 2025

APPLICATION SUBMITTED
OCTOBER 17, 2025

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-03

Property Addresses
6095 Pine Mountain Rd
Applicant
DRB Group Georgia, LLC
Representative
Adam J. Rozen, Rozen, Roxen, Rozen & Reilly, LLP
Property Owner
AP Real Estate Georgia, LLC
Current Zoning
Highway General Business (HGB)
Future Land Use Category
Community Activity Center (CAC)
Project Request: Rezone property from Highway General Business (HGB) to Planned Unit Development– Residential (PUD-R) for the development of 89 fee simple townhomes.
Please see page 6 for project request and intent.

Aerial view of subject property

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: Yes
Historic District: No
Cemetery: No **Floodplain:** No **Stream:** Yes
Parcel ID #: 20014001380
Land Lot #: 140 **Tax Parcel #:** 138
Land Area: 8.823 +/- acres
Proposed Building SQFT: Please see page 6.

RECOMMENDATION

Staff Recommendation:
Approval to postpone the rezoning application
Please see page 17 for basis for recommendation.

ADJACENT PROPERTY DETAILS

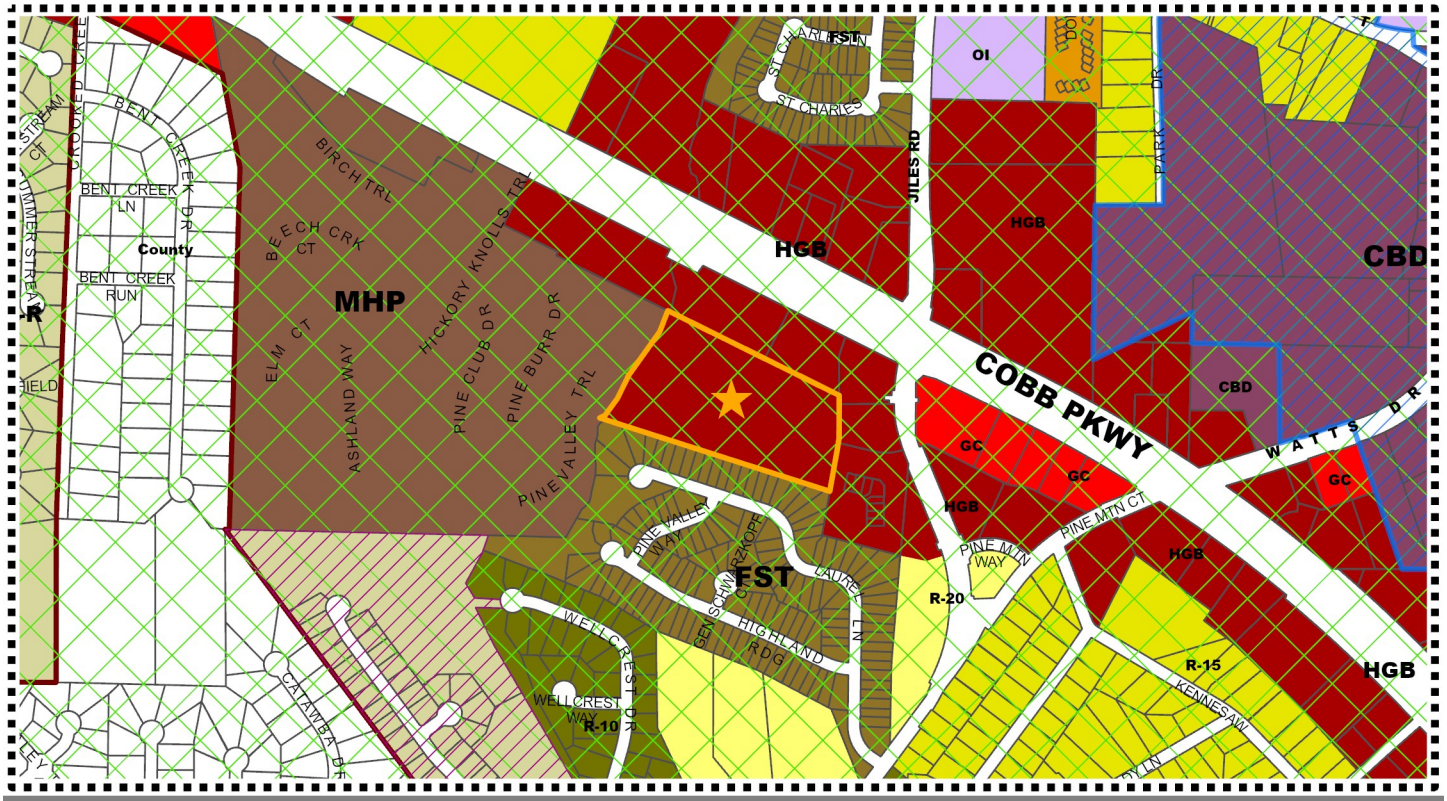
Surrounding Zoning Dist. and Future Land Use

North: No Street
Zoning: Highway General Business (HGB)
Future Land Use: Community Activity Center (CAC)
South: No Street
Zoning: Fee Simple Townhouse (FST)
Future Land Use: Residential High (RH)
East: Pine Mountain Rd
Zoning: Highway General Business (HGB)
Future Land Use: Community Activity Center (CAC)
West: No Street
Zoning: Mobile Home Park (MHP)
Future Land Use: Residential High (RH)

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-03

ZONING MAP



LEGEND

Zoning Districts

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

Form Based Code

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

Zoning Overlays

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

The parcel is currently zoned Highway General Business (HGB) and is bordered by residentially zoned properties to the south, designated as Fee Simple Townhouse (FST), and to the west, designated as Mobile Home Park (MHP). Parcels located directly to the north and east are also zoned Highway General Business (HGB), creating a transition between commercially oriented frontage and established residential neighborhoods. This zoning pattern reflects a mix of uses in the immediate area and underscores the suitability of introducing a residential planned development that can serve as an appropriate buffer between these differing land-use contexts.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-03

AERIAL MAP

LOCATION:

The 8.823 +/- acre tract is located off Cobb Parkway and is surrounded by a diverse mix of commercial and residential uses. To the west is the mobile home community known as The Woodlands of Kennesaw. To the north is the Kings Crossing shopping center, which includes a variety of retail and office uses such as Bank of America, Cricket Mobile, Omega Family Dentistry, and a hair salon. To the east are office suites with multiple professional uses, including Innovation Compounding, a pharmacy, and a State Farm Insurance office. To the south is the established residential subdivision known as The Village at Pine Mountain.

BACKGROUND

In 2006, the Mayor and Council approved the rezoning of the adjacent parcel (Parcel #20014001470) consisting of approximately 2.88 +/- acres, from General Commercial (GC) and R-20, Single Family Residential to Highway General Business (HGB) to accommodate the development of a business office complex. The project was completed in 2008 and is currently occupied by a multi-tenant office suite development offering a range of professional services, including a pharmacy and a State Farm Insurance office.

In 2018, the Community Development Department received a building permit application for the construction of a nursing home, identified as “Devi Manor Home for Life, LLC”. The proposed facility included approximately 81,115 square feet of building area. Construction commenced shortly thereafter but stalled in 2019, leaving the property in its current partially developed condition.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-03

EXISTING SITE CONDITIONS

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-03

EXISTING SITE CONDITIONS

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-03

DESCRIPTION OF ZONING REQUEST: **REZONING**

REZONING:
The applicant seeks to change the zoning designation from Highway General Business (HGB) to Planned Unit Development - Residential (PUD-R) for the construction of residential subdivision.

APPLICATION DETAILS

Pre-Application Meeting
October 21, 2025

Application Submitted
October 17, 2025

Fees Paid
$638.30 (Rezoning)

Certified Letters Mailed
December 12, 2025

PROJECT INTENT

The applicant is requesting to rezone the property to Planned Unit Development - Residential (PUD-R) to construct a development that will consist of eighty-nine (89) Fee Simple Townhomes.

Number of units proposed: 89
Minimum Floor Area: 1000 sq. ft. (2 bedroom unit)

Proposed Amenities: Amenities will include a dog park and gathering places.

UNIFIED DEVELOPMENT CODE

Section 2.01.03.07 - Lot size, setback and building height requirements for developments within the Planned Unit Development zoning district

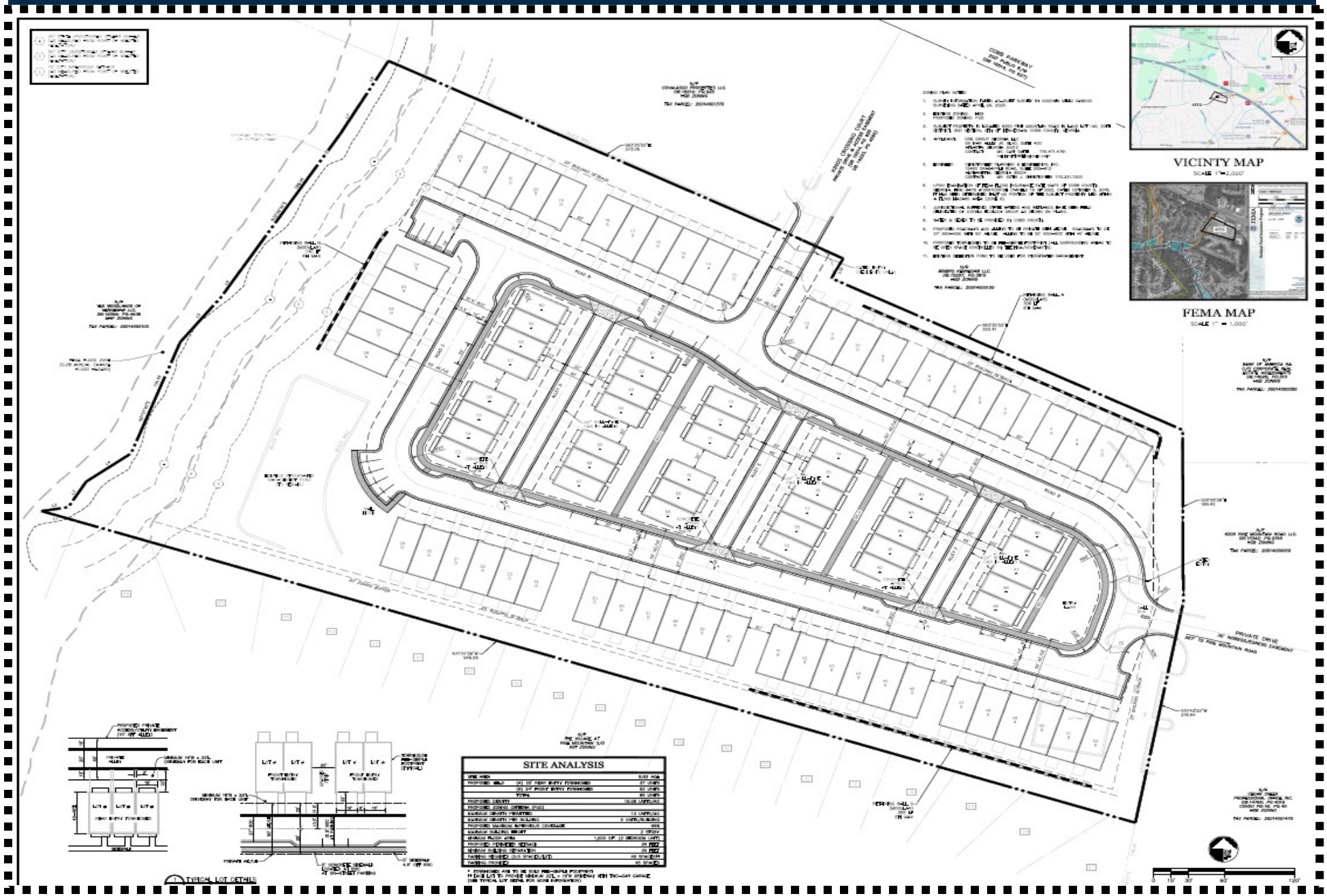
Lot size and setback requirements	Lot by Lot setbacks shall not apply in the PUD-R district; however, no primary structure shall be closer than 15 ft. to another primary
Landscape buffer and screening requirements	Unless otherwise noted within this district's requirements, any property within a PUD-R district which abuts a more restrictively zoned residentially zoned property shall have a minimum of ten-foot landscaped screening buffer. Additionally, during the construction phase, a 40-foot undisturbed buffer shall be maintained except for access points, required detention/retention facilities or utilities. Required buffers may be included within required setbacks; however, in such case that the required buffer is greater than the required setback, the required buffer shall be adhered to. Additionally, necessary private utilities and access drives may be allowed through, over or across a landscaped buffer. Any such uses which are proposed through, over or across a designated undisturbed buffer must be approved pursuant to an original site plan or site plan modification.
Max. Height	35 ft.
Minimum lot size for single family dwelling	8,400 sq. ft.

PROPOSED SITE PLAN

ZONING CASE #: RZ2025-03

PROPOSED SITE PLAN

ZONING CASE #: RZ2025-03



PROPOSED RENDERING (PAGE 1 OF 3)

ZONING CASE #: RZ2025-03

PROPOSED RENDERING (PAGE 2 OF 3)

ZONING CASE #: RZ2025-03

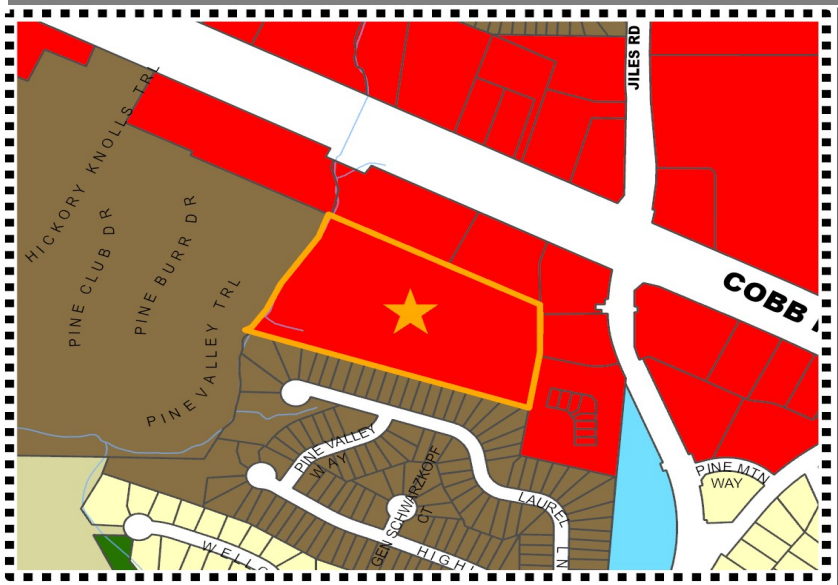
PROPOSED RENDERING (PAGE 3 OF 3)

ZONING CASE #: RZ2025-03

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-03

FUTURE LAND USE CATEGORY



CAC - COMMUNITY ACTIVITY CENTER

These areas provide services to the community but are not as intense as the Regional Activity Center.

LEGEND

Future Land Use

- CAC - Community Activity Center
- DAC - Downtown Activity Center
- I - Industrial
- NAC - Neighborhood Activity Center
- PI - Public Service/Institutional
- PRC - Park/Recreation/Conservation
- PUD - Planned Unit Development
- RAC - Regional Activity Center
- RH - Residential High
- RL - Residential Low/Medium
- TCU - Transportation Communication Utilities

FUTURE LAND USE ANALYSIS

The Comprehensive Plan designates the properties fronting Cobb Parkway as a Community Activity Center (CAC), an area intended to accommodate a balanced mix of commercial, civic, and residential uses.
The inclusion of residential units within the Community Activity Center (CAC) is consistent with the Comprehensive Plan's intent to create vibrant, mixed-use environments that support a blend of commercial, civic, and residential uses. Introducing housing into the CAC strengthens the activity center by increasing the local population base, which in turn supports nearby retail, dining, and service establishments. This added residential presence helps sustain businesses throughout the day and evening, contributing to a more active and economically resilient center.

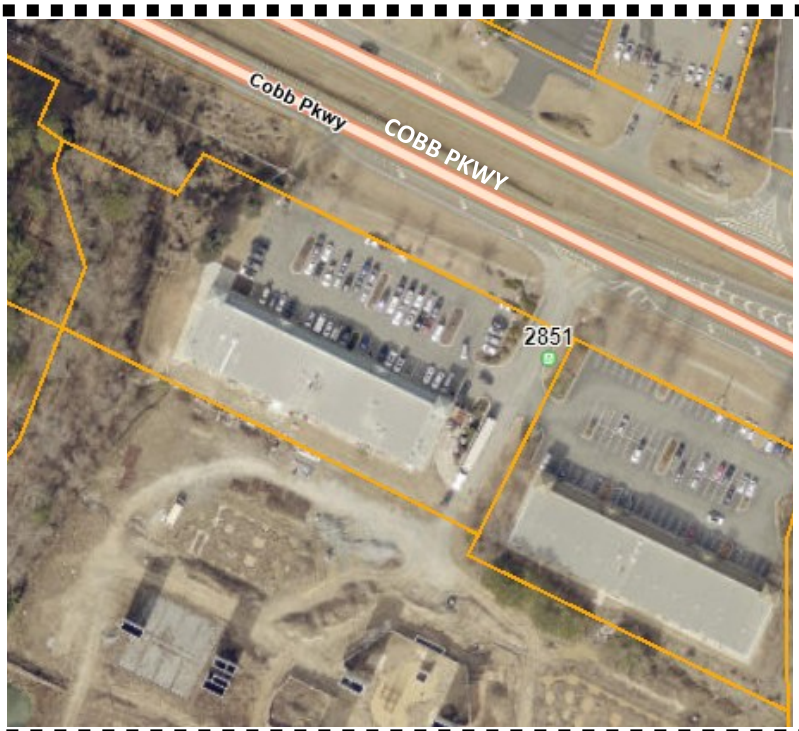
Residential development also promotes land-use efficiency by utilizing underperforming or underutilized parcels and encouraging redevelopment that aligns with the long-term vision for a walkable, mixed-use district. Housing diversity within the CAC provides options for residents seeking proximity to employment, services, and transit, reducing vehicle trips and supporting multimodal transportation goals creating the overall sense of place within the activity center.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-03

TRANSPORTATION DATA:

AERIAL OF ROAD #1	ROAD #1



Roadway Name
Cobb Parkway

Roadway Classification
Arterials

Speed Limit
55 MPH

Jurisdictional Control
City of Kennesaw

Minimum Width of Right-of -Way requirement
100-feet

AERIAL OF ROAD #2	ROAD #2

Roadway Name
Pine Mountain Road

Roadway Classification
Arterial

Speed Limit
40 MPH

Jurisdictional Control
City of Kennesaw

Minimum Width of Right-of-Way requirement
100-feet

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-03

ENVIRONMENTAL

Floodplain:
- ✓ Yes
- ___ No
- ___ Not Verified

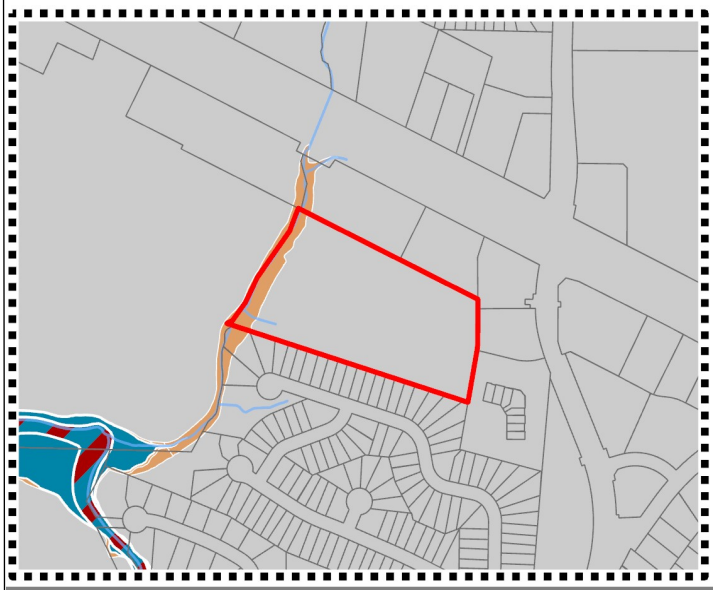
Wetlands:
- ___ Yes
- ___ No
- ✓ Not Verified

Drainage Basin:
- ✓ None
- ___ FEMA 100-year floodplain area
- ___ Flood Damage Prevention Ordinance[1]
- ___ Project subject to Cobb County Damage Prevention Requirements
- ___ Dam Breach Zone (Upstream)[2]
- ___ Owner/Developer is responsible for obtaining any required wetland permits from the United States Army Corps of Engineers

Streams and Creeks:
- ___ Metropolitan River Protection Area[3]
- ___ Chattahoochee River Corridor Tributary Area[4]
- ___ Georgia Erosion-Sediment Control Law and County Ordinance[5]
- ___ Georgia DNR Variance for work being done in 25-foot stream bank buffers (may be required)
- ___ City Stream Buffer Required
- ✓ No Stream Buffer Required

1. Designated flood hazard
2. Need to keep residential buildings out of hazard.
3. Within 2000-feet of the Chattahoochee River. ARC review 35-feet undisturbed buffer each side of waterway.
4. Cobb County review (___-feet undisturbed buffer on each side)
5. State of Georgia and Cobb County review.

FEMA FLOOD ZONE MAP



LEGEND

Special Flood Hazard Areas

2018 Flood Zones

- A
- AE
- AE, Floodway
- X, 0.2 Pct Annual Chance
- Subject Property
- Land Lots
- Kennesaw City Limits

ADDITIONAL COMMENTS REGARDING PROJECT:

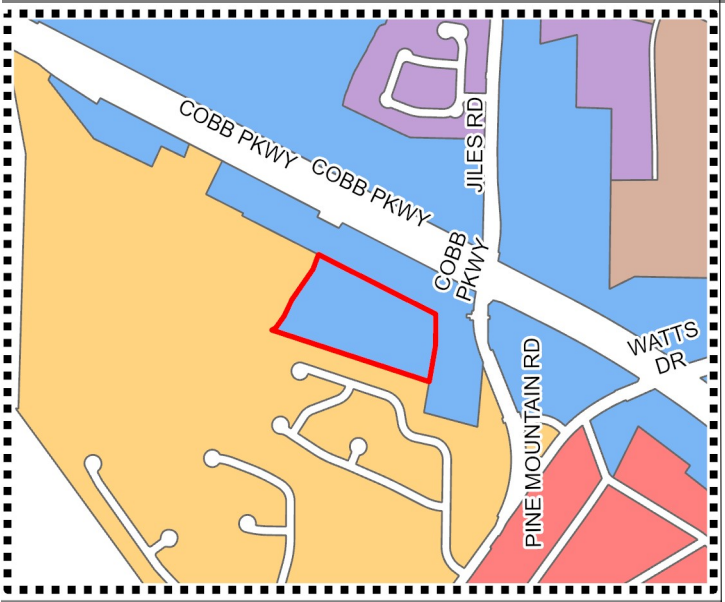
A west portion of the site is identified as having a 0.2% annual chance flood hazard. The proposed development avoids any disturbance within this area, and all required stream buffers mandated by the City and the State consistent with *Chapter 46, Article VII* Stream Buffer Ordinance of the Code of Ordinances will be fully maintained. Preservation of this buffer ensures continued protection of natural drainage functions, supports water quality, and maintains compliance with applicable environmental regulations.

Overall, the project is expected to have minimal environmental impact, as it maintains required buffers, avoids flood-prone areas, and complies with all applicable environmental protection standards.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-03

AREA DESIGNATION



COBB PARKWAY COMMERCIAL CORRIDOR

The Cobb Parkway Commercial Corridor is the most significant commercial corridor in Kennesaw. This approximately two-mile-long section of highway runs southeast to northwest through the lower third of the city limits. The corridor's appearance and function has been affected by vacant structures or structures that are in disrepair. Generally, there are no unifying architectural features, gateways or impressionable spaces or buildings that identify this corridor with a unique sense of place that is characteristic of Kennesaw; however, several segments of this corridor show promise.

LEGEND

Kennesaw Areas

- Cobb Parkway Commercial Corridor
- Ridenour
- West Pine Mountain
- East Pine Mountain Revitalization
- Kennesaw Due West
- Cobb International Industrial Corridor
- Kennesaw Marketplace
- Barrett and Old 41
- Jiles and Baker
- Swift-Cantrell
- Campus Living
- Cherokee Street Commercial Corridor
- North Cherokee
- Moon Station Industrial Corridor
- Historic Central Business District
- In-Town Living
- McCollum Industrial Corridor

AREA DESIGNATION ANALYSIS

The site is located within the Cobb Parkway Commercial Corridor. According to the Area Policy Matrix in the Comprehensive Plan, development within this corridor should prioritize improved pedestrian mobility and safety, particularly as surrounding neighborhoods continue to revitalize. The policy framework also calls for inter-parcel access connectivity and shared access points to help manage traffic flow and reduce the number of individual driveways along major roadways. In addition, the Cobb Parkway Commercial Corridor encourages a diverse mix of products and services and emphasizes the importance of transitional buffers to ensure compatibility between commercial development and adjacent residential areas.

SURROUNDING NEIGHBORHOODS

- The Woodlands of Kennesaw
- The Village at Pine Mountain
- Butler Ridge
- Woodland Acres

NEARBY PUBLIC SCHOOLS

- Kennesaw Elementary School
- Hayes Elementary School
- Pine Mountain Middle School
- Kennesaw Mountain High School

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-03

TRAFFIC ANALYSIS

The applicant completed a traffic impact study for the proposed residential development to evaluate how the project would affect traffic conditions in the surrounding roadway network. The study's purpose was to quantify the additional vehicle trips generated by the development, assess how those trips would influence intersection operations during peak travel periods, and determine whether any improvements or mitigation measures would be necessary to maintain acceptable traffic flow.

Conclusion:

The traffic impact study indicates that construction of the proposed 89 unit townhome development is not expected to materially affect traffic operations within the surrounding roadway network.

The main intersection at Cobb Parkway and Jiles Road/Pine Mountain Road will still operate at Level of Service D in the morning and Level of Service E in the evening, meaning it will continue to be congested during peak hours either way. The smaller intersections with stop signs will also function about the same, with most approaches staying at Level of Service D or better. The only movement that continues to experience heavy delays is the westbound approach from Pine Mountain Way, which already struggles today and will continue to do so because many drivers use it as a cut through route to avoid the main signal.

In short, the additional traffic from 89 townhomes does not significantly change the overall performance of the nearby intersections.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2025-03

PLANNING AND ZONING

Site Visit:
✓ Yes
___ No

Staff Member:
Name: Chanelle Campbell
Date of Visit: 10/21/2025

Land Use Recommendation:
Residential development is a compatible use

Historic Preservation:
Not located in the historic district

Cemetery Preservation:
No cemeteries on site

DEPARTMENT COMMENTS

Engineering: No Comments

Public Works: The proposed site requires a Traffic Impact Study (TIS) to evaluate anticipated trip generation, turning movements, and overall impacts to the surrounding roadway network.

Building Services: No Comments

Cobb County Fire: None provided

Cobb County Water: None provided

ZONING ADMINISTRATOR'S RECOMMENDATION: **POSTPONE**

Planning and Zoning staff recommends to postpone the rezoning application. Please note that staff received a letter on December 31, 2025 from the applicant's attorney requesting to postpone the case to the February 2026 public hearing.

BASIS FOR PLANNING AND ZONING'S RECOMMENDATION: **POSTPONE**

In order to make an informed recommendation to the Planning Commission and Mayor and Council, staff is needing for the applicant to provide more information on this project including:

1. Addressing the concerns and comments of the surrounding property owners and incorporating solutions.

PLANNING COMMISSION RECOMMENDATION:

To be determined on January 7, 2026

MAYOR AND COUNCIL DECISION:

To be determined on January 20, 2026

REZONING APPLICATION

Date Received 10/17/25
Staff's Initials RG

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

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

Date of Consultation _____ Staff's Initials _____

REZONING PROPERTY ADDRESS 6095 Pine Mountain Road

Land Lot 140 Tax Parcel 20014001380 Lot Size 8.823

Resident Population _____ Housing Units _____ Other Buildings _____

Zoning Request from:

Present Zoning HGB To: PUD

For the purpose of: Fee simple residential townhomes

APPLICANT EMAIL [redacted] for DRB Group Georgia, LLC

Applicant Address 248 Roswell Street, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature _____ Date _____

Signed, sealed and delivered in presence of: Cam Heath 10/15/25
Notary **Date**

CAMERON HEATH NOTARY PUBLIC FULTON COUNTY, GEORGIA Exp. 4/9/

REPRESENTIVE Adam J. Rozen, Rozen, Rozen & Reilly, LLP

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

Representative Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

TITLEHOLDER: A P Real Estate Georgia, LLC **(Phone #)** _____

Signature: _____ **Address** _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

REZONING APPLICATION

Date Received 10/17/25
Staff's Initials RG

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

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

Date of Consultation _____ Staff's Initials _____

REZONING PROPERTY ADDRESS 6095 Pine Mountain Road

Land Lot 140 Tax Parcel 20014001380 Lot Size 8.823

Resident Population_____ Housing Units_____ Other Buildings_____

Zoning Request from:

Present Zoning HGB To: PUD

For the purpose of: Fee simple residential townhomes

APPLICANT EMAIL [redacted] for DRB Group Georgia, LLC

Applicant Address 248 Roswell Street, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature _____ Date 10/17/25

Signed, sealed and delivered in presence of: _____ _____
Notary **Date**

SUSEANN R BRISTOW
MY COMMISSION EXPIRES
NOTARY
PUBLIC
BER 04, 2028
COUNTY, GEORGIA

REPRESENTIVE Adam J. Rozen, Rozen, Rozen & Reilly, LLP

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

Representative Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

TITLEHOLDER: A P Real Estate Georgia, LLC **(Phone #)** _____

Signature: _____ **Address** _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

City of Kennesaw, GA

REZONING APPLICATION

Date Received 10/17/25
Staff's Initials RG

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

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

Date of Consultation _____ Staff's Initials _____

REZONING PROPERTY ADDRESS 6095 Pine Mountain Road

Land Lot 140 Tax Parcel 20014001380 Lot Size 8.823

Resident Population_____ Housing Units_____ Other Buildings_____

Zoning Request from:

Present Zoning HGB To: PUD

For the purpose of: Fee simple residential townhomes

APPLICANT EMAIL [redacted] for DRB Group Georgia, LLC

Applicant Address 248 Roswell Street, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

REPRESENTIVE Adam J. Rozen, Rozen, Rozen & Reilly, LLP

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

Representative Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

TITLEHOLDER: A P Real Estate Georgia, LLC **(Phone #)** [redacted]

Signature: Kathleen Steil as Trustee **Address** P.O. Box 1547, Decatur, GA 30031
Kathleen Steil as and only as Chapter 7 Trustee for the Bankruptcy Estate of A P Real Estate Georgia, LLC (Case No. 23-57890-JWC ND GA)
Signed, sealed and delivered in presence of: _____ 10/15/2025
Notary **Date**

TERESA PANTALEON NOTARY PUBLIC GEORGIA CHEROKEE COUNTY EXPIRES January 24, 2029

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

Each applicant must complete a separate form

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

No The Bankruptcy Estate of A P. Real Estate Georgia, LLC has not made any campaign contributions.

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 _____d ay of _____, 20_____

_____

TITLEHOLDER
~~Applicants~~ **Signature**

Kathleen Steil as Trustee

Signed by:

Kathleen Steil as and only as Chapter 7 Trustee for the Bankruptcy Estate of A P Real Estate Georgia, LLC (Case No. 23-57890 ND GA)

[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.

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

Each applicant must complete a separate form

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? No

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

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

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

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

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

I certify that the foregoing information is true and correct, this 15th day of October, 2025

Applicants Signature

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

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

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

Each applicant must complete a separate form

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? No

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

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

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

NO

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 17th day of OCTOBER, 2025

Applicants Signature

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

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

ROZEN, ROZEN & REILLY, LLP
248 Roswell Street, SE
Marietta, Georgia 30060
[redacted]

ROGER J. ROZEN
[redacted]
ADAM J. ROZEN
[redacted]
JEFFREY M. REILLY, JR.
[redacted]

Injury, Land Use,
Criminal Defense,
Domestic
& Business

October 17, 2025

VIA EMAIL: [redacted]

Darryl Simmons
Planning & Zoning Manager
City of Kennesaw

Re: Rezoning Application of DRB Group Georgia, LLC to rezone from HGB to PUD for fee simple residential townhomes on an approximately 8.828 acre tract known as 6095 Pine Mountain Road, City of Kennesaw, Cobb County, Georgia

Dear Darryl:

This firm represents DRB Group Georgia, LLC ("DRB") as it relates to its Rezoning Application regarding the above-captioned property ("Subject Property") (hereinafter collectively the "Application"). On behalf of DRB, please accept and find the Application and the following:

1. Application forms signed by the Property Owner and Applicant.

2. Application fee to be submitted electronically following receipt of City electronic invoice after filing.

3. Copies of the deed reflecting the record titleholder and a current legal description of the subject property.

4. Copies of the paid tax receipt for 2024.

5. Copy of the site plan drawn to scale and survey of the property.

6. A Constitutional Challenge.

REZONING WRITTEN DESCRIPTION/LETTER OF INTENT

The Subject Property is zoned HGB in a commercialized corridor of the City of Kennesaw along US Hwy 41 near its intersection with Jiles Road/Pine Mountain Road. The Subject Property is one parcel removed from and without frontage on US Hwy 41 situated behind retail commercial parcels fronting on the highway on one side and situated behind additional retail and professional office uses fronting on Pine Mountain Road. The Subject Property is partially developed for an assisted living facility but left incomplete after horizontal development was halted due to bankruptcy.

The Applicant proposes rezoning to PUD for the development of fee simple residential townhomes providing an additional and needed residential development alongside an existing residential townhome development and mobile home park before transitioning to additional residential uses zoned R-10 and R-20. The development is proposed under the maximum allowed PUD density of 12 UPA at 10.08 UPA yielding 89 units.

For these reasons, the intent and purpose of the Ordinance and applicable Sections are not frustrated by the Applicant's request, but their strict application and retention of the existing HGB zoning district would create a hardship for the Applicant without gain or benefit to the public for strict enforcement.

For all the reasons stated herein above and with all of the information and documentation which is before you, we respectfully request that the Rezoning Application be approved. Prior to the final hearing of the Application, I will be providing you and your staff with any necessary additional information, documentation and stipulations in order to facilitate the approval of this Application.

VIA EMAIL: [redacted]

Darryl Simmons
Planning & Zoning Manager
City of Kennesaw

Thank you.

Sincerely,

ROZEN, ROZEN & REILLY, LLP

/s/ Adam J. Rozen

Adam J. Rozen
[redacted]

AJR/srb
Enclosures/Attachments

ZONING STANDARDS RESPONSE AND ZONING IMPACT STATEMENT FOR THE REZONING APPLICATION OF DRB GROUP GEORGIA, LLC

COMES NOW, APPLICATION OF DRB GROUP GEORGIA, LLC, and pursuant to Section 1908 of the Kennesaw Zoning Code, files this its Zoning Impact Statement and Zoning Standards Response, as follows:

(1) Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals and objectives? *Yes, the Subject Property is within a Community Activity Center ("CAC") without frontage but one parcel removed from US Hwy 41 and adjoining existing residential ranging from townhomes to single family detached homes of varying zoning districts and a mobile home park.*

(2) Would the proposed amendment tend to increase, decrease, or have no impact on traffic safety and congestion in the streets? *The proposed amendment would increase traffic in its provision of additional homes but would do so in an appropriate manner and without congestion through US Hwy 41 access and additional access to Pine Mountain Road.*

(3) Would the proposed amendment tend to increase, decrease, or have no relationship to safety from fire and other dangers? *The amendment would increase by providing occupied homes on an otherwise vacant and partially developed parcel and will be developed with implementation and adherence to current fire safety standards.*

(4) Would the proposed amendment tend to promote, diminish, or have no influence on the public health and general welfare of the city? *The proposed amendment will promote public health and welfare by providing active*

development on an otherwise partially developed parcel and provide needed housing opportunities.

(5) Would the proposed amendment tend to increase, decrease, or have no influence on the adequate (provisions) of light or air? *The proposed amendment will not negatively impact provisions of light and air being developed alongside similar residential uses and adjacent to existing retail commercial uses.*

(6) Would the proposed amendment tend to cause, prevent or have no influence on the overcrowding of land? *The proposed amendment will not overcrowd land being below the maximum allowed density but provide an efficient use of the land in its provision of an additional 89 residential homes.*

(7) Would the proposed amendment tend to cause, prevent or have no relationship on the population distribution within the city creating any area as dense in population as to adversely affect the health, safety, and general welfare of the city? *The proposed amendment will have a positive relationship on population distribution being below the maximum allowed density but provide an efficient use of the land in its provision of an additional 89 residential homes.*

(8) Would the proposed amendment tend to impede, facilitate, or have no impact on the adequate provision of transportation, water, sewage, other public services, utilities or facilities? *The proposed amendment will facilitate the aforementioned utilities and facilities by efficiently providing 89 residential homes developed with and served by such utilities.*

(9) Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties? *The proposed amendment will be compatible with and enhance environmental conditions through best management practices stormwater facilities, erosion and environmental controls.*

(10) Would the proposed amendment tend to require only reasonable expenditures of public funds, or would the amendment tend to require an excessive or premature expenditure of public funds? *The proposed amendment would only require a reasonable expenditure of public funds.*

(11) Would the proposed amendment tend to promote, diminish or have no influence upon the aesthetic effect of existing and future uses of property and the surrounding area? *The proposed amendment will promote the aesthetics of the existing and future uses by eliminating a blighted and partially developed site but provide residential homes to support the existing adjacent and nearby retail and professional uses.*

(12) Would the proposed amendment have measurable adverse economic effect of on the value of the surrounding or adjacent properties? The proposed amendment *promote a positive economic effect on surrounding properties by eliminating a blighted and partially developed site and instead provide residential homes to support the existing adjacent and nearby retail and professional uses.*

Respectfully submitted, this the 17th day of October, 2025.

ROZEN, ROZEN & REILLY, LLP

By: *<u>/s/ Adam J. Rozen</u>*
ADAM J. ROZEN
Attorney for Applicant
Ga. Bar No. 161610

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

CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was mailed out on 12-12-2025 in accordance with the application requirements.

