

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

**Livestream: www.kennesaw-ga.gov/publicmeetings/
February 16, 2026
6:30 PM**

Present

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

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 Derek 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.

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

No comments.

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

7. Old Business

8. New Business

9. Committee and Board Reports

10. 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 to consider a rezoning request submitted by DRB Group Georgia, LLC for approximately 8.823± acres located at 6095 Pine Mountain Road. The request seeks to rezone the property from Highway General Business (HGB) to Planned Unit Development – Residential (PUD-R) to allow for the development of 89 fee simple townhomes. The case was previously postponed in January.

Ms. Campbell provided historical context for the site. In 2006, the Mayor and Council approved rezoning of an adjacent 2.88-acre parcel to HGB for development of the Cedar Creek Professional Center as part of a larger 11.7-acre office complex. One building was completed in 2008; however, the remaining 8.82 acres were never developed. In 2018, a nursing home project (Devi Manor) began construction on the subject property but stalled in 2019, leaving the site partially developed and in disrepair. Since then, the property owner has received multiple citations for unsafe structures, unsecured equipment, and general property maintenance violations.

The property remains zoned HGB, which permits high-intensity commercial uses. However, the Comprehensive Plan designates the site as Community Activity Center (CAC), intended to support a balance of commercial, civic, and residential uses. Ms. Campbell explained that due to the site's limited frontage, constrained visibility, and existing traffic concerns along Pine Mountain Road, staff determined that a townhome subdivision would be more appropriate than high-intensity commercial development. The proposed residential use is compatible with surrounding developments, including Woodland Acres mobile homes to the east and the Village at Pine Mountain townhomes to the south. Staff recommended approval of the rezoning request with 20 conditions and highlighted several key conditions for Council consideration.

On January 16, 2026, staff received a letter of opposition from the representative of Cedar Creek Professional Center. Additionally, a separate rezoning application was submitted requesting removal of Condition #14 from Ordinance 2006-20, which addresses interparcel access between the two properties.

Attorney Adam Rozen of Rozen, Rozen & Reilly, LLP, representing DRB Group Georgia, LLC, presented the applicant's case and requested approval consistent with the Planning Commission's recommendation and staff's analysis, including the 20 proposed conditions. He introduced Cameron Heath, Land Acquisition Manager for DRB Group Georgia, LLC, who provided details regarding the proposed signage, price points, building elevations, and materials. Mr. Rozen also summarized findings from the traffic study and addressed concerns related to access and circulation [See **Exhibit A**].

In opposition, attorney Stephen Snow of Bendin Sumrall & Ladner, LLC, representing the Cedar Creek Professional Office Association, expressed concerns regarding the

rezoning. Mr. Snow noted that the subject property was originally part of a unified 11.7-acre office development approved through Ordinance 2006-20 after extensive negotiations in 2006. Although only one office building was constructed before the economic downturn, the ordinance included stipulations governing future development of the remaining acreage.

The primary concern raised by the opposition was traffic. Mr. Snow argued that the proposal would route traffic from 89 townhome units through the private drive serving Cedar Creek and onto Pine Mountain Road, potentially worsening congestion at an already problematic intersection. He questioned the traffic study's projection of 28 peak-hour trips and noted that the study indicated a potential future need for a traffic signal nearby. Mr. Snow contended that the existing private drive was intended to serve a cohesive office development and is not suitable as the primary access for a residential subdivision of this scale.

He further argued that approving the rezoning would effectively alter both the zoning and the Future Land Use designation for the area, which is currently identified as Community Activity Center rather than residential. Mr. Snow maintained that Ordinance 2006-20 included multiple conditions governing the unified development of both parcels and asserted that it would be inappropriate to selectively enforce only the interparcel access requirement while disregarding other stipulated development criteria.

If the Council were inclined to approve the rezoning, Mr. Snow requested that access be limited to Cobb Parkway rather than through the Cedar Creek private drive.

Motion by Councilmember Viars to approve an ordinance authorizing a rezoning request submitted by DRB Group Georgia, LLC for the property located at 6095 Pine Mountain Road, as presented. Seconded by Councilmember Orochena.

7:05 p.m. Floor Open for Public Comments

DAVE SCHWICKERATH [HOA President of The Village at Pine Mountain]: Mr. Schwickerath, President of the Homeowners' Association for The Village at Pine Mountain, stated that while he has not formally surveyed residents, the HOA Board supports the proposed development. He expressed confidence that DRB Group Georgia, LLC is a quality builder and would be a positive addition to the area, particularly compared to the longstanding vacant and undeveloped condition of the property. While acknowledging existing traffic challenges, he emphasized the importance of maintaining two access points for the development.

7:07 p.m. Floor Closed for Public Comments

Councilmember Viars asked whether Devi Manor had secured rights to access Highway 41. Ms. Campbell responded that staff does not have documentation confirming those rights, noting that the matter was being addressed during the prior site plan review process.

Councilmember Viars then asked the applicant's attorney, Mr. Rozen, for clarification. Mr. Rozen explained that previous developments did not require rezoning because the property was already zoned Highway General Business, except for the Cedar Creek parcel. At that time, Ordinance 2006-20 required access from Pine Mountain Road. Over time, ownership of the parcels changed, and while an access easement had existed, there are concerns that subsequent property conveyances may not have properly preserved it. As a result, the applicant cannot confirm absolute access rights to Highway 41 without further legal work or negotiation. Therefore, they are also focusing on securing access to Pine Mountain Road.

Councilmember Viars stated that, from a residential standpoint, having two access points would better serve future residents and surrounding properties. She suggested right-turn-only access points on both sides as a possible traffic solution. Mr. Rozen replied that while this concept has been discussed, the applicant does not control property beyond the 8 acres under consideration and therefore cannot guarantee right-in/right-out configurations outside the rezoning area. He also expressed concern that limited-access designs could create awkward traffic patterns.

Councilmember Viars acknowledged that traffic will increase with any development but noted that the office market downturn, particularly after 2020, has reduced demand for commercial space. She characterized the proposal as a form of needed affordable housing for Kennesaw.

Councilmember Bothers expressed concern that the Pine Mountain Road exit is already congested due to nearby commercial uses and predicted that additional traffic could increase accidents at that intersection.

Ms. Campbell clarified staff's recommendation for approval. She emphasized that under the existing HGB zoning, high-intensity commercial uses, such as hotels, gas stations, or medical facilities, could develop by right, limiting the City's ability to control intensity and traffic generation. By contrast, rezoning to PUD-R allows the City to regulate density and site conditions. While traffic concerns are valid, any development will generate traffic, and the proposed 89 townhomes represent a lower-intensity option than many uses permitted under HGB.

Mayor Pro Tem Jones stated he supports two access points to provide travel options. Councilmember Orochena also preferred two access points but expressed concern if only one were to function as both entry and exit. Mayor Easterling reiterated that the matter before Council is rezoning only, as a detailed site plan will follow.

Ms. Campbell confirmed that what is currently presented is conceptual. If rezoning is approved, a formal site plan will undergo professional staff review to evaluate feasibility and compliance. Should two access points be proposed, staff would evaluate them accordingly during that process.

Discussion then turned to stipulation #9, which limits rental units to five percent of the total development. Councilmember Bothers questioned the five-percent cap, stating he would prefer ten percent. Ms. Campbell explained that staff typically recommends ten percent, but reduced it to five percent due to the size of the subdivision to limit investor concentration. Councilmember Viars agreed with increasing the rental cap to ten percent but requested a two-year prohibition on investor purchases.

Mr. Snow, representing Cedar Creek, urged Council to retain the five-percent cap, citing concerns about investor buyouts and the potential for a predominantly rental, transient environment. He reiterated his request that approval, if granted, require either direct access to Cobb Parkway or two access points. He cautioned against approving the rezoning under the assumption of dual access if it could later function solely from Pine Mountain Road.

Public Works Director Ricky Stewart addressed traffic concerns, noting that the traffic study was thoroughly reviewed. While uncertainty remains regarding the second access point, he stated that dual access could actually reduce congestion. Cedar Creek currently relies on a single access point. Providing connectivity through the new development to Cobb Parkway could offer alternative routes and reduce left-turn conflicts on Pine Mountain Road. He cautioned that restricting access to a single point, particularly Cobb Parkway only, could create unintended issues such as increased U-turn movements.

Councilmember Orochena proposed adding a condition requiring two access points. Councilmember Viars reiterated her support for a ten-percent rental cap and a two-year investor hold.

