

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

**Livestream: www.kennesaw-ga.gov/publicmeetings/
October 20, 2025
6:30 PM**

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

City Resident Carlene Fregeolle led the Invocation.

2. Pledge of Allegiance

City Resident Andrew Bramlett led the Pledge of Allegiance.

3. Call to Order

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

4. Announcements

5. Presentations

6. Public Comment

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

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

No comments.

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

7. Old Business

8. New Business

9. Committee and Board Reports

10. Public Hearing(s)

A. Land Use Permit: 2800 Dominion Lane

Consideration for approval of a Land Use Permit application for the property located at 2800 Dominion Lane as submitted by applicant Ali Jackson. Case #LU2025-06

Assistant Zoning Administrator and Planner Chanelle Campbell presented a land use permit application for the property located at 2800 Dominion Lane, submitted by applicant Ali Jackson. The request is to renew a land use permit originally approved on October 16, 2023, for a home-based cottage food business specializing in baking and selling cookies.

Ms. Campbell noted that the applicant has been operating the business from her home without any complaints from neighboring properties. The business will continue to be confined to the existing kitchen and preparation area, utilizing standard household appliances, with no signage or external display. All cookies are custom-made and delivered directly to customers.

The request was properly advertised, and on October 1, 2025, the Planning Commission recommended approval with conditions as outlined by staff.

Staff recommends approval with the following conditions:

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

Motion by Councilmember Viars to approve a land use permit application for the property located at 2800 Dominion Lane as submitted by applicant Ali Jackson as conditioned. Seconded by Councilmember Orochena.

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

No comments.

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

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

11. Consent Agenda

- A. **Minutes: September 29, 2025 Work Session**
Approval of the September 29, 2025, City Council work session minutes.
- B. **Minutes: September 29, 2025 Executive Session**
Approval of the September 29, 2025, City Council executive session minutes.
- C. **Minutes: October 6, 2025 Regular Meeting**
Approval of the October 6, 2025, City Council regular meeting minutes.
- D. **Minutes: October 6, 2025 Executive Session**
Approval of the October 6, 2025, City Council executive session minutes.
- E. **Resolution: Meeting Procedures**
Consideration for approval of a Resolution updating the Mayor and City Council Meeting Procedures Document.

Resolution No. 2025-67

- F. **Resolution: Friendship Agreement with Montepulciano, Italy**
Consideration for approval of a Resolution authorizing a Memorandum of Understanding which establishes a collaborative relationship with Montepulciano, Italy.

Resolution No. 2025-68

- G. **Resolution: Vehicle Lease Supplement with Georgia Municipal Association**
Consideration for approval of a Resolution authorizing the Mayor to execute the Lease Supplement with Georgia Municipal Association (GMA) for the direct leasing program for thirteen vehicles.

Resolution No. 2025-69

- H. **Road Closure: Holiday Parade, Holiday Concert, and Drone Show**
Consideration to approve road closures on December 6, 2025, and December 7, 2025, for the Holiday Parade, Concert, and Drone Show.
- I. **Final Plat Application: Townes at South Main (2652 S Main Street)**
Consideration for approval of the final plat application submitted by Kennesaw Townhome Owner, LLC for Townes at South Main (parcel #20016700020); this plat revises the size of lot 44 by increasing it by 20 sq. ft. Case #FP2025-04

Motion by Councilmember Gutierrez-Leon to approve the Consent Agenda engross.
Seconded by Mayor Pro Tem Ferris.

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

12. General and Administrative

13. Public Safety

14. Information Technology

15. Public Works and Building Maintenance

16. Recreation and Culture

17. Community Development

18. Public Comment

This section is for general comment.

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

ANDREW BRAMLETT (City Resident): Mr. Bramlett noted that the Life in the Cemetery tours are approaching and shared that this year's focus is on the namesakes of local streets, buildings, and facilities. He provided historical background on the namesake of Adams Park — the Adams Family. See **Exhibit A**.