12-12-2025

Date

Applicant or Authorized Agent

Sworn and subscribed before me this 12th day of December 20 2025

Cam Heath

Notary Public Exp. 6/19/29

CAMERON HEATH
NOTARY
PUBLIC
FULTON COUNTY, GEORGIA

Attach to this document a copy of the property/s that have been served notification along with the documentation supplied in the certified mailing.

FOR NOTICE OF LIS PENDENS SEE
LB Book 114 Page 1438

FOR ML SEE
LB Book 132 Page 1752
LB Book 133 Page 4994
LB Book 150 Page 3319

BK: 15033 PG: 3374-3379
Filed and Recorded Feb-20-2013 11:46:38AM
DOC#: D2013-018250
Real Estate Transfer Tax Paid $426.10
0332013006163

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

(Space above is for Recorder's use)

FOR NOTICE SEE
LB Book 134 Page 5367
LB Book 134 Page 6285
LB Book 135 Page 173
LB Book 135 Page 5339
LB Book 137 Page 3926

~~When Recorded Mail To~~:
Prepared By:
Vanessa A. Orta, Esq.
ANDERSON, MCCOY & ORTA
100 North Broadway, Suite 2600
Oklahoma City, OK 73102
Telephone: (888) 236-0007

When Recorded Return to:
Title Source, Inc. -
Commercial Team
662 Woodward Avenue
Detroit, MI 48226
TSI#: 5746407-280

FOR ML SEE
LB Book 137 Page 2703

LIMITED WARRANTY DEED

THIS INDENTURE, made as of the 22 day of January, 2013, between **CRIMSON CEDAR CREEK, LLC**, a Georgia limited liability company (hereinafter called "Grantor"), whose address is 4675 MacArthur Court, Suite 1550, Newport Beach, California 92660, and **A P REAL ESTATE GEORGIA, LLC**, a Georgia limited liability company (hereinafter called "Grantee").

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Grantor will warrant and forever defend the right and title to the above–described property unto the said Grantee against the claims of all persons, claiming by, through or under Grantor.

The conveyance and warranty of title hereunder are expressly subject to those matters shown on Exhibit "B," attached hereto and made a part hereof by reference.

FOR LIEN CANC SEE
LB Book 151 Page 2897

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

Signed, Sealed and Delivered
in the presence of:

GRANTOR:

CRIMSON CEDAR CREEK, LLC, a
Georgia limited liability company

By: _____
Name: R. Patterson Jackson
Title: Authorized Signatory

_____
Name: Valerie Hill

_____
Name: ~~Amy O'Donnell~~
nora castellon

ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

Before me, _____ in and for said County and State, on this ___ day of _____, 2013, personally appeared _____, to me known to be the identical person who subscribed the name of the Grantor to the foregoing instrument as its _____ and acknowledged before me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of CRIMSON CEDAR CREEK, LLC, for the uses and purposes therein set forth.

See Attached

_____
Notary Public

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On January 22, 2013, before me, Lynn Mattson, Notary Public, personally appeared R. Patterson Jackson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LYNN MATTSON
Commission # 1930475
Notary Public - California
Orange County
My Comm. Expires Mar 27, 2015

Signature _____(SEAL)
Signature of Notary Public

EXHIBIT "A"

All THAT TRACT OR PARCEL OF LAND lying and being In Land Lot 140 of the 20th District. 2nd Section, City of Kennesaw. Cobb County, Georgia, and being 11.70 acres, more or less, as shown on plat for Pebblebrook Development, LLC, Bank of North Georgia. and Ticor Title Insurance Company, dated September 19, 1006, prepared by Centerline Surveying Systems, Inc., Charles C. Franklin, GRLS #2143,and being more particularly described as follows:

BEGINNING at the common comer of Land Lots 139, 140, 165, and 166 said district and section; thence running North 78 degrees 50 minutes 25 seconds West for a distance of 293.34 feet to a #4 rebar found and corner; thence running North 10 degrees 03 minutes 54 seconds East for a distance of 178.00 feet to a #4 rebar found and corner; thence running North 72 degrees 08 minutes 21 seconds West for a distance of 946.96 feet to an Iron pin; thence running North 72 degrees 08 minutes 21 seconds West for a distance of 31.32 feet, more or less, to a point and corner at the centerline of a creek; thence running in a Northeasterly direction as measured along the centerline of said creek and following the meanderings thereof, the following courses and distances: North 80 degrees 38 minutes 20 seconds East for a distance of 22.96 feet to a point; North 31 degrees 10 minutes 56 seconds East for a distance of 29.47 feet to a point; North 53 degrees 58 minutes 46 seconds East for a distance of 46.85 feet to a point; North 20 degrees 45 minutes 17 seconds East for a distance of 116.55 feet to a point; North 38 degrees 01 minutes. 21 seconds East for a distance of 56.03 feet to a point; North 32 degrees 09 minutes 53 seconds East for a distance of 156.05 feet to a point; North 29 degrees 35 minutes 43 seconds East for a distance of 35.91 feet to a point; North 29 degrees 35 minutes 43 seconds East for a distance of 46.28 feet to a point and corner; thence leaving the centerline of said creek and running thence South 63 degrees 52 minutes 15 seconds East for a distance of 373.05 feet, more or less, to a point; thence running South 62 degrees 46 minutes 55 seconds East for a distance of 59.00 feet to a point and corner; thence running South 27 degrees 13 minutes 05 seconds West for a distance of 21.63 feet to a point and comer; thence running South 63 degrees 52 minutes 15 seconds East for a distance of 333.41 feet to a point and corner; thence running South 00 degrees 24 minutes 49 seconds East for a distance of 168.42 feet to a point; thence running South 06 degrees 59 minutes 47 seconds West for a distance 21.33 feet to a point and comer; thence running South 76 degrees 34 minutes 50 seconds East for a distance of 148.14 feet to a point; thence running along the arc of a curve, an arc distance of 93.57 feet (said arc being subtended by a chord bearing South 89 degrees 58 minutes 59 seconds East, a chord distance of 92.72 feet and having a radius of 200.00 feet) to a point; thence running North 76 degrees 36 minutes 52 seconds East for a distance of 23.90 feet to a point and comer located on the Southwesterly right of way of Pine Mountain Road (having a variable right of way); thence running In a Southeasterly direction as measured along the Southwesterly right of way of Pine Mountain Road, the following courses and distances: South 21 degrees 04 minutes 38 seconds East, a distance of 28.29 feet to a Point; South 22 degrees 21 minutes 26 seconds East a distance of 70.07 feet to a point and corner located at the intersection of the Southwesterly right of way of Pine Mountain Road with the Easterly land lot line of land Lot 140, said district and section; thence running South 00 degrees 28 minutes 12 seconds West as measured along the Easterly land lot line of Land Lot 140, said district and section, for a distance of 306.85 feet to the Point of Beginning.

Appurtenant Easement Area No. 1:
Together with all right, title and interest in real estate created by virtue of Declaration of Easements and Agreement to Share Costs (the "Declaration") by King's Crossing Management, LLC and Bank of America, N.A., recorded in Deed Book 14015, Page 5160, Cobb County, Georgia Records; as amended by First Amendment to Declaration of Easements and Agreement to Share Costs, filed and recorded January 10, 2005 in Deed Book 14095, Page 6231, aforesaid records.

Appurtenant Easement Area No. 2:
Together with all right, title and interest in real estate created by virtue of Restrictive Covenant Agreement (the "Restrictive Covenant") dated January 31, 1991 by Southern Forty-Four L.P., Ltd., a Georgia limited partnership and Columbia Homes, L.P., recorded February 1, 1991, in Deed Book 6000, Page 1, Cobb County, Georgia.

Appurtenant Easement Area No. 3:
Together with all right, title and interest in real estate created by virtue of Reciprocal Easement Agreement ("Reciprocal Easement") between Kings Crossing Investments, LLC and Kings Crossing Management, LLC, dated October 6, 2005, recorded October 12, 2005 in Deed Book 14233, Page 4595, Cobb County, Georgia Records.

Less and Except the property conveyed in the following Deeds:
Limited Warranty Deed from Pebblebrook Development, LLC to Southcore Cedar Creek, LLC, filed and recorded December 10, 2008 at Deed Book 14653, Page 2194, Cobb County, Georgia Records, conveying Unit 101 of Building 100.

Limited Warranty Deed from Pebblebrook Development, LLC to William A. Phillips and Martha S. Phillips, filed July 16, 2006 at Deed Book 14624, Page 5063, Georgia Records, and as described in that Quit Claim Deed from Bank of North Georgia to Pebblebrook Development, LLC, dated July 15, 2008, filed and recorded July 25, 2008 at Deed Book 14626, Page 5054, aforesaid records, conveying Unit 104 of Building 100.
Quit Claim Deed from Bank of North Georgia to Cedar Creek Professional Office Association, Inc, filed December 29, 2011 at Deed Book 14907, Page 95, Cobb County, Georgia Records.

Exhibit "B"

(Permitted Exceptions)

1. All current taxes and assessments relating to the Property which are not yet due and payable, current assessments or liens for assessments under any homeowners association which are not yet due and payable or any agreements of record which are not yet due and payable and all current utility charges or liens for utility charges which are not yet due and payable.

2. Zoning and other ordinances affecting the Property.

3. All matters which would be shown by current accurate survey and inspection of the Property.

4. The rights of any parties in possession.

5. Any and all redemption rights.

6. Applicable matters of public record.

FOR NOTICE OF LIS PENDENS SEE
LB Book 114 Page 1438

FOR ML SEE
LB Book 132 Page 1752
LB Book 133 Page 4994
LB Book 150 Page 3319

BK: 15033 PG: 3374-3379
Filed and Recorded Feb-20-2013 11:46:38AM
DOC#: D2013-018250
Real Estate Transfer Tax Paid $426.10
03320130006163

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

(Space above is for Recorder's use)

~~When Recorded Mail To~~:
Prepared By:
Vanessa A. Orta, Esq.
ANDERSON, MCCOY & ORTA
100 North Broadway, Suite 2600
Oklahoma City, OK 73102
Telephone: (888) 236-0007

When Recorded Return to:
Title Source, Inc. -
Commercial Team
662 Woodward Avenue
Detroit, MI 48226
TSI#: 574407-20

FOR NOTICE SEE
LB Book 134 Page 5367
LB Book 134 Page 6285
LB Book 135 Page 173
LB Book 135 Page 5339
LB Book 137 Page 3926

FOR NOTICE SEE
DE Book 16162 Page 2550

LIMITED WARRANTY DEED

FOR ML SEE
LB Book 137 Page 2703

THIS INDENTURE, made as of the 22 day of January, 2013, between **CRIMSON CEDAR CREEK, LLC**, a Georgia limited liability company (hereinafter called "Grantor"), whose address is 4675 MacArthur Court, Suite 1550, Newport Beach, California 92660, and **A P REAL ESTATE GEORGIA, LLC**, a Georgia limited liability company (hereinafter called "Grantee").

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Grantor will warrant and forever defend the right and title to the above–described property unto the said Grantee against the claims of all persons, claiming by, through or under Grantor.

The conveyance and warranty of title hereunder are expressly subject to those matters shown on Exhibit "B," attached hereto and made a part hereof by reference.

FOR LIEN CANC SEE
LB Book 151 Page 2897

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

Signed, Sealed and Delivered
in the presence of:

GRANTOR:

CRIMSON CEDAR CREEK, LLC, a
Georgia limited liability company

By: _____
Name: R. Patterson Jackson
Title: Authorized Signatory

_____
Name: Valerie Hill

_____
Name: ~~Amy O'Donnell~~
nora castellon

ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

Before me, _____ in and for said County and State, on this ___ day of _____, 2013, personally appeared _____, to me known to be the identical person who subscribed the name of the Grantor to the foregoing instrument as its _____ and acknowledged before me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of CRIMSON CEDAR CREEK, LLC, for the uses and purposes therein set forth.

See Attached

_____
Notary Public

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On January 22, 2013, before me, Lynn Mattson, Notary Public, personally appeared R. Patterson Jackson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LYNN MATTSON
Commission # 1930475
Notary Public - California
Orange County
My Comm. Expires Mar 27, 2015

Signature_____(SEAL)
Signature of Notary Public

EXHIBIT "A"

All THAT TRACT OR PARCEL OF LAND lying and being In Land Lot 140 of the 20th District. 2nd Section, City of Kennesaw. Cobb County, Georgia, and being 11.70 acres, more or less, as shown on plat for Pebblebrook Development, LLC, Bank of North Georgia. and Ticor Title Insurance Company, dated September 19, 1006, prepared by Centerline Surveying Systems, Inc., Charles C. Franklin, GRLS #2143,and being more particularly described as follows:

BEGINNING at the common comer of Land Lots 139, 140, 165, and 166 said district and section; thence running North 78 degrees 50 minutes 25 seconds West for a distance of 293.34 feet to a #4 rebar found and corner; thence running North 10 degrees 03 minutes 54 seconds East for a distance of 178.00 feet to a #4 rebar found and corner; thence running North 72 degrees 08 minutes 21 seconds West for a distance of 946.96 feet to an Iron pin; thence running North 72 degrees 08 minutes 21 seconds West for a distance of 31.32 feet, more or less, to a point and corner at the centerline of a creek; thence running in a Northeasterly direction as measured along the centerline of said creek and following the meanderings thereof, the following courses and distances: North 80 degrees 38 minutes 20 seconds East for a distance of 22.96 feet to a point; North 31 degrees 10 minutes 56 seconds East for a distance of 29.47 feet to a point; North 53 degrees 58 minutes 46 seconds East for a distance of 46.85 feet to a point; North 20 degrees 45 minutes 17 seconds East for a distance of 116.55 feet to a point; North 38 degrees 01 minutes. 21 seconds East for a distance of 56.03 feet to a point; North 32 degrees 09 minutes 53 seconds East for a distance of 156.05 feet to a point; North 29 degrees 35 minutes 43 seconds East for a distance of 35.91 feet to a point; North 29 degrees 35 minutes 43 seconds East for a distance of 46.28 feet to a point and corner; thence leaving the centerline of said creek and running thence South 63 degrees 52 minutes 15 seconds East for a distance of 373.05 feet, more or less, to a point; thence running South 62 degrees 46 minutes 55 seconds East for a distance of 59.00 feet to a point and corner; thence running South 27 degrees 13 minutes 05 seconds West for a distance of 21.63 feet to a point and comer; thence running South 63 degrees 52 minutes 15 seconds East for a distance of 333.41 feet to a point and corner; thence running South 00 degrees 24 minutes 49 seconds East for a distance of 168.42 feet to a point; thence running South 06 degrees 59 minutes 47 seconds West for a distance 21.33 feet to a point and comer; thence running South 76 degrees 34 minutes 50 seconds East for a distance of 148.14 feet to a point; thence running along the arc of a curve, an arc distance of 93.57 feet (said arc being subtended by a chord bearing South 89 degrees 58 minutes 59 seconds East, a chord distance of 92.72 feet and having a radius of 200.00 feet) to a point; thence running North 76 degrees 36 minutes 52 seconds East for a distance of 23.90 feet to a point and comer located on the Southwesterly right of way of Pine Mountain Road (having a variable right of way); thence running In a Southeasterly direction as measured along the Southwesterly right of way of Pine Mountain Road, the following courses and distances: South 21 degrees 04 minutes 38 seconds East, a distance of 28.29 feet to a Point; South 22 degrees 21 minutes 26 seconds East a distance of 70.07 feet to a point and corner located at the intersection of the Southwesterly right of way of Pine Mountain Road with the Easterly land lot line of land Lot 140, said district and section; thence running South 00 degrees 28 minutes 12 seconds West as measured along the Easterly land lot line of Land Lot 140, said district and section, for a distance of 306.85 feet to the Point of Beginning.

Appurtenant Easement Area No. 1:
Together with all right, title and interest in real estate created by virtue of Declaration of Easements and Agreement to Share Costs (the "Declaration") by King's Crossing Management, LLC and Bank of America, N.A., recorded in Deed Book 14015, Page 5160, Cobb County, Georgia Records; as amended by First Amendment to Declaration of Easements and Agreement to Share Costs, filed and recorded January 10, 2005 in Deed Book 14095, Page 6231, aforesaid records.

Appurtenant Easement Area No. 2:
Together with all right, title and interest in real estate created by virtue of Restrictive Covenant Agreement (the "Restrictive Covenant") dated January 31, 1991 by Southern Forty-Four L.P., Ltd., a Georgia limited partnership and Columbia Homes, L.P., recorded February 1, 1991, in Deed Book 6000, Page 1, Cobb County, Georgia.

Appurtenant Easement Area No. 3:
Together with all right, title and interest in real estate created by virtue of Reciprocal Easement Agreement ("Reciprocal Easement") between Kings Crossing Investments, LLC and Kings Crossing Management, LLC, dated October 6, 2005, recorded October 12, 2005 in Deed Book 14233, Page 4595, Cobb County, Georgia Records.

Less and Except the property conveyed in the following Deeds:
Limited Warranty Deed from Pebblebrook Development, LLC to Southcore Cedar Creek, LLC, filed and recorded December 10, 2008 at Deed Book 14653, Page 2194, Cobb County, Georgia Records, conveying Unit 101 of Building 100.

Limited Warranty Deed from Pebblebrook Development, LLC to William A. Phillips and Martha S. Phillips, filed July 16, 2006 at Deed Book 14624, Page 5063, Georgia Records, and as described in that Quit Claim Deed from Bank of North Georgia to Pebblebrook Development, LLC, dated July 15, 2008, filed and recorded July 25, 2008 at Deed Book 14626, Page 5054, aforesaid records, conveying Unit 104 of Building 100.
Quit Claim Deed from Bank of North Georgia to Cedar Creek Professional Office Association, Inc, filed December 29, 2011 at Deed Book 14907, Page 95, Cobb County, Georgia Records.

Exhibit "B"

(Permitted Exceptions)

1. All current taxes and assessments relating to the Property which are not yet due and payable, current assessments or liens for assessments under any homeowners association which are not yet due and payable or any agreements of record which are not yet due and payable and all current utility charges or liens for utility charges which are not yet due and payable.

2. Zoning and other ordinances affecting the Property.

3. All matters which would be shown by current accurate survey and inspection of the Property.

4. The rights of any parties in possession.

5. Any and all redemption rights.

6. Applicable matters of public record.

All THAT TRACT OR PARCEL OF LAND lying and being In Land Lot 140 of the 20th District. 2nd Section, City of Kennesaw. Cobb County, Georgia, and being 11.70 acres, more or less, as shown on plat for Pebblebrook Development, LLC, Bank of North Georgia. and Ticor Title Insurance Company, dated September 19, 1006, prepared by Centerline Surveying Systems, Inc., Charles C. Franklin, GRLS #2143, and being more particularly described as follows:

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thence running along the arc of a curve, an arc distance of 93.57 feet (said arc being subtended by a chord bearing South 89 degrees 58 minutes 59 seconds East, a chord distance of 92.72 feet and having a radius of 200.00 feet) to a point; thence running North 76 degrees 36 minutes 52 seconds East for a distance of 23.90 feet to a point and comer located on the Southwesterly right of way of Pine Mountain Road (having a variable right of way); thence running In a Southeasterly direction as measured along the Southwesterly right of way of Pine Mountain Road, the following courses and distances: South 21 degrees 04 minutes 38 seconds East, a distance of 28.29 feet to a Point; South 22 degrees 21 minutes 26 seconds East a distance of 70.07 feet to a point and corner located at the intersection of the Southwesterly right of way of Pine Mountain Road with the Easterly land lot line of land Lot 140, said district and section; thence running South 00 degrees 28 minutes 12 seconds West as measured along the Easterly land lot line of Land Lot 140, said district and section, for a distance of 306.85 feet to the Point of Beginning.

Printed: 9/8/2025

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:
GEORGIA CONSTRUCTION MANAGEMENT LLC

A P REAL ESTATE GEORGIA LLC

Payment Date: 10/15/2024

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2024	20014001380	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	$6,711.75	**$0.00**

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

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 #
20014001380	3/3-BOND - KENNESAW CITY	257839

Property Owner/Location/Description	Fair Market Value	Taxable Value
A P REAL ESTATE GEORGIA LLC 6095 PINE MOUNTAIN RD	556,530	222,612

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	222,612		0		222,612		7.7500000000		$1,725.24
BOND	222,612		0		222,612		1.5000000000		$333.92
2024-BLIGHTED PROPERTY-13									$12,354.96

Exemptions:

Temporary bills reflect 85% of the estimated tax under appeal. The remaining 15% will be billed after the appeal is finalized and should be forwarded to your mortgage company, if applicable.

Pay online at:
www.municipalonlinepayments.com/kennesawga

For ownership/address changes, contact Cobb County Tax Commissioner at (770) 528-8600.

Current Year Tax	$14,414.12
Interest	$1,091.56
Penalty	$1,235.50
Other Fees	$0.00
Payments Received	$2,059.16
Other Amounts Due	$2,036.90
Total Due	$16,718.92
Due Date	12/01/2024

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

Parcel ID:	20014001380
Amount Due:	$16,718.92
Bill#:	257839
Due Date:	12/01/2024
	AMOUNT PAID

A P REAL ESTATE GEORGIA LLC
C/O DEVIKA PATEL
6095 PINE MOUNTAIN RD
KENNESAW, GA 30152

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

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

2024
Property Tax Bill

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City of Kennesaw
PROPERTY TAX DIVISION
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KENNESAW, GA 30144-2780

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C/O DEVIKA PATEL
6095 PINE MOUNTAIN RD
KENNESAW, GA 30152

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

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE REZONING APPLICATION

1.

My name is William Cotter. I am the officer who is delegated the responsibility for authenticating records of DRB GROUP GEORGIA, LLC, a Foreign Limited Liability Company which entity is the applicant in the Rezoning Application to which this Certificate is attached (the Applicant). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Rezoning Application regarding certain real property owned by AP Real Estate Georgia, LLC located in Cobb County, Georgia.

2.

In accordance with the Requirements for completing a City of Kennesaw Rezoning Application, I hereby attest on behalf of the Applicant Company that I have reviewed the Rezoning Application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Rezoning") to which this Certificate is attached and hereby certify:

(a) That corporate seal or facsimile affixed to the Rezoning Application is in fact the seal of the Applicant Company or a true facsimile thereof; and

(b) That the officer or other representative of the Applicant Company who executed the Rezoning Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Rezoning Application on behalf of the Applicant Company, and that the signature of said officer or other representative is genuine; and

(c) That the execution of the Rezoning Application and the filing of the Rezoning Application on behalf of the Applicant Company by the officer or other representative of the Applicants has been duly authorized by the Applicant Company.

DRB GROUP GEORGIA, LLC

By: _____ (CORPORATE SEAL)

Print Name: William Cotter

Its: Sen Pres
Title

CERTIFICATE REGARDING COMPANY AUTHORITY TO PURSUE REZONING APPLICATION

1.

My name is Kathleen Steil and I am the Chapter 7 Trustee for the Estate of AP Real Estate Georgia, LLC, Case No. 23-57890-JWC, pending in the Northern District of Georgia. As such, I am the only person authorized to act for or on behalf of AP Real Estate Georgia, LLC, a Domestic Limited Liability Company which entity is the titleholder in the Rezoning Application to which this Certificate is attached (the Titleholder). A true and correct copy of the Notice of Appointment of Interim Trustee and Section 341(a) Meeting of Creditors [Docket No. 64] is attached hereto. I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given for use with respect to the Applicant's Rezoning Application regarding certain real property owned by the Titleholder Company located in Cobb County, Georgia.

2.

In accordance with the Requirements for completing a City of Kennesaw Rezoning Application, I hereby attest on behalf of the Titleholder Company that I have reviewed the Rezoning Application and related documents which are being filed simultaneously therewith on behalf of the Titleholder (collectively, the "Rezoning") to which this Certificate is attached and hereby certify:

(a) That, by virtue of the bankruptcy filing, I am the sole representative of the Titleholder Company. I have executed the Rezoning Application, I do in fact occupy the official position indicated, I have the authority to execute the Rezoning Application on behalf of the Titleholder Company, and my signature is genuine; and

(b) That the execution of the Rezoning Application and the filing of the Rezoning Application on behalf of the Titleholder Company has been duly authorized by the Bankruptcy Court's *Order Granting Trustee's Motion for Entry of An Order Authorizing the Sale of Debtor's Property Free and Clear of Liens, Claims, Interests, and Encumbrances entered on March 31, 2025* [Docket No. 93] ("Bankruptcy Court Order"). A true and correct copy of the Bankruptcy Court's Order is attached hereto and incorporated herein by reference.

A P REAL ESTATE GEORGIA, LLC,
Case No. 23-57890-JWC, pending in the Northern District of Georgia

By: _____
Kathleen Steil as and only as Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE	)	CHAPTER 7
	)	
AP REAL ESTATE GEORGIA, LLC,	)	CASE NO. 23-57890-JWC
	)	
DEBTOR.	)	

NOTICE OF APPOINTMENT OF INTERIM TRUSTEE AND SECTION 341(a) MEETING OF CREDITORS

Pursuant to 11 U.S.C. § 701, the United States Trustee appoints **Kathleen Steil** as interim trustee in this case and designates her to preside over the meeting of creditors. Unless creditors at the first meeting of creditors held pursuant to 11 U.S.C. § 341(a) elect another trustee, the interim trustee appointed herein shall serve as trustee without further appointment or qualification. The trustee shall serve under the blanket bond heretofore approved. The name and address of the interim trustee and the date, time, and location of the section 341(a) meeting of creditors are as follows. The trustee, debtor, and debtor's attorney must appear via Zoom. Creditors and other parties may appear by telephone.

Kathleen Steil P.O. Box 1547 Decatur, GA 30031 E-mail: [redacted] Phone: [redacted] Fax: [redacted]	**June 12, 2024, at 8:30 a.m.** The meeting will be held by zoom video meeting. Go to **Zoom.us/join.** Enter Meeting ID: [redacted] **and** Passcode: [redacted] or call [redacted]

Notice given by:

MARY IDA TOWNSON
UNITED STATES TRUSTEE
REGION 21

s/ Jeneane Treace
R. Jeneane Treace
GA Bar No. 716620
United States Department of Justice
Office of the United States Trustee
362 Richard B. Russell Building
75 Ted Turner Drive, S.W.
Atlanta, Georgia 30303
[redacted]

Information to identify the case:

Debtor	**A P Real Estate Georgia, LLC** Name	EIN **46-1771881**	
United States Bankruptcy Court **Northern District of Georgia** Court website: www.ganb.uscourts.gov		Date case filed in chapter **11**	**8/17/23**
Case number: **23-57890-jwc**		Date case converted to chapter **7**	**5/16/24**

Official Form 309C (For Corporations or Partnerships)

Notice of Chapter 7 Bankruptcy Case -- No Proof of Claim Deadline

10/20

For the debtor listed above, a case has been filed under chapter 7 of the Bankruptcy Code. An order for relief has been entered.

This notice has important information about the case for creditors, debtors, and trustees, including information about the meeting of creditors and deadlines.

The filing of the case imposed an automatic stay against most collection activities. This means that creditors generally may not take action to collect debts from the debtor or the debtor's property. For example, while the stay is in effect, creditors cannot sue, assert a deficiency, repossess property, or otherwise try to collect from the debtor. Creditors cannot demand repayment from debtors by mail, phone, or otherwise. Creditors who violate the stay can be required to pay actual and punitive damages and attorney's fees.

To protect your rights, consult an attorney. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below or through PACER (Public Access to Court Electronic Records at https://pacer.uscourts.gov). Copy fees or access charges may apply. A free automated response system is available at 866-222-8029 (Georgia Northern). You must have case number, debtor name, or SSN when calling.

The staff of the bankruptcy clerk's office cannot give legal advice.

Do not file this notice with any proof of claim or other filing in the case.

1. Debtor's full name	A P Real Estate Georgia, LLC	
2. All other names used in the last 8 years		
3. Address	5 Baltic Street Edison, NJ 08820	
4. Debtor's attorney Name and address	Ian M. Falcone The Falcone Law Firm, P.C. 363 Lawrence Street Marietta, GA 30060	Contact phone (770) 426-9359 Email: attorneys@falconefirm.com
5. Bankruptcy trustee Name and address	Kathleen Steil Kathleen Steil, Trustee Ogier, Rothschild & Rosenfeld, PC P. O. Box 1547 Decatur, GA 30031	Contact phone (404) 525-4000
6. Bankruptcy clerk's office Documents in this case may be filed at this address. You may inspect all records filed in this case at this office or online at https://pacer.uscourts.gov.	Vania S. Allen Clerk of Court 1340 United States Courthouse 75 Ted Turner Drive SW Atlanta, GA 30303	Office Hours: 8:00 a.m. - 4:00 p.m. Court website: www.ganb.uscourts.gov Contact phone 404-215-1000
7. Meeting of creditors The debtor's representative must attend the meeting to be questioned under oath. Creditors may attend, but are not required to do so. Cellular phones and other devices with cameras are not allowed in the building.	**June 12, 2024 at 08:30 AM** The meeting may be continued or adjourned to a later date. If so, the date will be on the court docket.	Location: **Zoom video meeting. Go to Zoom.us/join, Enter Meeting ID 871 484 5731, and Passcode 9517153975, OR call 1 (470) 944-8606** For additional meeting information go to https://www.justice.gov/ust/mcc
8. Proof of claim Please do not file a proof of claim unless you receive a notice to do so.	No property appears to be available to pay creditors. Therefore, please do not file a proof of claim now. If it later appears that assets are available to pay creditors, the clerk will send you another notice telling you that you may file a proof of claim and stating the deadline.	
9.		

Creditors with a foreign address	If you are a creditor receiving a notice mailed to a foreign address, you may file a motion asking the court to extend the deadlines in this notice. Consult an attorney familiar with United States bankruptcy law if you have any questions about your rights in this case.

IT IS ORDERED as set forth below:

Date: March 31, 2025

Jeffery W. Cavender
U.S. Bankruptcy Court Judge

Signed as Revised by the Court

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE:	)	
	)	CASE NO. 23-57890-JWC
A P REAL ESTATE GEORGIA, LLC,	)	
	)	CHAPTER 7
Debtor.	)	
KATHLEEN STEIL AS TRUSTEE	)	
	)	
Movant,	)	CONTESTED MATTER
	)	
v.	)	
	)	
CITY OF KENNESAW, OPTUM CONSTRUCTION GROUP, LLC, LOYALTY ENTERPRISES, INC., BEE-DON, INC., CAT PLUMBING, INC., THOMAS CONCRETE OF GEORGIA, INC.; YANCEY RENTS, GENESIS CONCRETE PUMPING, LLC, CRUSADE CONSTRUCTION COMPANY LLC, and ERNST ENTERPRISES OF GEORGIA, INC.,	)	

ORDER GRANTING TRUSTEE'S MOTION FOR ENTRY OF AN ORDER AUTHORIZING THE SALE OF DEBTOR'S PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, INTERESTS, AND ENCUMBRANCES

Upon the *Trustee's Motion for Entry of an Order Authorizing the Sale of Debtor's Property Free and Clear of Liens, Claims, Interests, and Encumbrances* (Doc. No. 89)(the "Sale Motion")[1] filed by Kathleen Steil in her capacity as Chapter 7 Trustee (the "Trustee"), in the above-captioned case, pursuant to sections 105, 362, 363, and 365 of the Bankruptcy Code, seeking authorization to sell the estate's interest in and to that certain tract of land containing approximately 8.82 acres and located in Land Lot 140 of the 20 District, Cobb County, Georgia with Cobb County tax parcel identification number 20014001380 (the "Property"), and to pay certain items at the sale closing as set forth in the Motion, as all more fully set forth in the Sale Motion; and the Court having jurisdiction over the matters raised in the Sale Motion pursuant to 28 U.S.C. § 1334; and the Court having found that this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2) and that the Court may enter a final order consistent with Article III of the United States Constitution; and the Court having found that venue of this proceeding and the Sale Motion in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and the Court having found that proper and adequate notice of the Sale Motion and hearing thereon has been given and no response to the Motion was filed prior to the hearing scheduled for March 27, 2025.

The Motion came before the Court for a hearing on March 27, 2025 (the "Hearing"). Attorney Tamara Ogier of Ogier, Rosenfeld & Steil, P.C. appeared on behalf of the Trustee, Attorney Marshall Kent of Fox Rothschild, LLP appeared on behalf of Optum Construction Group, LLC, and Attorney Ian Falcone of The Falcone Law Firm, P.C. appeared on behalf of the Debtor and Harshad Patel in his individual capacity. The Trustee Kathleen Steil and Harshad Patel also appeared at the Hearing. The Court heard arguments from the parties,

[1] A capitalized term used but not defined herein shall have the meaning ascribed to it in the Sale Motion (as defined herein) or the REPA.

including Harshad Patel. The Court has considered the Motion, oral arguments, lack of filed objections to the Motion, and all other matters of record, and based on the foregoing and for the reasons set forth on the record, finds that good cause exists to grant the relief requested in the Motion.

Accordingly,

THE COURT HEREBY FINDS AND CONCLUDES THAT:

1. The Trustee has provided proper, timely, adequate, and sufficient notice with respect to the Sale Motion and the relief sought therein, including the entry of this Order and the transfer and sale of the Property as set forth in the Real Estate Purchase Agreement attached as Exhibit "A" to Sale Motion (the "REPA") and the Sale Hearing; and no other or further notice of the Sale Motion, the relief requested in the Sale Motion, or the Sale Hearing is required. A reasonable opportunity to object and be heard regarding the relief provided herein has been afforded to all parties-in-interest.

2. The REPA and other documents and instruments (the "Transaction Documents") related to and connected with the Sale to the Purchaser and the consummation thereof have been negotiated and entered into by the Trustee and the Purchaser without collusion, in good faith, and through an arms'-length bargaining process. Neither the Purchaser nor its affiliates or representatives is an "insider" of the Debtor (as such term is defined in section 101(31) of the Bankruptcy Code). The Purchaser has proceeded in good faith and without collusion in all respects in connection with the sale process and, accordingly, is entitled to all of the benefits and protections provided to a good faith Purchaser under section 363(m) of the Bankruptcy Code.

3. The consideration to be provided by the Purchaser pursuant to the REPA (i) is fair and reasonable; (ii) is the highest or otherwise best offer for the Property; and (iii) constitutes reasonably equivalent value and fair consideration for the Property.

4. If the Trustee did not sell the Property free and clear of all Encumbrances (as hereinafter defined), the Purchaser would not have been willing to purchase the Property, thus adversely affecting the Debtor, its estate, its creditors, and holders of equity interests.

5. The Trustee has demonstrated compelling circumstances and a good, sufficient, and sound business purpose for: (i) the sale of the Property outside of the ordinary course of business pursuant to Bankruptcy Code section 363(b) because of the Debtor's current financial position; (ii) a restriction on the Trustee pursuing, considering, or accepting any further offers for the purchased Property from and after the entry of this Order through the earlier of the consummation of the Sale or termination of the REPA in accordance with its terms; and (iii) the immediate consummation of the REPA. Such circumstances and purposes include:(a) the Trustee, through a Broker, conducted a robust marketing process to sell the Property and the REPA constitutes the best offer for the Property; (b) there is risk of deterioration of the value of the Property if the Sale is not consummated in accordance with the terms of the REPA and this Order; and (c) the REPA and the sale of the Property to the Purchaser provide greater value to the Debtor's estate than would be provided by any other presently available alternative that has a substantial likelihood of closing. To maximize the value of the purchased Property and preserve the viability of the Property, it is essential that the Sale occur within the time constraints set

forth in the REPA and this Order and that the Purchaser be protected against any further offers for the purchased Property.

6. As of the Closing, pursuant and subject to the terms of the REPA and this Order, the transfer of the Property and the Sale will affect a legal, valid, enforceable, and effective transfer of the Property and will vest the Purchaser with all of the Trustee's rights, title, and interests in the Property free and clear of all Encumbrances.

7. Time is of the essence in consummating the Sale. The consummation of the Sale as soon as practicable is necessary to preserve and maximize the value of the Debtor's assets and to provide the means for the Trustee to minimize administrative expenses. Accordingly, there is cause to waive the stays contemplated by Bankruptcy Rules 6004 and 6006.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:

8. The Sale Motion is granted as set forth herein.

9. All objections to the entry of this Order or to the relief granted herein that were not timely filed are hereby forever barred.

10. Pursuant to sections 105, 363, and 365 of the Bankruptcy Code, the Sale, including the transfer and sale of the Property to the Purchaser in accordance with the terms and conditions of the REPA, is approved in all respects, and the Trustee is authorized to consummate the Sale in accordance with the terms and conditions of the REPA, including, without limitation: (i) executing all of the Transaction Documents (and any ancillary documents or instruments that may be reasonably necessary to implement the REPA and/or the Sale); and (ii) taking all actions necessary and appropriate to effectuate and consummate the Sale (including the sale, transfer, and conveyance of the Property to

the Purchaser) upon the terms set forth in the REPA. The Trustee and the Purchaser shall have the right to make any mutually agreeable, non-material changes to the Transaction Documents (including the REPA), which shall be in writing and signed by both parties, without further order of the Court.

Approval of the REPA

11. The REPA, all the terms and conditions thereof, and the Sale contemplated therein are approved in all respects. The failure specifically to reference any particular provision of the REPA in this Order shall not diminish or impair the effectiveness of such provision, it being the intent of the Court that the REPA be authorized and approved in its entirety and incorporated herein by reference. The transfer of the Property by the Trustee to the Purchaser in accordance with the terms and conditions of the REPA and this Order shall be a legal, valid, and effective transfer of the Property. The consummation of the Sale is hereby approved and authorized under section 363(b) of the Bankruptcy Code. The automatic stay pursuant to section 362 of the Bankruptcy Code, to the extent applicable, is hereby modified to allow the Purchaser to enforce its rights, including any rights to specific performance, in accordance with the terms and conditions of the REPA.

12. The Trustee and Purchaser, as well as their officers, employees, and agents, shall be, and hereby are, authorized to take any and all actions necessary or appropriate to perform, consummate, implement, and close the Sale, including the sale to the Purchaser of the Property, in accordance with the terms and conditions of the REPA and this Order, including, without limitation, executing, acknowledging, and delivering such deeds, assignments, conveyances, and other assurance, documents, and instruments of transfer and taking any action for purposes of assigning, transferring, granting, conveying, and

confirming to the Purchaser, or reducing to possession, any or all of the Property, and entering into any other agreements related to implementing the Sale.

13. The Trustee and/or Purchaser, as appropriate, are authorized to pay, without further order of this Court, whether before, at or after the Closing, any expenses or costs that are required to be paid in order to consummate the Sale or perform their obligations under the REPA.

14. All persons and entities are prohibited from taking any action to adversely affect or interfere with, or which would be inconsistent with, the ability of the Trustee to transfer the Property to the Purchaser in accordance with the REPA and this Order.

