

upon Council approval of the rezoning and re-plat requests. Upon approval and fulfillment of the required conditions, Mr. Bentley indicated that he would finalize the transaction administratively and coordinate for the Mayor to execute a quitclaim deed conveying the property to Mr. Klein.

Mayor Easterling noted that Item 16.B on the agenda is related to this matter and will not need to be reconsidered later during the meeting.

B. Final Plat Application: 2995 & 2997 N Main St (Unassigned Right-of-Way)

Approval of the final plat application submitted by Dean Klein; this plat will consolidate 0.11 +/- acres of unassigned right-of-way into the existing residential tracts located at 2995 & 2997 N Main St. (Parcel numbers #20013900130 & 20013900140). Case #PC2026-01

[Item 16. B was reviewed along with Item 9.C].

A. Discussion: Lazy Guy Distillery

Briefing to the Mayor and Council regarding an application for bonds-for-title incentives through the Kennesaw Downtown Development Authority from Lazy Guy Distillery.

[Councilmember Viars recused herself from the discussion on this item].

Economic Development Director Luke Howe presented an overview of a bonds-for-title incentive application submitted by Lazy Guy Distillery through the Kennesaw Downtown Development Authority (KDDA). Lazy Guy Distillery, a locally owned business operating in Kennesaw since 2013, is seeking approval of an abatement savings schedule, which will be considered by the KDDA this Friday. Staff is recommending a 20-year agreement under which the owner, Mark Allen, would continue paying property taxes on the land, which is approximately \$2,500 annually, while the City would abate taxes on the new property value. Over the 20-year term, the projected tax savings total approximately \$970,000. However, Mr. Howe noted that legal fees associated with such agreements typically range from \$100,000 to \$200,000, reducing the net savings to an estimated \$770,000.

Councilmember Orochena asked Mr. Howe to clarify how this proposal compares to other incentive bonds previously issued by the City. Mr. Howe explained that this is not a PILOT bond. He noted that a PILOT bond is a contract revenue bond involving an actual bond issuance backed by the City, similar to the structure offered to Dale Hughes. The City has not issued a PILOT bond since The Columns development. When Councilmember Orochena asked whether this proposal was more comparable to the Lacy project, Mr. Howe confirmed that it was.

Councilmember Orochena expressed concern that a 20-year term may be excessive. Mr. Howe acknowledged that he generally prefers shorter terms but explained that the extended period is necessary due to the relatively modest size of the project, estimated at \$3–4 million. Projects in this range are often the most difficult to finance: they are too small to attract investment banks, yet larger than what many community banks typically support. He stated that a 20-year structure was the only way to generate meaningful

savings. By contrast, a 10-year term can be viable for higher-density projects, such as the Lacy, where the tax savings are more substantial.

Councilmember Orochena also voiced concern that, over a 20-year period, much of the investment would begin to depreciate. Mr. Howe responded that the agreement could be structured to terminate either at the end of 20 years or once Lazy Guy Distillery reaches \$750,000 in savings, whichever occurs first.

6. Old Business

7. New Business

8. Committee and Board Reports

A. Road Closures: Big Shanty Festival

Consideration for approval of road closures on April 17-19, 2026 to support the Big Shanty Festival.

Assistant City Manager Marty Hughes read the road closures to support the Big Shanty Festival as written in the agenda item.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the regular City Council meeting.

9. Public Hearing(s)

A. Ordinance: Rezoning Request for 6095 Pine Mountain Road

Consideration for approval of an ordinance authorizing a rezoning request submitted by DRB Group Georgia, LLC for the property located at 6095 Pine Mountain Rd (parcel #20014001380). Case #RZ2025-03

Planning and Zoning Director Chanelle Campbell presented an ordinance authorizing a rezoning request submitted by DRB Group Georgia, LLC for the property located at 6095 Pine Mountain Road. The applicant is requesting to rezone approximately 8.82 acres from Highway General Business (HGB) to Planned Unit Development (PUD) – Residential to allow for the development of 89 fee-simple townhomes. The case was initially presented to the Mayor and Council in January, at which time it was postponed to the February cycle. At its February 4, 2026, regular meeting, the Planning Commission recommended approval with conditions as outlined by staff. A comprehensive presentation will be provided to the Mayor and Council on Monday.