Mayor Easterling asked whether the applicant would agree to these additional conditions. Mr. Rozen confirmed that DRB Group Georgia, LLC is agreeable.

William Cutler, Senior Vice President and Area President for DRB Group Georgia, LLC, stated that the company is willing to increase the rental cap to ten percent but would prefer that the homeowners' association manage rental oversight rather than impose a two-year investor purchase restriction.

Councilmember Viars made a motion to amend the motion to approve [Ordinance No. 2026-02](#) authorizing a rezoning request submitted by DRB Group Georgia, LLC for the property located at 6095 Pine Mountain Road, as stipulated, to include two additional stipulations regarding the provision of two access points on Cobb Parkway and Pine Mountain Road and to restrict the total number of units that may be rented at one time to no more than 10 percent of the total number of units, or 9 townhome units. Mayor Pro Tem Jones seconded the motion.

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

Councilmember Viars made a motion to approve the motion as amended. Mayor Pro

Tem Jones seconded the motion.

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

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 regarding a rezoning request submitted by Walton Communities, LLC for the properties located at 1600 Old 41 Highway.

Ms. Campbell informed the Mayor and Council that on January 23, 2026, staff received a formal request from the applicant's representative, Attorney Kevin Moore, to postpone the case to the March meeting cycle. She noted that prior to receiving the request, staff had already completed the required public notice procedures, including advertisement in the Marietta Daily Journal and posting signage on the property on January 16, 2026.

Staff recommended approval of the postponement request. If approved, the item would be scheduled for the March 9, 2026, City Council work session and the March 16, 2026, City Council regular meeting.

Councilmember Viars made a motion to postpone an ordinance authorizing a rezoning request submitted by Walton Communities, LLC for the properties located at 1600 Old 41 Highway, as presented. Councilmember Gutierrez-Leon seconded the motion.

7:36 p.m. Floor Open for Public Comments

No comments.

7:37 p.m. Floor Closed for Public Comments

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

C. Ordinance: Rezoning Request for 2995 & 2997 N Main Street

Consideration for approval of an ordinance authorizing a rezoning request submitted by Dean Klein for the unassigned right-of-way (ROW) located at 2995 & 2997 N Main Street (parcel # 20013900140, 20013900130). Case #RZ2026-02

Councilmember Orochena recused herself from discussion and voting on this item due to a conflict of interest, as the applicant is her father.

Planning and Zoning Director Chanelle Campbell presented an ordinance authorizing a rezoning request submitted by Dean Klein for approximately 0.11± acres of unassigned right-of-way (ROW) located at 2995 and 2997 North Main Street.

Ms. Campbell explained that this is a unique request involving a small portion of unassigned ROW fronting the subject properties. In 2025, the City Council approved the sale of the ROW to the applicant, authorizing its transfer and incorporation into the existing residential parcel. The applicant has submitted a final plat to formally combine the properties, which is contingent upon approval of the rezoning request.

The proposal seeks to rezone the 0.11± acres to R-15 Single-Family Residential, consistent with the surrounding residential zoning and established neighborhood pattern. Ms. Campbell stated that the request would not introduce changes impacting adjacent parcels or alter the character of the area.

Staff recommended approval of the rezoning request.

Councilmember Bothers made a motion to approve [Ordinance 2026-03](#) authorizing a rezoning request submitted by Dean Klein for the unassigned right-of-way (ROW) located at 2995 and 2997 North Main Street, as presented. Mayor Pro Tem Jones seconded the motion.

7:39 p.m. Floor Open for Public Comments

No comments.

7:40 p.m. Floor Closed for Public Comments

Vote taken: motion approved 4-0-1 [Councilmember Orochena recused]. Motion passed.

A. 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

Mayor Easterling took item 17. A out of order. Councilmember Orochena remained recused due to a conflict of interest, as the applicant is her father.

Planning and Zoning Director Chanelle Campbell presented a final plat application submitted by Dean Klein to consolidate approximately 0.11± acres of previously unassigned right-of-way into the existing residential tracts located at 2995 and 2997 North Main Street. The property has been rezoned to R-15 Single-Family Residential.

Ms. Campbell reported that the Plan Review Committee, including representatives from Cobb Fire, Cobb Water, and applicable internal departments, reviewed the final plat and determined it to be in compliance with all applicable requirements.

Staff recommended approval of the final plat.

Councilmember Viars made a motion to approve a final plat application submitted by

Dean Klein, which will consolidate 0.11 +/- acres of unassigned right-of-way into the existing residential tracts located at 2995 and 2997 North Main Street, as presented. Councilmember Bothers seconded the motion.

Vote taken: motion approved 4-0-1 [Councilmember Orochena recused]. Motion passed.

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, Section 2.01.03 "Residential Zoning Districts," and Section 9.01.00 "Nonconforming Uses" of said chapter as submitted by the City of Kennesaw. Ms. Campbell noted that in 2023, staff received a variance application for a property located in Woodland Acres. The property was zoned R-15, which currently requires a minimum lot size of 15,000 square feet; however, the subject lot contained only 11,999 square feet. This discrepancy prompted a 2024 text amendment formally identifying Woodland Acres as a nonconforming subdivision. During further research, staff found that on March 18, 1996, a major update to the Unified Development Code, established new zoning districts which provided development standards but did not address the status of existing lots that no longer met those standards. As a result, property owners in several older subdivisions, such as Woodland Acres, have been required to seek variances for routine improvements like deck replacements or rebuilding homes damaged by age or decay. During their findings, there were significant subdivisions that were notated as nonconforming. Zoning district R-15, Single Family had 17 subdivisions that were impacted for a total of 1,051 parcels. The impact mostly affected Woodland Acres, Stilesboro Cove, Tara, and Westover. During the update in 1996, there was not an official note that made reference to these nonconforming lots. For example, there are properties that are zoned R-10, but they are only 8,000 square feet lot, so if they came to us to replace their deck, they would have to go through the variance process to get permission to encroach on the setbacks. To reduce unnecessary burdens on property owners, staff is recommending text amendments to address the non-conforming subdivisions so that the process will be administrative and remove the variance and public hearing process. This process does not remove the need to eliminate the need for variances related to stream buffers or environmentally regulated areas as those requirements are governed by separate state regulations.

Mayor Pro Tem Jones made a motion to approve [Ordinance No. 2026-04](#) amending 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. Councilmember Orochena seconded the motion.

7:44 p.m. Floor Open for Public Comments

No comments.

7:45 p.m. Floor Closed for Public Comments

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

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.

Ms. Campbell explained that the Official Zoning Map is updated and adopted annually to reflect all rezonings, annexations, and other zoning changes approved since the prior adoption in 2025.

The 2026 map includes, among other updates, the rezoning of 2615 South Main Street from Light Industrial to Central Business District for the Lacy Phase 2 development. Additionally, staff removed the prior notation identifying Woodland Acres on the zoning map. Moving forward, nonconforming lots will be identified through a separate reference map rather than directly on the Official Zoning Map.

Staff recommended approval of the 2026 Official Zoning Map.

Mayor Pro Tem Jones made a motion to approve [Ordinance No. 2026-05](#) adopting the 2026 Official Zoning Map for the City of Kennesaw. Councilmember Orochena seconded the motion.

7:46 p.m. Floor Open for Public Comments

No comments.

7:47 p.m. Floor Closed for Public Comments

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

11. Consent Agenda

A. Minutes: February 2, 2026 Regular Meeting

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

B. Resolution: GovMVMT Purchasing Agreement

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

[Resolution No. 2026-10](#)

C. **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.

Resolution No. 2026-11

D. **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.

Resolution No. 2026-12

E. **Resolution: 2026 RCS Productions Contract**

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

Resolution No. 2026-13

F. **Road Closures: Big Shanty Festival**

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

G. **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.

H. **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

Councilmember Gutierrez-Leon made a motion to approve the Consent Agenda engross. Councilmember Viars seconded the motion.

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

12. General and Administrative

A. **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 Administration 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.

Ms. Staton introduced Kayla Willis, the City's new Business License Manager, to the Mayor and Council.

Ms. Staton shared that the applicants have completed the required alcohol workshop per Section 6-69. Signs have been posted, and this 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 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.

Councilmember Viars made a motion to approve 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, as presented. Councilmember Bothers seconded the motion.

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

13. Public Safety

A. 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 B**].

Councilmember Viars made a motion to accept the January 2026 crime statistics, as presented. Councilmember Orochena seconded the motion.