Sale and Transfer Free and Clear of all Liens, Claims, Encumbrances, and/or Interests

15. Pursuant to sections 105(a), 363(b), 363(f), and 365(b) of the Bankruptcy Code, upon Closing, in accordance with the REPA and as otherwise set forth in this Order, the Trustee is authorized to transfer to the Purchaser all of the Trustee's rights, title, and interests in and to, and possession of the Property free and clear of all liens, claims, encumbrances, and interests to the fullest extent permitted by section 363 of the Bankruptcy Code, including, without limitation, each of the following, which are collectively referred to herein as the "Encumbrances":

a) liens (as that term is defined in the Bankruptcy Code), including, without limitation, any lien, encumbrance, pledge, mortgage, deed of trust, security interest, charge, or encumbrance, and liens and security interests granted under sections 361, 363, and/or 364 of the Bankruptcy Code or an order of the Court;

b) interests, obligations, liabilities, demands, guaranties, options, restrictions, and contractual or other commitments;

c) rights, including, without limitation, rights of first refusal, rights of offset, rights to use, contract rights, preferential rights to purchase, rights of recovery, and any rights that purport to give any party a right or option to effect any forfeiture, modification, right of first offer or first refusal, consent, or termination of the Trustee's or the Purchaser's interest in any of the Property, or any similar rights, in each case with respect to the Sale;

d) judgments and/or decrees of any court or foreign or domestic government entity (to the extent permitted by law);

e) charges or restrictions of any kind or nature, including, without limitation, any restriction on the use, transfer, receipt of income or other exercise of any attributes of ownership of the Property, including, without limitation, consent of any person or entity to assign or transfer any of the Property;

f) debts arising in any way in connection with any agreements, acts, or failures to act, of the Debtor, Trustee, or any of their predecessors or affiliates;

g) matters of any kind or nature whatsoever, whether at law or in equity and whether known or unknown, choate or inchoate, filed or unfiled, scheduled or unscheduled, noticed or unnoticed, recorded or unrecorded, perfected or unperfected, allowed or disallowed, contingent or non-contingent, liquidated or unliquidated, matured or un-matured, material or nonmaterial, disputed or undisputed, whether arising prior to or during the Debtor's bankruptcy case, and whether imposed by agreement, understanding, law, equity or otherwise.

16. At Closing, all of the Trustee's rights, title, and interests in and to, and possession of, the Property shall be immediately vested in the Purchaser pursuant to

sections 105(a), 363(b), 363(f), and 365 of the Bankruptcy Code free and clear of all Encumbrances. Such transfer shall constitute a legal, valid, binding, and effective transfer of such Property. All Encumbrances of record against the Property shall, upon Closing, be automatically terminated and expunged as against the Property.

17. Except as otherwise expressly provided in the REPA or this Order, and to the greatest extent permitted under applicable law, all persons and entities (and their respective successors and assigns), including, without limitation, all debt security holders, equity security holders, affiliates, governmental, tax and regulatory authorities, lenders, customers, vendors, employees, trade creditors, litigation claimants, and other creditors holding Encumbrances arising under or out of, in connection with, or in any way relating to, the Debtor, the Trustee, the Property, the ownership, sale, or operation of the Property prior to Closing or the transfer of the Property to Purchaser, are hereby forever barred and estopped from asserting such Encumbrances against Purchaser or its property or its affiliates, designees, assignees, and/or successors or their property, or the Property. Following the Closing, no holder of any Encumbrances shall interfere with Purchaser's title to or use and enjoyment of the Property based on or related to any such Encumbrances or based on any action the Trustee has taken or may take in this bankruptcy case.

18. If any person or entity that has filed or recorded financing statements, mortgages, lis pendens, or other documents or agreements evidencing Encumbrances against or in the Property shall not have delivered to the Trustee prior to the Closing of the Sale, in proper form for filing and executed by the appropriate parties, termination statements, instruments of satisfaction, releases of all Encumbrances that the person or entity has with respect to the Property or otherwise, then only with regard to the Property

that is purchased by Purchaser pursuant to the REPA and this Order: (i) the Trustee is hereby authorized to execute and file such statements, instruments, releases, and other documents on behalf of the person or entity with respect to the Property; (ii) Purchaser is hereby authorized to file, register, or otherwise record a certified copy of this Order, which, once filed, registered, or otherwise recorded, shall constitute conclusive evidence of the release of all Encumbrances against Purchaser and the applicable Property; and (iii) Purchaser may seek in this Court or any other court to compel appropriate parties to execute termination statements, instruments of satisfaction, and releases of all Encumbrances with respect to the Property. This Order is deemed to be in recordable form sufficient to be placed in the filing or recording system of each and every federal, state, or local government agency, department, or office. Notwithstanding the foregoing, the provisions of this Order authorizing the sale and assignment of the Property free and clear of all Encumbrances shall be self-executing, and neither the Trustee nor Purchaser shall be required to execute or file releases, termination statements, assignments, consents, or other instruments to effectuate, consummate, and implement the provisions of this Order.

19. Nothing in this Order or the REPA:

a) diminishes the Trustee's obligations, for periods prior to the Closing, or the Purchaser's obligations, for periods after the Closing, to comply with applicable health and safety laws and regulations;

b) releases, nullifies, precludes or enjoins the enforcement of any police or regulatory liability to a governmental unit to which any post-sale owner or operator of the Property would be subject in such capacity after the date of entry of this Order;

c) authorizes the transfer or assignment of any governmental (i) license, (ii) permit, (iii) registration, (iv) authorization, (v) certificate or (vi) approval, or the discontinuation of any obligation thereunder, without compliance with all applicable non-bankruptcy laws and regulations governing such transfers; or

d) divests any tribunal of any jurisdiction it may have under police or regulatory law to interpret this Order or to adjudicate any defense asserted under this Order.

Good Faith of the Purchaser

20. The Purchaser is a good faith purchaser within the meaning of section 363(m) of the Bankruptcy Code and, as such, is entitled to the full protections of section 363(m) of the Bankruptcy Code. The Sale contemplated by the REPA is undertaken by Buyer without collusion and in good faith, as that term is defined in section 363(m) of the Bankruptcy Code and, accordingly, the reversal or modification on appeal of the authorization provided herein to consummate the Sale or appeal of the other relief provided for in this Order shall not affect the validity of the Sale or the other relief provided for in this Order (including the assumption and assignment of the Assumed Contracts), whether or not Purchaser knew or knows of the pendency of the appeal, unless prior to the Closing of this Order, such authorization, such Sale, and the other relief provided for in this Order are duly and properly stayed pending such appeal.

21. Neither the Trustee, the Purchaser, or any affiliate of either the Trustee or Purchaser has engaged in any collusion with other bidders or other parties or has taken any other action or inaction that would cause or permit the Sale to be avoided or costs or damages to be imposed under section 363(n) of the Bankruptcy Code or otherwise. The

consideration provided by Purchaser for the Property under the REPA is fair and reasonable and is not less than the value of such Assets, and the Sale and the other relief provided for in this Order may not be avoided under section 363(n) of the Bankruptcy Code.

Miscellaneous

22. The terms and provisions of this Order, as well as the rights granted under the Transaction Documents, shall continue in full force and effect and are binding upon all parties, notwithstanding any conversion, dismissal, or order entry. The provisions of this Order and any actions taken pursuant hereto shall survive any conversion or dismissal of the case and the entry of any other order that may be entered in the case.

23. Notwithstanding the possible applicability of Bankruptcy Rules 6004(h), 6006(d), 7062, 9014 or any other provisions of the Bankruptcy Rules, the Federal Rules of Civil Procedure, or the Local Rules stating the contrary, the terms and conditions of this Order shall be immediately effective and enforceable upon its entry and no automatic stay shall apply to this Order. This Order constitutes a final order within the meaning of 28 U.S.C. § 158(a).

24. In accordance with the REPA attached to the Motion as Exhibit A, the Property shall be sold "As Is," "Where is" and "With all Faults" except as explicitly set forth in the REPA and corresponding closing documents.

25. All time periods set forth in this Order shall be calculated in accordance with Bankruptcy Rule 9006(a).

26. The Trustee is authorized to take all actions necessary to effectuate the relief granted pursuant to this Order in accordance with the Sale Motion. In the event there is any inconsistency between the Sale Motion, REPA, or this Order, this Order shall govern.

27. The Court shall retain exclusive jurisdiction over any matters related to or arising from the implementation of this Order and to enter any Orders in aid or furtherance of this Order, and to adjudicate any and all remaining issues concerning the Trustee's right and authority to assume, assign and/or sell the Property.

IT IS SO ORDERED.

END OF DOCUMENT

Prepared and Submitted by:
OGIER, ROSENFELD & STEIL, P.C.

By: *<u>/s/ Tamara Miles Ogier</u>*
Tamara Miles Ogier
Georgia Bar No. 550355
P.O. Box 1547
Decatur, Georgia 30031
[redacted]

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c/o Fred Bentley, Jr., City Counsel
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Fischer Homes
Michael Kady
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Erlanger, KY 41018

InLine Communities
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Baker Donelson
1500 Monarch Plaza
3414 Peachtree Road, N.E.
Atlanta, GA 30326

TO THE MAYOR & CITY COUNCIL

KENNESAW, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, *DRB GROUP GEORGIA, LLC,* hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for a rezoning of certain real property lying and being in Kennesaw, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Zoning of the property seeks a rezoning from the existing category of HGB as established by the governing authority of Kennesaw, Georgia to the zoning category of PUD for residential townhomes.

3.

The current HGB zoning classification of the property and all intervening classifications between same and PUD are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning classification of HGB and all intervening classifications between same and PUD as they presently exist violate the Applicant's right to the unfettered use of the property in that the existing zoning classification does not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The Kennesaw Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 17th day of October, 2025.

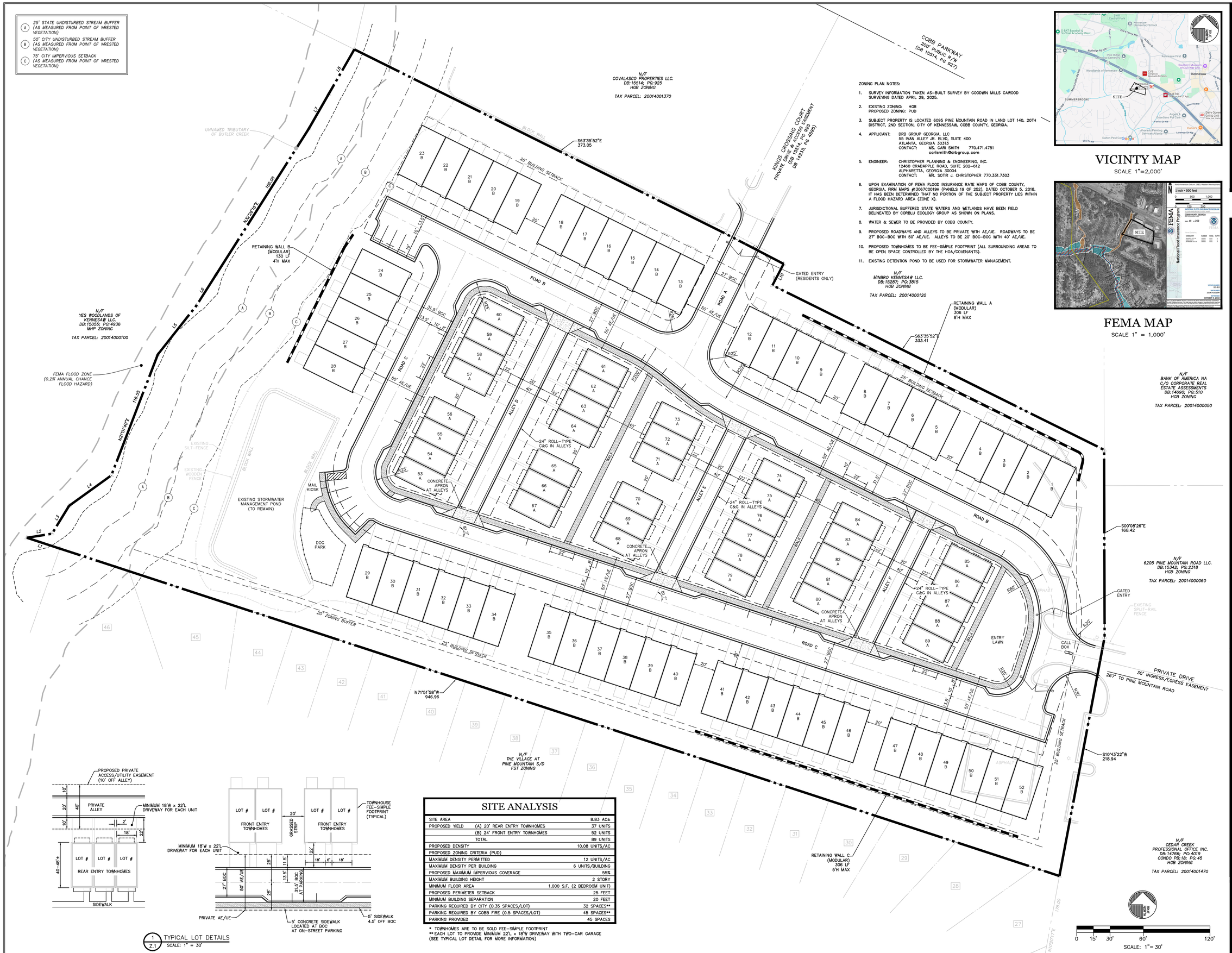
ROZEN, ROZEN & REILLY, LLP

By: */s/ Adam J. Rozen*
ADAM J. ROZEN
Attorney for Applicant
Ga. Bar No. 161610

(A) 25' STATE UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)

(B) 50' CITY UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)

(C) 75' CITY IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)



VICINTY MAP

SCALE 1"=2,000'

FEMA MAP

SCALE 1" = 1,000'

1 / Z.1 TYPICAL LOT DETAILS

SCALE: 1" = 30'

SITE ANALYSIS

SITE AREA		8.83 AC±
PROPOSED YIELD	(A) 20' REAR ENTRY TOWNHOMES	37 UNITS
	(B) 24' FRONT ENTRY TOWNHOMES	52 UNITS
	TOTAL	89 UNITS
PROPOSED DENSITY		10.08 UNITS/AC
PROPOSED ZONING CRITERIA (PUD)		
MAXIMUM DENSITY PERMITTED		12 UNITS/AC
MAXIMUM DENSITY PER BUILDING		6 UNITS/BUILDING
PROPOSED MAXIMUM IMPERVIOUS COVERAGE		55%
MAXIMUM BUILDING HEIGHT		2 STORY
MINIMUM FLOOR AREA		1,000 S.F. (2 BEDROOM UNIT)
PROPOSED PERIMETER SETBACK		25 FEET
MINIMUM BUILDING SEPARATION		20 FEET
PARKING REQUIRED BY CITY (0.35 SPACES/LOT)		32 SPACES**
PARKING REQUIRED BY COBB FIRE (0.5 SPACES/LOT)		45 SPACES**
PARKING PROVIDED		45 SPACES

* TOWNHOMES ARE TO BE SOLD FEE-SIMPLE FOOTPRINT
** EACH LOT TO PROVIDE MINIMUM 22'L x 18'W DRIVEWAY WITH TWO-CAR GARAGE (SEE TYPICAL LOT DETAIL FOR MORE INFORMATION)

CP&E

CHRISTOPHER PLANNING & ENGINEERING

GEORGIA REGISTERED No. 028699 PROFESSIONAL ENGINEER SCHRISTOPHER

10/14/2025

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #05744 (EXP. 03.21.2027)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

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ZONING SITE PLAN

FOR:

6095 PINE MOUNTAIN ROAD

LAND LOT 140
20TH DISTRICT, 2ND SECTION
CITY OF KENNESAW
COBB COUNTY, GEORGIA

PARCEL ID: 20014001380

FOR:

DRB GROUP

DRB GROUP GEORGIA, LLC

55 IVAN ALLEN JR. BLVD
SUITE 400
ATLANTA, GA 30313
PHONE 770.471.4751

PRIMARY PERMITTEE &
24HR EMERGENCY CONTACT:
MR. ANDREW BURK 770.615.0711
GSWCC #96351 (EXP. 12.29.2027)
aburk@drbgroup.com

REVISIONS

1	11.10.2025	CITY COMMENTS

DATE: OCTOBER 14, 2025

CP&E DRAWING NO: 2024164.10c.dwg

ZONING SITE PLAN

SHEET NO. Z.1

Kimley»Horn

PINE MOUNTAIN | SITE PLAN

DECEMBER 4, 2025

DRB GROUP

0 20 40 80

SCALE IN FEET

NORTH

DRB HOMES

Division Office:

55 Ivan Allen Jr. Blvd, Ste 400

Atlanta, GA 30308

Corporate Office:

2099 Gaither Road, Ste 600

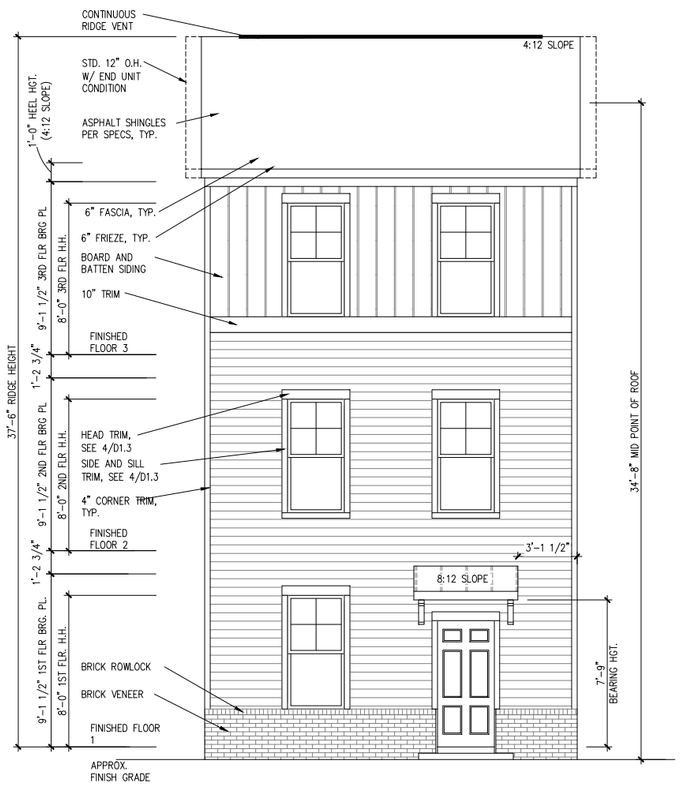
Rockville, MD 20850

Pine Mountain Townhomes

Kennesaw, Georgia

LANDON 4.1
LANDON 1
LANDON 3
LANDON 1
LANDON 4.1

LANDON 2.1
LANDON 4
LANDON 3
LANDON 4
LANDON 2.1


CONTINUOUS RIDGE VENT
4:12 SLOPE
STD. 12" O.H. W/ END UNIT CONDITION
ASPHALT SHINGLES PER SPECS, TYP.
1'-0" HEEL HGT. (4:12 SLOPE)
6" FASCIA, TYP.
6" FRIEZE, TYP.
BOARD AND BATTEN SIDING
10" TRIM
FINISHED FLOOR 3
HEAD TRIM, SEE 4/D1.3
SIDE AND SILL TRIM, SEE 4/D1.3
4" CORNER TRIM, TYP.
FINISHED FLOOR 2
3'-1 1/2"
8:12 SLOPE
BRICK ROWLOCK
BRICK VENEER
FINISHED FLOOR 1
APPROX. FINISH GRADE
37'-6" RIDGE HEIGHT
9'-1 1/2" 3RD FLR BRG PL
8'-0" 3RD FLR H.H.
1'-2 3/4"
9'-1 1/2" 2ND FLR BRG PL
8'-0" 2ND FLR H.H.
1'-2 3/4"
9'-1 1/2" 1ST FLR BRG. PL.
8'-0" 1ST FLR. H.H.
7'-9" BEARING HGT.
34'-8" MID POINT OF ROOF

6" FASCIA
12
4
1'-0" HEEL HGT. (4:12 SLOPE)
OPT. WINDOW AT BEDROOM 3 W/ ALT. 2 3RD FLOOR
OMIT WINDOW AT W/ ALT. 2 3RD FLOOR
7'-0" ABOVE STAIR LANDING
TEMP
FINISHED FLOOR 3
1" CORNER TRIM, TYP.
STD. RAILING PER LOCAL CODE
FINISHED FLOOR 2
8
BRICK ROWLOCK
BRICK VENEER
FINISHED FLOOR 1
2'-0"
APPROX. FINISH GRADE
37'-6" RIDGE HEIGHT
9'-1 1/2" 3RD FLR BRG PL
8'-0" 3RD FLR H.H.
1'-2 3/4"
9'-1 1/2" 2ND FLR BRG PL
8'-0" 2ND FLR H.H.
1'-2 3/4"
9'-1 1/2" 1ST FLR BRG. PL.
8'-0" 1ST FLR. H.H.
34'-8" MID POINT OF ROOF

December 12, 2025

Subject: Please Take Notice - Notification of Nearby Zoning Application
6095 Pine Mountain Rd, Kennesaw, GA 30144
Parcel ID(s): 20014001380

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: DRB Group Georgia, LLC
Property Address: 6095 Pine Mountain Rd
Parcel Identification Number: 20014001380
Description of Proposal: Request to rezone from Highway General Business (HGB) to Planned Unit Development – Residential (PUD-R) to develop fee simple residential townhomes.

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	**Mayor & Council Meeting**
Date: 1/7/26	Date: 1/20/26
Time: 6:30 p.m.	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 11. 21. 2025

CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ 2025-003	HGB	PUD-R
DX			
HBR			
SLUP			
ZV			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

6095 Pine Mountain Rd

Land Lot 140, Tax Parcel 138

Subject Property

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

Derek Easterling
MAYOR
Lea Alvarez
CITY CLERK

Scale: 1" = 334 '
Print Date: 11/5/2025
RZ2025_003

REZONING APPLICATION

Date Received 10/17/25
Staff's Initials RG

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

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

Date of Consultation _____ Staff's Initials _____

REZONING PROPERTY ADDRESS 6095 Pine Mountain Road

Land Lot 140 Tax Parcel 20014001380 Lot Size 8.823

Resident Population _____ Housing Units _____ Other Buildings _____

Zoning Request from:

Present Zoning HGB To: PUD

For the purpose of: Fee simple residential townhomes

APPLICANT EMAIL [redacted] for DRB Group Georgia, LLC

Applicant Address 248 Roswell Street, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature _____ Date _____

Signed, sealed and delivered in presence of: Cam Heath 10/15/25
Notary **Date**

CAMERON HEATH NOTARY PUBLIC FULTON COUNTY, GEORGIA Exp. 4/9/

REPRESENTIVE Adam J. Rozen, Rozen, Rozen & Reilly, LLP

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

Representative Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

TITLEHOLDER: A P Real Estate Georgia, LLC **(Phone #)** _____

Signature: _____ **Address** _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

REZONING APPLICATION

Date Received 10/17/25
Staff's Initials RG

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

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

Date of Consultation _____ Staff's Initials _____

REZONING PROPERTY ADDRESS 6095 Pine Mountain Road

Land Lot 140 Tax Parcel 20014001380 Lot Size 8.823

Resident Population_____ Housing Units_____ Other Buildings_____

Zoning Request from:

Present Zoning HGB To: PUD

For the purpose of: Fee simple residential townhomes

APPLICANT EMAIL [redacted] for DRB Group Georgia, LLC

Applicant Address 248 Roswell Street, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature _____ Date 10/17/25

Signed, sealed and delivered in presence of: _____ _____
Notary **Date**

SUSEANN R BRISTOW
MY COMMISSION EXPIRES
NOTARY
PUBLIC
BER 04, 2028
COUNTY, GEORGIA

REPRESENTIVE Adam J. Rozen, Rozen, Rozen & Reilly, LLP

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

Representative Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

TITLEHOLDER: A P Real Estate Georgia, LLC **(Phone #)** _____

Signature: _____ **Address** _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

City of Kennesaw, GA

REZONING APPLICATION

Date Received 10/17/25
Staff's Initials RG

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

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

Date of Consultation _____ Staff's Initials _____

REZONING PROPERTY ADDRESS 6095 Pine Mountain Road

Land Lot 140 Tax Parcel 20014001380 Lot Size 8.823

Resident Population_____ Housing Units_____ Other Buildings_____

Zoning Request from:

Present Zoning HGB To: PUD

For the purpose of: Fee simple residential townhomes

APPLICANT EMAIL [redacted] for DRB Group Georgia, LLC

Applicant Address 248 Roswell Street, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

REPRESENTIVE Adam J. Rozen, Rozen, Rozen & Reilly, LLP

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

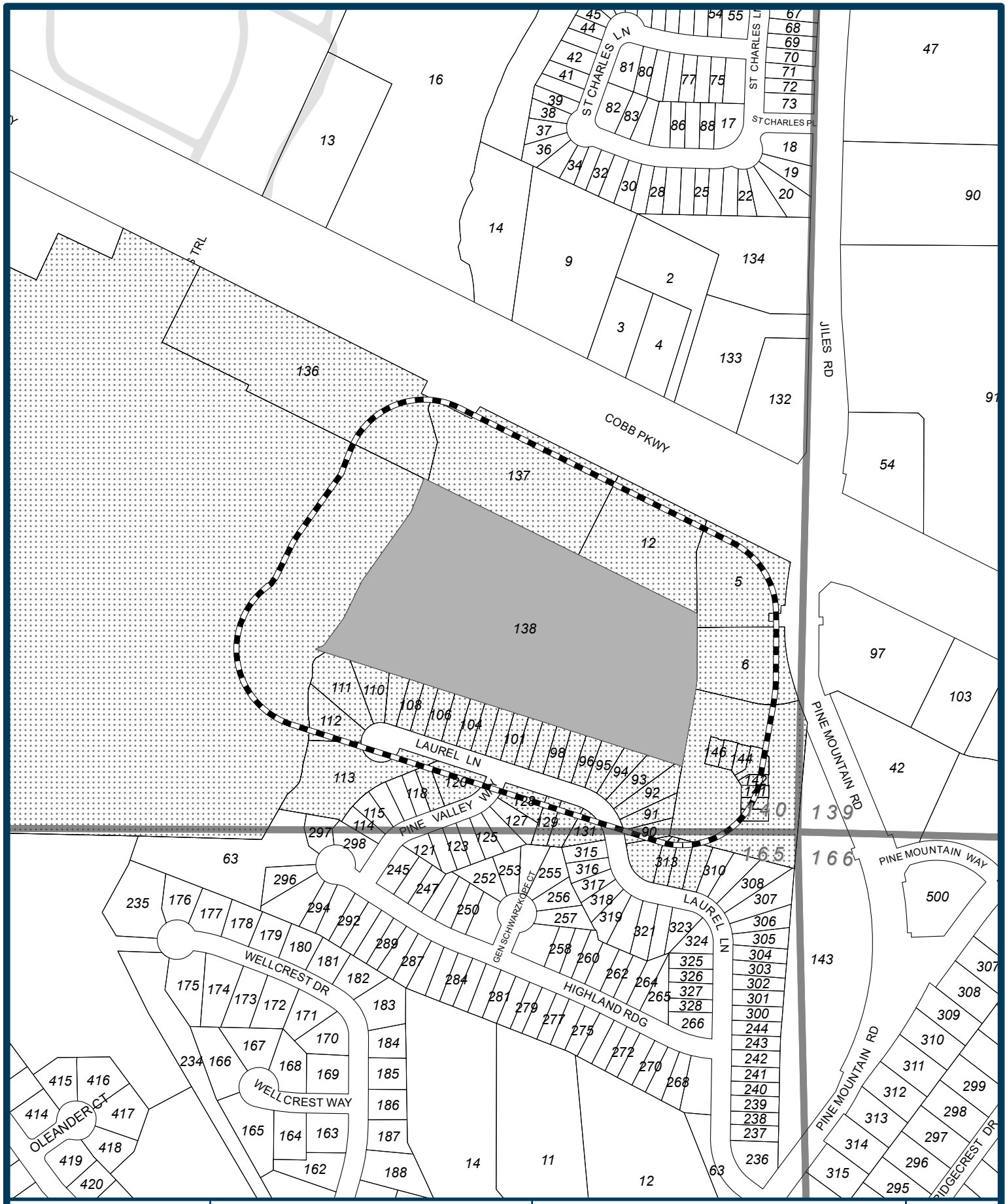
Representative Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

TITLEHOLDER: A P Real Estate Georgia, LLC **(Phone #)** [redacted]

Signature: Kathleen Steil as Trustee **Address** P.O. Box 1547, Decatur, GA 30031
Kathleen Steil as and only as Chapter 7 Trustee for the Bankruptcy Estate of A P Real Estate Georgia, LLC (Case No. 23-57890-JWC ND GA)
Signed, sealed and delivered in presence of: _____ 10/15/2025
Notary **Date**

TERESA PANTALEON NOTARY PUBLIC GEORGIA CHEROKEE COUNTY EXPIRES January 24, 2029



Subject Parcel

200' Radius

Properties Notified

6095 Pine Mountain Rd
Land Lot 140,
Tax Parcel 138

RZ2025-003
200' PROPERTY NOTIFICATION

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

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

Derek Easterling
MAYOR

Lea Alvarez
CITY CLERK

Date: 11/5/2025
RZ2025_003

N
1" = 318'

USPS TRACKING #

ATLANTA GA RPDC 302
16 DEC 2025 PM 1 L

9590 9402 9664 5199 7255 60

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

United States
Postal Service

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

RZ2025-03
City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

ATLANTA GA RPDC 302
16 DEC 2025 PM 3 L

9590 9402 9664 5199 7256 38

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

United States
Postal Service

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RZ2025-03
City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

ATLANTA GA RPDC 302
16 DEC 2025 PM 3 L

9590 9402 9664 5199 7275 02

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

United States
Postal Service

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

RZ2025-03
City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

ATLANTA GA RPDC 302
16 DEC 2025 PM 5 L

9590 9402 9664 5199 7274 96

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

United States
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RZ2025-03
City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

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:

20014001060
RUSH1 LLC
419 MORGAN FALLS CHASE
CANTON GA 30114 6835

9590 9402 9664 5199 7255 60

9589 0710 5270 2632 2245 23

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Cindy Austin
☐ Agent
☐ Addressee

B. Received by (Printed Name) Cindy Austin
C. Date of Delivery 12-15

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

CANTON GA 30114 DEC 15 2025 USPS

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation 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:

20014001410
AERO GROUP MOTORSPORTS LLC
2700 DELK RD SE SUITE 100
MARIETTA GA 30067

9590 9402 9664 5199 7256 38

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2244 55

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Renae Oldham
☐ Agent
☐ Addressee

B. Received by (Printed Name) Renae Oldham
C. Date of Delivery 12/15/25

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
☐ 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

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:

20014001070
RAFFI MASOUND
3339 EAGLE WATCH DR
WOODSTOCK GA 30189

9590 9402 9664 5199 7275 02

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2243 32

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
(over $500)

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

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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:

20014001080
LOWERY RITA MAY
2686 LAUREL LN NW
KENNESAW GA 30152

9590 9402 9664 5199 7274 96

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2243 25

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Rita M Lowery
☐ Agent
☐ Addressee

B. Received by (Printed Name) Rita M. Lowery
C. Date of Delivery

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
☐ 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
17 DEC 2025 PM 2 L

9590 9402 9664 5199 7250 65

First-Class Mail
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USPS
Permit No. G-10

United States
Postal Service

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RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

9590 9402 9664 5199 7251 64

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

ATLANTA GA RPDC 302
17 DEC 2025 PM 7 L

9590 9402 9731 5199 8716 71

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

United States
Postal Service

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RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

ATLANTA GA RPDC 302
16 DEC 2025 PM 2 L

9590 9402 9664 5199 7250 89

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

United States
Postal Service

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RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

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:

20014001090
OVERSTREET MARY
2058 DOUBLE CREEK DR
POWDER SPRINGS GA 30127

9590 9402 9664 5199 7250 65

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2246 22

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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

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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:

20014001450
AERO GROUP MOTORSPORTS LLC
2700 DELK RD SE STE 100
MARIETTA GA 30067

9590 9402 9664 5199 7251 64

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2247 21

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Taylor Klippel
☐ Agent
☐ Addressee

B. Received by (Printed Name) Taylor Klippel | C. Date of Delivery 12/16/25

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
☐ 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

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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:

20014000910
MERVAR THOMAS M
598 OWL CREEK DR
POWDER SPRINGS GA 30127

9590 9402 9731 5199 8716 71

2. Article Number (Transfer from service label)
9589 0710 5270 2035 3721 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Tom Mervar
☐ 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
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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

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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:

20014001030
PAYNE FAMILY TRUST
4359 WALNUT CREEK DR NW
KENNESAW GA 30152 7332

9590 9402 9664 5199 7250 89

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2246 46

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Connor Heffron | C. Date of Delivery

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
☐ 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 #

9590 9402 9664 5199 7257 06

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USPS
Permit No. G-10

United States
Postal Service

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RZ2025-03
City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

9590 9402 9664 5199 7256 52

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

United States
Postal Service

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

RZ2025-03
City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

44-271180

USPS TRACKING #

9590 9402 9664 5199 7256 69

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

United States
Postal Service

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

RZ2025-03
City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

44-271180

USPS TRACKING #

9590 9402 9731 5199 8693 95

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

United States
Postal Service

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

RZ2025-03
City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

44-271180

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:

20014000920
PHILLIPS PEGGY A &
CAMP SUSAN P & STEPHEN V
2654 LAURAL LN
KENNESAW GA 30152

9590 9402 9731 5199 8693 95

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2245 61

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ 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
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:

20014001300
MCDONALD MARY F
2659 LAUREL LN
KENNESAW GA 30152

9590 9402 9664 5199 7256 69

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2243 94

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ 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
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:

20014001190
FONNEGRA EDBER L & YVONNE Y
3201 CHIPPEWA RUN NW
KENNESAW GA 30152

9590 9402 9664 5199 7256 52

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2243 87

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ 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
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:

20014001390
REM REAL ESTATE LLC
6095 PINE MOUNTAIN RD UNIT 101
KENNESAW GA 30152

9590 9402 9664 5199 7257 06

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2244 31

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) — C. Date of Delivery
ALEXANDRA HIATT — 12/16/25

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

USPS TRACKING #

ATLANTA GA RPDC 302
17 DEC 2025 PM 2 L

9590 9402 9731 5199 8694 49

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

9590 9402 9664 5199 7251 71

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

ATLANTA GA RPDC 302
17 DEC 2025 PM 10 L

9590 9402 9664 5199 7251 40

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

ATLANTA GA RPDC 302
17 DEC 2025 PM 7 L

9590 9402 9664 5199 7250 96

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

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:

20014001130
PINE MOUNTAIN HOMEOWNERS ASSOC INC
120 ARNOLD MILL PARK STE 400
WOODSTOCK GA 30188

9590 9402 9731 5199 8694 49

2. Article Number (Transfer from service label)

9589 0710 5270 2632 2245 30

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Tammy King
☐ Agent
☐ Addressee

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

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
☐ 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

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:

20016503110
SANCHEZ JAYME
3751 TEMPLE CITY BLVD
ROSEMEAD CA 91770

9590 9402 9664 5199 7251 71

2. Article Number (Transfer from service label)

9589 0710 5270 2632 2247 38

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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

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:

20014001420
AERO GROUP MOTORSPORTS LLC
2700 DELK RD SE STE 100
MARIETTA GA 30067

9590 9402 9664 5199 7251 40

2. Article Number (Transfer from service label)

9589 0710 5270 2632 2247 [illegible]

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Taylor Klippel
☐ Agent
☐ Addressee

B. Received by (Printed Name) Taylor Klippel
C. Date of Delivery 12/16/25

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
☐ 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

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:

20014001100
MOWEN KEVIN B & MELANIE E
2690 LAUREL LN NW
KENNESAW GA 30152

9590 9402 9664 5199 7250 96

2. Article Number (Transfer from service label)

9589 0710 5270 2632 2246 53

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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
16 DEC 2025 PM 6 L

9590 9402 9664 5199 7255 39

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

ATLANTA GA RPDC 302
16 DEC 2025 PM 5 L

9590 9402 9664 5199 7256 21

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

4-271180

USPS TRACKING #

ATLANTA GA RPDC 302
16 DEC 2025 PM 6 L

9590 9402 9664 5199 7255 84

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

4-271180

USPS TRACKING #

ATLANTA GA RPDC 302
16 DEC 2025 PM 2 L

9590 9402 9664 5199 7251 19

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

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:

20014000060
6205 PINE MOUNTAIN ROAD LLC
2774 COBB PKWY SUITE 109-166
KENNESAW GA 30152

9590 9402 9664 5199 7255 39

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2243 56

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☒ Agent
☐ Addressee

B. Received by (Printed Name)
Jeff

C. Date of Delivery

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

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:

20014001460
INNOVATION COMPOUNDING INC
6095 PINE MOUNTAIN RD SUITE 108
KENNESAW GA 30144

9590 9402 9664 5199 7256 21

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2244 62

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Receptionist

C. Date of Delivery
12/15/25

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

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:

20014000950
GREEN DAVID M & ELIZABETH A
10 ALLATOONA TRACE DR SE
ACWORTH GA 30102

9590 9402 9664 5199 7255 84

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2245 09

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:

20014001200
ABRAMS HOLLY
2814 PINE VALLEY WAY NW
KENNESAW GA 30152 6046

9590 9402 9664 5199 7251 19

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2246 77

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Holly Abrams
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Holly Abrams

C. Date of Delivery

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

USPS TRACKING #

ATLANTA GA RPDC 302

9590 9402 9664 5199 7251 57

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

ATLANTA GA RPDC 302

9590 9402 9664 5199 7251 33

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

ATLANTA GA RPDC 302

9590 9402 9664 5199 7250 27

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

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:

20014001430
AERO GROUP MOTORSPORTS LLC
2700 DELK RD SE STE 100
MARIETTA GA 30067

9590 9402 9664 5199 7251 57

2. Article Number (Transfer from service label)

9589 0710 5270 2632 2247 14

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Renae Oldham
☐ Agent
☐ Addressee

B. Received by (Printed Name) Renae Oldham
C. Date of Delivery 12/15/2

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
☐ 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

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:

20014001400
AERO GROUP MOTORSPORTS LLC
2700 DELK RD SE SUITE 100
MARIETTA GA 30067

9590 9402 9664 5199 7251 33

2. Article Number (Transfer from service label)

9589 0710 5270 2632 2246 91

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Renae Oldham
☐ Agent
☐ Addressee