Councilmember Bothers inquired about the location of the primary entrance and exit for the development. Ms. Campbell responded that, according to the applicant's submitted site plan, access would be provided via Pine Mountain Road and Cobb Parkway. Councilmember Bothers also asked whether there were any plans to address traffic concerns on Pine Mountain Road, specifically whether measures were being considered to alleviate or divert traffic in that area. Ms. Campbell stated that staff required the applicant to complete a traffic impact study. Based on the analysis conducted by the applicant's engineers and traffic professionals, the addition of 89

townhomes is not expected to generate traffic volumes significant enough to warrant roadway improvements or additional mitigation measures by either the City or the developer.

B. Ordinance: Rezoning Request for 1600 Old 41 Hwy

Consideration for approval of an ordinance authorizing a rezoning request submitted by Walton Communities, LLC for the properties located at 1600 Old 41 Hwy (parcel # 20021200130, 20021201560). Case #RZ2026-01

Planning and Zoning Director Chanelle Campbell presented an ordinance authorizing a rezoning request submitted by Walton Communities, LLC for the property located at 1600 Old Highway 41. The applicant is seeking to rezone the site from RM-12, Multifamily District and General Commercial, to RM-16, Multifamily Residential.

On January 23, 2026, the applicant submitted a formal letter requesting that the case be postponed to the March 2026 public hearing cycle. At its February 4, 2026, meeting, the Planning Commission unanimously recommended approval of the request to defer the hearing.

D. Ordinance: Unified Development Code Text Amendment

Consideration for approval of an ordinance to amend the Unified Development Code, Appendix A, Section 2.01.03 “Residential Zoning Districts” and Section 9.01.00 “Nonconforming Uses” of said chapter as submitted by the City of Kennesaw. Case #MISC2026-02

Planning and Zoning Director Chanelle Campbell presented an ordinance to amend the Unified Development Code, Appendix A, specifically Section 2.01.03, “Residential Zoning Districts,” and Section 9.01.00, “Nonconforming Uses,” as proposed by the City of Kennesaw.

The proposed amendments are intended to reduce unnecessary burdens on property owners whose lots became nonconforming as a result of prior updates to the Development Code. The revisions aim to provide greater clarity, improve administrative consistency, and ensure that legally established lots are not required to seek variances in circumstances that have historically come before the Mayor and Council.

This item was duly advertised in the Marietta Daily Journal on January 16, 2026.

E. Ordinance: 2026 Zoning Map

Consideration for approval of an Ordinance to adopt the 2026 Official Zoning Map for the City of Kennesaw. Case # MISC2026-03

Planning and Zoning Director Chanelle Campbell presented an ordinance to adopt the 2026 Official Zoning Map for the City of Kennesaw. This annual action incorporates all rezonings, annexations, and other zoning map amendments approved since the adoption of the 2025 Official Zoning Map.

This item was duly advertised in the Marietta Daily Journal on January 16, 2026. A comprehensive presentation will be provided to the Mayor and Council on Monday.

10. Consent Agenda

A. **Minutes: February 2, 2026 Regular Meeting**

Approval of the February 2, 2026, City Council regular meeting minutes.

11. General and Administrative

A. **Resolution: GovMVMT Purchasing Agreement**

Consideration for approval of a Resolution authorizing an agreement with GovMVMT for cooperative purchasing.