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

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.

7:51 P.M. Floor Open for Public Comments

ANDREW BRAMLETT [City Resident]: Mr. Bramlett provided historical context regarding Shole's Georgia State Gazetteer and Business Directory [See **Exhibit C**].

TIMOTHY HEYING [City Resident]: Mr. Heying expressed his support for a natural playground in Depot Park.

MEGAN RICHARDSON [City Resident]: Ms. Richardson expressed her desire to install a professionally designed native landscape at her home. She noted that the current 12-inch height limitation under Section 62-6 of the City's Code of Ordinances would prohibit such a design. Ms. Richardson proposed the creation of a Native Garden Registry in the City of Kennesaw. Under her suggestion, homeowners who voluntarily register their properties as native gardens would be exempt from the 12-inch height restriction, while still remaining subject to applicable maintenance requirements and nuisance standards.

STEVEN LUITJENS [City Resident]: Mr. Luitjens, owner of Conservation Landscaping and professional consultant for Megan Richardson, addressed the limitations of Code Section 62-6, which imposes a strict 12-inch height limit on vegetation. He explained that in professional landscaping practice, height alone is not an accurate indicator of maintenance, as native plant communities are intentionally designed ecosystems in which many species naturally exceed 12 inches while remaining well-managed. Mr. Luitjens also provided an overview of several municipalities that have adopted policies to accommodate taller native plantings, suggesting a potential model for Kennesaw.

8:00 p.m. Floor Closed for Public Comments

19. City Manager's Report

A. Reports, Discussions, and Updates

City Manager Jeff Drobney recognized Planning and Zoning Director Chanelle Campbell and shared that she is a perfect example of having a deep bench. The City promoted her from within, and she has not missed a beat. The work that Ms. Campbell did tonight was months, sometimes years, of work and planning. Dr. Drobney stated that we have the best staff in Georgia.

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.

The Council selected Mayor Pro Tem Antonio Jones and Councilmember Anthony Gutierrez-Leon as the Cobb Municipal Association delegates for 2026.

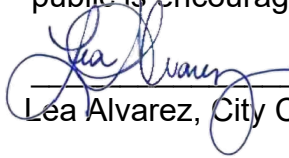
21. Council Reports & Discussions

22. Executive Session

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

23. Adjourn

Mayor Easterling adjourned the meeting at 8:03 p.m. The next work session meeting will be held on Monday, February 23, 2026, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.



Lea Alvarez, City Clerk



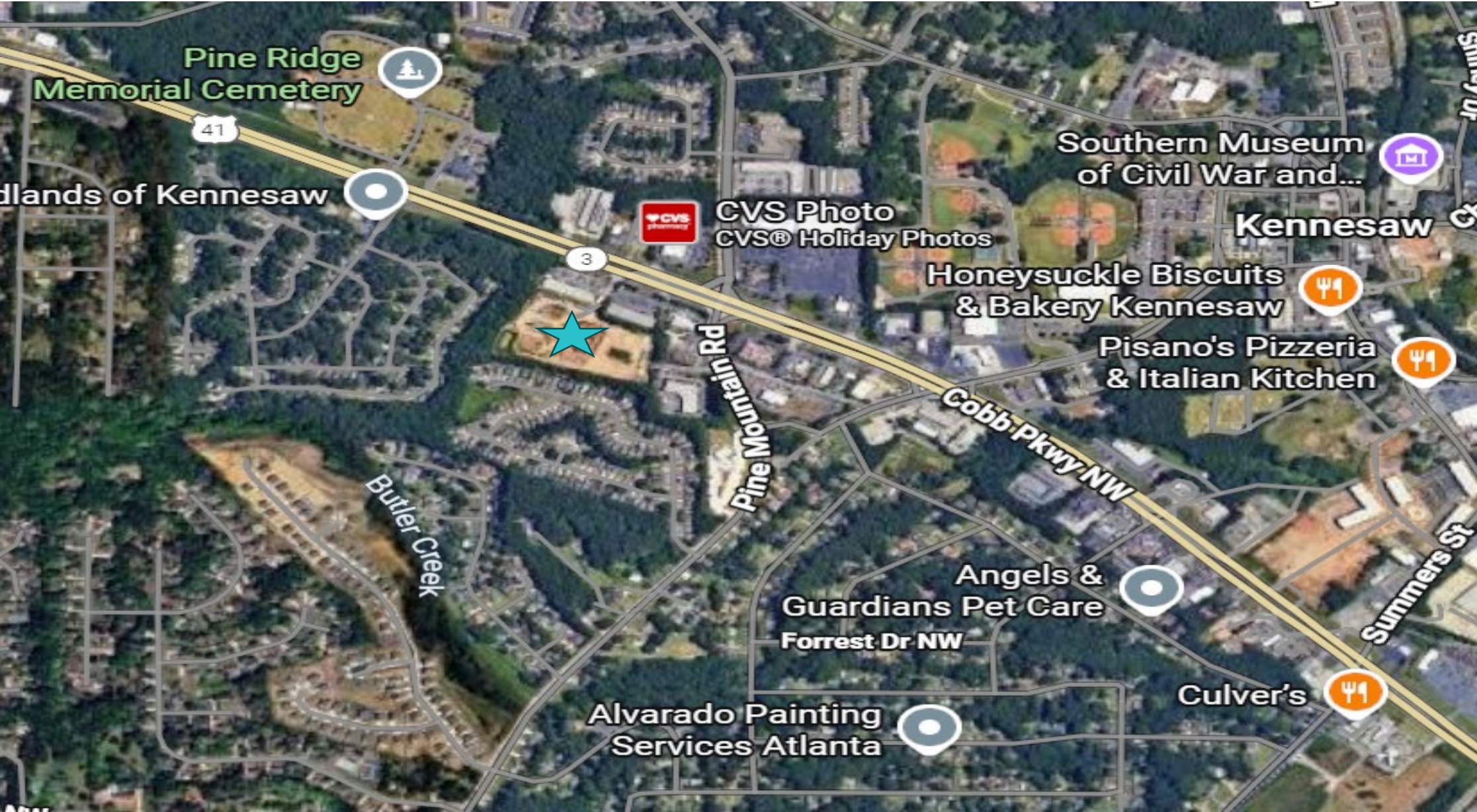
**Application of DRB Group Georgia, LLC
6095 Pine Mountain Road
City of Kennesaw**