B. Received by (Printed Name) Renae Oldham
C. Date of Delivery 12/15/2

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
☐ 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

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:

20014000980
MCGEE WILLIAM M
2666 LAUREL LN NW
KENNESAW GA 30152

9590 9402 9664 5199 7250 27

2. Article Number (Transfer from service label)

9589 0710 5270 2632 2245 85

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) WM MCGee
C. Date of Delivery 12/15/2025

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
☐ 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

16 DEC 2025 PM 4 L

9590 9402 9664 5199 7250 10

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

ATLANTA GA RPDC 302

16 DEC 2025 PM 1 L

9590 9402 9664 5199 7250 41

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

DENVER CO 802

17 DEC 2025 PM 9 L

9590 9402 9664 5199 7255 53

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

USPS TRACKING #

ATLANTA GA RPDC 302

20 DEC 2025 PM 2 L

9590 9402 9664 5199 7250 58

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

United States
Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

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:

20014000940
GRACE REALTY OF GEORGIA LLC
25 HARRIS DR
MARIETTA GA 30067

9590 9402 9664 5199 7250 10

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2245 78

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:

20014001020
ALBERT ALEXANDER SEGUIN REV LIVING TR
2021 RENFORD POINTE
MARIETTA GA 30062 1891

9590 9402 9664 5199 7250 41

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2245 92

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

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:

20014000100
YES WOODLANDS OF KENNESAW LLC
ATTN PROPERTY ACCOUNTING
5050 S SYRACUSE ST STE 1200
DENVER CO 80237

9590 9402 9664 5199 7255 53

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2243 63

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ 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
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:

20014001050
HARVEY RICHARD C & MARY SHIELDA
129 RAMBLEWOOD DR
STATESBORO GA 30458

9590 9402 9664 5199 7250 58

2. Article Number (Transfer from service label)
9589 0710 5270 2632 2246 15

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Mary Shielda Harvey
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
Mary Shielda Harvey DEC 17 2025

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

USPS TRACKING #

9590 9402 9664 5199 7250 72

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

United States Postal Service

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

RZ2025-03

City of Kennesaw
Community Development Dept.
3080 Moon Station Rd.
Kennesaw, GA 30144

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:

2001000050
BANK OF AMERICA NA
C/O CORP REAL ESTATE ASSESSMENTS
PO BOX 32547
CHARLOTTE NC 28232

9590 9402 9664 5199 7250 72

2. Article Number *(Transfer from service label)*

9589 0710 5270 2632 2246 39

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Lavonis Little

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*: Lavons Little

C. Date of Delivery: 12/16/25

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

Restricted Delivery

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

9589 0710 5270 2632 2242 88

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Sent To THE WHITMER FAMILY TRUST
Street and Apt. No., or PO Box No. 3660 ADAMSVILLE AVE
City, State, ZIP+4® THE VILLAGES FL 32163

GRESHAM ROAD STA Postmark Here DEC 12 2023 USPS MARIETTA GA 30062

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

9589 0710 5270 2632 2242 95

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To BENSON ROBERT EDWARD &
JOYCE E TRUSTEES TRUST
AGREEMENT
Street and Apt. No., or PO Box No. 2664 LAUREL LN NW
City, State, ZIP+4® Kennesaw, GA 30152

GRESHAM ROAD STA Postmark Here DEC 12 2023 USPS MARIETTA GA 30062

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

9589 0710 5270 2632 2247 38

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

Postage
$

Total Postage and Fees
$

Sent To SANCHEZ JAYME
Street and Apt. No., or PO Box No. 3751 TEMPLE CITY BLVD
City, State, ZIP+4® ROSEMEAD CA 91770

GRESHAM ROAD STA Postmark Here DEC 12 2023 USPS MARIETTA GA 30062

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

9589 0710 5270 2632 2243 87

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

Postage
$

Total Postage and Fees
$

Sent To FONNEGRA EDBER L & YVONNE Y
Street and Apt. No., or PO Box No. 3201 CHIPPEWA RUN NW
City, State, ZIP+4® KENNESAW GA 30152

GRESHAM ROAD STA Postmark Here DEC 12 2023 USPS MARIETTA GA 30062

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
$

Sent To YES WOODLANDS OF K'SAW LLC
Street and Apt. No., or PO Box No. ATTN PROPERTY ACCOUNTING
5050 S SYRACUSE ST STE 1200
City, State, ZIP+4® DENVER CO 80237

GRESHAM ROAD STA Postmark Here DEC 12 2023 USPS MARIETTA GA 30062

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To 6205 PINE MOUNTAIN ROAD LLC
Street and Apt. No., or PO Box No. 2774 COBB PKWY SUITE 109-166
City, State, ZIP+4® KENNESAW GA 30152

GRESHAM ROAD STA Postmark Here DEC 12 2023 USPS MARIETTA GA 30062

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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GRESHAM ROAD STA USPS MARIETTA GA 30062 Postmark Here DEC 12 2025

Sent To MCDONALD MARY F
Street and Apt. 2659 LAUREL LN
City, State, ZIP+4 KENNESAW GA 30152

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

9589 0710 5270 2632 2245 23

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

Postage
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Total Postage and Fees
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GRESHAM ROAD STA USPS MARIETTA GA 30062 Postmark Here DEC 12 2025

Sent To RUSH1 LLC
Street and Apt. 419 MORGAN FALLS CHASE
City, State, ZIP+4 CANTON GA 0

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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
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Total Postage and Fees
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GRESHAM ROAD STA USPS MARIETTA GA 30062 Postmark Here DEC 12 2025

Sent To AERO GRP MOTORSPORTS LLC
Street and Apt. 2700 DELK RD SE STE 100
City, State, ZIP+4 MARIETTA GA 30067

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

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

Postage
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Total Postage and Fees
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GRESHAM ROAD STA USPS MARIETTA GA 30062 Postmark Here DEC 12 2025

Sent To INNOVATION COMPOUNDING INC
Street and Apt. 6095 PINE MOUNTAIN RD STE 108
City, State, ZIP+4 KENNESAW GA 30144

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

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

Postage
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Total Postage and Fees
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GRESHAM ROAD STA USPS MARIETTA GA 30062 Postmark Here DEC 12 2025

Sent To CHAU DUNG A
Street and Apt. 2692 LAUREL LN NW
City, State, ZIP+4 KENNESAW GA 30152

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9589 0710 5270 2632 2247 45

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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GRESHAM ROAD STA USPS MARIETTA GA 30062 Postmark Here

Sent To CALBERT ZACHARY & VILLARREAL VANESSA GISSEL
Street and Apt. No. 2644 LAUREL LN NW
City, State, ZIP+4 KENNESAW GA 0

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

9589 0710 5270 2632 2243 32

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To
Street
City, S

RAFFI MASOUND
3339 EAGLE WATCH DR
WOODSTOCK GA 30189

Postmark Here
GRESHAM ROAD STA USPS MARIETTA GA 30062
DEC 12 2023

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

Postage
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Total Postage and Fees
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Sent
Stree
City,

LOWERY RITA MAY
2686 LAUREL LN NW
KENNESAW GA 30152

Postmark Here
GRESHAM ROAD STA USPS MARIETTA GA 30062
DEC 12 2023

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

Postage
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Total Postage and Fees
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Sent To
Street and Apt. I
City, State, ZIP+

RAFIEE MOHAMMAD
255 HIGH BRANCH WAY
ROSWELL, GA 30075

Postmark Here
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sen
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WHITE VALERIE L
2672 LAUREL LN NW
KENNESAW GA 30152

Postmark Here
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DEC 12 2023

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

Postage

MERVAR THOMAS M
598 OWL CREEK DR
POWDER SPRINGS GA 30127

Postmark Here
GRESHAM ROAD STA USPS MARIETTA GA 30062
DEC 12 2023

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

9589 0710 5270 2632 2243 01

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

Postage
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Total Postage and Fees
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Sen
Stre
City,

FARRAR RICHARD W II &
RODRIGUEZ FARRAR DIANA
50 S YORK DR
NEWNAN GA 30265

Postmark Here
GRESHAM ROAD STA USPS MARIETTA GA 30062
DEC 12 2023

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9589 0710 5270 2632 2244 24

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

Postage
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Total Postage and Fees
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Sent To
COVALASCO PROPERTIES LLC
Street and Apt. No.,
2721 COTTESFORD DR SE
City, State, ZIP+4®
SMYRNA GA 30080

Postmark Here
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GRESHAM ROAD STA GA 30062 USPS MARIETTA

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9589 0710 5270 2632 2244 86

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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
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Total Postage and Fees
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Sent To
WESTBROOKE FINANCIAL LLC
Street and Apt. No.,
5146 BURNT HICKORY RD
City, State, ZIP+4®
KENNESAW GA 30152

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

Postage
$

Total Postage and Fees
$

Sent To
CEDAR CREEK PROFESSIONAL
Street and Apt. No.,
OFFICE INC
2700 DELK RD SUITE 100
City, State, ZIP+4®
MARIETTA GA 30067

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

Postage
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Total Postage and Fees
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Sent To
REM REAL ESTATE LLC
Street and Apt. No.,
6095 PINE MOUNTAIN RD UNIT
City, State, ZIP+4®
101
KENNESAW GA 30152

Postmark Here
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To
GMI 3 INC.
Street and Apt. No.,
1876 INDEPENDENCE SQ SUITE D
City, State, ZIP+4®
DUNWOODY GA 30338

Postmark Here
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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To
WESTBROOKE FINANCIAL LLC
Street and Apt. No.,
5146 BURNT HICKORY RD NW
City, State, ZIP+4®
KENNESAW GA 30152

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To PINE MOUNTAIN HOA INC
120 ARNOLD MILL PARK STE 400
Street and WOODSTOCK GA 30188
City, State, ZIP

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

Postage
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Total Postage and Fees
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Sent To THE WHITMER FAMILY TRUST
Street and Ap 3660 ADAMSVILLE AVE
THE VILLAGES FL 32163
City, State, Zi

Postmark Here
USPS MARIETTA

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

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- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sen ST AMAND RACHELLE M
Str 6490 WILDWOOD TRL
FLOWERY BRANCH GA 30542
City

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

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sen CWI CONSTRUCTION INC
Stre 6095 PINE MOUNTIAN RD STE 106
KENNESAW GA 30152
City,

Postmark Here
DEC 12
GRESHAM ROAD STA
USPS MARIETTA GA 30062

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

Postage
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Total Postage and Fees
$

Sent To GREEN DAVID M & ELIZABETH A
Street and 10 ALLATOONA TRACE DR SE
ACWORTH GA 30102
City, State, ZIP+4®

Postmark Here
GRESHAM ROAD

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

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

Postage
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Total Postage and Fees
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Sent To AERO GROUP MOTORSPORTS
Street and LLC
2700 DELK RD SE SUITE 100
City, State, MARIETTA GA 30067

Postmark Here
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GRESHAM ROAD STA

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

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Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
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City, State, ZIP MARIETTA GA 0

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Street and Apt. 25 HARRIS DR
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Street and Apt. 2654 LAURAL LN
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Street and Apt. 5146 BURNT HICKORY RD
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Street and Apt. 4359 WALNUT CREEK DR NW
City, State, ZIP KENNESAW GA 0

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Sen BANK OF AMERICA NA C/O CORP
Stre REAL ESTATE ASSESSMENTS
PO BOX 32547
City, CHARLOTTE NC 28232

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2058 DOUBLE CREEK DR
Street and A POWDER SPRINGS GA 30127
City, State, Z

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Street and A 129 RAMBLEWOOD DR
City, State, Z STATESBORO GA 30458

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AERO GRP MOTORSPORTS LLC
2700 DELK RD SE STE 100
MARIETTA GA 30067

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VICTOR NELSON HOLDINGS LLC
3124 KATES CT NW
KENNESAW GA 0

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2700 DELK RD SE STE 100
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ABRAMS HOLLY
2814 PINE VALLEY WAY NW
KENNESAW GA 0

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MARIETTA GA 30067

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ELLIS JAMES A & ANN T
2505 RETREAT DR
MARIETTA GA 30066

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MINBRO KENNESAW LLC
Street and A 320 HALL CT
ALPHARETTA GA 30022
City, State, Z

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Salesperson: KELLY HICKS Printed at 12/09/25 16:48 by khick-tj

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2529 J.O. STEPHENSON AVE
KENNESAW GA 30144

Start: 12/12/2025 Stop: 12/12/2025
Times Ord: 1 Times Run: ***
LEG 1.00 X 2.79 Words: 200
Total LEG 2.79
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 30.00
Ad Descrpt: PH-8593 6095 PINE MTN RD
Descr Cont: MDJ-8593 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: 6095 PINE MTN RD
Created: khick 12/09/25 14:59
Last Changed: khick 12/09/25 16:48

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

PUB	ZONE	EDT	TP	RUN DATES
MDJ	A	95	S	12/12

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-8593
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for a rezoning request submitted by DRB Group Georgia, LLC. Said request is to rezone the parcel located at 6095 Pine Mountain Road (20014001380) from Highway General Business (HGB) to Planned Unit Development-Residential (PUD-R) to develop fee simple residential townhomes. The parcels lie in Land Lot 140, Tax Parcels 138 of the 20th District, 2 nd Section, Cobb County Georgia.

Said meetings shall be held before the Planning Commission on January 7, 2026, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on January 20, 2026, at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, GA. 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/

12-12-2025

CITY OF KENNESAW
LAND USE NOTICE
APPLICATION # RZ2025-03
PURPOSE Rezone from Highway General Business (HGB) to Planned Unit Development - Residential (PUD-R) to develop fee simple residential townhomes.
DATE OF PUBLIC MEETING: 1/7/2026 TIME: 6:30PM
DATE OF PUBLIC MEETING: 1/20/2026 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
FOR FURTHER INFORMATION PLEASE CALL:
PLANNING AND ZONING DEPARTMENT 770-590-8268
POSTED
KEEP OUT
WARNING
Security Cameras In Use
KEEP OUT
PRIVATE
UNDER CONTRACT
NO TRESPASSING
12.12.2025 10:22

CITY OF KENNESAW
LAND USE NOTICE
APPLICATION # RZ2025-03
PURPOSE Rezone from Highway General Business (HGB) to Planned Unit Development - Residential (PUD-R) to develop fee simple residential townhomes.
DATE OF PUBLIC MEETING: 1/7/2026 TIME: 6:30PM
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HTTP://WWW.KENNESAW-GA.GOV
FOR FURTHER INFORMATION PLEASE CALL:
PLANNING AND ZONING DEPARTMENT 770-590-8268
12.12.2025 10:24

KEEP OUT
CITY OF KENNESAW
LAND USE NOTICE
APPLICATION # RZ2025-03
PURPOSE Rezone from Highway General Business (HGB) to Planned Unit Development - Residential (PUD-R) to develop fee simple residential townhomes.
DATE OF PUBLIC MEETING: 1/7/2026 TIME: 6:30PM
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FOR FURTHER INFORMATION PLEASE CALL:
PLANNING AND ZONING DEPARTMENT 770-590-8268
12.12.2025 10:29

CITY OF KENNESAW
LAND USE NOTICE
APPLICATION # RZ2025-03
PURPOSE Rezone from Highway General Business (HGB) to Planned Unit Development - Residential (PUD-R) to develop fee simple residential townhomes.
DATE OF PUBLIC MEETING: 1/7/2026 TIME: 6:30PM
DATE OF PUBLIC MEETING: 1/20/2026 TIME: 6:30PM
PLACE: CITY HALL KENNESAW, GA
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HTTP://WWW.KENNESAW-GA.GOV
FOR FURTHER INFORMATION PLEASE CALL:
PLANNING AND ZONING DEPARTMENT 770-590-8268
12.12.2025 10:32

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

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

December 29, 2025

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

Subject: City of Kennesaw Zoning Applications (Case #RZ2025-03)
6095 Pine Mountain Rd, Kennesaw, GA – Parcel ID 20014001380

Dear Ms. Mabry,

Attached, please find a rezoning application submitted by Rozen, Rozen & Reilly, LLP – Adam Rozen, requesting to rezone approximately 8.823 +/- acres from Highway General Business (HGB) to Planned Unit Development- Residential (PUD-R). The proposed rezoning would allow for the development of a townhome community at the 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, January 7, 2026 at 6:30 p.m. for public hearing and Mayor and Council on Tuesday, January 20, 2026 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 ccampbell@kennesaw-ga.gov.

Sincerely,

Chanelle Campbell

Chanelle Campbell
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)
Rebecca Goldstein, Administrative Assistant (Via E-mail)

CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ 2025-003	HGB	PUD-R
DX			
HBR			
SLUP			
ZV			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

6095 Pine Mountain Rd

Land Lot 140, Tax Parcel 138

Subject Property

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

Derek Easterling
MAYOR
Lea Alvarez
CITY CLERK

Scale: 1" = 334 '
Print Date: 11/5/2025
RZ2025_003

ROZEN, ROZEN & REILLY, LLP
248 Roswell Street, SE
Marietta, Georgia 30060
(770) 427-7004 (T)
(770) 426-9584 (F)

ROGER J. ROZEN
[redacted]
ADAM J. ROZEN
[redacted]
JEFFREY M. REILLY, JR.
[redacted]

Injury, Land Use,
Criminal Defense,
Domestic
& Business

October 17, 2025

VIA EMAIL: dsimmons@kennesaw-ga.gov

Darryl Simmons
Planning & Zoning Manager
City of Kennesaw

Re: Rezoning Application of DRB Group Georgia, LLC to rezone from HGB to PUD for fee simple residential townhomes on an approximately 8.828 acre tract known as 6095 Pine Mountain Road, City of Kennesaw, Cobb County, Georgia

Dear Darryl:

This firm represents DRB Group Georgia, LLC ("DRB") as it relates to its Rezoning Application regarding the above-captioned property ("Subject Property") (hereinafter collectively the "Application"). On behalf of DRB, please accept and find the Application and the following:

1. Application forms signed by the Property Owner and Applicant.

2. Application fee to be submitted electronically following receipt of City electronic invoice after filing.

3. Copies of the deed reflecting the record titleholder and a current legal description of the subject property.

4. Copies of the paid tax receipt for 2024.

5. Copy of the site plan drawn to scale and survey of the property.

6. A Constitutional Challenge.

REZONING WRITTEN DESCRIPTION/LETTER OF INTENT

The Subject Property is zoned HGB in a commercialized corridor of the City of Kennesaw along US Hwy 41 near its intersection with Jiles Road/Pine Mountain Road. The Subject Property is one parcel removed from and without frontage on US Hwy 41 situated behind retail commercial parcels fronting on the highway on one side and situated behind additional retail and professional office uses fronting on Pine Mountain Road. The Subject Property is partially developed for an assisted living facility but left incomplete after horizontal development was halted due to bankruptcy.

The Applicant proposes rezoning to PUD for the development of fee simple residential townhomes providing an additional and needed residential development alongside an existing residential townhome development and mobile home park before transitioning to additional residential uses zoned R-10 and R-20. The development is proposed under the maximum allowed PUD density of 12 UPA at 10.08 UPA yielding 89 units.

For these reasons, the intent and purpose of the Ordinance and applicable Sections are not frustrated by the Applicant's request, but their strict application and retention of the existing HGB zoning district would create a hardship for the Applicant without gain or benefit to the public for strict enforcement.

For all the reasons stated herein above and with all of the information and documentation which is before you, we respectfully request that the Rezoning Application be approved. Prior to the final hearing of the Application, I will be providing you and your staff with any necessary additional information, documentation and stipulations in order to facilitate the approval of this Application.

Thank you.

Sincerely,

ROZEN, ROZEN & REILLY, LLP

/s/ Adam J. Rozen

Adam J. Rozen
[redacted]

AJR/srb
Enclosures/Attachments

REZONING APPLICATION

Date Received_____
Staff's Initials_____

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

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

Date of Consultation _____ Staff's Initials _____

REZONING PROPERTY ADDRESS 6095 Pine Mountain Road

Land Lot 140 Tax Parcel 20014001380 Lot Size 8.823

Resident Population_____ Housing Units_____ Other Buildings_____

Zoning Request from:

Present Zoning HGB To: PUD

For the purpose of: Fee simple residential townhomes

APPLICANT EMAIL [redacted] for DRB Group Georgia, LLC

Applicant Address 248 Roswell Street, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature _____ Date _____

Signed, sealed and delivered in presence of: Cam Heath 10/15/25
Notary **Date**

CAMERON HEATH NOTARY PUBLIC FULTON COUNTY, GEORGIA Exp. 6/9/

REPRESENTIVE Adam J. Rozen, Rozen, Rozen & Reilly, LLP

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

Representative Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

TITLEHOLDER: A P Real Estate Georgia, LLC **(Phone #)** _____

Signature: _____ **Address** _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

REZONING APPLICATION

Date Received _____
Staff's Initials _____

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

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

Date of Consultation _____ Staff's Initials _____

REZONING PROPERTY ADDRESS 6095 Pine Mountain Road

Land Lot 140 Tax Parcel 20014001380 Lot Size 8.823

Resident Population _____ Housing Units _____ Other Buildings _____

Zoning Request from:

Present Zoning HGB To: PUD

For the purpose of: Fee simple residential townhomes

APPLICANT EMAIL [redacted] for DRB Group Georgia, LLC

Applicant Address 248 Roswell Street, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature _____ Date 10/17/25

Signed, sealed and delivered in presence of: _____ _____
Notary **Date**

SUSEANN R BRISTOW
NOTARY PUBLIC
MY COMMISSION EXPIRES
BRISTOW 10/17/25
NOVEMBER 04, 2028
COUNTY, GEORGIA

REPRESENTIVE Adam J. Rozen, Rozen, Rozen & Reilly, LLP

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

Representative Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

TITLEHOLDER: A P Real Estate Georgia, LLC **(Phone #)** _____

Signature: _____ **Address** _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

City of Kennesaw, GA

REZONING APPLICATION

Date Received_____
Staff's Initials_____

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

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

Date of Consultation _____ Staff's Initials _____

REZONING PROPERTY ADDRESS 6095 Pine Mountain Road

Land Lot 140 Tax Parcel 20014001380 Lot Size 8.823

Resident Population_____ Housing Units_____ Other Buildings_____

Zoning Request from:

Present Zoning HGB To: PUD

For the purpose of: Fee simple residential townhomes

APPLICANT EMAIL [redacted] for DRB Group Georgia, LLC

Applicant Address 248 Roswell Street, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

REPRESENTIVE Adam J. Rozen, Rozen, Rozen & Reilly, LLP

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

Representative Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

TITLEHOLDER: A P Real Estate Georgia, LLC **(Phone #)** (404) 525-4000

Signature: Kathleen Steil as Trustee **Address** P.O. Box 1547, Decatur, GA 30031
Kathleen Steil as and only as Chapter 7 Trustee for the Bankruptcy Estate of A P Real Estate Georgia, LLC (Case No. 23-57890-JWC ND GA)

Signed, sealed and delivered in presence of: _____ 10/15/2025
Notary **Date**

TERESA PANTALEON NOTARY PUBLIC GEORGIA CHEROKEE COUNTY EXPIRES January 24, 2029

ZONING STANDARDS RESPONSE AND ZONING IMPACT STATEMENT FOR THE REZONING APPLICATION OF DRB GROUP GEORGIA, LLC

COMES NOW, APPLICATION OF DRB GROUP GEORGIA, LLC, and pursuant to Section 1908 of the Kennesaw Zoning Code, files this its Zoning Impact Statement and Zoning Standards Response, as follows:

(1) Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals and objectives? *Yes, the Subject Property is within a Community Activity Center ("CAC") without frontage but one parcel removed from US Hwy 41 and adjoining existing residential ranging from townhomes to single family detached homes of varying zoning districts and a mobile home park.*

(2) Would the proposed amendment tend to increase, decrease, or have no impact on traffic safety and congestion in the streets? *The proposed amendment would increase traffic in its provision of additional homes but would do so in an appropriate manner and without congestion through US Hwy 41 access and additional access to Pine Mountain Road.*

(3) Would the proposed amendment tend to increase, decrease, or have no relationship to safety from fire and other dangers? *The amendment would increase by providing occupied homes on an otherwise vacant and partially developed parcel and will be developed with implementation and adherence to current fire safety standards.*

(4) Would the proposed amendment tend to promote, diminish, or have no influence on the public health and general welfare of the city? *The proposed amendment will promote public health and welfare by providing active*

development on an otherwise partially developed parcel and provide needed housing opportunities.

(5) Would the proposed amendment tend to increase, decrease, or have no influence on the adequate (provisions) of light or air? *The proposed amendment will not negatively impact provisions of light and air being developed alongside similar residential uses and adjacent to existing retail commercial uses.*

(6) Would the proposed amendment tend to cause, prevent or have no influence on the overcrowding of land? *The proposed amendment will not overcrowd land being below the maximum allowed density but provide an efficient use of the land in its provision of an additional 89 residential homes.*

(7) Would the proposed amendment tend to cause, prevent or have no relationship on the population distribution within the city creating any area as dense in population as to adversely affect the health, safety, and general welfare of the city? *The proposed amendment will have a positive relationship on population distribution being below the maximum allowed density but provide an efficient use of the land in its provision of an additional 89 residential homes.*

(8) Would the proposed amendment tend to impede, facilitate, or have no impact on the adequate provision of transportation, water, sewage, other public services, utilities or facilities? *The proposed amendment will facilitate the aforementioned utilities and facilities by efficiently providing 89 residential homes developed with and served by such utilities.*

(9) Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties? *The proposed amendment will be compatible with and enhance environmental conditions through best management practices stormwater facilities, erosion and environmental controls.*

(10) Would the proposed amendment tend to require only reasonable expenditures of public funds, or would the amendment tend to require an excessive or premature expenditure of public funds? *The proposed amendment would only require a reasonable expenditure of public funds.*

(11) Would the proposed amendment tend to promote, diminish or have no influence upon the aesthetic effect of existing and future uses of property and the surrounding area? *The proposed amendment will promote the aesthetics of the existing and future uses by eliminating a blighted and partially developed site but provide residential homes to support the existing adjacent and nearby retail and professional uses.*

(12) Would the proposed amendment have measurable adverse economic effect of on the value of the surrounding or adjacent properties? The proposed amendment *promote a positive economic effect on surrounding properties by eliminating a blighted and partially developed site and instead provide residential homes to support the existing adjacent and nearby retail and professional uses.*

Respectfully submitted, this the 17th day of October, 2025.

ROZEN, ROZEN & REILLY, LLP

By: *<u>/s/ Adam J. Rozen</u>*
ADAM J. ROZEN
Attorney for Applicant
Ga. Bar No. 161610

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

Each applicant must complete a separate form

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

No The Bankruptcy Estate of A P. Real Estate Georgia, LLC has not made any campaign contributions.

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 _____d ay of _____, 20_____

TITLEHOLDER
~~Applicants~~ **Signature**

Kathleen Steil as Trustee

Signed by:
Kathleen Steil as and only as Chapter 7 Trustee for the Bankruptcy Estate of A P Real Estate Georgia, LLC (Case No. 23-57890 ND GA)

[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.

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

Each applicant must complete a separate form

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? No

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

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

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

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

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

I certify that the foregoing information is true and correct, this 15th d ay of October, 20 25

Applicants Signature

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

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

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

Each applicant must complete a separate form

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? No

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

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

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

NO

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 17th day of OCTOBER, 2025

Applicants Signature

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

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

FOR NOTICE OF LIS PENDENS SEE
LB Book 114 Page 1438

FOR ML SEE
LB Book 132 Page 1752
LB Book 133 Page 4994
LB Book 150 Page 3319

BK: 15033 PG: 3374-3379
Filed and Recorded Feb-20-2013 11:46:38AM
DOC#: D2013-018250
Real Estate Transfer Tax Paid $426.10
0332013006163

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

(Space above is for Recorder's use)

~~When Recorded Mail To~~:
Prepared By:
Vanessa A. Orta, Esq.
ANDERSON, MCCOY & ORTA
100 North Broadway, Suite 2600
Oklahoma City, OK 73102
Telephone: (888) 236-0007

When Recorded Return to:
Title Source, Inc. -
Commercial Team
662 Woodward Avenue
Detroit, MI 48226
TSI#: 5746407-280

FOR NOTICE SEE
LB Book 134 Page 5367
LB Book 134 Page 6285
LB Book 135 Page 173
LB Book 135 Page 5339
LB Book 137 Page 3926

LIMITED WARRANTY DEED

FOR ML SEE
LB Book 137 Page 2703

THIS INDENTURE, made as of the 22 day of January, 2013, between **CRIMSON CEDAR CREEK, LLC**, a Georgia limited liability company (hereinafter called "Grantor"), whose address is 4675 MacArthur Court, Suite 1550, Newport Beach, California 92660, and **A P REAL ESTATE GEORGIA, LLC**, a Georgia limited liability company (hereinafter called "Grantee").

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Grantor will warrant and forever defend the right and title to the above–described property unto the said Grantee against the claims of all persons, claiming by, through or under Grantor.

The conveyance and warranty of title hereunder are expressly subject to those matters shown on Exhibit "B," attached hereto and made a part hereof by reference.

FOR LIEN CANC SEE
LB Book 151 Page 2897

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

Signed, Sealed and Delivered
in the presence of:

GRANTOR:

CRIMSON CEDAR CREEK, LLC, a
Georgia limited liability company

By: _____
Name: R. Patterson Jackson
Title: Authorized Signatory

_____
Name: Valerie Hill

_____
Name: ~~Amy O'Donnell~~
nora castellon

ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

Before me, _____ in and for said County and State, on this ___ day of _____, 2013, personally appeared _____, to me known to be the identical person who subscribed the name of the Grantor to the foregoing instrument as its _____ and acknowledged before me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of CRIMSON CEDAR CREEK, LLC, for the uses and purposes therein set forth.

See Attached

_____
Notary Public

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On January 22, 2013, before me, Lynn Mattson, Notary Public, personally appeared R. Patterson Jackson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LYNN MATTSON
Commission # 1930475
Notary Public - California
Orange County
My Comm. Expires Mar 27, 2015

Signature _____(SEAL)
Signature of Notary Public

EXHIBIT "A"

All THAT TRACT OR PARCEL OF LAND lying and being In Land Lot 140 of the 20th District. 2nd Section, City of Kennesaw. Cobb County, Georgia, and being 11.70 acres, more or less, as shown on plat for Pebblebrook Development, LLC, Bank of North Georgia. and Ticor Title Insurance Company, dated September 19, 1006, prepared by Centerline Surveying Systems, Inc., Charles C. Franklin, GRLS #2143,and being more particularly described as follows:

BEGINNING at the common comer of Land Lots 139, 140, 165, and 166 said district and section; thence running North 78 degrees 50 minutes 25 seconds West for a distance of 293.34 feet to a #4 rebar found and corner; thence running North 10 degrees 03 minutes 54 seconds East for a distance of 178.00 feet to a #4 rebar found and corner; thence running North 72 degrees 08 minutes 21 seconds West for a distance of 946.96 feet to an Iron pin; thence running North 72 degrees 08 minutes 21 seconds West for a distance of 31.32 feet, more or less, to a point and corner at the centerline of a creek; thence running in a Northeasterly direction as measured along the centerline of said creek and following the meanderings thereof, the following courses and distances: North 80 degrees 38 minutes 20 seconds East for a distance of 22.96 feet to a point; North 31 degrees 10 minutes 56 seconds East for a distance of 29.47 feet to a point; North 53 degrees 58 minutes 46 seconds East for a distance of 46.85 feet to a point; North 20 degrees 45 minutes 17 seconds East for a distance of 116.55 feet to a point; North 38 degrees 01 minutes. 21 seconds East for a distance of 56.03 feet to a point; North 32 degrees 09 minutes 53 seconds East for a distance of 156.05 feet to a point; North 29 degrees 35 minutes 43 seconds East for a distance of 35.91 feet to a point; North 29 degrees 35 minutes 43 seconds East for a distance of 46.28 feet to a point and corner; thence leaving the centerline of said creek and running thence South 63 degrees 52 minutes 15 seconds East for a distance of 373.05 feet, more or less, to a point; thence running South 62 degrees 46 minutes 55 seconds East for a distance of 59.00 feet to a point and corner; thence running South 27 degrees 13 minutes 05 seconds West for a distance of 21.63 feet to a point and comer; thence running South 63 degrees 52 minutes 15 seconds East for a distance of 333.41 feet to a point and corner; thence running South 00 degrees 24 minutes 49 seconds East for a distance of 168.42 feet to a point; thence running South 06 degrees 59 minutes 47 seconds West for a distance 21.33 feet to a point and comer; thence running South 76 degrees 34 minutes 50 seconds East for a distance of 148.14 feet to a point; thence running along the arc of a curve, an arc distance of 93.57 feet (said arc being subtended by a chord bearing South 89 degrees 58 minutes 59 seconds East, a chord distance of 92.72 feet and having a radius of 200.00 feet) to a point; thence running North 76 degrees 36 minutes 52 seconds East for a distance of 23.90 feet to a point and comer located on the Southwesterly right of way of Pine Mountain Road (having a variable right of way); thence running In a Southeasterly direction as measured along the Southwesterly right of way of Pine Mountain Road, the following courses and distances: South 21 degrees 04 minutes 38 seconds East, a distance of 28.29 feet to a Point; South 22 degrees 21 minutes 26 seconds East a distance of 70.07 feet to a point and corner located at the intersection of the Southwesterly right of way of Pine Mountain Road with the Easterly land lot line of land Lot 140, said district and section; thence running South 00 degrees 28 minutes 12 seconds West as measured along the Easterly land lot line of Land Lot 140, said district and section, for a distance of 306.85 feet to the Point of Beginning.

Appurtenant Easement Area No. 1:
Together with all right, title and interest in real estate created by virtue of Declaration of Easements and Agreement to Share Costs (the "Declaration") by King's Crossing Management, LLC and Bank of America, N.A., recorded in Deed Book 14015, Page 5160, Cobb County, Georgia Records; as amended by First Amendment to Declaration of Easements and Agreement to Share Costs, filed and recorded January 10, 2005 in Deed Book 14095, Page 6231, aforesaid records.

Appurtenant Easement Area No. 2:
Together with all right, title and interest in real estate created by virtue of Restrictive Covenant Agreement (the "Restrictive Covenant") dated January 31, 1991 by Southern Forty-Four L.P., Ltd., a Georgia limited partnership and Columbia Homes, L.P., recorded February 1, 1991, in Deed Book 6000, Page 1, Cobb County, Georgia.

Appurtenant Easement Area No. 3:
Together with all right, title and interest in real estate created by virtue of Reciprocal Easement Agreement ("Reciprocal Easement") between Kings Crossing Investments, LLC and Kings Crossing Management, LLC, dated October 6, 2005, recorded October 12, 2005 in Deed Book 14233, Page 4595, Cobb County, Georgia Records.

Less and Except the property conveyed in the following Deeds:
Limited Warranty Deed from Pebblebrook Development, LLC to Southcore Cedar Creek, LLC, filed and recorded December 10, 2008 at Deed Book 14653, Page 2194, Cobb County, Georgia Records, conveying Unit 101 of Building 100.

Limited Warranty Deed from Pebblebrook Development, LLC to William A. Phillips and Martha S. Phillips, filed July 16, 2006 at Deed Book 14624, Page 5063, Georgia Records, and as described in that Quit Claim Deed from Bank of North Georgia to Pebblebrook Development, LLC, dated July 15, 2008, filed and recorded July 25, 2008 at Deed Book 14626, Page 5054, aforesaid records, conveying Unit 104 of Building 100.
Quit Claim Deed from Bank of North Georgia to Cedar Creek Professional Office Association, Inc, filed December 29, 2011 at Deed Book 14907, Page 95, Cobb County, Georgia Records.

Exhibit "B"

(Permitted Exceptions)

1. All current taxes and assessments relating to the Property which are not yet due and payable, current assessments or liens for assessments under any homeowners association which are not yet due and payable or any agreements of record which are not yet due and payable and all current utility charges or liens for utility charges which are not yet due and payable.

2. Zoning and other ordinances affecting the Property.

3. All matters which would be shown by current accurate survey and inspection of the Property.

4. The rights of any parties in possession.

5. Any and all redemption rights.

6. Applicable matters of public record.

FOR NOTICE OF LIS PENDENS SEE
LB Book 114 Page 1438

FOR ML SEE
LB Book 132 Page 1752
LB Book 133 Page 4994
LB Book 150 Page 3319

BK: 15033 PG: 3374-3379
Filed and Recorded Feb-20-2013 11:46:38AM
DOC#: D2013-018250
Real Estate Transfer Tax Paid $426.10
03320130006163

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

(Space above is for Recorder's use)

~~When Recorded Mail To~~:
Prepared By:
Vanessa A. Orta, Esq.
ANDERSON, MCCOY & ORTA
100 North Broadway, Suite 2600
Oklahoma City, OK 73102
Telephone: (888) 236-0007

When Recorded Return to:
Title Source, Inc. -
Commercial Team
662 Woodward Avenue
Detroit, MI 48226
TSI#: 574407-20

FOR NOTICE SEE
LB Book 134 Page 5367
LB Book 134 Page 6285
LB Book 135 Page 173
LB Book 135 Page 5339
LB Book 137 Page 3926

FOR NOTICE SEE
DE Book 16162 Page 2550

LIMITED WARRANTY DEED

FOR ML SEE
LB Book 137 Page 2703

THIS INDENTURE, made as of the 22 day of January, 2013, between **CRIMSON CEDAR CREEK, LLC**, a Georgia limited liability company (hereinafter called "Grantor"), whose address is 4675 MacArthur Court, Suite 1550, Newport Beach, California 92660, and **A P REAL ESTATE GEORGIA, LLC**, a Georgia limited liability company (hereinafter called "Grantee").

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Grantor will warrant and forever defend the right and title to the above–described property unto the said Grantee against the claims of all persons, claiming by, through or under Grantor.

The conveyance and warranty of title hereunder are expressly subject to those matters shown on Exhibit "B," attached hereto and made a part hereof by reference.

FOR LIEN CANC SEE
LB Book 151 Page 2897

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

Signed, Sealed and Delivered
in the presence of:

GRANTOR:

CRIMSON CEDAR CREEK, LLC, a
Georgia limited liability company

By: _____
Name: R. Patterson Jackson
Title: Authorized Signatory

_____
Name: Valerie Hill

_____
Name: ~~Amy O'Donnell~~
nora castellon

ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

Before me, _____ in and for said County and State, on this ___ day of _____, 2013, personally appeared _____, to me known to be the identical person who subscribed the name of the Grantor to the foregoing instrument as its _____ and acknowledged before me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of CRIMSON CEDAR CREEK, LLC, for the uses and purposes therein set forth.