Assistant City Manager Marty Hughes presented a resolution authorizing an agreement with GovMVMT for cooperative purchasing. Mr. Hughes stated that GovMVMT is a national purchasing organization that assists public agencies in reducing the cost of purchased goods and services through strategic sourcing that combines volumes and the purchasing power of public agencies nationwide. This is accomplished through an award of competitively solicited contracts for high-quality products and services by large and well recognized public agencies known as Lead Public Agencies. The contracts allow usage by the Lead Public Agency and by other Participating Public Agencies. Fairfax County, VA serves as a Lead Public Agency for playground equipment, which would allow the City of Kennesaw to enter this contract as a "Participating Public Agency" in order to secure a competitive price for the playground equipment needed for Chalker Park.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the regular City Council meeting.

B. **Alcohol License: Shree Pizzeria D/B/A Johnny's New York Style Pizza**

Consideration for approval of a Retail Pouring Alcohol License for Beer, Wine, and Sunday Sales for Shree Pizzeria, LLC D/B/A Johnny's New York Style Pizza located at 1635 Old 41 Highway NW, Suite 104, Kennesaw, GA 30152.
Applicants: Kinjal Patel and Pratikkumar Patel

Assistant Director of Administrative Services Meredith Staton presented a Retail Pouring Alcohol License for beer, wine, and Sunday sales for Shree Pizzeria, LLC D/B/A Johnny's New York Style Pizza located at 1635 Old 41 Highway NW, Suite 104.

The applicants have completed the required alcohol workshop per Section 6-69. Signs have been posted, and the hearing has been properly advertised per Section 6-36. The current application and background checks are on file. A distance survey was completed by a certified surveyor and indicates that the business is within 300 feet of a private residence. Section 6-42 indicates that the Mayor and Council may waive the distance requirement if the granting of such a license shall not have any adverse effect on the private residence.

12. Public Safety

A. **Resolution: Purchase of 911 Dispatch Consoles**

Consideration for approval of a Resolution authorizing the purchase of dispatch consoles for the Kennesaw/Acworth 911 Dispatch Center from Evans Consoles Incorporated.

911 Director Nikki McGraw presented a resolution authorizing the purchase of dispatch consoles for the Kennesaw/Acworth 911 Dispatch Center from Evans Consoles Incorporated. Staff is requesting approval to accept the proposal through the HGAC Cooperative purchasing agreement for the procurement and installation of four (4) dispatch consoles.

The total cost of \$116,372.49 includes transportation, offloading, installation, removal and disposal of the existing four (4) consoles, and three (3) years of the EvansCare Preventative Maintenance and Cleaning Agreement. These consoles are a critical component of the 911 Center's daily operations and directly impact dispatcher safety, operational efficiency, and the long-term functionality and durability of the workspace.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the regular City Council meeting.

B. Crime Stats: January 2026

Consideration for the acceptance of the January 2026 crime statistics.

Chief Bill Westenberger presented the January 2026 crime statistics [See **Exhibit A**].

Mayor Pro Tem Jones asked Chief Westenberger to provide an update regarding two officers and their ongoing relationship with a family in the community. Chief Westenberger shared that in December 2023, the officers responded to a call involving the tragic passing of a young child.

Since that time, the officers have remained in contact with the family, offering continued support through notes, flowers, cards, and other gestures of compassion, particularly on the anniversary of the child's passing. Chief Westenberger noted that this is just one example of the dedication and character of the men and women who serve with the Kennesaw Police Department.

13. Information Technology

14. Public Works and Building Maintenance

15. Recreation and Culture

A. Resolution: Playground Equipment and Shade Structures for Chalker Park

Consideration for approval of a Resolution authorizing a proposal by Play South Playground Creators for the purchase and installation of playground equipment, rubberized surface, and shade structures for Chalker Park.

Parks and Recreation Director Bill McNair presented a resolution authorizing a proposal by PlaySouth Playground Creators for the purchase and installation of playground equipment, rubberized surface, and shade structures for Chalker Park.