Mayor and City Council Hearing February 16, 2026

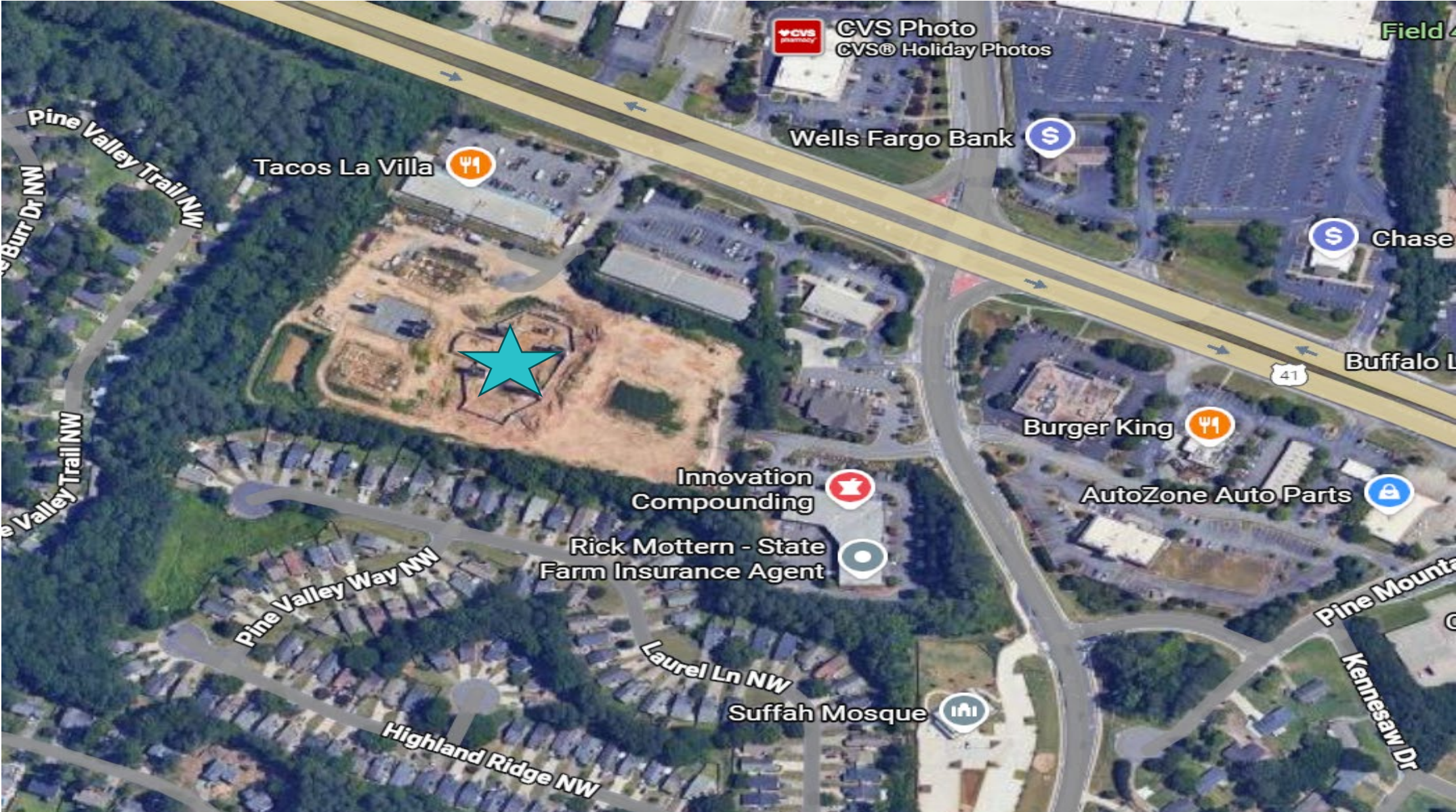


ROZEN, ROZEN & REILLY, LLP

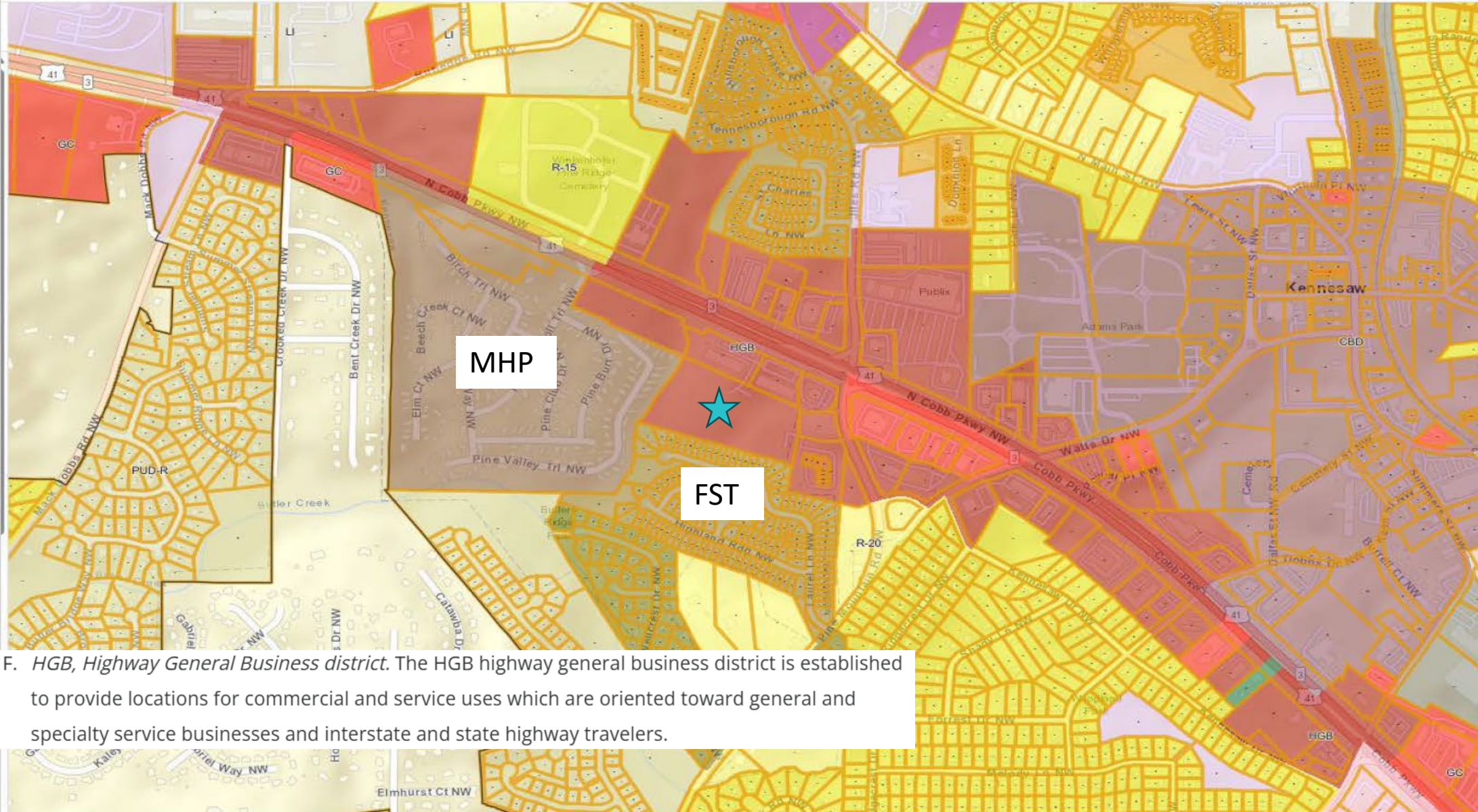
Aerial View of Property



Aerial View of Property

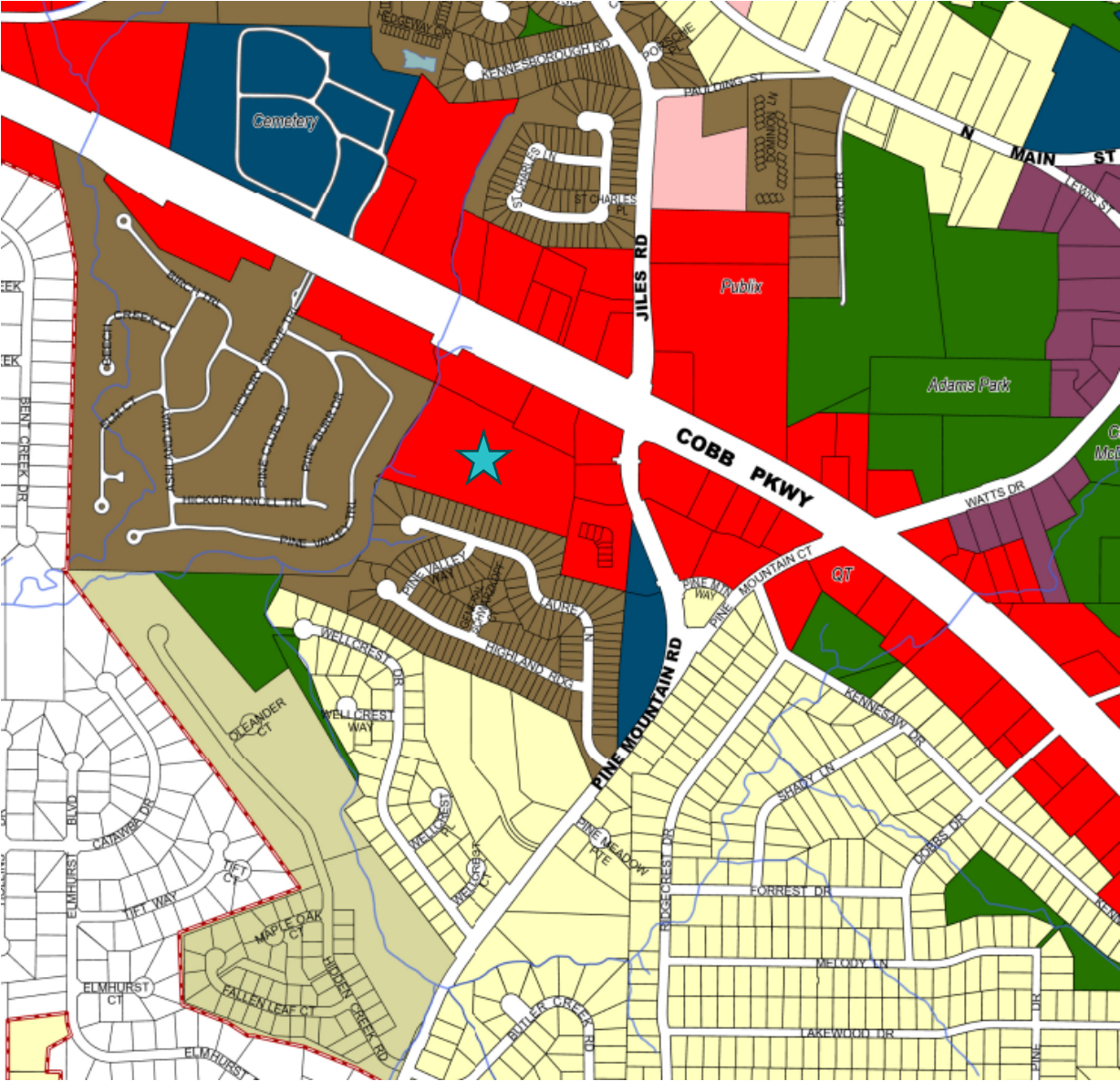


Zoning Map



F. *HGB, Highway General Business district.* The HGB highway general business district is established to provide locations for commercial and service uses which are oriented toward general and specialty service businesses and interstate and state highway travelers.