See Attached

_____
Notary Public

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On January 22, 2013, before me, Lynn Mattson, Notary Public, personally appeared R. Patterson Jackson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LYNN MATTSON
Commission # 1930475
Notary Public - California
Orange County
My Comm. Expires Mar 27, 2015

Signature_____(SEAL)
Signature of Notary Public

EXHIBIT "A"

All THAT TRACT OR PARCEL OF LAND lying and being In Land Lot 140 of the 20th District. 2nd Section, City of Kennesaw. Cobb County, Georgia, and being 11.70 acres, more or less, as shown on plat for Pebblebrook Development, LLC, Bank of North Georgia. and Ticor Title Insurance Company, dated September 19, 1006, prepared by Centerline Surveying Systems, Inc., Charles C. Franklin, GRLS #2143,and being more particularly described as follows:

BEGINNING at the common comer of Land Lots 139, 140, 165, and 166 said district and section; thence running North 78 degrees 50 minutes 25 seconds West for a distance of 293.34 feet to a #4 rebar found and corner; thence running North 10 degrees 03 minutes 54 seconds East for a distance of 178.00 feet to a #4 rebar found and corner; thence running North 72 degrees 08 minutes 21 seconds West for a distance of 946.96 feet to an Iron pin; thence running North 72 degrees 08 minutes 21 seconds West for a distance of 31.32 feet, more or less, to a point and corner at the centerline of a creek; thence running in a Northeasterly direction as measured along the centerline of said creek and following the meanderings thereof, the following courses and distances: North 80 degrees 38 minutes 20 seconds East for a distance of 22.96 feet to a point; North 31 degrees 10 minutes 56 seconds East for a distance of 29.47 feet to a point; North 53 degrees 58 minutes 46 seconds East for a distance of 46.85 feet to a point; North 20 degrees 45 minutes 17 seconds East for a distance of 116.55 feet to a point; North 38 degrees 01 minutes. 21 seconds East for a distance of 56.03 feet to a point; North 32 degrees 09 minutes 53 seconds East for a distance of 156.05 feet to a point; North 29 degrees 35 minutes 43 seconds East for a distance of 35.91 feet to a point; North 29 degrees 35 minutes 43 seconds East for a distance of 46.28 feet to a point and corner; thence leaving the centerline of said creek and running thence South 63 degrees 52 minutes 15 seconds East for a distance of 373.05 feet, more or less, to a point; thence running South 62 degrees 46 minutes 55 seconds East for a distance of 59.00 feet to a point and corner; thence running South 27 degrees 13 minutes 05 seconds West for a distance of 21.63 feet to a point and comer; thence running South 63 degrees 52 minutes 15 seconds East for a distance of 333.41 feet to a point and corner; thence running South 00 degrees 24 minutes 49 seconds East for a distance of 168.42 feet to a point; thence running South 06 degrees 59 minutes 47 seconds West for a distance 21.33 feet to a point and comer; thence running South 76 degrees 34 minutes 50 seconds East for a distance of 148.14 feet to a point; thence running along the arc of a curve, an arc distance of 93.57 feet (said arc being subtended by a chord bearing South 89 degrees 58 minutes 59 seconds East, a chord distance of 92.72 feet and having a radius of 200.00 feet) to a point; thence running North 76 degrees 36 minutes 52 seconds East for a distance of 23.90 feet to a point and comer located on the Southwesterly right of way of Pine Mountain Road (having a variable right of way); thence running In a Southeasterly direction as measured along the Southwesterly right of way of Pine Mountain Road, the following courses and distances: South 21 degrees 04 minutes 38 seconds East, a distance of 28.29 feet to a Point; South 22 degrees 21 minutes 26 seconds East a distance of 70.07 feet to a point and corner located at the intersection of the Southwesterly right of way of Pine Mountain Road with the Easterly land lot line of land Lot 140, said district and section; thence running South 00 degrees 28 minutes 12 seconds West as measured along the Easterly land lot line of Land Lot 140, said district and section, for a distance of 306.85 feet to the Point of Beginning.

Appurtenant Easement Area No. 1:
Together with all right, title and interest in real estate created by virtue of Declaration of Easements and Agreement to Share Costs (the "Declaration") by King's Crossing Management, LLC and Bank of America, N.A., recorded in Deed Book 14015, Page 5160, Cobb County, Georgia Records; as amended by First Amendment to Declaration of Easements and Agreement to Share Costs, filed and recorded January 10, 2005 in Deed Book 14095, Page 6231, aforesaid records.

Appurtenant Easement Area No. 2:
Together with all right, title and interest in real estate created by virtue of Restrictive Covenant Agreement (the "Restrictive Covenant") dated January 31, 1991 by Southern Forty-Four L.P., Ltd., a Georgia limited partnership and Columbia Homes, L.P., recorded February 1, 1991, in Deed Book 6000, Page 1, Cobb County, Georgia.

Appurtenant Easement Area No. 3:
Together with all right, title and interest in real estate created by virtue of Reciprocal Easement Agreement ("Reciprocal Easement") between Kings Crossing Investments, LLC and Kings Crossing Management, LLC, dated October 6, 2005, recorded October 12, 2005 in Deed Book 14233, Page 4595, Cobb County, Georgia Records.

Less and Except the property conveyed in the following Deeds:
Limited Warranty Deed from Pebblebrook Development, LLC to Southcore Cedar Creek, LLC, filed and recorded December 10, 2008 at Deed Book 14653, Page 2194, Cobb County, Georgia Records, conveying Unit 101 of Building 100.

Limited Warranty Deed from Pebblebrook Development, LLC to William A. Phillips and Martha S. Phillips, filed July 16, 2006 at Deed Book 14624, Page 5063, Georgia Records, and as described in that Quit Claim Deed from Bank of North Georgia to Pebblebrook Development, LLC, dated July 15, 2008, filed and recorded July 25, 2008 at Deed Book 14626, Page 5054, aforesaid records, conveying Unit 104 of Building 100.
Quit Claim Deed from Bank of North Georgia to Cedar Creek Professional Office Association, Inc, filed December 29, 2011 at Deed Book 14907, Page 95, Cobb County, Georgia Records.

Exhibit "B"

(Permitted Exceptions)

1. All current taxes and assessments relating to the Property which are not yet due and payable, current assessments or liens for assessments under any homeowners association which are not yet due and payable or any agreements of record which are not yet due and payable and all current utility charges or liens for utility charges which are not yet due and payable.

2. Zoning and other ordinances affecting the Property.

3. All matters which would be shown by current accurate survey and inspection of the Property.

4. The rights of any parties in possession.

5. Any and all redemption rights.

6. Applicable matters of public record.

All THAT TRACT OR PARCEL OF LAND lying and being In Land Lot 140 of the 20th District. 2nd Section, City of Kennesaw. Cobb County, Georgia, and being 11.70 acres, more or less, as shown on plat for Pebblebrook Development, LLC, Bank of North Georgia. and Ticor Title Insurance Company, dated September 19, 1006, prepared by Centerline Surveying Systems, Inc., Charles C. Franklin, GRLS #2143, and being more particularly described as follows:

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Printed: 9/8/2025

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:
GEORGIA CONSTRUCTION MANAGEMENT LLC

A P REAL ESTATE GEORGIA LLC

Payment Date: 10/15/2024

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2024	20014001380	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	$6,711.75	**$0.00**

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

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 #
20014001380	3/3-BOND - KENNESAW CITY	257839

Property Owner/Location/Description	Fair Market Value	Taxable Value
A P REAL ESTATE GEORGIA LLC 6095 PINE MOUNTAIN RD	556,530	222,612

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	222,612		0		222,612		7.7500000000		$1,725.24
BOND	222,612		0		222,612		1.5000000000		$333.92
2024-BLIGHTED PROPERTY-13									$12,354.96

Exemptions:

Temporary bills reflect 85% of the estimated tax under appeal. The remaining 15% will be billed after the appeal is finalized and should be forwarded to your mortgage company, if applicable.

Pay online at:
www.municipalonlinepayments.com/kennesawga

For ownership/address changes, contact Cobb County Tax Commissioner at (770) 528-8600.

Current Year Tax	$14,414.12
Interest	$1,091.56
Penalty	$1,235.50
Other Fees	$0.00
Payments Received	$2,059.16
Other Amounts Due	$2,036.90
Total Due	$16,718.92
Due Date	12/01/2024

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

Parcel ID:	20014001380
Amount Due:	$16,718.92
Bill#:	257839
Due Date:	12/01/2024
	AMOUNT PAID

A P REAL ESTATE GEORGIA LLC
C/O DEVIKA PATEL
6095 PINE MOUNTAIN RD
KENNESAW, GA 30152

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

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 #
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C/O DEVIKA PATEL
6095 PINE MOUNTAIN RD
KENNESAW, GA 30152

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

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE REZONING APPLICATION

1.

My name is William Cotter. I am the officer who is delegated the responsibility for authenticating records of DRB GROUP GEORGIA, LLC, a Foreign Limited Liability Company which entity is the applicant in the Rezoning Application to which this Certificate is attached (the Applicant). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Rezoning Application regarding certain real property owned by AP Real Estate Georgia, LLC located in Cobb County, Georgia.

2.

In accordance with the Requirements for completing a City of Kennesaw Rezoning Application, I hereby attest on behalf of the Applicant Company that I have reviewed the Rezoning Application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Rezoning") to which this Certificate is attached and hereby certify:

(a) That corporate seal or facsimile affixed to the Rezoning Application is in fact the seal of the Applicant Company or a true facsimile thereof; and

(b) That the officer or other representative of the Applicant Company who executed the Rezoning Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Rezoning Application on behalf of the Applicant Company, and that the signature of said officer or other representative is genuine; and

(c) That the execution of the Rezoning Application and the filing of the Rezoning Application on behalf of the Applicant Company by the officer or other representative of the Applicants has been duly authorized by the Applicant Company.

DRB GROUP GEORGIA, LLC

By: _____ (CORPORATE SEAL)

Print Name: William Cotter

Its: Vice President
Title

CERTIFICATE REGARDING COMPANY AUTHORITY TO PURSUE REZONING APPLICATION

1.

My name is Kathleen Steil and I am the Chapter 7 Trustee for the Estate of AP Real Estate Georgia, LLC, Case No. 23-57890-JWC, pending in the Northern District of Georgia. As such, I am the only person authorized to act for or on behalf of AP Real Estate Georgia, LLC, a Domestic Limited Liability Company which entity is the titleholder in the Rezoning Application to which this Certificate is attached (the Titleholder). A true and correct copy of the Notice of Appointment of Interim Trustee and Section 341(a) Meeting of Creditors [Docket No. 64] is attached hereto. I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given for use with respect to the Applicant's Rezoning Application regarding certain real property owned by the Titleholder Company located in Cobb County, Georgia.

2.

In accordance with the Requirements for completing a City of Kennesaw Rezoning Application, I hereby attest on behalf of the Titleholder Company that I have reviewed the Rezoning Application and related documents which are being filed simultaneously therewith on behalf of the Titleholder (collectively, the "Rezoning") to which this Certificate is attached and hereby certify:

(a) That, by virtue of the bankruptcy filing, I am the sole representative of the Titleholder Company. I have executed the Rezoning Application, I do in fact occupy the official position indicated, I have the authority to execute the Rezoning Application on behalf of the Titleholder Company, and my signature is genuine; and

(b) That the execution of the Rezoning Application and the filing of the Rezoning Application on behalf of the Titleholder Company has been duly authorized by the Bankruptcy Court's *Order Granting Trustee's Motion for Entry of An Order Authorizing the Sale of Debtor's Property Free and Clear of Liens, Claims, Interests, and Encumbrances entered on March 31, 2025* [Docket No. 93] ("Bankruptcy Court Order"). A true and correct copy of the Bankruptcy Court's Order is attached hereto and incorporated herein by reference.

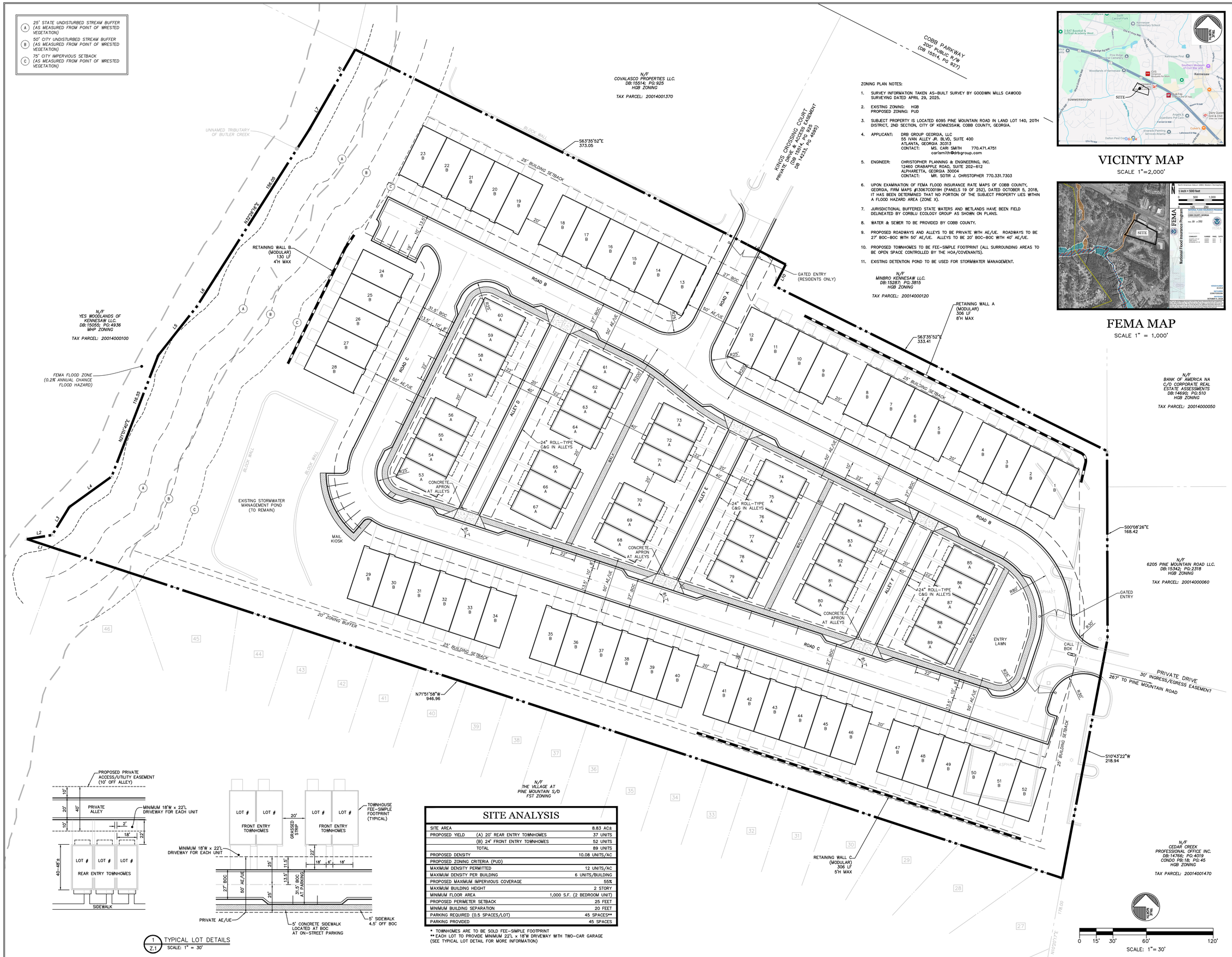
A P REAL ESTATE GEORGIA, LLC,
Case No. 23-57890-JWC, pending in the Northern District of Georgia

By: _____
Kathleen Steil as and only as Chapter 7 Trustee

(A) 25' STATE UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)

(B) 50' CITY UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)

(C) 75' CITY IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)



ZONING PLAN NOTES:

1. SURVEY INFORMATION TAKEN AS-BUILT SURVEY BY GOODWIN MILLS CAWOOD SURVEYING DATED APRIL 29, 2025.
2. EXISTING ZONING: HGB
   PROPOSED ZONING: PUD
3. SUBJECT PROPERTY IS LOCATED 6095 PINE MOUNTAIN ROAD IN LAND LOT 140, 20TH DISTRICT, 2ND SECTION, CITY OF KENNESSAW, COBB COUNTY, GEORGIA.
4. APPLICANT: DRB GROUP GEORGIA, LLC
   55 IVAN ALLEY JR. BLVD, SUITE 400
   ATLANTA, GEORGIA 30313
   CONTACT: MS. CARI SMITH 770.471.4751
   carismith@drbgroup.com
5. ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
   12460 CRABAPPLE ROAD, SUITE 202-612
   ALPHARETTA, GEORGIA 30004
   CONTACT: MR. SOTIR J. CHRISTOPHER 770.331.7303
6. UPON EXAMINATION OF FEMA FLOOD INSURANCE RATE MAPS OF COBB COUNTY, GEORGIA, FIRM MAPS #13067C0019H (PANELS 19 OF 252), DATED OCTOBER 5, 2018, IT HAS BEEN DETERMINED THAT NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA (ZONE X).
7. JURISDICTIONAL BUFFERED STATE WATERS AND WETLANDS HAVE BEEN FIELD DELINEATED BY CORBLU ECOLOGY GROUP AS SHOWN ON PLANS.
8. WATER & SEWER TO BE PROVIDED BY COBB COUNTY.
9. PROPOSED ROADWAYS AND ALLEYS TO BE PRIVATE WITH AE/UE. ROADWAYS TO BE 27' BOC-BOC WITH 50' AE/UE. ALLEYS TO BE 20' BOC-BOC WITH 40' AE/UE.
10. PROPOSED TOWNHOMES TO BE FEE-SIMPLE FOOTPRINT (ALL SURROUNDING AREAS TO BE OPEN SPACE CONTROLLED BY THE HOA/COVENANTS).
11. EXISTING DETENTION POND TO BE USED FOR STORMWATER MANAGEMENT.

VICINTY MAP

SCALE 1"=2,000'

FEMA MAP

SCALE 1" = 1,000'

1 / Z.1 TYPICAL LOT DETAILS

SCALE: 1" = 30'

SITE ANALYSIS

SITE AREA		8.83 AC±
PROPOSED YIELD	(A) 20' REAR ENTRY TOWNHOMES	37 UNITS
	(B) 24' FRONT ENTRY TOWNHOMES	52 UNITS
	TOTAL	89 UNITS
PROPOSED DENSITY		10.08 UNITS/AC
PROPOSED ZONING CRITERIA (PUD)		
MAXIMUM DENSITY PERMITTED		12 UNITS/AC
MAXIMUM DENSITY PER BUILDING		6 UNITS/BUILDING
PROPOSED MAXIMUM IMPERVIOUS COVERAGE		55%
MAXIMUM BUILDING HEIGHT		2 STORY
MINIMUM FLOOR AREA		1,000 S.F. (2 BEDROOM UNIT)
PROPOSED PERIMETER SETBACK		25 FEET
MINIMUM BUILDING SEPARATION		20 FEET
PARKING REQUIRED (0.5 SPACES/LOT)		45 SPACES**
PARKING PROVIDED		45 SPACES

* TOWNHOMES ARE TO BE SOLD FEE-SIMPLE FOOTPRINT
** EACH LOT TO PROVIDE MINIMUM 22'L x 18'W DRIVEWAY WITH TWO-CAR GARAGE (SEE TYPICAL LOT DETAIL FOR MORE INFORMATION)

CP&E

CHRISTOPHER PLANNING & ENGINEERING

GEORGIA REGISTERED No. 028999 PROFESSIONAL ENGINEER SOTIRI J. CHRISTOPHER 10/14/2025

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #05744 (EXP. 03.21.2027)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING (CP&E). THESE DOCUMENTS MAY NOT BE COPIED, REPRODUCED, USED OR IMPLEMENTED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL COMMON LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED.

ZONING SITE PLAN

FOR:

6095 PINE MOUNTAIN ROAD

LAND LOT 140
20TH DISTRICT, 2ND SECTION
CITY OF KENNESSAW
COBB COUNTY, GEORGIA

PARCEL ID: 20014001380

FOR:

DRB GROUP

DRB GROUP GEORGIA, LLC

55 IVAN ALLEN JR. BLVD
SUITE 400
ALTANTA, GA 30313
PHONE 770.471.4751

PRIMARY PERMITTEE &
24HR EMERGENCY CONTACT:
MR. ANDREW BURK 770.615.0711
GSWCC #96351 (EXP. 12.29.2027)
aburk@drbgroup.com

REVISIONS

DATE: OCTOBER 14, 2025

CP&E DRAWING NO: 2024164.10c.dwg

ZONING SITE PLAN

SHEET NO. Z.1

TO THE MAYOR & CITY COUNCIL

KENNESAW, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, *DRB GROUP GEORGIA, LLC,* hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for a rezoning of certain real property lying and being in Kennesaw, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Zoning of the property seeks a rezoning from the existing category of HGB as established by the governing authority of Kennesaw, Georgia to the zoning category of PUD for residential townhomes.

3.

The current HGB zoning classification of the property and all intervening classifications between same and PUD are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning classification of HGB and all intervening classifications between same and PUD as they presently exist violate the Applicant's right to the unfettered use of the property in that the existing zoning classification does not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The Kennesaw Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 17th day of October, 2025.

ROZEN, ROZEN & REILLY, LLP

By: */s/ Adam J. Rozen*
ADAM J. ROZEN
Attorney for Applicant
Ga. Bar No. 161610

TRAFFIC IMPACT STUDY
FOR
PROPOSED RESIDENTIAL DEVELOPMENT
AT 6095 PINE MOUNTAIN ROAD

CITY OF KENNESAW, GEORGIA

Prepared for:

DRB Group
55 Ivan Allen Jr. Blvd, Suite 400
Atlanta, GA 30313

Prepared By:

A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

December 05, 2025
A & R Project # 25-214

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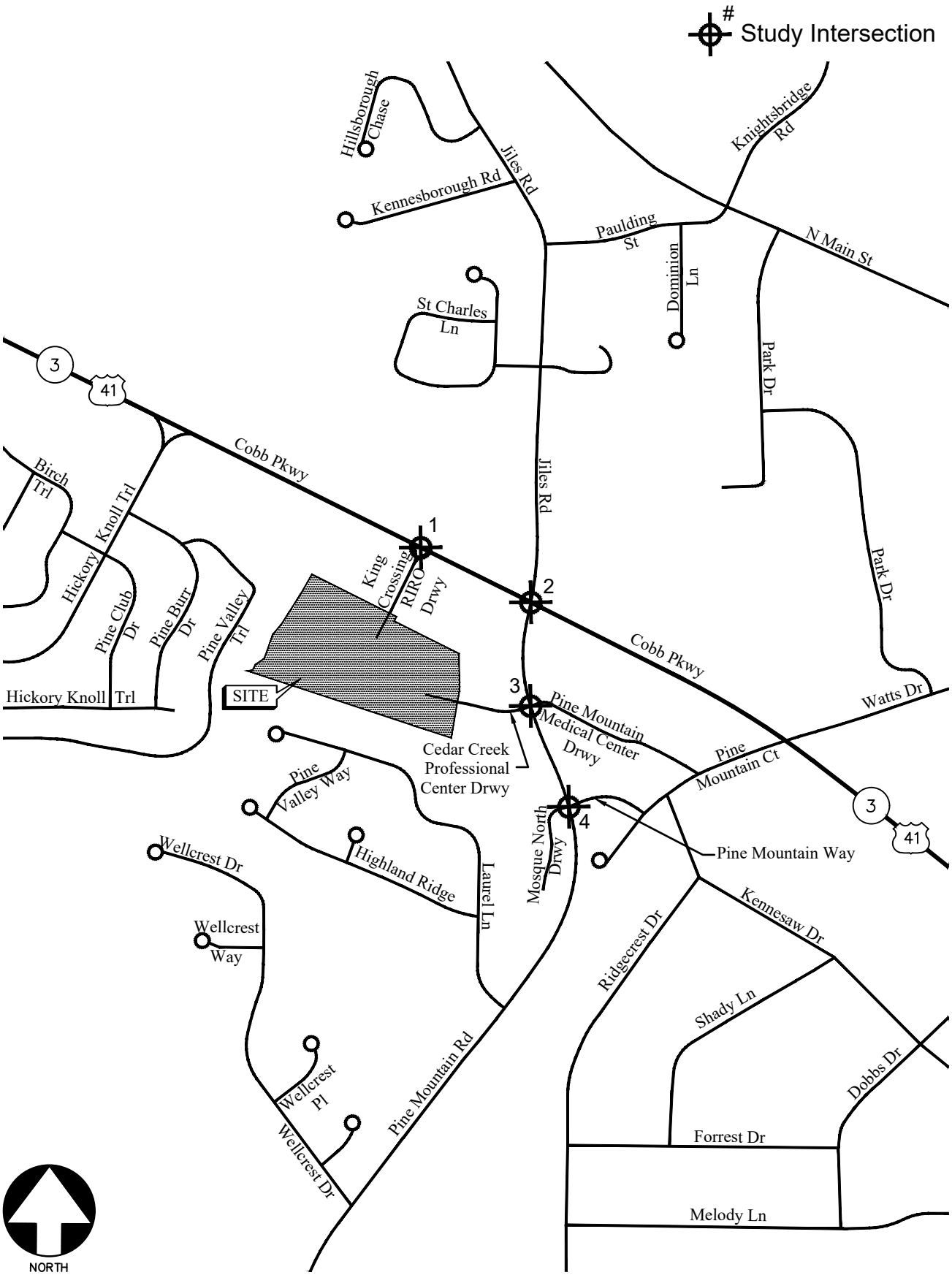
1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed residential development that will be located at 6095 Pine Mountain Road in the City of Kennesaw, Georgia. The traffic analysis evaluates the current operations and the future conditions with the traffic generated by the development. The proposed residential development will consist of 89 townhomes and will have two access connections, one to the north on the existing right-in/right-out driveway on SR 3/US 41 (Cobb Parkway) and another to the east on the existing full access driveway on Pine Mountain Road.

The AM and PM peak hours have been analyzed in this study, which includes the evaluation of traffic operations at the intersections of:

1. SR 3/US 41 (Cobb Parkway) at King Crossing II Driveway (Right-In/Right-Out)
2. SR 3/US 41 (Cobb Parkway) at Jiles Road / Pine Mountain Road
3. Pine Mountain Road at Cedar Creek Professional Center Driveway / Pine Mountain Medical Center Driveway
4. Pine Mountain Road at Pine Mountain Way

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.



LOCATION MAP

FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 SR 3/US 41 (Cobb Parkway)

SR 3/US 41 (Cobb Parkway) is an east-west, four-lane, median divided roadway with a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 067-0013) indicate that the daily traffic volume on SR 3/US 41 (Cobb Parkway) in 2024 was 35,200 vehicles per day east of Jiles Road / Pine Mountain Road. Cobb County classifies SR 3/US 41 (Cobb Parkway) as an arterial roadway.

2.1.2 Pine Mountain Road

Pine Mountain Road is a north-south, two-lane roadway with a posted speed limit of 40 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 067-3005) indicate that the daily traffic volume on Pine Mountain Road in 2024 was 12,600 vehicles per day north of Shillings Road. Cobb County classifies Pine Mountain Road as an arterial roadway.

2.1.3 Jiles Road

Jiles Road is a north-south roadway with a two-way left-turn lane and a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 067-0647) indicate that the daily traffic volume on Jiles Road in 2024 was 17,000 vehicles per day south of Legacy Park Boulevard. Cobb County classifies Jiles Road as an arterial roadway.

2.1.4 Pine Mountain Way

Pine Mountain Way is an east–west, two-lane roadway in the vicinity of the site.

3.0 Study Methodology

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board Highway Capacity Manual, 6th edition (HCM 6). Synchro 11 software, which utilizes the HCM methodology, was used for analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level of service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume-to-capacity ratio greater than 1 is designed as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level of service is assigned a letter designation from "A" through "F". Level of service "A" indicates excellent operations with little delay to motorists, while level of service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

Table 1 – Level of Service Criteria for Unsignalized Intersections

Control Delay (sec/vehicle)	**LOS by Volume-to-Capacity Ratio***	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersections.

TABLE 2 – LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle) *	**LOS for Lane Group by Volume-to-Capacity Ratio***	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual cycle failures (one or more queued vehicles cannot depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

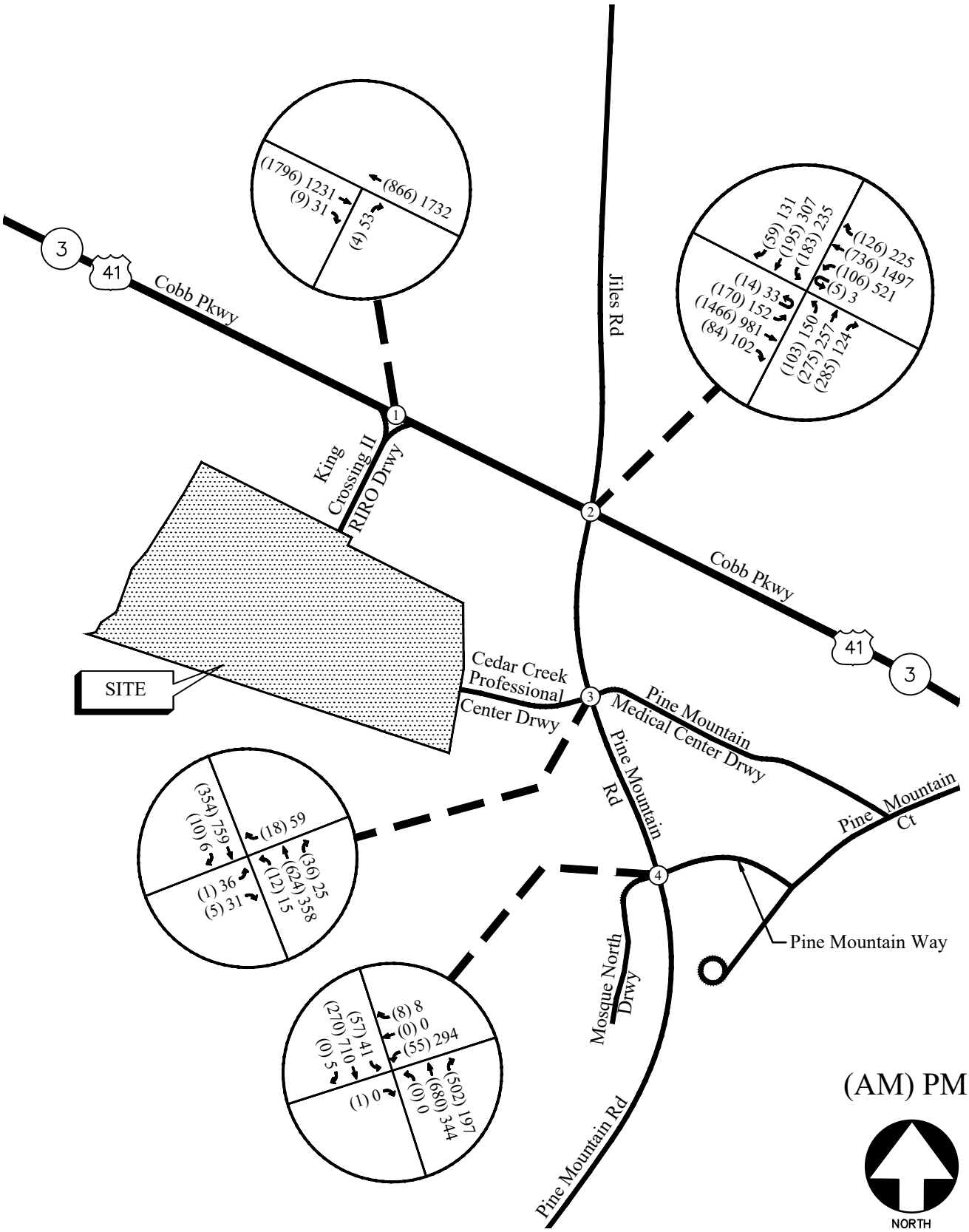
4.0 EXISTING 2025 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

1. SR 3/US 41 (Cobb Parkway) at King Crossing II Driveway (Right-In/Right-Out)
2. SR 3/US 41 (Cobb Parkway) at Jiles Road / Pine Mountain Road
3. Pine Mountain Road at Cedar Creek Professional Center Driveway / Pine Mountain Medical Center Driveway
4. Pine Mountain Road at Pine Mountain Way

Turning movement counts were collected on Tuesday, November 18, 2025. All turning movement counts were recorded during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The four consecutive 15-minute interval volumes that produced the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2. The existing traffic control and lane geometry for the study intersections are shown in Figure 3.



EXISTING WEEKDAY PEAK-HOUR VOLUMES FIGURE 2

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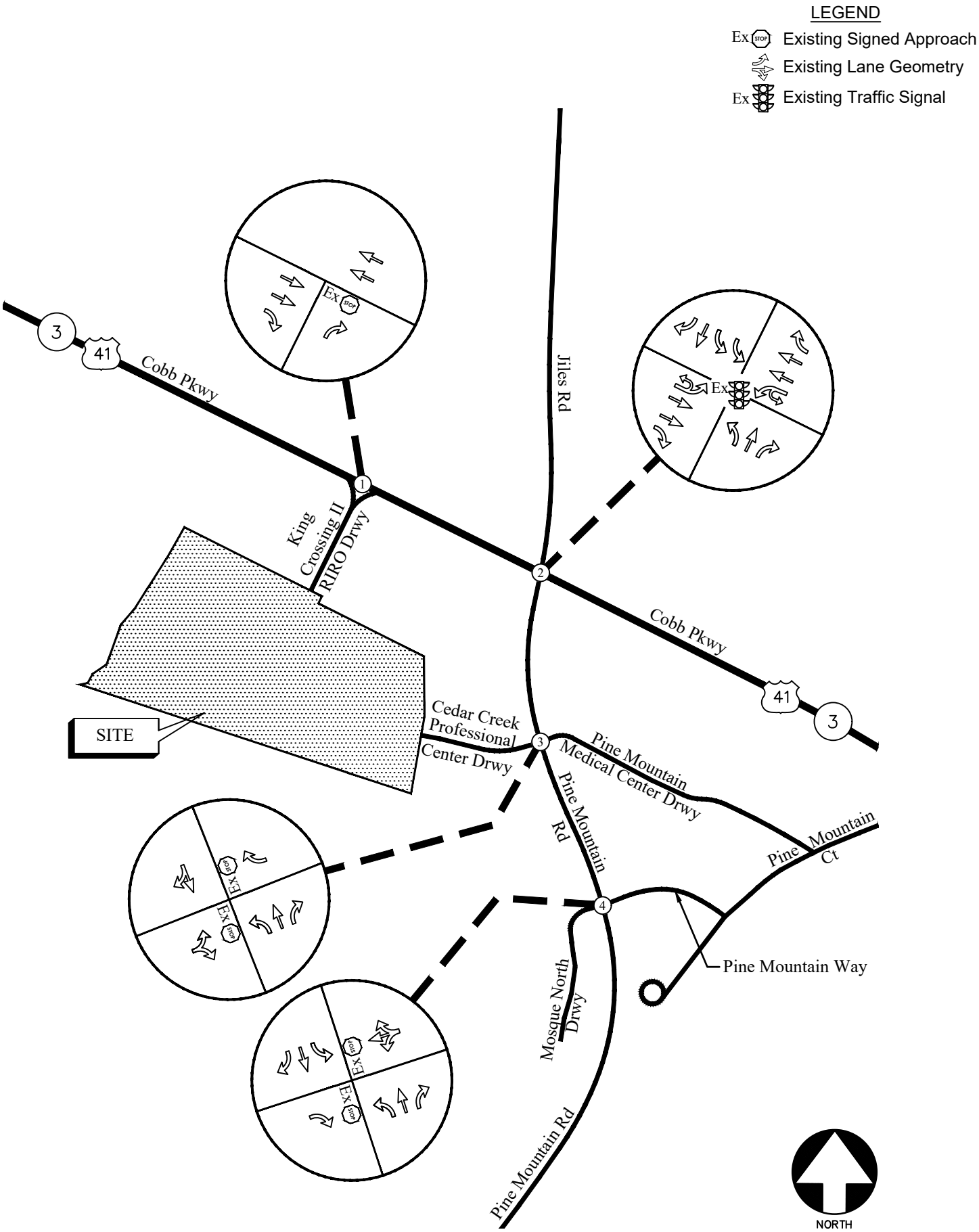


EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 3

A&R Engineering Inc.

4.2 Existing Traffic Operations

Existing traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analysis are shown in Table 3.