Play South Playground Creators pricing is based on governmental contract pricing through the cooperative purchasing agency, GovMVMt, as permitted by O.C.G.A § 36-69A. The total of the proposal is \$191,561.20.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the next regular City Council meeting.

B. Resolution: 2026 RCS Productions Contract

Consideration for approval of a Resolution executing a contract with RCS Productions Inc. for the 2026 Concert Series.

Assistant Parks and Recreation Director Elizabeth Weaver presented a resolution authorizing the execution of a contract with RCS Productions, Inc. for production services associated with the 2026 Concert Series and the Salute to America event. The total contract amount is \$135,900.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the next regular City Council meeting.

C. Road Closures: 2026 Parks and Recreation Events

Consideration for approval of road closures to support 2026 Parks and Recreation events including: Touch a Truck, Gran Prix 5K Race Series, Concert Series, and Salute to America.

Assistant Parks and Recreation Director Elizabeth Weaver presented road closures to support 2026 Parks and Recreation events, including Touch a Truck, Grand Prix 5K Race Series, Concert Series, and Salute to America [See **Exhibit B**].

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the next regular City Council meeting.

16. Community Development

A. Final Plat Application: 1992, 2026, 2036 & 2046 Maple Dr

Approval of the final plat application submitted by Lynne Watts; this plat will consolidate six (6) lots into one tract consisting of 3.66 +/- acres (Parcel numbers #20010003300, 20010003310, 20010002990 & 20010000980).
Case# PC2025-01

Planning and Zoning Director Chanelle Campbell presented a final plat application submitted by Lynne Watts to consolidate six (6) lots into a single tract totaling approximately 3.66 acres. Ms. Campbell noted that, while this is an unusual request, the applicant owns all six parcels. The lots have remained vacant due to a stream running through the property, which makes the individual parcels undevelopable.

The consolidation will create one unified tract that accounts for environmental constraints and aligns with current development feasibility. The Plan Review Committee, including representatives from Cobb Water, Cobb Fire, and other internal departments, has reviewed the plat and determined it to be in compliance,

recommending approval.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the next regular City Council meeting.

17. Public Comments

7:04 p.m. Floor Open for Public Comments

MARY MILLER [City Resident]: When she began paying closer attention to city government, Ms. Miller learned about the Kennesaw Downtown Development Authority (KDDA), an organization responsible for decisions regarding real estate, business incentives, and the allocation of certain funds. She found it concerning that KDDA members could have personal or professional relationships with City Council members or other city officials. Ms. Miller was surprised to discover that there is no statute prohibiting family members, business partners, or other significant relationships from serving in these overlapping roles, and she suggested that one might expect the Ethics Board to have concerns about such situations.

Currently, the KDDA is being asked to consider a bonds-for-title application for the new Lazy Guy Distillery location. The owner, Mark Allen, is also a KDDA member. The City Council liaison to the KDDA, Councilmember Viars, is involved in real estate and maintains both a personal and professional relationship with Mr. Allen. Ms. Miller believes the Council should evaluate whether such relationships should be allowed in the future and consider establishing clear limits on who may serve on the KDDA, as she sees the current situation as potentially problematic.

7:06 p.m. Floor Closed for Public Comments

18. City Manager's Report

- A. Reports, Discussions, and Updates

19. Mayor's Report

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

20. Council Reports & Discussions

- A. **Discussion: Natural Playground in Depot Park**
Discussion item as requested by Councilmember Orochena regarding the addition of a "natural playground" or "playscape" area in Depot Park.

Councilmember Orochena sought the Council's input on the potential addition of a natural playground at Depot Park. She shared several photos to illustrate her vision, emphasizing a design that reflects the natural environment and encourages creative

play. She noted there is strong public interest in the idea and wanted the Council to discuss it as a group.

Mayor Pro Tem Jones expressed some reservations but mentioned that, after speaking with his wife, he felt children need a play space downtown. He expressed concern about parents potentially leaving children unsupervised during events like the concert series but indicated he liked the natural playground concept.