Future Land Use Map



Future Land Use

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

Activity Centers
 Activity Centers are areas of commercial, office and residential land uses. These are located along major transportation corridors. New development should reflect the character of the existing development within these areas.

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

*The last piece of the master plan is Residential Use.

Site Plan Details

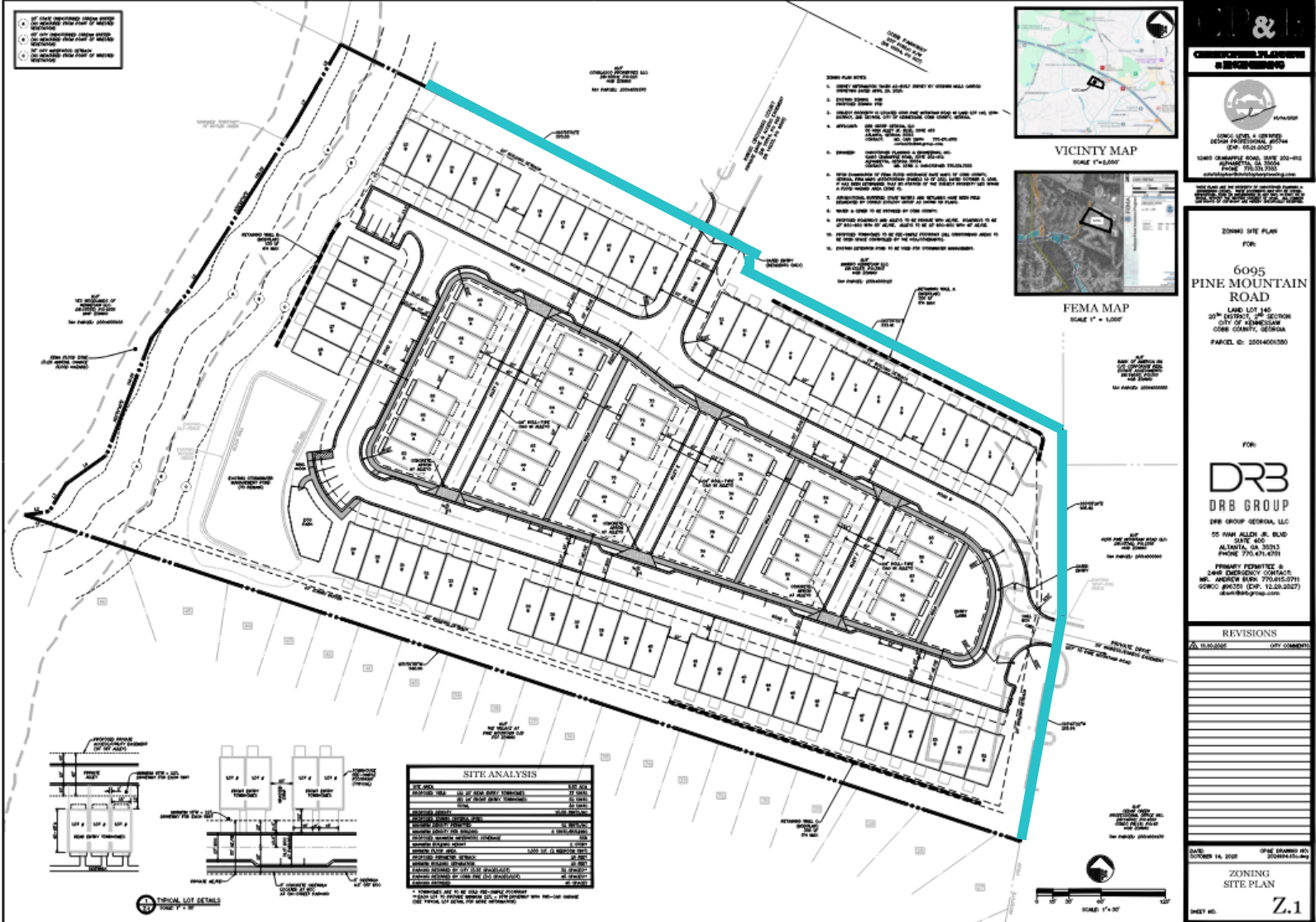
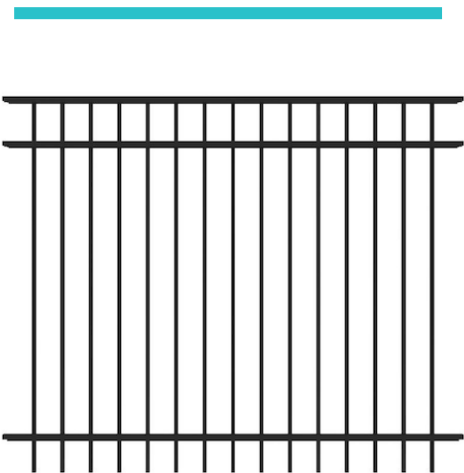
- Proposed zoning: PUD
- 89 homesites on 8.83 acres
 - 20' Rear Entry TH (37)
 - 24' Front Entry TH (52)
- Owner-occupied single-family attached homes
- 25' perimeter building setback
- 20' landscape strip on southern boundary
- 2 driveways for ingress/egress

*Residents in both The Village at Pine Mountain and The Woodlands of Kennesaw have **over 40 feet** of separation from the back of their home to the property line.



Site Plan Details


- Amenities include:
 - Vehicular gates
 - Dog Park
 - Landscaped entry lawn/ community gathering space
 - 6' black aluminum fence along all commercial properties



DRB Homes - website

<https://www.drbhomes.com/drbhomes/find-your-home/communities/georgia/north-atlanta/barrett-pointe/overview>

The image shows the top portion of the DRB Homes website. At the top left is the DRB HOMES logo. To its right is a black navigation bar with the DRB ELEVATE logo and an 'AGENT PORTAL' button. Below this is a white navigation bar with links for 'FIND YOUR HOME', 'FINANCING', 'ABOUT', 'DRB HOMES', 'WARRANTY', 'CAREERS', and 'CONTACT'. The main hero section features a blue banner with the text 'THE SEASON TO MOVE. THE SAVINGS TO MAKE IT POSSIBLE.' Below the banner is a large image of a modern kitchen. Overlaid on the left side of the kitchen image is a graphic with the text 'THIS SEASON IT'S POSSIBLE' and decorative elements. On the right side of the kitchen image, there is a chat bubble that says 'Ask me about homes!' and three buttons: 'Request Tour', 'Look For a Home', and 'Request Info'. A small red notification icon with the number '1' is visible near the bottom right of the kitchen image.

 **Better Business Bureau®**
Powered by data. Driven by trust.

Consumers ▾

Find businesses, category

[Home](#) > [Georgia](#) > [Fayetteville](#) > [Home Builders](#) > DRB Group Georgia

BUSINESS PROFILE

Home Builders

DRB Group Georgia

BBB Rating

A+

Signage Plan



HOME ELEVATIONS















TRAFFIC IMPACT STUDY

Trip Generation Table for DRB's Proposed Residential Subdivision

The trip generation estimates were based on the rates and equations published by the latest 12th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This Trip General Manual is most widely trusted and used resource for forecasting the number and type of trips, by transportation engineers, planners and agencies reviewing development proposals or rezoning requests, environmental and mobility analysts estimating emissions or mode share, academic and researchers studying travel behavior.