Table 3 – Existing Intersection Operations

	Intersection	Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	**SR 3/US 41 (Cobb Parkway) @ King Crossing II Driveway (Right-In/Right-Out)** -Northbound Approach	Stop Controlled on Northbound Approach	C (19.4)	C (15.1)
2	**SR 3/US 41 (Cobb Parkway) @ Jiles Road / Pine Mountain Road** -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	Signalized	**D (37.1)** C (24.5) C (20.4) F (85.2) F (83.8)	**E (61.3)** D (50.5) D (54.3) F (84.0) F (94.9)
3	**Pine Mountain Road @ Cedar Creek Professional Center Driveway / Pine Mountain Medical Center Driveway** -Eastbound Approach -Westbound Approach -Northbound Left	Stop Controlled on EB and WB Approaches	B (12.8) B (13.1) A (8.1)	D (31.6) B (10.9) A (9.4)
4	**Pine Mountain Road @ Pine Mountain Way / Mosque North Driveway** -Eastbound Approach -Westbound Approach -Northbound Left -Southbound Approach	Stop Controlled on EB and WB Approaches	A (9.7) D (32.7) A (7.8) B (11.9)	B (13.5) F (*) A (9.1) A (8.7)

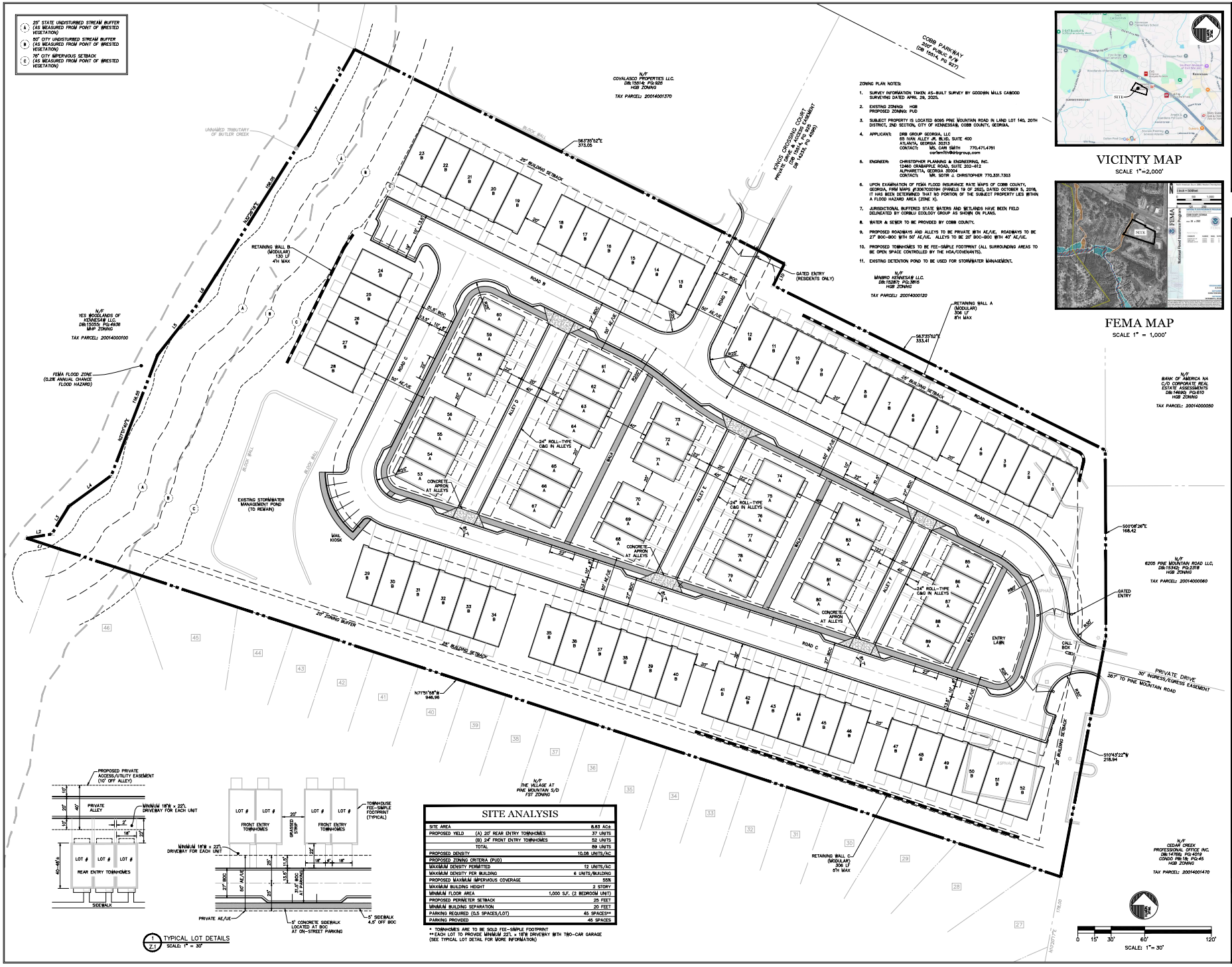
*Delay exceeds 300s

The results of the existing traffic operations analysis indicate that the signalized study intersection of Cobb Parkway at Jiles Road / Pine Mountain Road (intersection 1) is operating at an overall level of service "D" in the AM peak hour and a level of service "E" in the PM peak hour. The stop-controlled approaches at the unsignalized study intersections are operating at a level of service "D" or better with peak hour traffic, except for the westbound (Pine Mountain Way) approach at intersection 4, which is operating at a level of service "F" in the PM peak hour. The high estimated delay time at this approach can be primarily attributed to the heavy left-turning volume out of Pine Mountain Way, which is shown to exceed 290 vehicles during the PM peak hour in Figure 2. Northbound drivers going south on Pine Mountain Road use this route as a cut-through route, instead of turning left at the signalized intersection of Cobb Parkway and Pine Mountain Road/Jiles Road.

5.0 PROPOSED DEVELOPMENT

The proposed residential development will be located at 6095 Pine Mountain Road in the City of Kennesaw, Georgia. The proposed development will consist of 89 townhomes and will have two access connections, one to the north on the existing right-in/right-out driveway on SR 3/US 41 (Cobb Parkway) and another to the east on the existing full access driveway on Pine Mountain Road.

A site plan is shown in Figure 4.



SITE ANALYSIS

SITE AREA		8.83 AC±
PROPOSED YIELD	(A) 20' REAR ENTRY TOWNHOMES	37 UNITS
	(B) 24' FRONT ENTRY TOWNHOMES	52 UNITS
	TOTAL	89 UNITS
PROPOSED DENSITY		10.08 UNITS/AC
PROPOSED ZONING CRITERIA (PUD)		
MAXIMUM DENSITY PERMITTED		12 UNITS/AC
MAXIMUM DENSITY PER BUILDING		6 UNITS/BUILDING
PROPOSED MAXIMUM IMPERVIOUS COVERAGE		55%
MAXIMUM BUILDING HEIGHT		2 STORY
MINIMUM FLOOR AREA		1,000 S.F. (2 BEDROOM UNIT)
PROPOSED PERIMETER SETBACK		25 FEET
MINIMUM BUILDING SEPARATION		20 FEET
PARKING REQUIRED (0.5 SPACES/LOT)		45 SPACES**
PARKING PROVIDED		46 SPACES

* TOWNHOMES ARE TO BE SOLD FEE-SIMPLE FOOTPRINT
** EACH LOT TO PROVIDE MINIMUM 22'L x 18'W DRIVEWAY WITH TWO-CAR GARAGE (SEE TYPICAL LOT DETAIL FOR MORE INFORMATION)

Figure 4 – Site Plan

5.1 Trip Generation

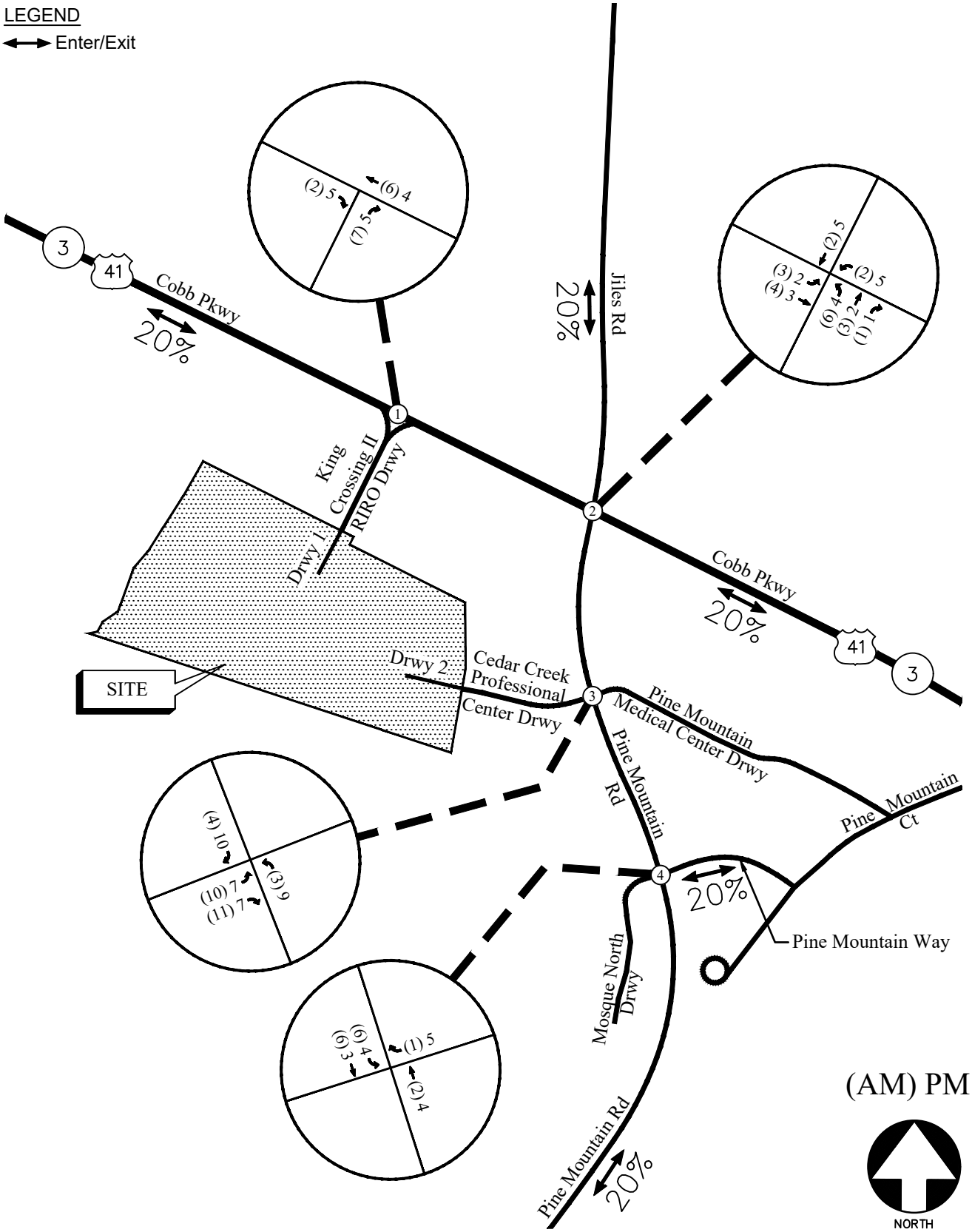
Trip generation estimates were based on the rates and equations published in the 12th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation for this project was based on the ITE land use category *215 - Single-Family Attached Housing.* The calculated trip generation volumes for the proposed development are shown in Table 4.

Table 4 – Trip Generation

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 215 – Single-Family Attached Housing	89 Units	9	28	37	24	19	43	584

5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution along with the AM and PM peak hour traffic generated by the site are shown in Figure 5.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES

FIGURE 5

A&R Engineering Inc.

6.0 FUTURE 2027 TRAFFIC ANALYSIS

The future 2027 traffic operations are analyzed for the "Build" and "No-Build" conditions.

6.1 Future "No-Build" Conditions

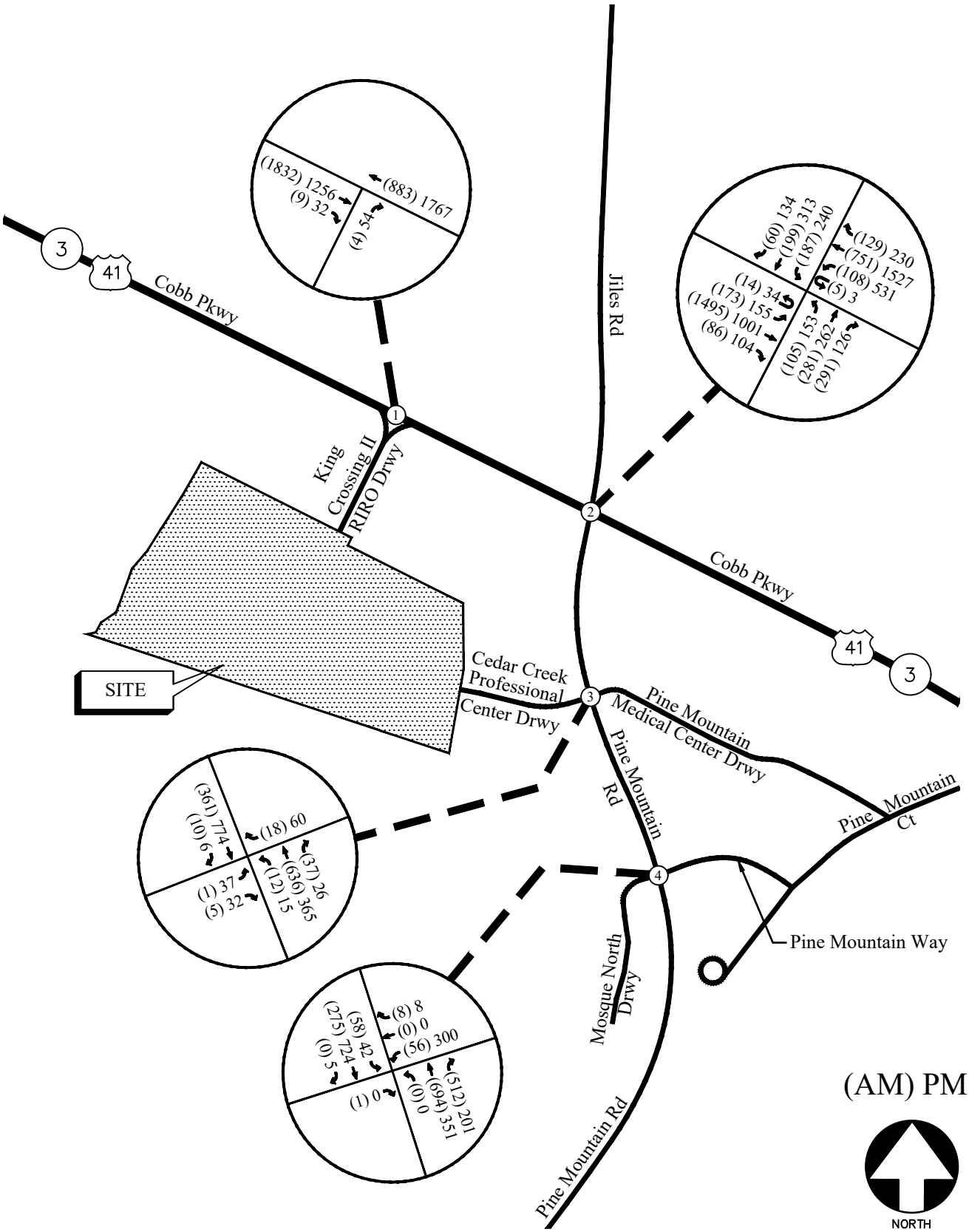
The "No-Build" (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future "No-Build" volumes consist of the existing traffic volumes (Figure 2) plus increases due to the annual growth of traffic.

6.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three years (2022-2024) revealed a traffic volume increase of approximately 1% in the area. This growth factor was applied to the existing traffic volumes to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future "No-Build" volumes on the roadway are shown in Figure 6.

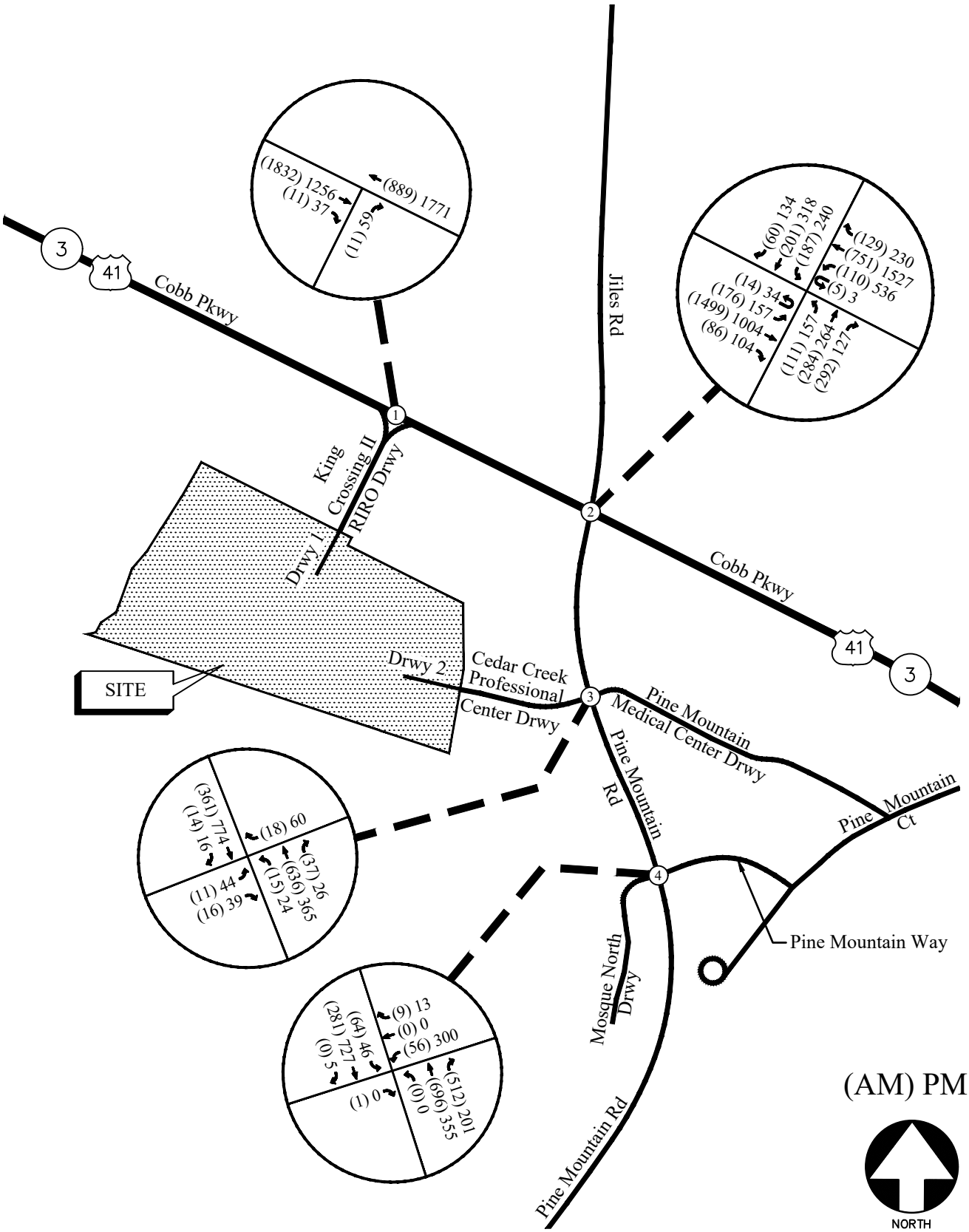
6.2 Future "Build" Conditions

The "Build" or development conditions include the estimated background traffic from the "No-Build" conditions plus the traffic from the proposed development. To evaluate the future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to the base traffic volumes (Figure 6) to calculate the future traffic volumes after the construction of the development. These total future "Build" traffic volumes are shown in Figure 7.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 6

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 7

A&R Engineering Inc.

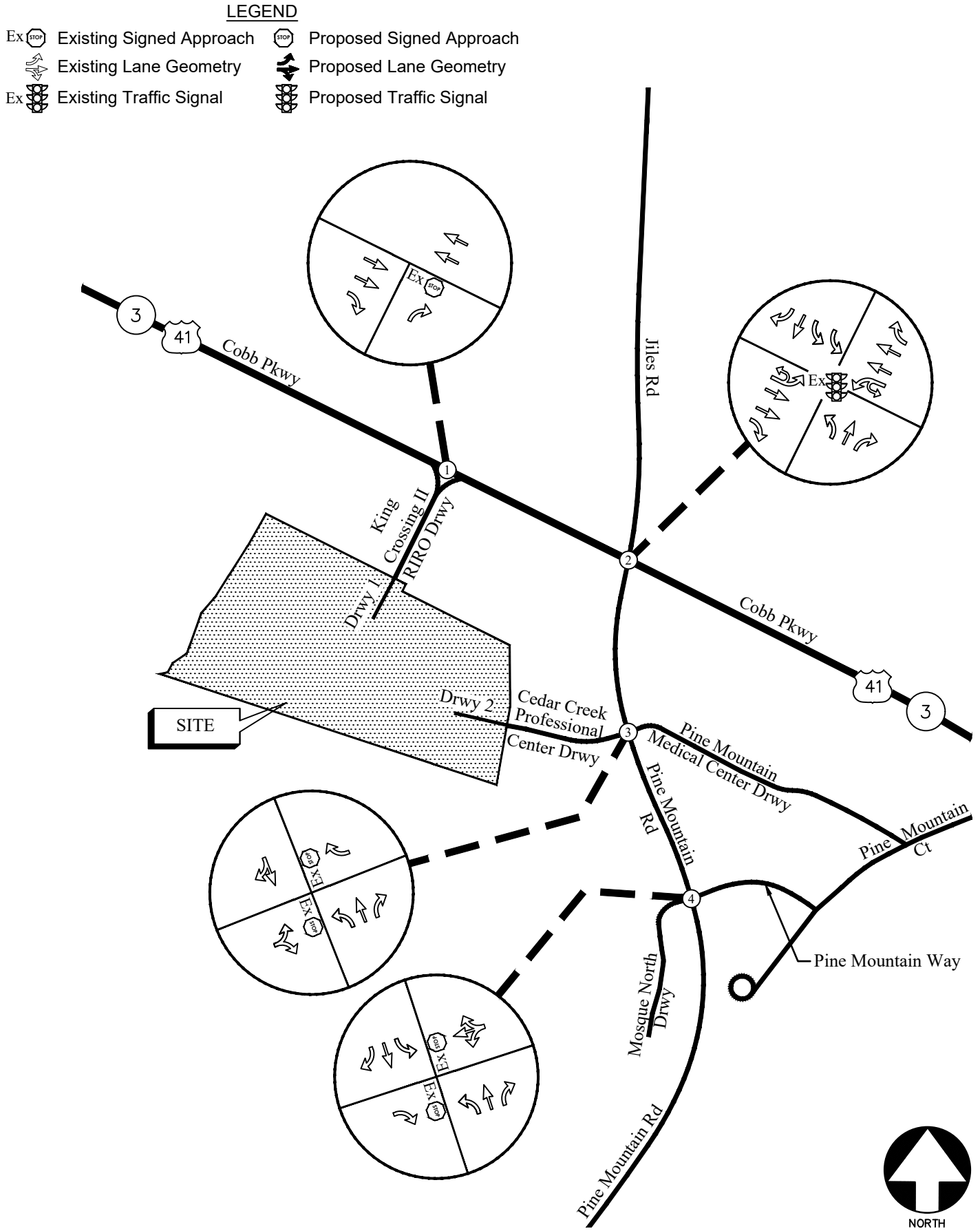
6.3 Future Traffic Operations

The future "No-Build" and "Build" traffic operations were analyzed using the volumes in Figure 6 and Figure 7, respectively. The results of the future traffic operations analysis are shown below in Table 5. Recommendations on traffic control and lane geometry are shown graphically in Figure 8.

Table 5 – Future 2027 Intersection Operations

Intersection		LOS (Delay)			
		NO-BUILD		BUILD	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
1	**SR 3/US 41 (Cobb Parkway) @ King Crossing II Driveway (Right-In/Right-Out)**				
	-Northbound Approach	C (19.8)	C (15.3)	C (20.3)	C (15.5)
2	**SR 3/US 41 (Cobb Parkway) @ Jiles Road / Pine Mountain Road**	**D (38.0)**	**E (64.2)**	**D (38.4)**	**E (65.9)**
	-Eastbound Approach	C (25.7)	D (52.4)	C (26.1)	D (53.5)
	-Westbound Approach	C (21.3)	E (59.3)	C (21.7)	E (62.1)
	-Northbound Approach	F (85.5)	F (83.8)	F (85.4)	F (82.9)
	-Southbound Approach	F (83.7)	F (94.9)	F (83.6)	F (95.0)
3	**Pine Mountain Road @ Cedar Creek Professional Center Driveway / Pine Mountain Medical Center Driveway**				
	-Eastbound Approach	B (13.0)	D (33.2)	C (17.6)	E (38.3)
	-Westbound Approach	B (13.3)	B (11.0)	B (13.3)	B (11.0)
	-Northbound Left	A (8.1)	A (9.5)	A (8.1)	A (9.6)
4	**Pine Mountain Road @ Pine Mountain Way**				
	-Eastbound Approach	A (9.8)	B (13.7)	A (9.8)	B (13.7)
	-Westbound Approach	D (34.5)	F (*)	E (36.2)	F (*)
	-Northbound Left	A (7.8)	A (9.2)	A (7.8)	A (9.2)
	-Southbound Approach	B (12.1)	A (8.7)	B (12.2)	A (8.8)

The results of the future "No-Build" and "Build" condition traffic operations analyses indicate that the signalized study intersection of Cobb Parkway at Jiles Road / Pine Mountain Road (intersection 1) will continue to operate at an overall level of service "D" in the AM peak hour and a level of service "E" in the PM peak hour. The stop-controlled approaches at the unsignalized study intersections will operate at a level of service "D" or better with peak hour traffic, except for the westbound (Pine Mountain Way) approach at intersection 4, which will continue to operate at a level of service "F" in the PM peak hour. It is not unusual for minor side streets that stop-controlled at arterial roadways to experience elevated delays during peak periods due to the time gap required for vehicles to make turning movements onto the mainline. It is recommended that in the future, the City of Kennesaw should perform a 12-hour analysis for the intersection of Pine Mountain Road at Pine Mountain Way to determine if its traffic volumes turning out of Pine Mountain Way are sufficient to warrant a traffic signal as a system improvement.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 8

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located at 6095 Pine Mountain Road in the City of Kennesaw, Georgia. The proposed development will consist of 89 townhomes and will have two access connections, one to the north on the existing right-in/right-out driveway on SR 3/US 41 (Cobb Parkway) and another to the east on the existing full access driveway on Pine Mountain Road.

Existing and future operations after completion of the project were analyzed at the intersections of:

1. SR 3/US 41 (Cobb Parkway) at King Crossing II Driveway (Right-In/Right-Out)
2. SR 3/US 41 (Cobb Parkway) at Jiles Road / Pine Mountain Road
3. Pine Mountain Road at Cedar Creek Professional Center Driveway / Pine Mountain Medical Center Driveway
4. Pine Mountain Road at Pine Mountain Way

The analysis included the evaluation of future traffic operations for "No-Build" and "Build" conditions, with the differences between "No-Build" and "Build" accounting for increases in traffic due to the proposed site. The results of the future "No-Build" and "Build" condition traffic operations analyses indicate that the signalized study intersection of Cobb Parkway at Jiles Road / Pine Mountain Road (intersection 1) will continue to operate at an overall level of service "D" in the AM peak hour and a level of service "E" in the PM peak hour. The stop-controlled approaches at the unsignalized study intersections will operate at a level of service "D" or better with peak hour traffic, except for the westbound (Pine Mountain Way) approach at intersection 4, which will continue to operate at a level of service "F" in the PM peak hour. Northbound drivers going south on Pine Mountain Road use this route as a cut-through route, instead of turning left at the signalized intersection of Cobb Parkway and Pine Mountain Road/Jiles Road. It is not unusual for stop-controlled minor side streets at arterial roadways to experience elevated delays during peak periods due to the time gap required for vehicles to make turning movements onto the mainline. It is recommended that in the future, the City of Kennesaw may perform a 12-hour analysis for the intersection of Pine Mountain Road at Pine Mountain Way to determine if its traffic volumes turning out of Pine Mountain Way are sufficient to warrant a traffic signal as a system improvement.

7.1 Recommendations for Site Access Configuration

The following access configurations are recommended for the proposed site driveway connections:

- <u>Site Driveway 1: Connecting to Existing Right-In/Right Out King Crossing II Driveway on SR 3/US 41 (Cobb Parkway)</u>
    - Retain one entering lane and one exiting lane
    - Retain yield sign control on the driveway approach with Cobb Parkway remaining free flow
    - A deceleration turn lane already exists.

- <u>Site Driveway 2: Connecting to the Existing Cedar Creek Professional Center Driveway on Pine Mountain Road</u>
    - Retain one entering lane and one exiting lane
    - Retain stop sign control on the driveway approach with Pine Mountain Road remaining free flow
    - A northbound left turn lane already exists.

Appendix

Existing Intersection Traffic Counts .....
Linear Regression of Daily Traffic.....
Existing Intersection Analysis.....
Future “No-Build” Intersection Analysis .....
Future “Build” Intersection Analysis .....
Traffic Volume Worksheets .....

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
US 41 (Cobb Pkwy) @ 2851 King Crossing
II RIRO Drwy
7-9 am | 4-6 pm

File Name : 20250410
Site Code : 20250410
Start Date : 11-18-2025
Page No : 1

Groups Printed- Cars, Buses & Trucks

	2851 King Crossing II RIRO Drwy Northbound				Southbound				US 41 (Cobb Pkwy) Eastbound				US 41 (Cobb Pkwy) Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	514	1	515	0	141	0	141	656
07:15 AM	0	0	3	3	0	0	0	0	0	413	1	414	0	169	0	169	586
07:30 AM	0	0	1	1	0	0	0	0	0	478	1	479	0	243	0	243	723
07:45 AM	0	0	1	1	0	0	0	0	0	451	4	455	0	243	0	243	699
Total	0	0	5	5	0	0	0	0	0	1856	7	1863	0	796	0	796	2664
08:00 AM	0	0	1	1	0	0	0	0	0	457	1	458	0	185	0	185	644
08:15 AM	0	0	1	1	0	0	0	0	0	410	3	413	0	195	0	195	609
08:30 AM	0	0	2	2	0	0	0	0	0	471	9	480	0	185	0	185	667
08:45 AM	0	0	3	3	0	0	0	0	0	440	2	442	0	221	0	221	666
Total	0	0	7	7	0	0	0	0	0	1778	15	1793	0	786	0	786	2586
*** BREAK ***																	
04:00 PM	0	0	14	14	0	0	0	0	0	217	4	221	0	425	0	425	660
04:15 PM	0	0	12	12	0	0	0	0	0	275	11	286	0	443	0	443	741
04:30 PM	0	0	10	10	0	0	0	0	0	285	9	294	0	433	0	433	737
04:45 PM	0	0	13	13	0	0	0	0	0	339	5	344	0	410	0	410	767
Total	0	0	49	49	0	0	0	0	0	1116	29	1145	0	1711	0	1711	2905
05:00 PM	0	0	17	17	0	0	0	0	0	264	6	270	0	404	0	404	691
05:15 PM	0	0	14	14	0	0	0	0	0	318	10	328	0	448	0	448	790
05:30 PM	0	0	9	9	0	0	0	0	0	310	10	320	0	470	0	470	799
05:45 PM	0	0	9	9	0	0	0	0	0	313	5	318	0	437	0	437	764
Total	0	0	49	49	0	0	0	0	0	1205	31	1236	0	1759	0	1759	3044
Grand Total	0	0	110	110	0	0	0	0	0	5955	82	6037	0	5052	0	5052	11199
Apprch %	0	0	100		0	0	0		0	98.6	1.4		0	100	0		
Total %	0	0	1	1	0	0	0	0	0	53.2	0.7	53.9	0	45.1	0	45.1	

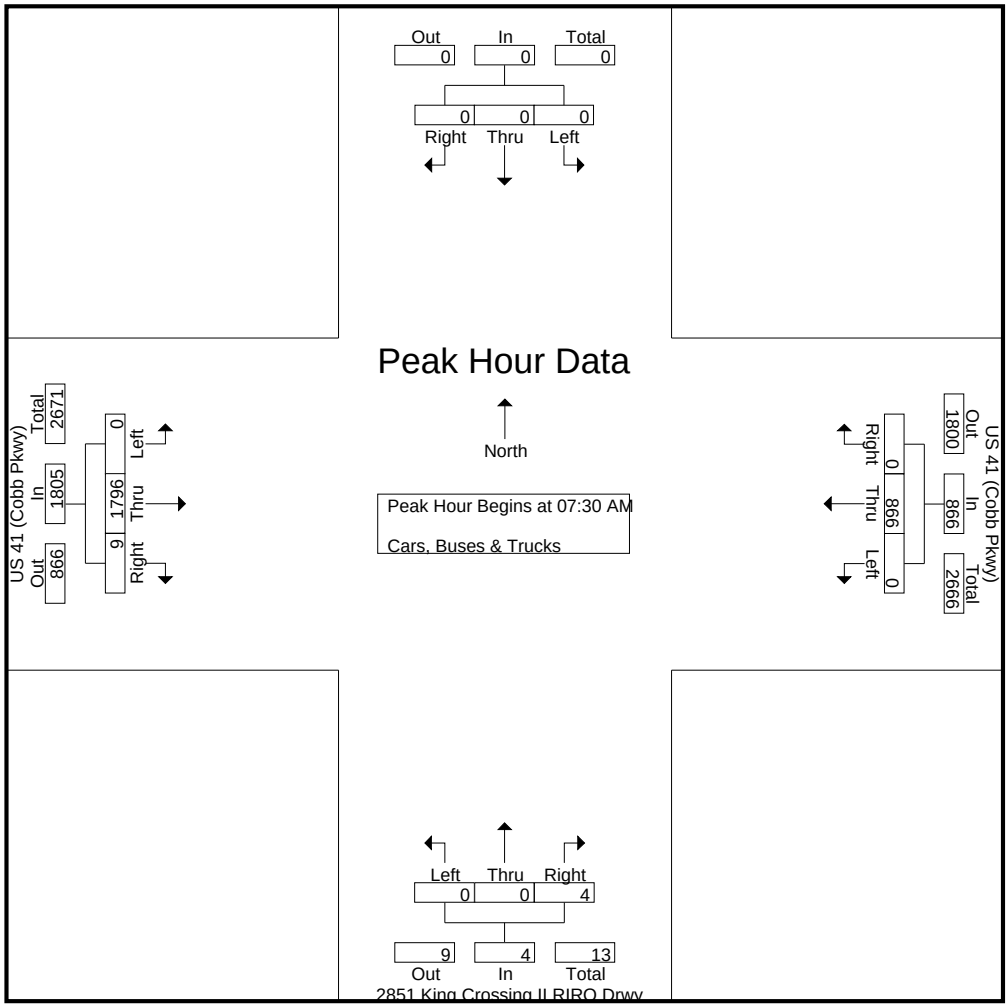
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
US 41 (Cobb Pkwy) @ 2851 King Crossing
II RIRO Drwy
7-9 am | 4-6 pm

File Name : 20250410
Site Code : 20250410
Start Date : 11-18-2025
Page No : 2

	2851 King Crossing II RIRO Drwy Northbound				Southbound				US 41 (Cobb Pkwy) Eastbound				US 41 (Cobb Pkwy) Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	0	**1**	**1**	0	0	0	0	0	**478**	1	**479**	0	**243**	0	**243**	**723**
07:45 AM	0	0	1	1	0	0	0	0	0	451	**4**	455	0	243	0	243	699
08:00 AM	0	0	1	1	0	0	0	0	0	457	1	458	0	185	0	185	644
08:15 AM	0	0	1	1	0	0	0	0	0	410	3	413	0	195	0	195	609
Total Volume	0	0	4	4	0	0	0	0	0	1796	9	1805	0	866	0	866	2675
% App. Total	0	0	100		0	0	0		0	99.5	0.5		0	100	0		
PHF	.000	.000	1.00	1.00	.000	.000	.000	.000	.000	.939	.563	.942	.000	.891	.000	.891	.925



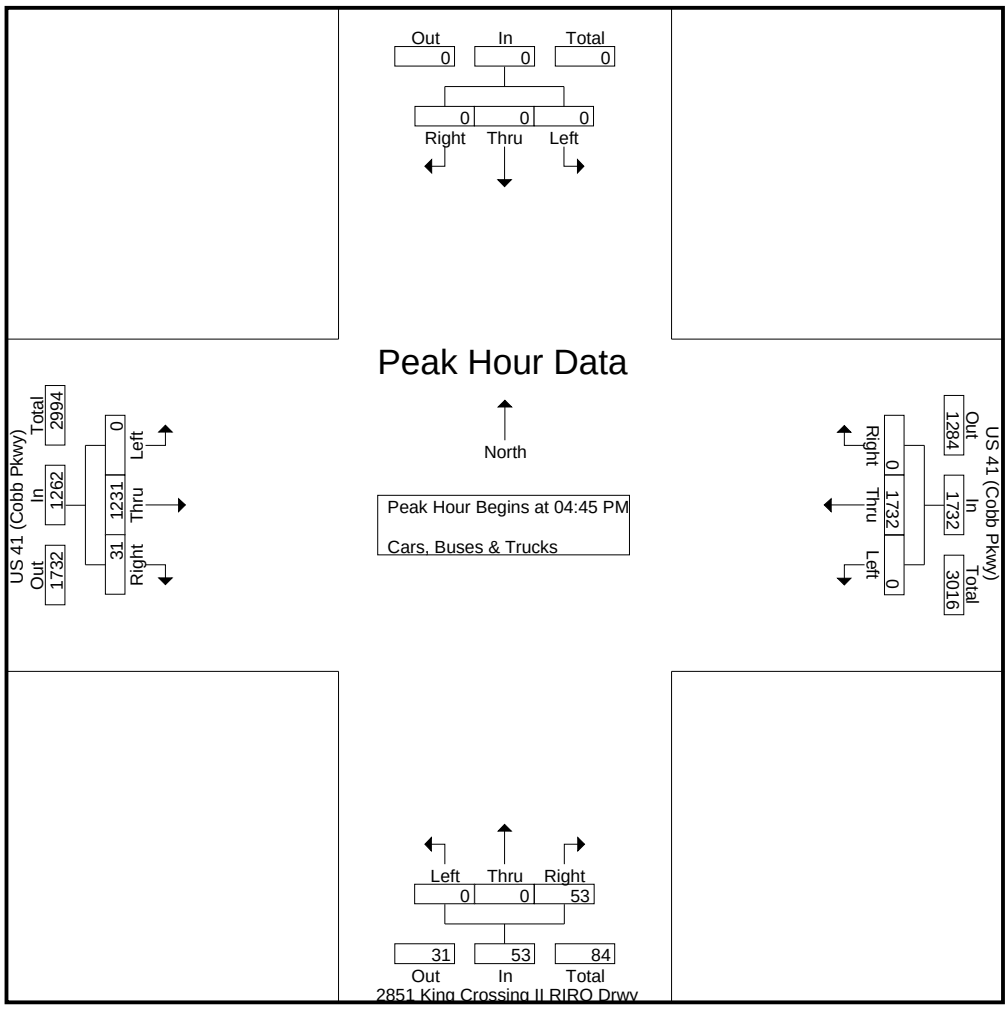
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
US 41 (Cobb Pkwy) @ 2851 King Crossing
II RIRO Drwy
7-9 am | 4-6 pm