Councilmember Gutierrez-Leon expressed support for the idea, stating that a playground would enhance Depot Park and appreciated the natural aspect of the proposed play area. He inquired if there was an estimated cost. Mayor Easterling responded that the initial question was whether there was general support for the idea.

Councilmember Bothers stated that, personally, he does not feel a playground is necessary at Depot Park, noting that Adams Park and Swift-Cantrell Park are nearby. However, he acknowledged that many residents feel differently. He also noted that the natural playground concept was different from what he had envisioned and asked about potential placement within the park. Mayor Easterling reiterated that the question was about general support, to which Councilmember Bothers replied affirmatively.

Councilmember Viars commented that Depot Park has its own character and shared some of Mayor Pro Tem Jones' concerns, particularly regarding unsupervised children during events. She asked about potential funding for the project and whether the playground might be better located elsewhere in the park rather than near the amphitheater.

Councilmember Bothers agreed, stating he did not want the playground near the amphitheater. Mayor Pro Tem Jones concurred.

Councilmember Orochena expressed concern that placing the playground on the far side of Depot Park might lead to additional issues with unsupervised children.

Ultimately, Mayor Easterling stated that he does not support adding a playground at Depot Park.

21. Executive Session

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

22. Adjourn

Mayor Easterling adjourned the meeting at 7:16 p.m. The regular meeting will be held on Monday, February 16, 2026, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

A handwritten signature in blue ink, appearing to read 'Lea Alvarez', written in a cursive style. The signature is positioned above a horizontal line.

Lea Alvarez, City Clerk

January 2026 Crime Statistics



Group A Crimes	Jan 2026	Jan 2025	YTD 2026	YTD 2025
AGGRAVATED ASSAULT	7 (+2)	5	7 (+2)	5
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
ARSON	0 (+0)	0	0 (+0)	0
BRIBERY	0 (+0)	0	0 (+0)	0
BURGLARY	4 (-2)	6	4 (-2)	6
DRUG/ NARCOTICS OFFENSES	35 (+4)	31	35 (+4)	31
EMBEZZLEMENT	0 (+0)	0	0 (+0)	0
EXTORTION	0 (+0)	0	0 (+0)	0
FORGERY	0 (-3)	3	0 (-3)	3
FRAUD OFFENSES	20 (+4)	16	20 (+4)	16
HOMICIDE OFFENSES	0 (+0)	0	0 (+0)	0
INTIMIDATION	7 (-7)	14	7 (-7)	14
KIDNAPPING	1 (+0)	1	1 (+0)	1
LARCENY/ THEFT OFFENSES	10 (-5)	15	10 (-5)	15
MOTOR VEHICLE THEFT	1 (-3)	4	1 (-3)	4
PORNOGRAPHY OBSCENE MATERIAL	0 (+0)	0	0 (+0)	0
ROBBERY	1 (+1)	0	1 (+1)	0
SEX OFFENSES	3 (+0)	3	3 (+0)	3
SIMPLE ASSAULT	16 (+3)	13	16 (+3)	13
STOLEN PROPERTY OFFENSES	1 (-2)	3	1 (-2)	3
VANDALISM	3 (-4)	7	3 (-4)	7
WEAPONS LAW VIOLATIONS	4 (+0)	4	4 (+0)	4
Totals	113	125	113	125

	Jan 2026	Jan 2025	YTD 2026	YTD 2025
Dispatched Calls for Service	693 (-2)	695	693 (-2)	695
Self-Initiated Activity	1,587 (+239)	1,348	1,587 (+239)	1,348
Traffic Citations	813 (+253)	560	813 (+253)	560
Traffic Warnings*	784 (+2)	782	784 (+2)	782
Arrests**	86 (+0)	86	86 (+0)	86