These trip generation rates provided by ITE are based on several sites surveyed in Georgia, California, Massachusetts, Minnesota, New Jersey, Oregon, Pennsylvania, South Dakota, Utah, Wisconsin, Ontario (Canada) and British Columbia (Canada).

We confirm that the trip generation numbers we mentioned and used in the analysis are in conformity with ITE rates.

Trip Generation Table for DRB's Proposed Residential Subdivision

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

Previous approved developments:

2014 - “Devi Manor” : skilled nursing facility totaling 252 rooms

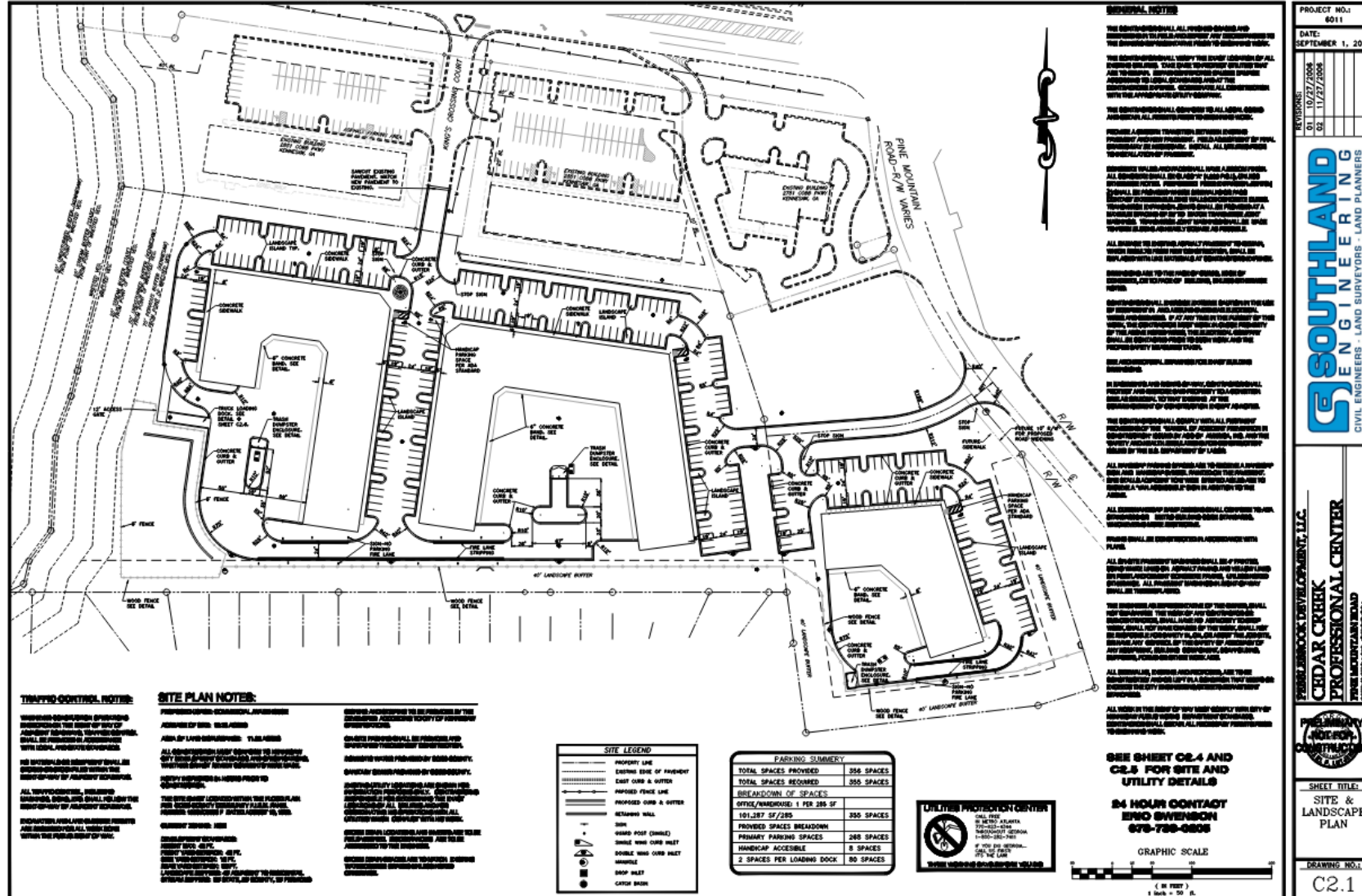
2006 - “Cedar Creek Professional Center” : 101,287 Sq.Ft. of Total office (minus ~ 20,000 sq.ft. for Building 100 that was actually built around 2008)

Trip Generation Table for DRB's Proposed Residential Subdivision

Development	Daily Two-Way Trips
DRB Pine Mountain (89 Townhomes)	584
Skilled Nursing Facility	771
Office (~ 83,000 sq.ft building)	721