File Name : 20250410
Site Code : 20250410
Start Date : 11-18-2025
Page No : 3

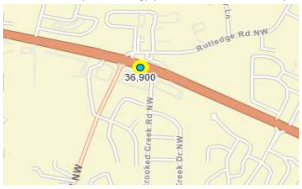
	2851 King Crossing II RIRO Drwy Northbound				Southbound				US 41 (Cobb Pkwy) Eastbound				US 41 (Cobb Pkwy) Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	0	13	13	0	0	0	0	0	**339**	5	**344**	0	410	0	410	767
05:00 PM	0	0	**17**	**17**	0	0	0	0	0	264	6	270	0	404	0	404	691
05:15 PM	0	0	14	14	0	0	0	0	0	318	**10**	328	0	448	0	448	790
05:30 PM	0	0	9	9	0	0	0	0	0	310	10	320	0	**470**	0	**470**	**799**
Total Volume	0	0	53	53	0	0	0	0	0	1231	31	1262	0	1732	0	1732	3047
% App. Total	0	0	100		0	0	0		0	97.5	2.5		0	100	0		
PHF	.000	.000	.779	.779	.000	.000	.000	.000	.000	.908	.775	.917	.000	.921	.000	.921	.953

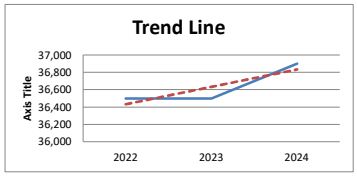


LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2022	2023	2024
SR 3/US 41 (Cobb Pkwy) (W of Pine Mountain Rd)	0.5%	0.75	067-0012	00000003	36,500	36,500	36,900
Kennesaw Due West Rd (N of Westover Way)	-7.1%	0.63	067-3003	00012200	12,700	13,000	10,900
Pine Mountain Rd (N of Shillings Rd)	3.7%	0.83	067-3005	00012300	11,700	12,500	12,600
N Main St (E of Jills Rd)	6.2%	0.86	067-0634	00452000	7,500	7,640	8,450
Cherokee St (N of Big Shanty Dr)	2.5%	0.96	067-0865	00439600	11,900	12,100	12,500
Weighted Average	**0.6%**	0.50	Sum of Count Stations =		80,300	81,740	81,350

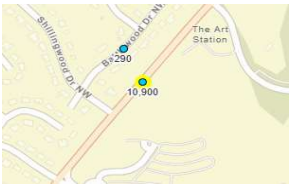
Location	Traffic Counter	RCLINK	2022	2023	2024
SR 3/US 41 (Cobb Pkwy) (W of Pine Mountain Rd)	067-0012	00000003	36,500	36,500	36,900

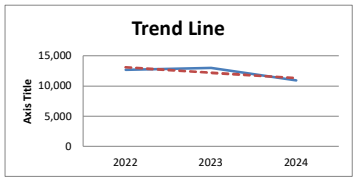




Growth Rate	0.5%	Intercept	-367,967	Slope	200.00
Trend Line			36,433	36,633	36,833

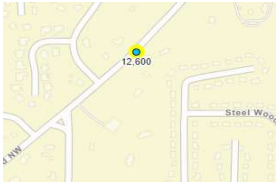
Location	Traffic Counter	RCLINK	2022	2023	2024
Kennesaw Due West Rd (N of Westover Way)	067-3003	00012200	12,700	13,000	10,900

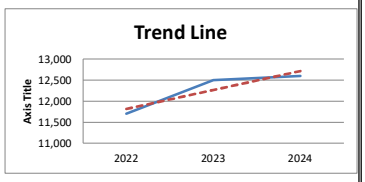




Growth Rate	-7.1%	Intercept	1,832,900	Slope	-900.00
Trend Line			13,100	12,200	11,300

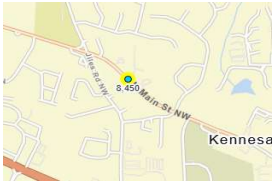
Location	Traffic Counter	RCLINK	2022	2023	2024
Pine Mountain Rd (N of Shillings Rd)	067-3005	00012300	11,700	12,500	12,600

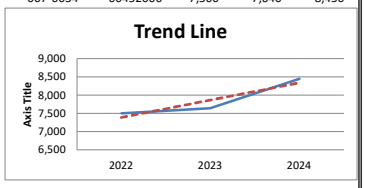




Growth Rate	3.7%	Intercept	-898,083	Slope	450.00
Trend Line			11,817	12,267	12,717

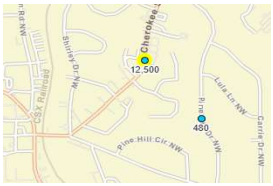
Location	Traffic Counter	RCLINK	2022	2023	2024
N Main St (E of Jills Rd)	067-0634	00452000	7,500	7,640	8,450

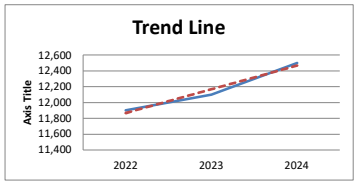




Growth Rate	6.2%	Intercept	-953,062	Slope	475.00
Trend Line			7,388	7,863	8,338

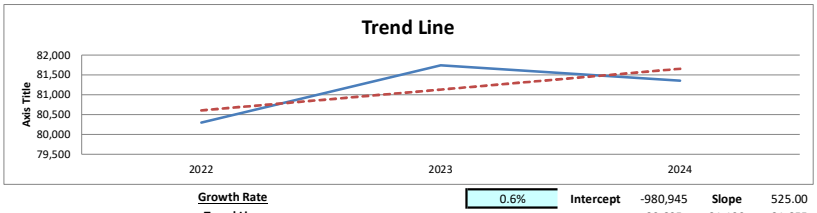
Location	Traffic Counter	RCLINK	2022	2023	2024
Cherokee St (N of Big Shanty Dr)	067-0865	00439600	11,900	12,100	12,500





Growth Rate	2.5%	Intercept	-594,733	Slope	300.00
Trend Line			11,867	12,167	12,467

Weighted Average	2022	2023	2024
Sum of Count Stations	80,300	81,740	81,350



Growth Rate	0.6%	Intercept	-980,945	Slope	525.00
Trend Line			80,605	81,130	81,655

EXISTING INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↱		↑↑		↱
Traffic Vol, veh/h	1796	9	0	866	0	4
Future Vol, veh/h	1796	9	0	866	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	210	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1931	10	0	931	0	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	966
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	254
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	254
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	19.4
HCM LOS			C

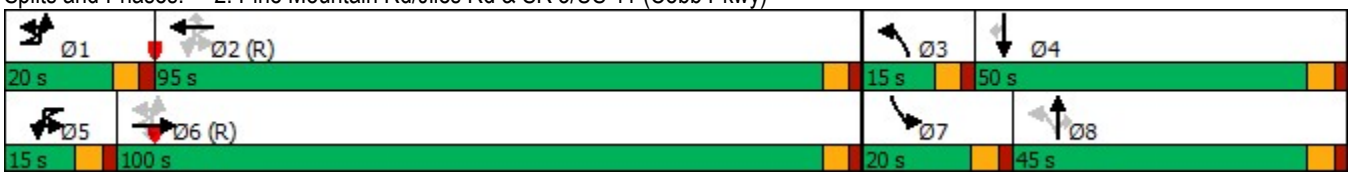
Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	254	-	-
HCM Lane V/C Ratio	0.017	-	-
HCM Control Delay (s)	19.4	-	-
HCM Lane LOS	C	-	-
HCM 95th %tile Q(veh)	0.1	-	-

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	14	170	1466	84	5	106	736	126	103	275	285	183
Future Volume (vph)	14	170	1466	84	5	106	736	126	103	275	285	183
Lane Group Flow (vph)	0	192	1527	88	0	115	767	131	107	286	297	191
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot
Protected Phases	1	1	6		5	5	2		3	8		7
Permitted Phases	6	6		6	2	2		2	8		8	
Detector Phase	1	1	6	6	5	5	2	2	3	8	8	7
Switch Phase												
Minimum Initial (s)	4.0	4.0	15.0	15.0	4.0	4.0	15.0	15.0	4.0	6.0	6.0	4.0
Minimum Split (s)	15.0	15.0	25.5	25.5	15.0	15.0	25.5	25.5	15.0	40.5	40.5	15.0
Total Split (s)	20.0	20.0	100.0	100.0	15.0	15.0	95.0	95.0	15.0	45.0	45.0	20.0
Total Split (%)	11.1%	11.1%	55.6%	55.6%	8.3%	8.3%	52.8%	52.8%	8.3%	25.0%	25.0%	11.1%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		5.5	5.5	5.5		5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	C-Min	None	None	C-Min	C-Min	None	None	None	None
v/c Ratio		0.45	0.76	0.09		0.66	0.40	0.14	0.43	0.85	0.79	0.73
Control Delay		16.7	34.5	4.7		39.5	25.5	6.6	53.5	93.0	58.4	98.1
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		16.7	34.5	4.7		39.5	25.5	6.6	53.5	93.0	58.4	98.1
Queue Length 50th (ft)		88	746	3		50	277	15	95	329	219	115
Queue Length 95th (ft)		140	881	34		#142	358	57	145	430	329	163
Internal Link Dist (ft)			435				711			257		
Turn Bay Length (ft)		395		335		300		175				400
Base Capacity (vph)		442	1998	929		178	1931	910	251	408	433	276
Starvation Cap Reductn		0	0	0		0	0	0	0	0	0	0
Spillback Cap Reductn		0	0	0		0	0	0	0	0	0	0
Storage Cap Reductn		0	0	0		0	0	0	0	0	0	0
Reduced v/c Ratio		0.43	0.76	0.09		0.65	0.40	0.14	0.43	0.70	0.69	0.69

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 130
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Pine Mountain Rd/Jiles Rd & SR 3/US 41 (Cobb Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	195	59
Future Volume (vph)	195	59
Lane Group Flow (vph)	203	61
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Detector Phase	4	4
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	40.5	40.5
Total Split (s)	50.0	50.0
Total Split (%)	27.8%	27.8%
Yellow Time (s)	3.5	3.5
All-Red Time (s)	2.0	2.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	5.5	5.5
Lead/Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes
Recall Mode	None	None
v/c Ratio	0.53	0.16
Control Delay	68.1	4.9
Queue Delay	0.0	0.0
Total Delay	68.1	4.9
Queue Length 50th (ft)	214	0
Queue Length 95th (ft)	293	22
Internal Link Dist (ft)	593	
Turn Bay Length (ft)		
Base Capacity (vph)	460	453
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.44	0.13

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (veh/h)	14	170	1466	84	5	106	736	126	103	275	285	183
Future Volume (veh/h)	14	170	1466	84	5	106	736	126	103	275	285	183
Initial Q (Qb), veh		0	0	0		0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No				No			No		
Adj Sat Flow, veh/h/ln		1870	1870	1870		1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h		177	1527	88		110	767	0	107	286	0	191
Peak Hour Factor		0.96	0.96	0.96		0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %		2	2	2		2	2	2	2	2	2	2
Cap, veh/h		468	2161	964		202	2105		230	313		230
Arrive On Green		0.05	0.61	0.61		0.04	0.59	0.00	0.05	0.17	0.00	0.07
Sat Flow, veh/h		1781	3554	1585		1781	3554	1585	1781	1870	1585	3456
Grp Volume(v), veh/h		177	1527	88		110	767	0	107	286	0	191
Grp Sat Flow(s),veh/h/ln		1781	1777	1585		1781	1777	1585	1781	1870	1585	1728
Q Serve(g_s), s		7.1	53.1	4.1		4.4	20.2	0.0	9.0	27.1	0.0	9.8
Cycle Q Clear(g_c), s		7.1	53.1	4.1		4.4	20.2	0.0	9.0	27.1	0.0	9.8
Prop In Lane		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		468	2161	964		202	2105		230	313		230
V/C Ratio(X)		0.38	0.71	0.09		0.55	0.36		0.47	0.91		0.83
Avail Cap(c_a), veh/h		520	2161	964		232	2105		230	410		278
HCM Platoon Ratio		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00		1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		14.2	24.2	14.6		24.1	19.1	0.0	59.0	73.7	0.0	83.0
Incr Delay (d2), s/veh		0.5	2.0	0.2		2.3	0.5	0.0	1.5	20.8	0.0	16.1
Initial Q Delay(d3),s/veh		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		2.9	22.1	1.6		1.9	8.4	0.0	4.1	14.7	0.0	4.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh		14.7	26.2	14.8		26.4	19.6	0.0	60.4	94.5	0.0	99.1
LnGrp LOS		B	C	B		C	B		E	F		F
Approach Vol, veh/h			1792				877			393		
Approach Delay, s/veh			24.5				20.4			85.2		
Approach LOS			C				C			F		

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.8	112.1	15.0	38.1	11.9	115.0	17.5	35.6
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	14.5	89.5	9.5	44.5	9.5	94.5	14.5	39.5
Max Q Clear Time (g_c+I1), s	9.1	22.2	11.0	19.9	6.4	55.1	11.8	29.1
Green Ext Time (p_c), s	0.2	12.4	0.0	1.1	0.1	27.6	0.1	1.1

Intersection Summary	
HCM 6th Ctrl Delay	37.1
HCM 6th LOS	D

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	195	59
Future Volume (veh/h)	195	59
Initial Q (Qb), veh	0	0
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1870	1870
Adj Flow Rate, veh/h	203	0
Peak Hour Factor	0.96	0.96
Percent Heavy Veh, %	2	2
Cap, veh/h	339	
Arrive On Green	0.18	0.00
Sat Flow, veh/h	1870	1585
Grp Volume(v), veh/h	203	0
Grp Sat Flow(s),veh/h/ln	1870	1585
Q Serve(g_s), s	17.9	0.0
Cycle Q Clear(g_c), s	17.9	0.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	339	
V/C Ratio(X)	0.60	
Avail Cap(c_a), veh/h	462	
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	0.00
Uniform Delay (d), s/veh	67.7	0.0
Incr Delay (d2), s/veh	1.7	0.0
Initial Q Delay(d3),s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.8	0.0
Unsig. Movement Delay, s/veh		
LnGrp Delay(d),s/veh	69.4	0.0
LnGrp LOS	E	
Approach Vol, veh/h	394	
Approach Delay, s/veh	83.8	
Approach LOS	F	
Timer - Assigned Phs		

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	5	0	0	18	12	624	36	0	354	10
Future Vol, veh/h	1	0	5	0	0	18	12	624	36	0	354	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	Yield	-	-	Free	-	-	None
Storage Length	-	-	-	-	-	0	60	-	180	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	5	0	0	19	13	664	38	0	377	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1073	1073	383	-	-	664	388	0	-	-	-	0
Stage 1	383	383	-	-	-	-	-	-	-	-	-	-
Stage 2	690	690	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	-	-	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	-	-	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	198	220	664	0	0	461	1170	-	0	0	-	-
Stage 1	640	612	-	0	0	-	-	-	0	0	-	-
Stage 2	435	446	-	0	0	-	-	-	0	0	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	188	218	664	-	-	461	1170	-	-	-	-	-
Mov Cap-2 Maneuver	188	218	-	-	-	-	-	-	-	-	-	-
Stage 1	633	612	-	-	-	-	-	-	-	-	-	-
Stage 2	412	441	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.8	13.1	0.2	0
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	1170	-	467	461	-	-
HCM Lane V/C Ratio	0.011	-	0.014	0.042	-	-
HCM Control Delay (s)	8.1	-	12.8	13.1	-	-
HCM Lane LOS	A	-	B	B	-	-
HCM 95th %tile Q(veh)	0	-	0	0.1	-	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	1	55	0	8	1	680	502	57	270	0
Future Vol, veh/h	0	0	1	55	0	8	1	680	502	57	270	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	50	-	180	185	-	60
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	1	56	0	8	1	694	512	58	276	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	276	1088	1088	694	276	0	0	1206	0	0
Stage 1	-	-	-	696	696	-	-	-	-	-	-	-
Stage 2	-	-	-	392	392	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	0	0	763	193	216	443	1287	-	-	579	-	-
Stage 1	0	0	-	432	443	-	-	-	-	-	-	-
Stage 2	0	0	-	633	606	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	763	178	194	443	1287	-	-	579	-	-
Mov Cap-2 Maneuver	-	-	-	178	194	-	-	-	-	-	-	-
Stage 1	-	-	-	432	443	-	-	-	-	-	-	-
Stage 2	-	-	-	569	545	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.7	32.7	0	2.1
HCM LOS	A	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1287	-	-	763	193	579	-	-
HCM Lane V/C Ratio	0.001	-	-	0.001	0.333	0.1	-	-
HCM Control Delay (s)	7.8	-	-	9.7	32.7	11.9	-	-
HCM Lane LOS	A	-	-	A	D	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0	1.4	0.3	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↱		↑↑		↱
Traffic Vol, veh/h	1231	31	0	1732	0	53
Future Vol, veh/h	1231	31	0	1732	0	53
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	210	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1296	33	0	1823	0	56

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	648
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	413
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	413
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	15.1
HCM LOS			C

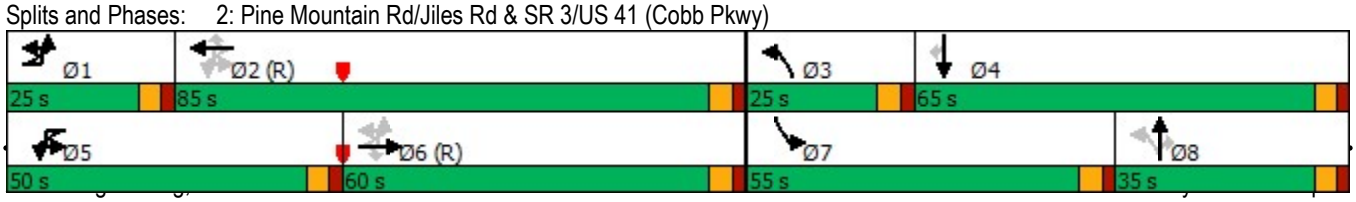
Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	413	-	-
HCM Lane V/C Ratio	0.135	-	-
HCM Control Delay (s)	15.1	-	-
HCM Lane LOS	C	-	-
HCM 95th %tile Q(veh)	0.5	-	-

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	33	152	981	102	3	521	1497	225	150	257	124	235
Future Volume (vph)	33	152	981	102	3	521	1497	225	150	257	124	235
Lane Group Flow (vph)	0	193	1011	105	0	540	1543	232	155	265	128	242
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot
Protected Phases	1	1	6		5	5	2		3	8		7
Permitted Phases	6	6		6	2	2		2	8		8	
Detector Phase	1	1	6	6	5	5	2	2	3	8	8	7
Switch Phase												
Minimum Initial (s)	4.0	4.0	15.0	15.0	4.0	4.0	15.0	15.0	4.0	6.0	6.0	4.0
Minimum Split (s)	15.0	15.0	25.5	25.5	15.0	15.0	25.5	25.5	15.0	40.5	40.5	15.0
Total Split (s)	25.0	25.0	60.0	60.0	50.0	50.0	85.0	85.0	25.0	35.0	35.0	55.0
Total Split (%)	12.5%	12.5%	30.0%	30.0%	25.0%	25.0%	42.5%	42.5%	12.5%	17.5%	17.5%	27.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		5.5	5.5	5.5		5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	C-Min	None	None	C-Min	C-Min	None	None	None	None
v/c Ratio		0.76	1.05	0.20		0.87	0.91	0.29	0.72	0.75	0.31	0.72
Control Delay		82.4	110.4	3.6		68.6	56.6	19.7	69.0	89.5	9.3	99.9
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		82.4	110.4	3.6		68.6	56.6	19.7	69.0	89.5	9.3	99.9
Queue Length 50th (ft)		196	~757	0		616	991	98	154	334	0	162
Queue Length 95th (ft)		291	#900	25		#972	#1335	192	205	432	56	211
Internal Link Dist (ft)			435				711			257		
Turn Bay Length (ft)		395		335		300		175				400
Base Capacity (vph)		256	964	528		621	1698	813	233	354	409	849
Starvation Cap Reductn		0	0	0		0	0	0	0	0	0	0
Spillback Cap Reductn		0	0	0		0	0	0	0	0	0	0
Storage Cap Reductn		0	0	0		0	0	0	0	0	0	0
Reduced v/c Ratio		0.75	1.05	0.20		0.87	0.91	0.29	0.67	0.75	0.31	0.29

Intersection Summary

Cycle Length: 200
Actuated Cycle Length: 200
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Pine Mountain Rd/Jiles Rd & SR 3/US 41 (Cobb Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	307	131
Future Volume (vph)	307	131
Lane Group Flow (vph)	316	135
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Detector Phase	4	4
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	40.5	40.5
Total Split (s)	65.0	65.0
Total Split (%)	32.5%	32.5%
Yellow Time (s)	3.5	3.5
All-Red Time (s)	2.0	2.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	5.5	5.5
Lead/Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes
Recall Mode	None	None
v/c Ratio	0.85	0.33
Control Delay	97.1	14.2
Queue Delay	0.0	0.0
Total Delay	97.1	14.2
Queue Length 50th (ft)	410	16
Queue Length 95th (ft)	503	79
Internal Link Dist (ft)	593	
Turn Bay Length (ft)		
Base Capacity (vph)	554	555
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.57	0.24

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (veh/h)	33	152	981	102	3	521	1497	225	150	257	124	235
Future Volume (veh/h)	33	152	981	102	3	521	1497	225	150	257	124	235
Initial Q (Qb), veh		0	0	0		0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No				No			No		
Adj Sat Flow, veh/h/ln		1870	1870	1870		1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h		157	1011	105		537	1543	0	155	265	0	242
Peak Hour Factor		0.97	0.97	0.97		0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %		2	2	2		2	2	2	2	2	2	2
Cap, veh/h		223	1428	637		515	1996		200	341		288
Arrive On Green		0.06	0.40	0.40		0.22	0.56	0.00	0.08	0.18	0.00	0.08
Sat Flow, veh/h		1781	3554	1585		1781	3554	1585	1781	1870	1585	3456
Grp Volume(v), veh/h		157	1011	105		537	1543	0	155	265	0	242
Grp Sat Flow(s),veh/h/ln		1781	1777	1585		1781	1777	1585	1781	1870	1585	1728
Q Serve(g_s), s		10.3	47.6	8.5		44.5	67.3	0.0	14.0	27.0	0.0	13.8
Cycle Q Clear(g_c), s		10.3	47.6	8.5		44.5	67.3	0.0	14.0	27.0	0.0	13.8
Prop In Lane		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		223	1428	637		515	1996		200	341		288
V/C Ratio(X)		0.70	0.71	0.16		1.04	0.77		0.77	0.78		0.84
Avail Cap(c_a), veh/h		285	1428	637		515	1996		230	341		855
HCM Platoon Ratio		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00		1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		37.3	50.0	38.3		53.1	34.0	0.0	62.5	77.9	0.0	90.4
Incr Delay (d2), s/veh		5.4	3.0	0.6		51.1	3.0	0.0	13.3	10.8	0.0	6.6
Initial Q Delay(d3),s/veh		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		4.8	21.6	3.5		33.3	29.2	0.0	7.1	14.0	0.0	6.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh		42.7	53.0	38.9		104.2	36.9	0.0	75.9	88.7	0.0	96.9
LnGrp LOS		D	D	D		F	D		E	F		F
Approach Vol, veh/h			1273				2080			420		
Approach Delay, s/veh			50.5				54.3			84.0		
Approach LOS			D				D			F		

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.1	117.8	21.7	42.5	50.0	85.9	22.1	42.0
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	19.5	79.5	19.5	59.5	44.5	54.5	49.5	29.5
Max Q Clear Time (g_c+I1), s	12.3	69.3	16.0	35.1	46.5	49.6	15.8	29.0
Green Ext Time (p_c), s	0.2	8.8	0.1	1.8	0.0	3.8	0.8	0.1

Intersection Summary	
HCM 6th Ctrl Delay	61.3
HCM 6th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	307	131
Future Volume (veh/h)	307	131
Initial Q (Qb), veh	0	0
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1870	1870
Adj Flow Rate, veh/h	316	0
Peak Hour Factor	0.97	0.97
Percent Heavy Veh, %	2	2
Cap, veh/h	346	
Arrive On Green	0.18	0.00
Sat Flow, veh/h	1870	1585
Grp Volume(v), veh/h	316	0
Grp Sat Flow(s),veh/h/ln	1870	1585
Q Serve(g_s), s	33.1	0.0
Cycle Q Clear(g_c), s	33.1	0.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	346	
V/C Ratio(X)	0.91	
Avail Cap(c_a), veh/h	556	
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	0.00
Uniform Delay (d), s/veh	80.0	0.0
Incr Delay (d2), s/veh	13.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	17.3	0.0
Unsig. Movement Delay, s/veh		
LnGrp Delay(d),s/veh	93.3	0.0
LnGrp LOS	F	
Approach Vol, veh/h	558	
Approach Delay, s/veh	94.9	
Approach LOS	F	
Timer - Assigned Phs		

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	36	0	31	0	0	59	15	358	25	0	759	6
Future Vol, veh/h	36	0	31	0	0	59	15	358	25	0	759	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	Yield	-	-	Free	-	-	None
Storage Length	-	-	-	-	-	0	60	-	180	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	38	0	32	0	0	61	16	373	26	0	791	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1199	1199	794	-	-	373	797	0	-	-	-	0
Stage 1	794	794	-	-	-	-	-	-	-	-	-	-
Stage 2	405	405	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	-	-	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	-	-	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	162	185	388	0	0	673	825	-	0	0	-	-
Stage 1	381	400	-	0	0	-	-	-	0	0	-	-
Stage 2	622	598	-	0	0	-	-	-	0	0	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	145	181	388	-	-	673	825	-	-	-	-	-
Mov Cap-2 Maneuver	145	181	-	-	-	-	-	-	-	-	-	-
Stage 1	374	400	-	-	-	-	-	-	-	-	-	-
Stage 2	554	587	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	31.6	10.9	0.4	0
HCM LOS	D	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	825	-	204	673	-	-
HCM Lane V/C Ratio	0.019	-	0.342	0.091	-	-
HCM Control Delay (s)	9.4	-	31.6	10.9	-	-
HCM Lane LOS	A	-	D	B	-	-
HCM 95th %tile Q(veh)	0.1	-	1.4	0.3	-	-

Intersection	
Int Delay, s/veh	84

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	1	294	0	8	1	344	197	41	710	5
Future Vol, veh/h	0	0	1	294	0	8	1	344	197	41	710	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	50	-	180	185	-	60
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	1	300	0	8	1	351	201	42	724	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	724	1164	1166	351	729	0	0	552	0	0
Stage 1	-	-	-	353	353	-	-	-	-	-	-	-
Stage 2	-	-	-	811	813	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	0	0	426	~ 171	194	692	875	-	-	1018	-	-
Stage 1	0	0	-	664	631	-	-	-	-	-	-	-
Stage 2	0	0	-	373	392	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	426	~ 165	186	692	875	-	-	1018	-	-
Mov Cap-2 Maneuver	-	-	-	~ 165	186	-	-	-	-	-	-	-
Stage 1	-	-	-	663	630	-	-	-	-	-	-	-
Stage 2	-	-	-	357	376	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.5	$ 444.2	0	0.5
HCM LOS	B	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	875	-	-	426	168	1018	-	-
HCM Lane V/C Ratio	0.001	-	-	0.002	1.834	0.041	-	-
HCM Control Delay (s)	9.1	-	-	13.5	$ 444.2	8.7	-	-
HCM Lane LOS	A	-	-	B	F	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	22.6	0.1	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

FUTURE "NO-BUILD" INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↱		↑↑		↱
Traffic Vol, veh/h	1832	9	0	883	0	4
Future Vol, veh/h	1832	9	0	883	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	210	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1970	10	0	949	0	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	985
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	247
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	247
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	19.8
HCM LOS			C

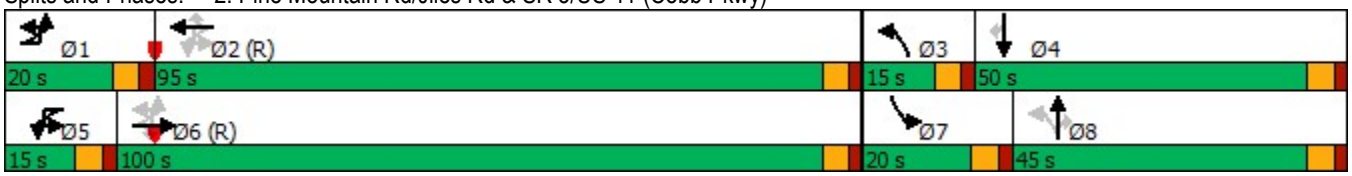
Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	247	-	-
HCM Lane V/C Ratio	0.017	-	-
HCM Control Delay (s)	19.8	-	-
HCM Lane LOS	C	-	-
HCM 95th %tile Q(veh)	0.1	-	-

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	14	173	1495	86	5	108	751	129	105	281	291	187
Future Volume (vph)	14	173	1495	86	5	108	751	129	105	281	291	187
Lane Group Flow (vph)	0	195	1557	90	0	118	782	134	109	293	303	195
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot
Protected Phases	1	1	6		5	5	2		3	8		7
Permitted Phases	6	6		6	2	2		2	8		8	
Detector Phase	1	1	6	6	5	5	2	2	3	8	8	7
Switch Phase												
Minimum Initial (s)	4.0	4.0	15.0	15.0	4.0	4.0	15.0	15.0	4.0	6.0	6.0	4.0
Minimum Split (s)	15.0	15.0	25.5	25.5	15.0	15.0	25.5	25.5	15.0	40.5	40.5	15.0
Total Split (s)	20.0	20.0	100.0	100.0	15.0	15.0	95.0	95.0	15.0	45.0	45.0	20.0
Total Split (%)	11.1%	11.1%	55.6%	55.6%	8.3%	8.3%	52.8%	52.8%	8.3%	25.0%	25.0%	11.1%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		5.5	5.5	5.5		5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	C-Min	None	None	C-Min	C-Min	None	None	None	None
v/c Ratio		0.46	0.79	0.10		0.69	0.41	0.15	0.43	0.85	0.80	0.74
Control Delay		17.2	36.2	4.9		46.7	26.0	6.8	53.5	93.5	60.1	99.0
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		17.2	36.2	4.9		46.7	26.0	6.8	53.5	93.5	60.1	99.0
Queue Length 50th (ft)		90	795	4		53	287	17	97	337	228	118
Queue Length 95th (ft)		141	911	36		#170	366	58	147	442	341	165
Internal Link Dist (ft)			435				711			257		
Turn Bay Length (ft)		395		335		300		175				400
Base Capacity (vph)		435	1976	920		172	1920	906	251	408	431	276
Starvation Cap Reductn		0	0	0		0	0	0	0	0	0	0
Spillback Cap Reductn		0	0	0		0	0	0	0	0	0	0
Storage Cap Reductn		0	0	0		0	0	0	0	0	0	0
Reduced v/c Ratio		0.45	0.79	0.10		0.69	0.41	0.15	0.43	0.72	0.70	0.71

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 130
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Pine Mountain Rd/Jiles Rd & SR 3/US 41 (Cobb Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	199	60
Future Volume (vph)	199	60
Lane Group Flow (vph)	207	63
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Detector Phase	4	4
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	40.5	40.5
Total Split (s)	50.0	50.0
Total Split (%)	27.8%	27.8%
Yellow Time (s)	3.5	3.5
All-Red Time (s)	2.0	2.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	5.5	5.5
Lead/Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes
Recall Mode	None	None
v/c Ratio	0.54	0.16
Control Delay	67.8	5.3
Queue Delay	0.0	0.0
Total Delay	67.8	5.3
Queue Length 50th (ft)	218	0
Queue Length 95th (ft)	299	25
Internal Link Dist (ft)	593	
Turn Bay Length (ft)		
Base Capacity (vph)	460	453
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.45	0.14

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (veh/h)	14	173	1495	86	5	108	751	129	105	281	291	187
Future Volume (veh/h)	14	173	1495	86	5	108	751	129	105	281	291	187
Initial Q (Qb), veh		0	0	0		0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No				No			No		
Adj Sat Flow, veh/h/ln		1870	1870	1870		1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h		180	1557	90		112	782	0	109	293	0	195
Peak Hour Factor		0.96	0.96	0.96		0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %		2	2	2		2	2	2	2	2	2	2
Cap, veh/h		459	2141	955		194	2084		233	320		234
Arrive On Green		0.05	0.60	0.60		0.04	0.59	0.00	0.05	0.17	0.00	0.07
Sat Flow, veh/h		1781	3554	1585		1781	3554	1585	1781	1870	1585	3456
Grp Volume(v), veh/h		180	1557	90		112	782	0	109	293	0	195
Grp Sat Flow(s),veh/h/ln		1781	1777	1585		1781	1777	1585	1781	1870	1585	1728
Q Serve(g_s), s		7.3	55.8	4.3		4.6	21.0	0.0	9.1	27.7	0.0	10.0
Cycle Q Clear(g_c), s		7.3	55.8	4.3		4.6	21.0	0.0	9.1	27.7	0.0	10.0
Prop In Lane		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		459	2141	955		194	2084		233	320		234
V/C Ratio(X)		0.39	0.73	0.09		0.58	0.38		0.47	0.92		0.83
Avail Cap(c_a), veh/h		508	2141	955		223	2084		233	410		278
HCM Platoon Ratio		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00		1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		14.7	25.3	15.1		26.0	19.7	0.0	58.5	73.3	0.0	82.9
Incr Delay (d2), s/veh		0.5	2.2	0.2		2.7	0.5	0.0	1.5	21.6	0.0	16.8
Initial Q Delay(d3),s/veh		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		3.0	23.3	1.6		2.1	8.7	0.0	4.2	15.2	0.0	5.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh		15.2	27.5	15.3		28.7	20.3	0.0	60.0	94.9	0.0	99.7
LnGrp LOS		B	C	B		C	C		E	F		F
Approach Vol, veh/h			1827				894			402		
Approach Delay, s/veh			25.7				21.3			85.5		
Approach LOS			C				C			F		

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.0	111.0	15.0	39.0	12.1	114.0	17.7	36.3
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	14.5	89.5	9.5	44.5	9.5	94.5	14.5	39.5
Max Q Clear Time (g_c+I1), s	9.3	23.0	11.1	20.2	6.6	57.8	12.0	29.7
Green Ext Time (p_c), s	0.2	12.7	0.0	1.1	0.1	26.7	0.1	1.1

Intersection Summary	
HCM 6th Ctrl Delay	38.0
HCM 6th LOS	D

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	199	60
Future Volume (veh/h)	199	60
Initial Q (Qb), veh	0	0
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1870	1870
Adj Flow Rate, veh/h	207	0
Peak Hour Factor	0.96	0.96
Percent Heavy Veh, %	2	2
Cap, veh/h	348	
Arrive On Green	0.19	0.00
Sat Flow, veh/h	1870	1585
Grp Volume(v), veh/h	207	0
Grp Sat Flow(s),veh/h/ln	1870	1585
Q Serve(g_s), s	18.2	0.0
Cycle Q Clear(g_c), s	18.2	0.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	348	
V/C Ratio(X)	0.60	
Avail Cap(c_a), veh/h	462	
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	0.00
Uniform Delay (d), s/veh	67.1	0.0
Incr Delay (d2), s/veh	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.9	0.0
Unsig. Movement Delay, s/veh		
LnGrp Delay(d),s/veh	68.7	0.0
LnGrp LOS	E	
Approach Vol, veh/h	402	
Approach Delay, s/veh	83.7	
Approach LOS	F	
Timer - Assigned Phs		

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	5	0	0	18	12	636	37	0	361	10
Future Vol, veh/h	1	0	5	0	0	18	12	636	37	0	361	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	Yield	-	-	Free	-	-	None
Storage Length	-	-	-	-	-	0	60	-	180	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	5	0	0	19	13	677	39	0	384	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1093	1093	390	-	-	677	395	0	-	-	-	0
Stage 1	390	390	-	-	-	-	-	-	-	-	-	-
Stage 2	703	703	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	-	-	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	-	-	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	192	214	658	0	0	453	1164	-	0	0	-	-
Stage 1	634	608	-	0	0	-	-	-	0	0	-	-
Stage 2	428	440	-	0	0	-	-	-	0	0	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	182	212	658	-	-	453	1164	-	-	-	-	-
Mov Cap-2 Maneuver	182	212	-	-	-	-	-	-	-	-	-	-
Stage 1	627	608	-	-	-	-	-	-	-	-	-	-
Stage 2	405	435	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13	13.3	0.2	0
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	1164	-	458	453	-	-
HCM Lane V/C Ratio	0.011	-	0.014	0.042	-	-
HCM Control Delay (s)	8.1	-	13	13.3	-	-
HCM Lane LOS	A	-	B	B	-	-
HCM 95th %tile Q(veh)	0	-	0	0.1	-	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	1	56	0	8	1	694	512	58	275	0
Future Vol, veh/h	0	0	1	56	0	8	1	694	512	58	275	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	50	-	180	185	-	60
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	1	57	0	8	1	708	522	59	281	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	281	1109	1109	708	281	0	0	1230	0	0
Stage 1	-	-	-	710	710	-	-	-	-	-	-	-
Stage 2	-	-	-	399	399	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	0	0	758	187	210	435	1282	-	-	567	-	-
Stage 1	0	0	-	424	437	-	-	-	-	-	-	-
Stage 2	0	0	-	627	602	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	758	172	188	435	1282	-	-	567	-	-
Mov Cap-2 Maneuver	-	-	-	172	188	-	-	-	-	-	-	-
Stage 1	-	-	-	424	437	-	-	-	-	-	-	-
Stage 2	-	-	-	561	539	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.8	34.5	0	2.1
HCM LOS	A	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1282	-	-	758	186	567	-	-
HCM Lane V/C Ratio	0.001	-	-	0.001	0.351	0.104	-	-
HCM Control Delay (s)	7.8	-	-	9.8	34.5	12.1	-	-
HCM Lane LOS	A	-	-	A	D	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0	1.5	0.3	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↱		↑↑		↱
Traffic Vol, veh/h	1256	32	0	1767	0	54
Future Vol, veh/h	1256	32	0	1767	0	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	210	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1322	34	0	1860	0	57

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	661
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	405
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	405
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	15.3
HCM LOS			C

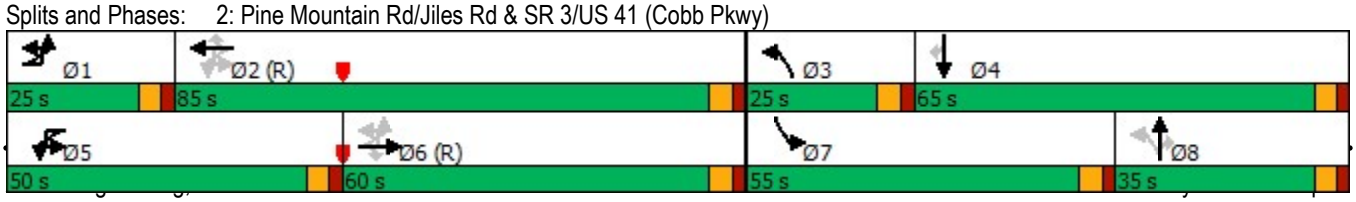
Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	405	-	-
HCM Lane V/C Ratio	0.14	-	-
HCM Control Delay (s)	15.3	-	-
HCM Lane LOS	C	-	-
HCM 95th %tile Q(veh)	0.5	-	-