DONOVAN GIARDINA (City Council Post 3 Candidate): Mr. Giardina reminded the public of his upcoming town hall on Thursday, October 23, 2025, at 6:00 p.m. at the Outdoor Classroom beside the Pedestrian Tunnel in Depot Park. He stated he would be answering any and all questions from the public. Mr. Giardina mentioned that the land use permit approved earlier in the meeting is in his neighborhood, and that residents are fully supportive of the applicant's home-based business. He also expressed interest in seeing the renewal process for such permits revised.

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

19. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney did not have anything to report tonight.

20. Mayor's Report

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

21. Council Reports & Discussions

Councilmember Gutierrez-Leon shared that Halloween is his and his wife's favorite time of year. They recently returned from Orlando after attending Halloween Horror Nights at Universal Studios and are looking forward to taking their niece to the Candy Crawl this weekend.

Councilmember Jones had nothing to add this evening.

Mayor Pro Tem Ferris noted that there is a lot happening in the City over the next two weeks and that it looks like great weather is ahead for the season. He joked that he even turned on the heat this morning.

Councilmember Orochena mentioned the many events taking place on this Saturday, October 25.

Councilmember Viars reminded everyone to purchase tickets for Life in the Cemetery and highlighted the upcoming Harvest Gathering at Smith-Gilbert Gardens on November 2, 2025. She noted that Chef Lauren McCormick of 1885 would be preparing a garden-to-table dinner with wine pairings, with all proceeds benefiting the Smith-Gilbert Gardens Foundation.

22. Executive Session

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

Motion by Councilmember Orochena to enter into Executive Session as allowed by O.C.G.A. Sec. 50-14-3 for the purpose of discussing land. Motion seconded by Councilmember Viars.

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

6:41 p.m. Recess to Executive Session

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

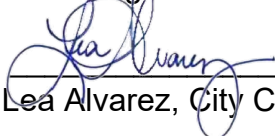
7:01 p.m. Reconvene to Open Session

Councilmember Orochena read the Board back into Open Session and directed the Mayor and City Council to execute an affidavit in compliance with O.C.G.A. Sec.50-14-4. Motion seconded by Councilmember Viars. See **Exhibit B**.

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

23. Adjourn

Mayor Easterling adjourned the meeting at 7:02 p.m. The next work session will be held on Monday, October 27, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.