Approved Land Disturbance Permits Under Existing HGB Zoning

Cedar Creek Professional Office Center – Approved October 24, 2006



PROJECT NO.: 6011
 DATE: SEPTEMBER 1, 2006
 REVISIONS:
 01 10/27/2006
 02 11/27/2006

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS

CEAR CRICK PROFESSIONAL CENTER
 FIVE MOUNTAIN ROAD
 FAYETTEVILLE, ARKANSAS

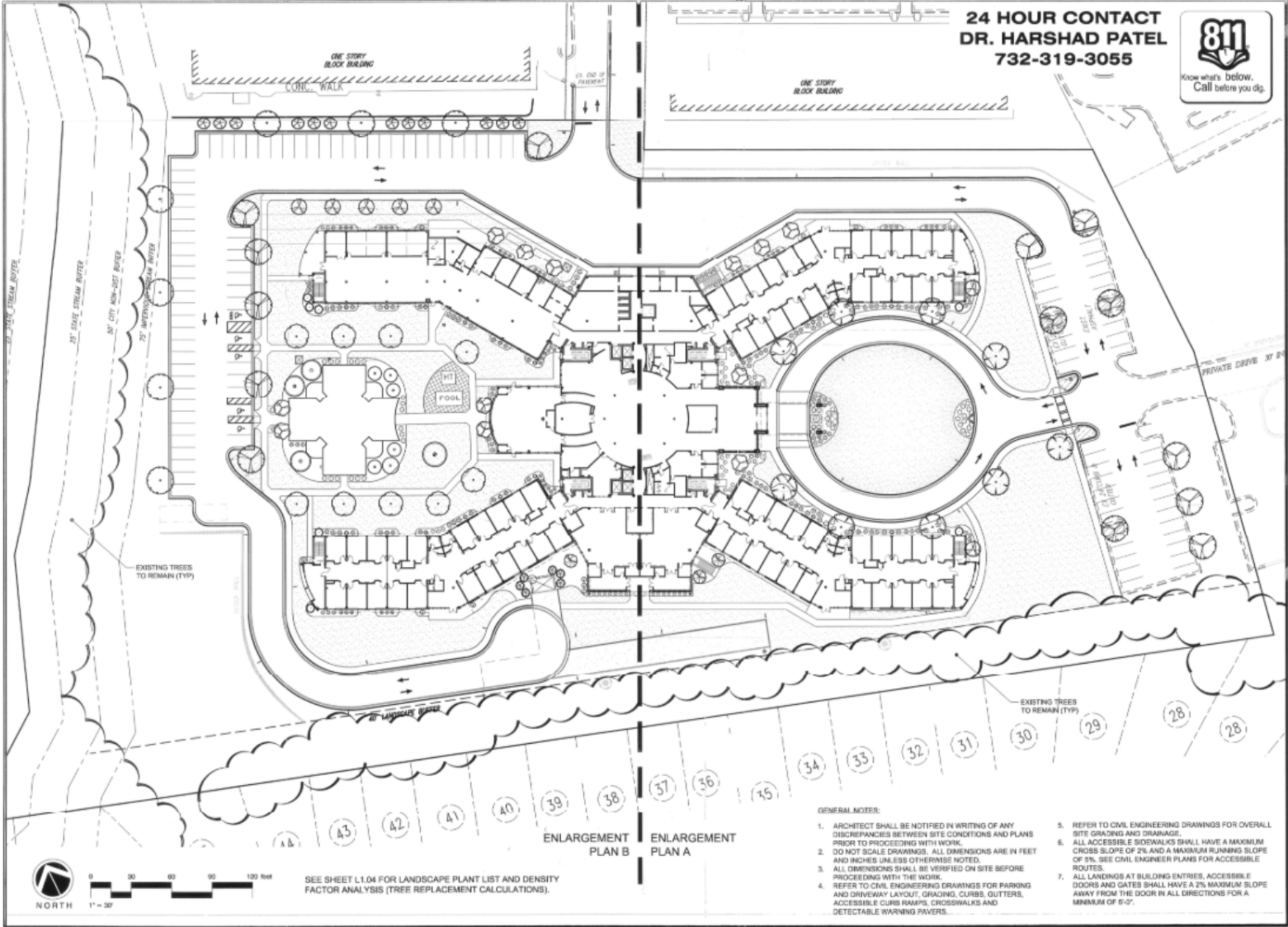
NO. 100 CONTACT CENTER

SHEET TITLE:
 SITE & LANDSCAPE PLAN

DRAWING NO.:
 C2.1

Approved Land Disturbance Permits Under Existing HGB Zoning

Devi Manor – Approved August 18, 2014



- GENERAL NOTES:**
1. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND PLANS PRIOR TO PROCEEDING WITH WORK.
 2. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
 4. REFER TO CIVIL ENGINEERING DRAWINGS FOR PARKING AND DRIVEWAY LAYOUT, GRADING, CURBS, GUTTERS, ACCESSIBLE CURB RAMP, CROSSWALKS AND DETECTABLE WARNING PAVERS.
 5. REFER TO CIVIL ENGINEERING DRAWINGS FOR OVERALL SITE GRADING AND DRAINAGE.
 6. ALL ACCESSIBLE SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5%. SEE CIVIL ENGINEER PLANS FOR ACCESSIBLE ROUTES.
 7. ALL LANDINGS AT BUILDING ENTRIES, ACCESSIBLE DOORS AND GATES SHALL HAVE A 2% MAXIMUM SLOPE AWAY FROM THE DOOR IN ALL DIRECTIONS FOR A MINIMUM OF 8'-0".

PROJECT NO.: 13170
 DATE: 08/04/14

REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD HILL ROAD, CARTERSVILLE, GA 30130
 PH: 770.382.7448 FAX: 770.607.3151

DEVI MANOR
 HOME FOR LIFE
 PROJECT ID : GA 2013-013
 LOCATED IN LAND DISTURBANCE SECTION
 CITY OF KENNESAW, COBB COUNTY, GEORGIA

LANDSCAPE PLANNING PLAN

SHEET NO.: L1.01

TIS Conclusions & Recommendations

7.1 Recommendations for Site Access Configuration

The following access configurations are recommended for the proposed site driveway connections:

- Site Driveway 1: Connecting to Existing Right-In/Right Out King Crossing II Driveway on SR 3/US 41 (Cobb Parkway)
 - 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.

- Site Driveway 2: Connecting to the Existing Cedar Creek Professional Center Driveway on Pine Mountain Road
 - 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.

Addressing Neighboring Access Concerns

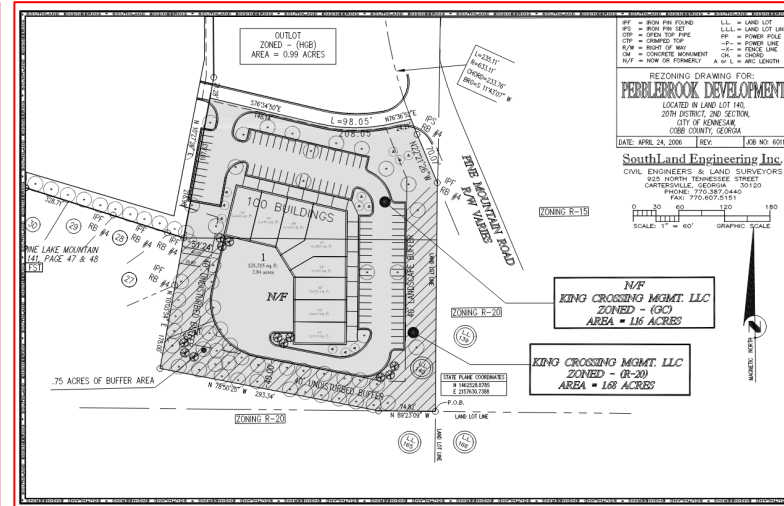
The Kennesaw ordinance “2006-20,2006” referenced in the opposition letter received from Bendin Sumrall & Ladner, LLC dated January 16, 2026 does not apply to the 8.828 Acre subject property. Therefore, DRB is not subject to or in violation of any of the conditions referenced therein.

* Reminder - the latest approved development permit under the current zoning (HGB) was for a skilled nursing facility.

CITY OF KENNESAW, GEORGIA
ORDINANCE NO. 2006-20, 2006

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT DESIGNATION FROM CITY GC (General Commercial) & R20 TO CITY HGB (Highway General Business) FOR PROPERTY LOCATED AT SOUTHWESTERLY SIDE OF PINE MOUNTAIN ROAD, WESTERLY SIDE OF COBB PARKWAY (U.S. HIGHWAY 41)

WHEREAS, PEBBLEBROOK DEVELOPMENT, LLC has made application to amend the Official Zoning Map of the City of Kennesaw, Georgia so as to change the zoning designation from City GC (General Commercial) & R20 to City HGB (Highway General Business) on 2.88 acre +/- parcel located at Southwesterly side of Pine Mountain Road, westerly side of Cobb Parkway (U.S. Highway 41) (as more particularly described below); and



It is DRB’s intention to obtain rights to both access points shown on the proposed site plan. We are requesting help from the City to enforce the property rights preserved in Condition #14 from Cedar Creek Professional Office’s Zoning Conditions.

(14) Interparcel access and shared access drive shall be designed with adjoining vacant property once future development of adjoining vacant parcel is pursued.

To mitigate their concerns, DRB has maintained a 25’ building setback buffer around the entire property, agreed to install a 6’ black aluminum fence along the shared property line of all commercial use properties, incorporated a 5% rental cap into the HOA covenants, and offered shared maintenance of the access road.