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	34	155	1001	104	3	531	1527	230	153	262	126	240
Future Volume (vph)	34	155	1001	104	3	531	1527	230	153	262	126	240
Lane Group Flow (vph)	0	197	1032	107	0	550	1574	237	158	270	130	247
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot
Protected Phases	1	1	6		5	5	2		3	8		7
Permitted Phases	6	6		6	2	2		2	8		8	
Detector Phase	1	1	6	6	5	5	2	2	3	8	8	7
Switch Phase												
Minimum Initial (s)	4.0	4.0	15.0	15.0	4.0	4.0	15.0	15.0	4.0	6.0	6.0	4.0
Minimum Split (s)	15.0	15.0	25.5	25.5	15.0	15.0	25.5	25.5	15.0	40.5	40.5	15.0
Total Split (s)	25.0	25.0	60.0	60.0	50.0	50.0	85.0	85.0	25.0	35.0	35.0	55.0
Total Split (%)	12.5%	12.5%	30.0%	30.0%	25.0%	25.0%	42.5%	42.5%	12.5%	17.5%	17.5%	27.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		5.5	5.5	5.5		5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	C-Min	None	None	C-Min	C-Min	None	None	None	None
v/c Ratio		0.77	1.07	0.20		0.90	0.95	0.30	0.72	0.74	0.31	0.73
Control Delay		82.4	116.2	3.8		73.6	62.1	20.5	68.1	88.1	9.5	99.8
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		82.4	116.2	3.8		73.6	62.1	20.5	68.1	88.1	9.5	99.8
Queue Length 50th (ft)		200	~787	0		639	1042	104	157	341	0	165
Queue Length 95th (ft)		300	#928	27		#1013	#1379	198	207	439	59	214
Internal Link Dist (ft)			435				711			257		
Turn Bay Length (ft)		395		335		300		175				400
Base Capacity (vph)		259	964	528		608	1664	799	236	364	417	849
Starvation Cap Reductn		0	0	0		0	0	0	0	0	0	0
Spillback Cap Reductn		0	0	0		0	0	0	0	0	0	0
Storage Cap Reductn		0	0	0		0	0	0	0	0	0	0
Reduced v/c Ratio		0.76	1.07	0.20		0.90	0.95	0.30	0.67	0.74	0.31	0.29

Intersection Summary

Cycle Length: 200
Actuated Cycle Length: 200
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Pine Mountain Rd/Jiles Rd & SR 3/US 41 (Cobb Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	313	134
Future Volume (vph)	313	134
Lane Group Flow (vph)	323	138
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Detector Phase	4	4
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	40.5	40.5
Total Split (s)	65.0	65.0
Total Split (%)	32.5%	32.5%
Yellow Time (s)	3.5	3.5
All-Red Time (s)	2.0	2.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	5.5	5.5
Lead/Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes
Recall Mode	None	None
v/c Ratio	0.84	0.33
Control Delay	95.0	14.7
Queue Delay	0.0	0.0
Total Delay	95.0	14.7
Queue Length 50th (ft)	419	20
Queue Length 95th (ft)	511	83
Internal Link Dist (ft)	593	
Turn Bay Length (ft)		
Base Capacity (vph)	554	555
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.58	0.25

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (veh/h)	34	155	1001	104	3	531	1527	230	153	262	126	240
Future Volume (veh/h)	34	155	1001	104	3	531	1527	230	153	262	126	240
Initial Q (Qb), veh		0	0	0		0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No				No			No		
Adj Sat Flow, veh/h/ln		1870	1870	1870		1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h		160	1032	107		547	1574	0	158	270	0	247
Peak Hour Factor		0.97	0.97	0.97		0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %		2	2	2		2	2	2	2	2	2	2
Cap, veh/h		216	1411	629		507	1974		202	347		293
Arrive On Green		0.06	0.40	0.40		0.22	0.56	0.00	0.08	0.19	0.00	0.08
Sat Flow, veh/h		1781	3554	1585		1781	3554	1585	1781	1870	1585	3456
Grp Volume(v), veh/h		160	1032	107		547	1574	0	158	270	0	247
Grp Sat Flow(s),veh/h/ln		1781	1777	1585		1781	1777	1585	1781	1870	1585	1728
Q Serve(g_s), s		10.6	49.3	8.7		44.5	70.7	0.0	14.3	27.5	0.0	14.1
Cycle Q Clear(g_c), s		10.6	49.3	8.7		44.5	70.7	0.0	14.3	27.5	0.0	14.1
Prop In Lane		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		216	1411	629		507	1974		202	347		293
V/C Ratio(X)		0.74	0.73	0.17		1.08	0.80		0.78	0.78		0.84
Avail Cap(c_a), veh/h		275	1411	629		507	1974		230	347		855
HCM Platoon Ratio		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00		1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		39.4	51.2	39.0		54.6	35.5	0.0	62.1	77.5	0.0	90.2
Incr Delay (d2), s/veh		7.6	3.4	0.6		63.2	3.5	0.0	14.2	10.7	0.0	6.6
Initial Q Delay(d3),s/veh		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		5.1	22.4	3.6		34.5	30.8	0.0	7.3	14.2	0.0	6.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh		47.0	54.6	39.6		117.8	38.9	0.0	76.3	88.1	0.0	96.8
LnGrp LOS		D	D	D		F	D		E	F		F
Approach Vol, veh/h			1299				2121			428		
Approach Delay, s/veh			52.4				59.3			83.8		
Approach LOS			D				E			F		

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.3	116.6	21.9	43.2	50.0	84.9	22.4	42.6
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	19.5	79.5	19.5	59.5	44.5	54.5	49.5	29.5
Max Q Clear Time (g_c+I1), s	12.6	72.7	16.3	35.9	46.5	51.3	16.1	29.5
Green Ext Time (p_c), s	0.2	6.1	0.1	1.8	0.0	2.5	0.9	0.0

Intersection Summary	
HCM 6th Ctrl Delay	64.2
HCM 6th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	313	134
Future Volume (veh/h)	313	134
Initial Q (Qb), veh	0	0
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1870	1870
Adj Flow Rate, veh/h	323	0
Peak Hour Factor	0.97	0.97
Percent Heavy Veh, %	2	2
Cap, veh/h	353	
Arrive On Green	0.19	0.00
Sat Flow, veh/h	1870	1585
Grp Volume(v), veh/h	323	0
Grp Sat Flow(s),veh/h/ln	1870	1585
Q Serve(g_s), s	33.9	0.0
Cycle Q Clear(g_c), s	33.9	0.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	353	
V/C Ratio(X)	0.92	
Avail Cap(c_a), veh/h	556	
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	0.00
Uniform Delay (d), s/veh	79.6	0.0
Incr Delay (d2), s/veh	13.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	17.7	0.0
Unsig. Movement Delay, s/veh		
LnGrp Delay(d),s/veh	93.5	0.0
LnGrp LOS	F	
Approach Vol, veh/h	570	
Approach Delay, s/veh	94.9	
Approach LOS	F	
Timer - Assigned Phs		

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	37	0	32	0	0	60	15	365	26	0	774	6
Future Vol, veh/h	37	0	32	0	0	60	15	365	26	0	774	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	Yield	-	-	Free	-	-	None
Storage Length	-	-	-	-	-	0	60	-	180	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	39	0	33	0	0	63	16	380	27	0	806	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1221	1221	809	-	-	380	812	0	-	-	-	0
Stage 1	809	809	-	-	-	-	-	-	-	-	-	-
Stage 2	412	412	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	-	-	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	-	-	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	157	180	380	0	0	667	814	-	0	0	-	-
Stage 1	374	394	-	0	0	-	-	-	0	0	-	-
Stage 2	617	594	-	0	0	-	-	-	0	0	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	140	176	380	-	-	667	814	-	-	-	-	-
Mov Cap-2 Maneuver	140	176	-	-	-	-	-	-	-	-	-	-
Stage 1	367	394	-	-	-	-	-	-	-	-	-	-
Stage 2	548	582	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	33.2	11	0.4	0
HCM LOS	D	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	814	-	198	667	-	-
HCM Lane V/C Ratio	0.019	-	0.363	0.094	-	-
HCM Control Delay (s)	9.5	-	33.2	11	-	-
HCM Lane LOS	A	-	D	B	-	-
HCM 95th %tile Q(veh)	0.1	-	1.6	0.3	-	-

Intersection	
Int Delay, s/veh	93

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	1	300	0	8	1	351	201	42	724	5
Future Vol, veh/h	0	0	1	300	0	8	1	351	201	42	724	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	50	-	180	185	-	60
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	1	306	0	8	1	358	205	43	739	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	739	1188	1190	358	744	0	0	563	0	0
Stage 1	-	-	-	360	360	-	-	-	-	-	-	-
Stage 2	-	-	-	828	830	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	0	0	417	~ 165	188	686	864	-	-	1008	-	-
Stage 1	0	0	-	658	626	-	-	-	-	-	-	-
Stage 2	0	0	-	365	385	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	417	~ 159	180	686	864	-	-	1008	-	-
Mov Cap-2 Maneuver	-	-	-	~ 159	180	-	-	-	-	-	-	-
Stage 1	-	-	-	657	625	-	-	-	-	-	-	-
Stage 2	-	-	-	349	368	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.7	$ 492	0	0.5
HCM LOS	B	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	864	-	-	417	162	1008	-	-
HCM Lane V/C Ratio	0.001	-	-	0.002	1.94	0.043	-	-
HCM Control Delay (s)	9.2	-	-	13.7	$ 492	8.7	-	-
HCM Lane LOS	A	-	-	B	F	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	24	0.1	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

FUTURE "BUILD" INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↱		↑↑		↱
Traffic Vol, veh/h	1832	11	0	889	0	11
Future Vol, veh/h	1832	11	0	889	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	210	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1970	12	0	956	0	12

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	985
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	247
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	247
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	20.3
HCM LOS			C

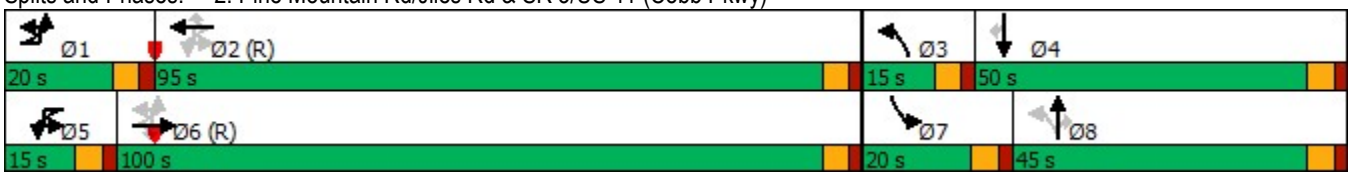
Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	247	-	-
HCM Lane V/C Ratio	0.048	-	-
HCM Control Delay (s)	20.3	-	-
HCM Lane LOS	C	-	-
HCM 95th %tile Q(veh)	0.1	-	-

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	14	176	1499	86	5	110	751	129	111	284	292	187
Future Volume (vph)	14	176	1499	86	5	110	751	129	111	284	292	187
Lane Group Flow (vph)	0	198	1561	90	0	120	782	134	116	296	304	195
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot
Protected Phases	1	1	6		5	5	2		3	8		7
Permitted Phases	6	6		6	2	2		2	8		8	
Detector Phase	1	1	6	6	5	5	2	2	3	8	8	7
Switch Phase												
Minimum Initial (s)	4.0	4.0	15.0	15.0	4.0	4.0	15.0	15.0	4.0	6.0	6.0	4.0
Minimum Split (s)	15.0	15.0	25.5	25.5	15.0	15.0	25.5	25.5	15.0	40.5	40.5	15.0
Total Split (s)	20.0	20.0	100.0	100.0	15.0	15.0	95.0	95.0	15.0	45.0	45.0	20.0
Total Split (%)	11.1%	11.1%	55.6%	55.6%	8.3%	8.3%	52.8%	52.8%	8.3%	25.0%	25.0%	11.1%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		5.5	5.5	5.5		5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	C-Min	None	None	C-Min	C-Min	None	None	None	None
v/c Ratio		0.47	0.79	0.10		0.71	0.41	0.15	0.46	0.86	0.80	0.74
Control Delay		17.5	36.7	4.9		49.5	26.2	6.8	54.5	93.7	60.1	99.0
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		17.5	36.7	4.9		49.5	26.2	6.8	54.5	93.7	60.1	99.0
Queue Length 50th (ft)		92	807	4		59	288	17	103	341	229	118
Queue Length 95th (ft)		144	916	36		#183	366	58	155	448	342	165
Internal Link Dist (ft)			435				711			257		
Turn Bay Length (ft)		395		335		300		175				400
Base Capacity (vph)		433	1967	916		171	1914	904	251	408	431	276
Starvation Cap Reductn		0	0	0		0	0	0	0	0	0	0
Spillback Cap Reductn		0	0	0		0	0	0	0	0	0	0
Storage Cap Reductn		0	0	0		0	0	0	0	0	0	0
Reduced v/c Ratio		0.46	0.79	0.10		0.70	0.41	0.15	0.46	0.73	0.71	0.71

Intersection Summary

Cycle Length: 180
Actuated Cycle Length: 180
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 130
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Pine Mountain Rd/Jiles Rd & SR 3/US 41 (Cobb Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	201	60
Future Volume (vph)	201	60
Lane Group Flow (vph)	209	63
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Detector Phase	4	4
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	40.5	40.5
Total Split (s)	50.0	50.0
Total Split (%)	27.8%	27.8%
Yellow Time (s)	3.5	3.5
All-Red Time (s)	2.0	2.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	5.5	5.5
Lead/Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes
Recall Mode	None	None
v/c Ratio	0.54	0.16
Control Delay	67.7	5.3
Queue Delay	0.0	0.0
Total Delay	67.7	5.3
Queue Length 50th (ft)	220	0
Queue Length 95th (ft)	301	25
Internal Link Dist (ft)	593	
Turn Bay Length (ft)		
Base Capacity (vph)	460	453
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.45	0.14

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (veh/h)	14	176	1499	86	5	110	751	129	111	284	292	187
Future Volume (veh/h)	14	176	1499	86	5	110	751	129	111	284	292	187
Initial Q (Qb), veh		0	0	0		0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No				No			No		
Adj Sat Flow, veh/h/ln		1870	1870	1870		1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h		183	1561	90		115	782	0	116	296	0	195
Peak Hour Factor		0.96	0.96	0.96		0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %		2	2	2		2	2	2	2	2	2	2
Cap, veh/h		458	2133	951		194	2075		234	323		234
Arrive On Green		0.05	0.60	0.60		0.04	0.58	0.00	0.05	0.17	0.00	0.07
Sat Flow, veh/h		1781	3554	1585		1781	3554	1585	1781	1870	1585	3456
Grp Volume(v), veh/h		183	1561	90		115	782	0	116	296	0	195
Grp Sat Flow(s),veh/h/ln		1781	1777	1585		1781	1777	1585	1781	1870	1585	1728
Q Serve(g_s), s		7.5	56.4	4.3		4.7	21.1	0.0	9.5	28.0	0.0	10.0
Cycle Q Clear(g_c), s		7.5	56.4	4.3		4.7	21.1	0.0	9.5	28.0	0.0	10.0
Prop In Lane		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		458	2133	951		194	2075		234	323		234
V/C Ratio(X)		0.40	0.73	0.09		0.59	0.38		0.50	0.92		0.83
Avail Cap(c_a), veh/h		506	2133	951		221	2075		234	410		278
HCM Platoon Ratio		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00		1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		14.9	25.7	15.3		26.6	20.0	0.0	58.8	73.2	0.0	82.9
Incr Delay (d2), s/veh		0.6	2.3	0.2		3.3	0.5	0.0	1.6	21.9	0.0	16.8
Initial Q Delay(d3),s/veh		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		3.0	23.5	1.6		2.3	8.8	0.0	4.5	15.3	0.0	5.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh		15.4	27.9	15.5		29.9	20.5	0.0	60.5	95.1	0.0	99.7
LnGrp LOS		B	C	B		C	C		E	F		F
Approach Vol, veh/h			1834				897			412		
Approach Delay, s/veh			26.1				21.7			85.4		
Approach LOS			C				C			F		

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.2	110.6	15.0	39.2	12.2	113.5	17.7	36.6
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	14.5	89.5	9.5	44.5	9.5	94.5	14.5	39.5
Max Q Clear Time (g_c+I1), s	9.5	23.1	11.5	20.4	6.7	58.4	12.0	30.0
Green Ext Time (p_c), s	0.2	12.7	0.0	1.1	0.1	26.5	0.1	1.1

Intersection Summary	
HCM 6th Ctrl Delay	38.4
HCM 6th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	201	60
Future Volume (veh/h)	201	60
Initial Q (Qb), veh	0	0
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1870	1870
Adj Flow Rate, veh/h	209	0
Peak Hour Factor	0.96	0.96
Percent Heavy Veh, %	2	2
Cap, veh/h	351	
Arrive On Green	0.19	0.00
Sat Flow, veh/h	1870	1585
Grp Volume(v), veh/h	209	0
Grp Sat Flow(s),veh/h/ln	1870	1585
Q Serve(g_s), s	18.4	0.0
Cycle Q Clear(g_c), s	18.4	0.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	351	
V/C Ratio(X)	0.60	
Avail Cap(c_a), veh/h	462	
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	0.00
Uniform Delay (d), s/veh	66.9	0.0
Incr Delay (d2), s/veh	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.0	0.0
Unsig. Movement Delay, s/veh		
LnGrp Delay(d),s/veh	68.5	0.0
LnGrp LOS	E	
Approach Vol, veh/h	404	
Approach Delay, s/veh	83.6	
Approach LOS	F	
Timer - Assigned Phs		

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	0	16	0	0	18	15	636	37	0	361	14
Future Vol, veh/h	11	0	16	0	0	18	15	636	37	0	361	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	Yield	-	-	Free	-	-	None
Storage Length	-	-	-	-	-	0	60	-	180	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	0	17	0	0	19	16	677	39	0	384	15

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1101	1101	392	-	-	677	399	0	-	-	-	0
Stage 1	392	392	-	-	-	-	-	-	-	-	-	-
Stage 2	709	709	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	-	-	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	-	-	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	189	212	657	0	0	453	1160	-	0	0	-	-
Stage 1	633	606	-	0	0	-	-	-	0	0	-	-
Stage 2	425	437	-	0	0	-	-	-	0	0	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	179	209	657	-	-	453	1160	-	-	-	-	-
Mov Cap-2 Maneuver	179	209	-	-	-	-	-	-	-	-	-	-
Stage 1	624	606	-	-	-	-	-	-	-	-	-	-
Stage 2	401	431	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17.6	13.3	0.2	0
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	1160	-	315	453	-	-
HCM Lane V/C Ratio	0.014	-	0.091	0.042	-	-
HCM Control Delay (s)	8.1	-	17.6	13.3	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0.3	0.1	-	-

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	1	56	0	9	1	696	512	64	281	0
Future Vol, veh/h	0	0	1	56	0	9	1	696	512	64	281	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	50	-	180	185	-	60
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	1	57	0	9	1	710	522	65	287	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	287	1129	1129	710	287	0	0	1232	0	0
Stage 1	-	-	-	712	712	-	-	-	-	-	-	-
Stage 2	-	-	-	417	417	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	0	0	752	181	204	434	1275	-	-	566	-	-
Stage 1	0	0	-	423	436	-	-	-	-	-	-	-
Stage 2	0	0	-	613	591	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	752	165	180	434	1275	-	-	566	-	-
Mov Cap-2 Maneuver	-	-	-	165	180	-	-	-	-	-	-	-
Stage 1	-	-	-	423	436	-	-	-	-	-	-	-
Stage 2	-	-	-	542	523	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.8	36.2	0	2.3
HCM LOS	A	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1275	-	-	752	180	566	-	-
HCM Lane V/C Ratio	0.001	-	-	0.001	0.368	0.115	-	-
HCM Control Delay (s)	7.8	-	-	9.8	36.2	12.2	-	-
HCM Lane LOS	A	-	-	A	E	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0	1.6	0.4	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↱		↑↑		↱
Traffic Vol, veh/h	1256	37	0	1771	0	59
Future Vol, veh/h	1256	37	0	1771	0	59
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	210	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1322	39	0	1864	0	62

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	661
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	405
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	405
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	15.5
HCM LOS			C

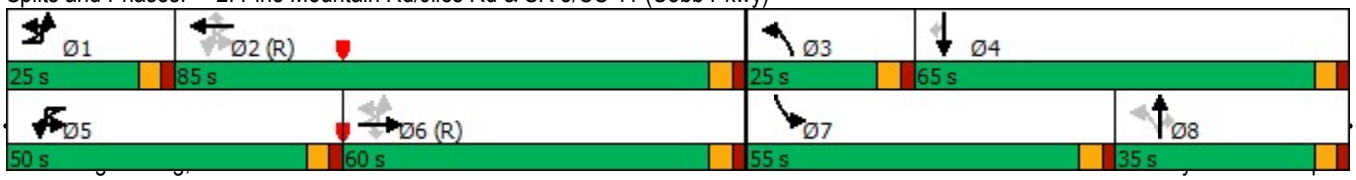
Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	405	-	-
HCM Lane V/C Ratio	0.153	-	-
HCM Control Delay (s)	15.5	-	-
HCM Lane LOS	C	-	-
HCM 95th %tile Q(veh)	0.5	-	-

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	34	157	1004	104	3	536	1527	230	157	264	127	240
Future Volume (vph)	34	157	1004	104	3	536	1527	230	157	264	127	240
Lane Group Flow (vph)	0	199	1035	107	0	556	1574	237	162	272	131	247
Turn Type	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot
Protected Phases	1	1	6		5	5	2		3	8		7
Permitted Phases	6	6		6	2	2		2	8		8	
Detector Phase	1	1	6	6	5	5	2	2	3	8	8	7
Switch Phase												
Minimum Initial (s)	4.0	4.0	15.0	15.0	4.0	4.0	15.0	15.0	4.0	6.0	6.0	4.0
Minimum Split (s)	15.0	15.0	25.5	25.5	15.0	15.0	25.5	25.5	15.0	40.5	40.5	15.0
Total Split (s)	25.0	25.0	60.0	60.0	50.0	50.0	85.0	85.0	25.0	35.0	35.0	55.0
Total Split (%)	12.5%	12.5%	30.0%	30.0%	25.0%	25.0%	42.5%	42.5%	12.5%	17.5%	17.5%	27.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		5.5	5.5	5.5		5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	C-Min	None	None	C-Min	C-Min	None	None	None	None
v/c Ratio		0.77	1.07	0.20		0.92	0.96	0.30	0.73	0.73	0.31	0.73
Control Delay		82.2	117.1	3.8		76.9	64.3	20.8	68.6	86.8	9.5	99.8
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		82.2	117.1	3.8		76.9	64.3	20.8	68.6	86.8	9.5	99.8
Queue Length 50th (ft)		203	~792	0		656	1057	106	160	342	0	165
Queue Length 95th (ft)		303	#934	27		#1037	#1379	198	211	439	60	214
Internal Link Dist (ft)			435				711			257		
Turn Bay Length (ft)		395		335		300		175				400
Base Capacity (vph)		260	964	528		602	1646	792	236	371	422	849
Starvation Cap Reductn		0	0	0		0	0	0	0	0	0	0
Spillback Cap Reductn		0	0	0		0	0	0	0	0	0	0
Storage Cap Reductn		0	0	0		0	0	0	0	0	0	0
Reduced v/c Ratio		0.77	1.07	0.20		0.92	0.96	0.30	0.69	0.73	0.31	0.29

Intersection Summary

Cycle Length: 200
Actuated Cycle Length: 200
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Pine Mountain Rd/Jiles Rd & SR 3/US 41 (Cobb Pkwy)



Lane Group	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	318	134
Future Volume (vph)	318	134
Lane Group Flow (vph)	328	138
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Detector Phase	4	4
Switch Phase		
Minimum Initial (s)	6.0	6.0
Minimum Split (s)	40.5	40.5
Total Split (s)	65.0	65.0
Total Split (%)	32.5%	32.5%
Yellow Time (s)	3.5	3.5
All-Red Time (s)	2.0	2.0
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	5.5	5.5
Lead/Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes
Recall Mode	None	None
v/c Ratio	0.84	0.32
Control Delay	94.6	14.8
Queue Delay	0.0	0.0
Total Delay	94.6	14.8
Queue Length 50th (ft)	425	21
Queue Length 95th (ft)	518	84
Internal Link Dist (ft)	593	
Turn Bay Length (ft)		
Base Capacity (vph)	554	554
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0
Reduced v/c Ratio	0.59	0.25

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (veh/h)	34	157	1004	104	3	536	1527	230	157	264	127	240
Future Volume (veh/h)	34	157	1004	104	3	536	1527	230	157	264	127	240
Initial Q (Qb), veh		0	0	0		0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No				No			No		
Adj Sat Flow, veh/h/ln		1870	1870	1870		1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h		162	1035	107		553	1574	0	162	272	0	247
Peak Hour Factor		0.97	0.97	0.97		0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %		2	2	2		2	2	2	2	2	2	2
Cap, veh/h		215	1396	623		503	1955		205	355		293
Arrive On Green		0.07	0.39	0.39		0.22	0.55	0.00	0.08	0.19	0.00	0.08
Sat Flow, veh/h		1781	3554	1585		1781	3554	1585	1781	1870	1585	3456
Grp Volume(v), veh/h		162	1035	107		553	1574	0	162	272	0	247
Grp Sat Flow(s),veh/h/ln		1781	1777	1585		1781	1777	1585	1781	1870	1585	1728
Q Serve(g_s), s		10.8	49.9	8.8		44.5	71.5	0.0	14.5	27.6	0.0	14.1
Cycle Q Clear(g_c), s		10.8	49.9	8.8		44.5	71.5	0.0	14.5	27.6	0.0	14.1
Prop In Lane		1.00		1.00		1.00		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		215	1396	623		503	1955		205	355		293
V/C Ratio(X)		0.75	0.74	0.17		1.10	0.80		0.79	0.77		0.84
Avail Cap(c_a), veh/h		272	1396	623		503	1955		230	355		855
HCM Platoon Ratio		1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00		1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh		40.3	52.0	39.5		55.1	36.3	0.0	61.5	76.8	0.0	90.2
Incr Delay (d2), s/veh		8.7	3.6	0.6		70.0	3.6	0.0	15.4	9.6	0.0	6.6
Initial Q Delay(d3),s/veh		0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		5.2	22.7	3.6		35.2	31.3	0.0	7.5	14.2	0.0	6.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh		48.9	55.6	40.1		125.1	40.0	0.0	76.9	86.4	0.0	96.8
LnGrp LOS		D	E	D		F	D		E	F		F
Approach Vol, veh/h			1304				2127			434		
Approach Delay, s/veh			53.5				62.1			82.9		
Approach LOS			D				E			F		

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.5	115.5	22.2	43.8	50.0	84.1	22.4	43.5
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	19.5	79.5	19.5	59.5	44.5	54.5	49.5	29.5
Max Q Clear Time (g_c+I1), s	12.8	73.5	16.5	36.4	46.5	51.9	16.1	29.6
Green Ext Time (p_c), s	0.2	5.4	0.1	1.9	0.0	2.1	0.9	0.0

Intersection Summary	
HCM 6th Ctrl Delay	65.9
HCM 6th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	318	134
Future Volume (veh/h)	318	134
Initial Q (Qb), veh	0	0
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1870	1870
Adj Flow Rate, veh/h	328	0
Peak Hour Factor	0.97	0.97
Percent Heavy Veh, %	2	2
Cap, veh/h	358	
Arrive On Green	0.19	0.00
Sat Flow, veh/h	1870	1585
Grp Volume(v), veh/h	328	0
Grp Sat Flow(s),veh/h/ln	1870	1585
Q Serve(g_s), s	34.4	0.0
Cycle Q Clear(g_c), s	34.4	0.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	358	
V/C Ratio(X)	0.92	
Avail Cap(c_a), veh/h	556	
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	0.00
Uniform Delay (d), s/veh	79.3	0.0
Incr Delay (d2), s/veh	14.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	18.1	0.0
Unsig. Movement Delay, s/veh		
LnGrp Delay(d),s/veh	93.6	0.0
LnGrp LOS	F	
Approach Vol, veh/h	575	
Approach Delay, s/veh	95.0	
Approach LOS	F	
Timer - Assigned Phs		

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	44	0	39	0	0	60	24	365	26	0	774	16
Future Vol, veh/h	44	0	39	0	0	60	24	365	26	0	774	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	Yield	-	-	Free	-	-	None
Storage Length	-	-	-	-	-	0	60	-	180	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	46	0	41	0	0	63	25	380	27	0	806	17

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1245	1245	815	-	-	380	823	0	-	-	-	0
Stage 1	815	815	-	-	-	-	-	-	-	-	-	-
Stage 2	430	430	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	-	-	6.22	4.12	-	-	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	-	-	3.318	2.218	-	-	-	-	-
Pot Cap-1 Maneuver	151	174	377	0	0	667	807	-	0	0	-	-
Stage 1	371	391	-	0	0	-	-	-	0	0	-	-
Stage 2	603	583	-	0	0	-	-	-	0	0	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	134	169	377	-	-	667	807	-	-	-	-	-
Mov Cap-2 Maneuver	134	169	-	-	-	-	-	-	-	-	-	-
Stage 1	359	391	-	-	-	-	-	-	-	-	-	-
Stage 2	530	565	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	38.3	11	0.6	0
HCM LOS	E	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	807	-	192	667	-	-
HCM Lane V/C Ratio	0.031	-	0.45	0.094	-	-
HCM Control Delay (s)	9.6	-	38.3	11	-	-
HCM Lane LOS	A	-	E	B	-	-
HCM 95th %tile Q(veh)	0.1	-	2.1	0.3	-	-

Intersection	
Int Delay, s/veh	98.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	1	300	0	13	1	355	201	46	727	5
Future Vol, veh/h	0	0	1	300	0	13	1	355	201	46	727	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	50	-	180	185	-	60
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	1	306	0	13	1	362	205	47	742	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	742	1203	1205	362	747	0	0	567	0	0
Stage 1	-	-	-	364	364	-	-	-	-	-	-	-
Stage 2	-	-	-	839	841	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	0	0	416	~ 161	184	683	861	-	-	1005	-	-
Stage 1	0	0	-	655	624	-	-	-	-	-	-	-
Stage 2	0	0	-	360	380	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	416	~ 155	175	683	861	-	-	1005	-	-
Mov Cap-2 Maneuver	-	-	-	~ 155	175	-	-	-	-	-	-	-
Stage 1	-	-	-	654	623	-	-	-	-	-	-	-
Stage 2	-	-	-	342	362	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.7	$ 517.1	0	0.5
HCM LOS	B	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	861	-	-	416	160	1005	-	-
HCM Lane V/C Ratio	0.001	-	-	0.002	1.996	0.047	-	-
HCM Control Delay (s)	9.2	-	-	13.7	$ 517.1	8.8	-	-
HCM Lane LOS	A	-	-	B	F	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	24.8	0.1	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

TRAFFIC VOLUME WORKSHEETS

25-214 6095 Pine Mountain Road Residential Development – Kennesaw, GA - TIS

Traffic Volumes

A&R Engineering
December 2025

1.Cobb Pkwy@ King Crossing Drwy

A.M. Peak Hour

	King Crossing II Driveway (RIRO)/ Site Driveway 1					-					SR 3/US 41 (Cobb Parkway)					SR 3/US 41 (Cobb Parkway)				
	Northbound					**Southbound**					**Eastbound**					**Westbound**				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	0	0	4	4	0	0	0	0	0	0	0	1796	9	1805	0	0	866	0	866
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	0	0	4	4	0	0	0	0	0	0	0	1832	9	1841	0	0	883	0	883
Total New Trips:	0	0	0	7	7	0	0	0	0	0	0	0	0	2	2	0	0	6	0	6
Future 2027 Traffic Volumes:	0	0	0	11	11	0	0	0	0	0	0	0	1832	11	1843	0	0	889	0	889

P.M. Peak Hour

	King Crossing II Driveway (RIRO)/ Site Driveway 1					-					SR 3/US 41 (Cobb Parkway)					SR 3/US 41 (Cobb Parkway)				
	Northbound					**Southbound**					**Eastbound**					**Westbound**				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	0	0	53	53	0	0	0	0	0	0	0	1231	31	1262	0	0	1732	0	1732
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	0	0	54	54	0	0	0	0	0	0	0	1256	32	1288	0	0	1767	0	1767
Total New Trips:	0	0	0	5	5	0	0	0	0	0	0	0	0	5	5	0	0	4	0	4
Future 2027 Traffic Volumes:	0	0	0	59	59	0	0	0	0	0	0	0	1256	37	1293	0	0	1771	0	1771

25-214 6095 Pine Mountain Road Residential Development – Kennesaw, GA - TIS

Traffic Volumes

A&R Engineering
December 2025

2.Cobb Pkwy@ Jiles-Pine Mtn Rd

A.M. Peak Hour

	Pine Mountain Road **Northbound**					Jiles Road **Southbound**					SR 3/US 41 (Cobb Parkway) **Eastbound**					SR 3/US 41 (Cobb Parkway) **Westbound**				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	103	275	285	663	0	183	195	59	437	14	170	1466	84	1734	5	106	736	126	973
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	105	281	291	677	0	187	199	60	446	14	173	1495	86	1768	5	108	751	129	993
Total New Trips:	0	6	3	1	10	0	0	2	0	2	0	3	4	0	7	0	2	0	0	2
Future 2027 Traffic Volumes:	0	111	284	292	687	0	187	201	60	448	14	176	1499	86	1775	5	110	751	129	995

P.M. Peak Hour

	Pine Mountain Road **Northbound**					Jiles Road **Southbound**					SR 3/US 41 (Cobb Parkway) **Eastbound**					SR 3/US 41 (Cobb Parkway) **Westbound**				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	150	257	124	531	0	235	307	131	673	33	152	981	102	1268	3	521	1497	225	2246
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	153	262	126	541	0	240	313	134	687	34	155	1001	104	1294	3	531	1527	230	2291
Total New Trips:	0	4	2	1	7	0	0	5	0	5	0	2	3	0	5	0	5	0	0	5
Future 2027 Traffic Volumes:	0	157	264	127	548	0	240	318	134	692	34	157	1004	104	1299	3	536	1527	230	2296

25-214 6095 Pine Mountain Road Residential Development – Kennesaw, GA - TIS

Traffic Volumes

A&R Engineering
December 2025

3.Pine Mtn Rd@Medical Ctr Drwy

A.M. Peak Hour

	Pine Mountain Road					Pine Mountain Road					Cedar Creek Professional Center Driveway/ Site Driveway 2					Pine Mountain Medical Center Driveway				
	Northbound					**Southbound**					**Eastbound**					**Westbound**				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	12	624	36	672	0	0	354	10	364	0	1	0	5	6	0	0	0	18	18
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	12	636	37	685	0	0	361	10	371	0	1	0	5	6	0	0	0	18	18
Total New Trips:	0	3	0	0	3	0	0	0	4	4	0	10	0	11	21	0	0	0	0	0
Future 2027 Traffic Volumes:	0	15	636	37	688	0	0	361	14	375	0	11	0	16	27	0	0	0	18	18

P.M. Peak Hour

	Pine Mountain Road					Pine Mountain Road					Cedar Creek Professional Center Driveway/					Pine Mountain Medical Center Driveway				
	Northbound					**Southbound**					**Eastbound**					**Westbound**				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	15	358	25	398	0	0	759	6	765	0	36	0	31	67	0	0	0	59	59
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	15	365	26	406	0	0	774	6	780	0	37	0	32	69	0	0	0	60	60
Total New Trips:	0	9	0	0	9	0	0	0	10	10	0	7	0	7	14	0	0	0	0	0
Future 2027 Traffic Volumes:	0	24	365	26	415	0	0	774	16	790	0	44	0	39	83	0	0	0	60	60

25-214 6095 Pine Mountain Road Residential Development – Kennesaw, GA - TIS

Traffic Volumes

A&R Engineering
December 2025

4.Pine Mtn Rd@Pine Mtn Way

A.M. Peak Hour

	Pine Mountain Road **Northbound**					Pine Mountain Road **Southbound**					Suffah Mosque North Driveway **Eastbound**					Pine Mountain Way **Westbound**				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	0	680	502	1182	0	57	270	0	327	0	0	0	1	1	0	55	0	8	63
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	0	694	512	1206	0	58	275	0	333	0	0	0	1	1	0	56	0	8	64
Total New Trips:	0	0	2	0	2	0	6	6	0	12	0	0	0	0	0	0	0	0	1	1
Future 2027 Traffic Volumes:	0	0	696	512	1208	0	64	281	0	345	0	0	0	1	1	0	56	0	9	65

P.M. Peak Hour

	Pine Mountain Road **Northbound**					Pine Mountain Road **Southbound**					Suffah Mosque North Driveway **Eastbound**					Pine Mountain Way **Westbound**				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	0	344	197	541	0	41	710	5	756	0	0	0	0	0	0	294	0	8	302
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	0	351	201	552	0	42	724	5	771	0	0	0	0	0	0	300	0	8	308
Total New Trips:	0	0	4	0	4	0	4	3	0	7	0	0	0	0	0	0	0	0	5	5
Future 2027 Traffic Volumes:	0	0	355	201	556	0	46	727	5	778	0	0	0	0	0	0	300	0	13	313

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Injury, Land Use,
Criminal Defense,
Domestic
& Business

December 31, 2025

VIA EMAIL: ccampbell@kennesaw-ga.gov

Ms. Chanelle Campbell
Director of Planning & Zoning
City of Kennesaw

Re: Rezoning Application of DRB Group Georgia, LLC, 6095 Pine Mountain Road
RZ2025-03

Dear Darryl:

This firm represents DRB Group Georgia, LLC ("DRB") as it relates to its Rezoning Application known as RZ2025-03 regarding the above-captioned property. We are requesting that the application be tabled from the January hearing dates until the February hearing dates to allow additional time for the Applicant to continue working with the City and community. Thank you.

Sincerely,

ROZEN, ROZEN & REILLY, LLP

/s/ Adam J. Rozen

Adam J. Rozen
ajrozen@rozenandrozen.com

AJR/srb