	Jan 2026	Jan 2025	YTD 2026	YTD 2025
Auto Accidents	98 (+11)	87	98 (+11)	87
Accident w/ Injury	7 (-10)	17	7 (-10)	17
Hit and Run	11 (+2)	9	11 (+2)	9
Hit and Run w/ Injury	0 (-1)	1	0 (-1)	1
Person Hit by Auto w/ Injury	0 (+0)	0	0 (+0)	0

* Warnings do not include verbal warnings

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Arrests do not include juvenile arrests

2026 Road Closures for Touch a Truck, Grand Prix, Salute, and Concerts

Touch a Truck

- Event Timeline
 - 8:00am – Vendor/Sponsor Load In Begins
 - 9:00am – Vendor/Sponsor Load In Ends
 - 10:00am – Event Begins
 - 2:00pm – Event Ends

The following road closures support the Kennesaw Touch a Truck on Saturday, March 7:

- Park Drive, 7:00am – 3:00pm

Grand Prix

- Event Timeline
 - 6:30am - Race Day Packet Pickup and Day of Registration Begins
 - 7:30am - 1 Mile Fun Run Start
 - 8:00am - Wheelchair Start
 - 8:05am – 5K Start
 - 8:55am - Tot Trot
 - 9:15am - Awards Ceremony

The following road closures support the Kennesaw Grand Prix Race Series on the following Saturdays; April 11, June 6, September 19, October 31:

Main Street will be closed from Watts Drive to Cherokee Street from 6:00am – 10:00am

The following Roads will be closed at Main Street from 7:00am – 9:30am:

- J.O. Stephenson Avenue
- Cherokee Street
- Lewis Street
- Moon Station Road
- Dallas Street
- Whitfield Place
- Park Drive
- Knightsbridge Road
- Paulding Street
- Jiles Road
- Rutledge Road NW
- Cathey Lane

Kennesaw Police will be on-site to monitor traffic and allow cross traffic at Knightsbridge and Jiles Road while ensuring the safety of runners and walkers.

Concert Series

Dates: March 28th, May 2nd, August 22nd, September 26th

Event Timeline:

7 am - Chair Drop Off Begins

10:30am - Tech load in
4pm - Sound Check
4:30pm - Vendor and Sponsor Load In
5:30pm - Sponsors and Vendors Ready to Go
7pm - Opener Takes the stage
8pm Headliner takes the stage
10:30pm Event Ends

The following road closures support the 2026 concert series at United Bankshares Amphitheater.

Cherokee Street will be closed from Big Shanty Drive to Main Street from 4 pm – 11 pm

The Depot Park parking lot will be closed by 6am the Friday night before each concert.

Salute to America 250 Celebration

- Event Timeline
 - 12:30pm - Vendor/Sponsor Load In Begins
 - 2:30pm - Vendor/Sponsor Load In Ends
 - 4:00pm - Event Begins
 - 9:30pm - Fireworks
 - 10:00pm - Event Ends
- The following road closures support the Salute to America, July 3rd event:
 - The following roads will be closed from 11:00am – 12:00 Midnight on Friday, July 3:
 - ♣ Main Street closed from Lewis St. to Summers Street
 - ♣ Cherokee Street from Big Shanty Drive to Main Street
 - ♣ J.O. Stephenson Ave. from Main St. to Dallas St.
 - ♣ Watts Dr. from Main Street to Dallas Street
 - The parking lots at Tunnel Plaza and Main Street Eats will be closed 11:00am – 12:00 Midnight on Friday, July 3
 - Shirley Drive will be closed from Cherokee Street to Carruth Street from 3:00pm - 10:30pm for fireworks
 - Depot Park parking lot will be closed at 6am on Tuesday, July 2
 - City Hall parking lot will close at 5:00pm Wednesday, July 3

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

PLEASE MAKE SURE YOUR NAME IS LEGIBLE AND CLEAR

City Council Work Session

2/9/2026

Public Comment Sign-in

Name	Address	Topic
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