Addressing Neighboring Access Concerns

City Temporary Construction Easements recorded August 10, 2009 and July 20, 2016

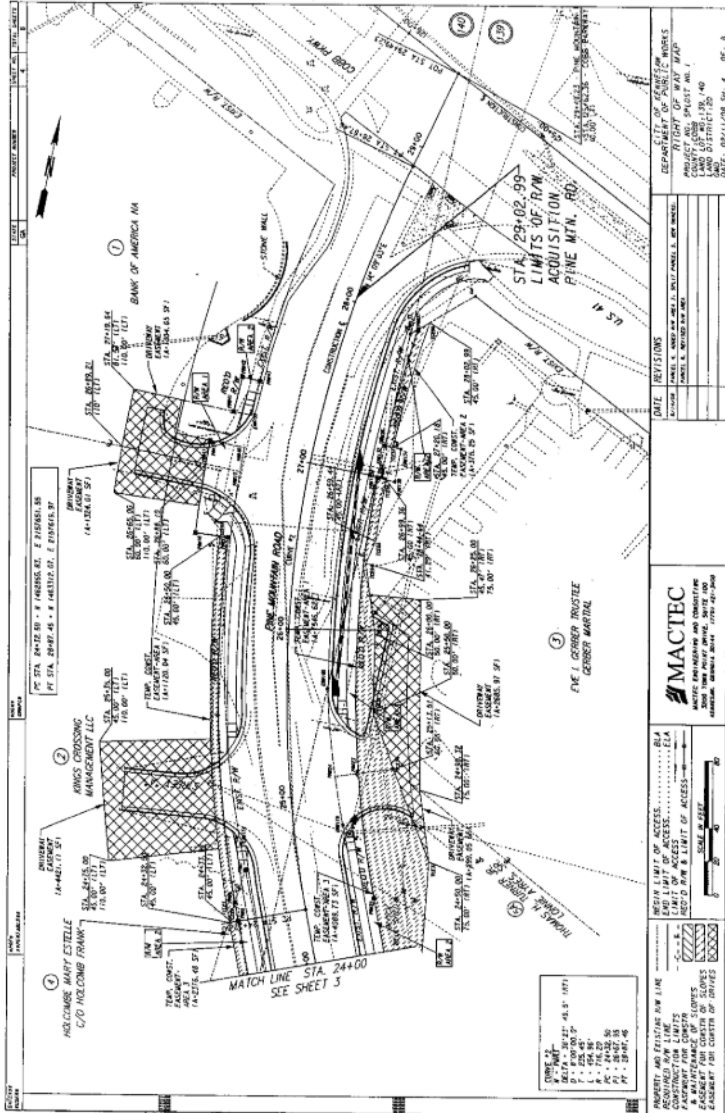


EXHIBIT B

Deed Book 14716 Pg 53394



Addressing Neighboring Access Concerns

Northern Driveway – Existing Condition



Addressing Neighboring Access Concerns

6205 Pine Mountain Road Property - Plan Review Checklist

PLAN REVIEW COMMITTEE CHECKLIST

Date of Review: 9-13-16

Reviewed by: Darryl Simmons

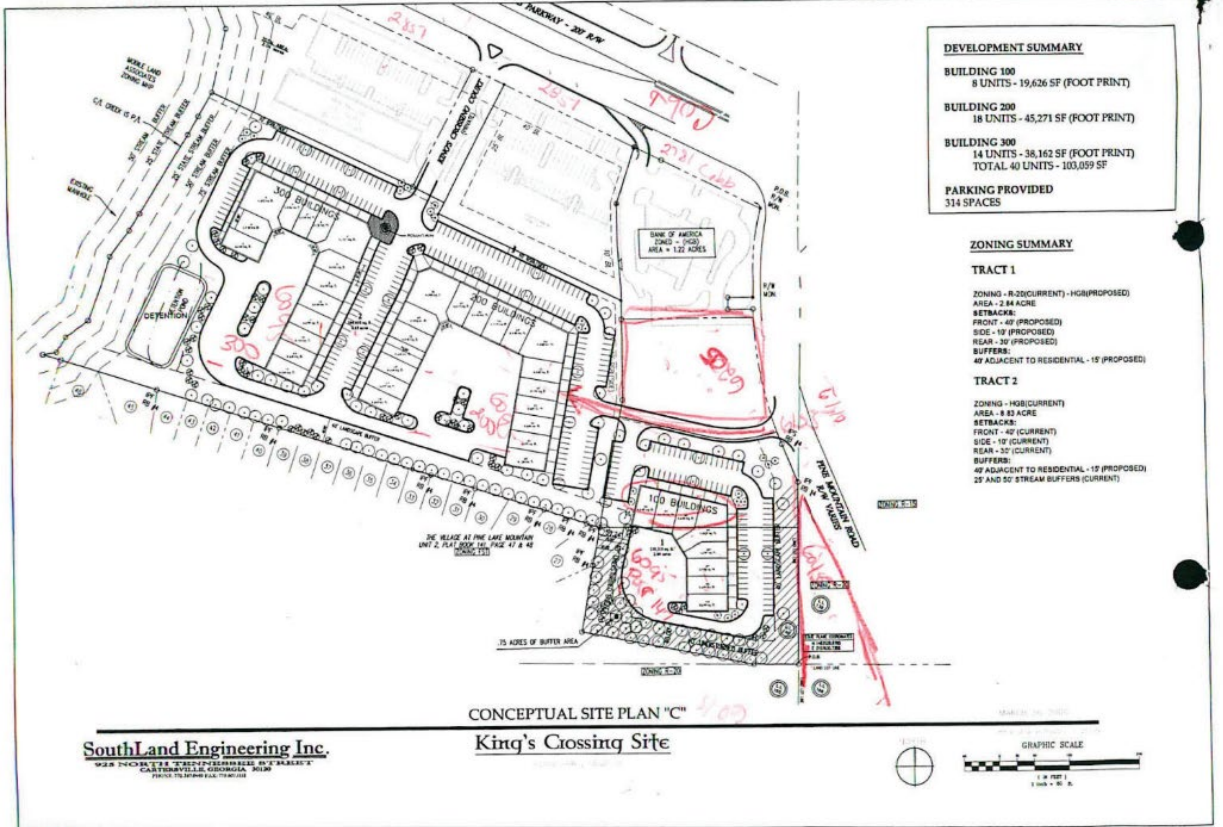
Development Name: 5-Star Building Solutions- Pine Mountain Road

Applicant/Contact Name: Mike Colcombe

Phone: 678-859-0491

Type of Review: Preliminary Plat Final Plat

Development Site Other ()



... which will abut an existing residential structure shall provide a ten (10) foot landscape buffer

na 40) Property/lease lines clearly delineated

x 41) References to recorded and unrecorded access/cross parking, easements, utilities, and off-site storm water management facility
NOTES/LABELS ADDED TO UTILITY PLAN

6. Verify that access easement in place for rear property
LABELLED ON UTILITY PLAN

EXPECTED MILESTONES

Rezoning Journey

- Zoning Application Submitted: October 17, 2025
- Community Engagement: December 8, 2025
- Planning & Zoning Commission 1: January 7, 2026
- Planning & Zoning Commission 2: February 4, 2026
- City Council: February 16, 2026



Development Journey

- Land Disturbance Permit:
 - Engineering & Approvals: April – September 2026
- Begin Land Development: Fall 2026
- Land Development Complete: Fall 2027
- Vertical Construction Start: Winter 2027
- Home Sales: Spring 2027
- Buildout: Fall 2029



QUESTIONS?

SUPPLEMENTAL MATERIALS

Surrounding Architecture – Cedar Creek



Surrounding Architecture - 6205



Surrounding Architecture – Bank of America



Surrounding Architecture – Kings Crossing Plaza



Surrounding Architecture – Kings Crossing Plaza



Surrounding Architecture – Suffah Mosque



Surrounding Architecture – The Village at Pine Mountain



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

**

Arrests do not include juvenile arrests

KENNESAW HISTORY

Sholes' Directory

An incredible resource for life in Georgia's small towns after Reconstruction is *Sholes' Georgia State Gazetteer and Business Directory*. The first volume was compiled by C. W. Norwood in 1879, while the second was published in 1881 and was compiled by a team from the Standard Directory Company.

The 1879 edition lists in our community two churches, several general stores, a carpenter, a cotton gin, and other stores that are not surprising in a small nineteenth century southern town. What is interesting is the presence of two shoemakers, a saloon, and a gold mining firm. It is also worth noting that the community is listed as Kennesaw a full eight years before official incorporation under that name.

The version in 1881 is somewhat similar, though the introduction adds new agricultural info: the most important crops in our area were corn, meal, flour, and cotton. It also lists fewer businesses, reporting instead one grist mill, three general stores, one wagon maker, one contractor, two shoemakers, one hardware store, and one grocer.

KENNESAW.

Cobb County - W. & A. R. R.

Deriving its name from the mountain near which it is located, and also known as Big Shanty. Is 29 miles from Atlanta, 111 from Chattanooga, Tenn., and 7 northwest of Marietta, the seat of justice. It has a population of about 200, two churches—Baptist and Methodist—and a grist and saw mill and cotton gin operated by steam. The Kennesaw Spring supplies the railroad station. Office of Western Union Telegraph. Mail daily each way. James L. Hughes, P. M.

Corrie B. H., genl store
Corrie G. T., r. r. agt
Eidson R. S., genl store
Gibson John S. & Son, blacksmiths
Gramling Richard, carpenter
Hughes James L., shoemkr
Hull & Valentine, gold miners
Johnson G. N., gin, grist and saw mill
Kendrick I. B., justice
Lemon Jesse L., tel opr
McMurray J. A. Rev., Baptist
McRea William L., carpenter
Price James N., shoemkr
Roberts John, cotton gin
Rutherford T. M., blacksmith
Singleton J. J. Rev., Methodist
Smith George W., physician
Steele B. F., saloon
Tanner & Bro. (John Q. and James G.), genl store

Sholes' Directory, 1879-1880

Presented by Andrew J. Bramlett at the February 16, 2026,
City of Kennesaw Mayor & Council Meeting

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

PLEASE MAKE SURE YOUR NAME IS LEGIBLE AND CLEAR

**City Council Regular Meeting
2/16/2026
Public Comment Sign-in**

	Name	Address	Topic
1	Andrew J. Bradditt	2990 Kennedfield Ct.	Local history
2	DAVID SCHWICKERSON	UPM HOA	DRB
3	Cameron Heath	55 Ivan Allen Tr. Blvd	DRB
4	Timothy Hering	2059 White Oakway	
5	Megan Richardson	2052 Pine Hill circle	Lawn Maintenance
6	Steven Luitjens	3840 Giles Rd #1304	Native landscape ordinance
7			
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