Lea Alvarez, City Clerk

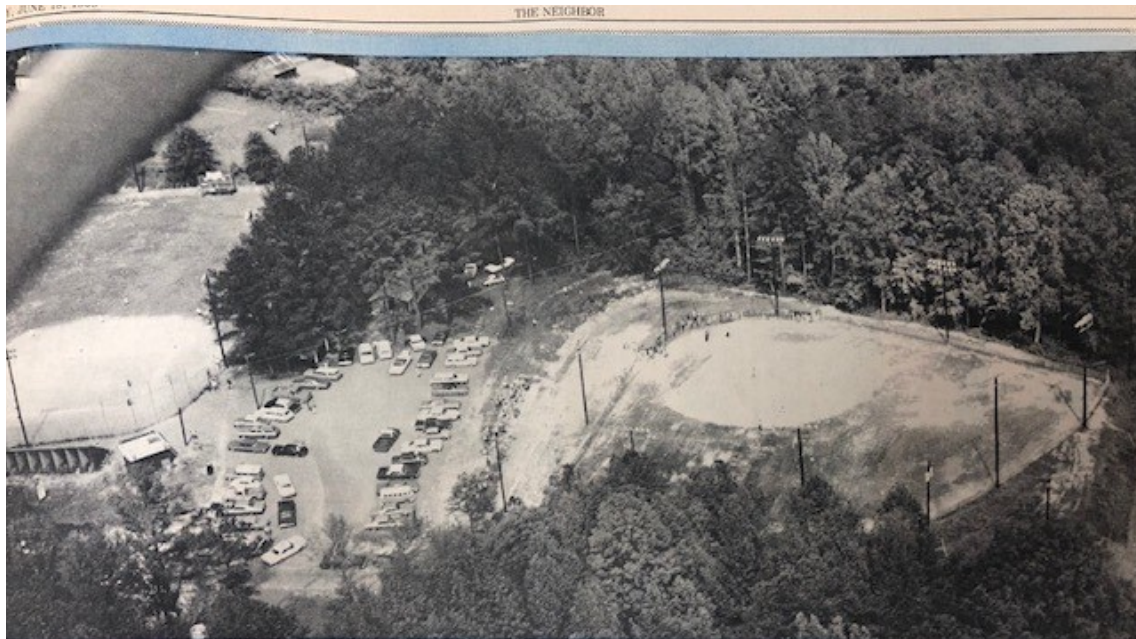
KENNESAW HISTORY

Adams Park

The Kennesaw Life in the Cemetery tours are just around the corner. This year's tour focuses on the namesakes of local streets, schools, buildings, and parks. Given that Halloween is next week, it seems especially appropriate to talk about the Adams Family of Adams Park.

The park is named after the family of former mayor James K. "Johnny" Adams. The Adams Family had been in Cobb County as far back as the 1850s, and their family farm was to the west of Kennesaw. In 1955, it became the Kennesaw Recreation Area.

Johnny Adams was born in Kennesaw in 1920, was mayor from 1963 to 1968, and 1974 to 1977. Early in his career, one of Adams campaign platforms was the expansion of the city's recreation facilities. At that time, the Kennesaw Recreation Area only had a ball park and scout hut. In the early 1960s, picnic tables, a "barbeque shelter," and restrooms would be added. In 1966, the park would be renamed Adams Park, in honor of both the Adams Farm and the mayor.



Johnny Adams passed away in 1987. While he is not laid to rest in our cemetery, many of his family members who used the farm can be found there.

Adams Park, 1969

Presented by Andrew J. Bramlett at the October 20, 2025,
City of Kennesaw Mayor & Council Meeting

State of Georgia
County of Cobb

AFFIDAVIT

1.

Mayor Derek Easterling was the presiding officer of a meeting of the Kennesaw City Council held on the 20 day of Oct, 2025.

2.

That it is my understanding that O.C.G.A. § 50-14-4(b) provides as follows: When any meeting of an agency is closed to the public pursuant to subsection (a) of this Code Section, the chairperson or other person presiding over such meeting shall execute and file with the officials minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting of the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.

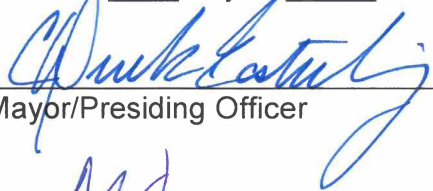
3.

The subject matter of the closed meeting or closed portion of the meeting held on the 20th day of October, 2025 which was closed for the purpose(s) of land as allowed by O.C.G.A. Title 50, Chapter 14 was devoted to matters within those exceptions and as provided by law.

4.

This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

This the 20th day of Oct, 2025.



Mayor/Presiding Officer



Councilmember



Councilmember



Councilmember



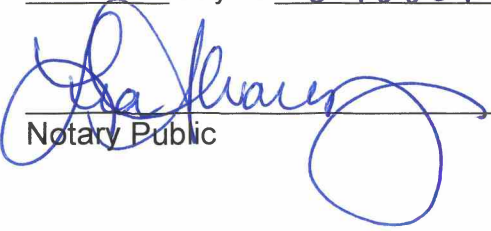
Councilmember



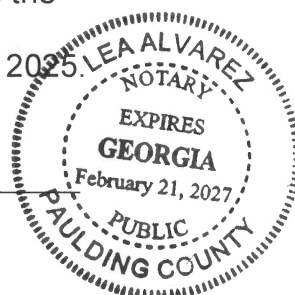
Councilmember

Sworn to and subscribed before me this the

20th day of October, 2025.



Notary Public



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

PLEASE MAKE SURE YOUR NAME IS LEGIBLE AND CLEAR

**City Council Meeting
10/20/2025
Public Comment Sign-in**

	Name	Address	Topic
1	Andrew Brinklett	2990 Semmerfield Ct.	Local history
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