Mayor
Derek Easterling
City Manager
Jeff Drobney, ICMA-CM
City Clerk
Lea Alvarez, CMC

Council
Madelyn Orochena
Tracey Viars
Jonathon Bothers
Antonio Jones
Anthony Gutierrez-Leon

City Council Work Session
Meeting Agenda
March 9, 2026 6:30 PM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)

Livestream: www.kennesaw-ga.gov/publicmeetings/

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1. **Invocation**
2. **Pledge of Allegiance**
3. **Call to Order**
4. **Announcements**
5. **Presentations**
6. **Old Business**
7. **New Business**

   A. **Resolution: Master Fee Schedule Updates**
   Approval of a Resolution updating various portions of the Master Fee Schedule.

8. **Committee and Board Reports**
9. **Public Hearing(s)**

   A. **Ordinance: Rezoning Request for 1600 Old 41 Hwy & 0 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 and 0 Old 41 Hwy (parcel #20021200130 & 2002120156). Case #RZ2026-01

   B. **Zoning Variance: 1600 Old 41 Hwy & 0 Old 41 Hwy**
   Consideration for approval of a variance application for the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel #20021200130 & 2002120156) as submitted by Walton Communities, LLC. Case #ZV2026-01

C. **Ordinance: Rezoning Request for 6095 Pine Mountain Road**
Consideration for approval of an ordinance authorizing a rezoning request submitted by Cedar Creek Professional Office Association, Inc for the property located at 6095 Pine Mountain Rd (parcel #20014001470). Case #RZ2026-03

10. Consent Agenda

A. **Minutes: February 23, 2026 Work Session**
Approval of the February 23, 2026, City Council work session minutes.

B. **Minutes: February 23, 2026 Executive Session**
Approval of the February 23, 2026, City Council executive session minutes.

C. **Minutes: March 2, 2026 Regular Meeting**
Approval of the March 2, 2026, City Council regular meeting minutes.

11. General and Administrative

A. **Alcohol License: Hooters of Kennesaw 2025 LLC D/B/A Hooters of Kennesaw**
Consideration for approval of a Retail Pouring Alcohol License for Beer, Wine, Liquor, and Sunday Sales for Hooters of Kennesaw 2025, LLC D/B/A Hooters of Kennesaw located at 2102 Old 41 Highway NW, Kennesaw, GA, 30144. Applicant: Matthew Floyd

12. Public Safety

A. **Crime Stats: February 2026**
Consideration for the acceptance of the February 2026 crime statistics.

B. **Resolution: Memorandum of Understanding with Kennesaw State University for the assignment of law enforcement officers.**
Consideration for approval of a Resolution authorizing a Memorandum of Understanding (MOU) between the City of Kennesaw and Kennesaw State University for mutual aid and law enforcement assistance.

C. **Resolution: Agreement with Semotus, Inc. dba Hiplink Software**
Consideration for approval of a Resolution authorizing the agreement with Hiplink Software for critical communication services.

13. Information Technology

14. Public Works and Building Maintenance

15. Recreation and Culture

16. Community Development

17. 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 Playscape in Depot Park**
Discussion item requested by Councilmember Orochena regarding a natural playscape in 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

Item Report

TO: The Honorable Mayor and City Council

FROM: Lea Alvarez, City Clerk

DATE: March 9, 2026

TITLE: **Resolution: Master Fee Schedule Updates**
Approval of a Resolution updating various portions of the Master Fee Schedule.

Summary:
The Master Fee Schedule has been updated to reflect the following changes:

The Kennesaw Police Department increased its fingerprinting fee from $15 to $35 to better align with Cobb County (page 28 of Exhibit A).

The Southern Museum added a Licensing Agreement/Publication Policy for researchers and organizations who wish to publish duplications from the Museum's collection (page 14 and 16 of Exhibit A).

Smith-Gilbert Gardens added a $50.00 deposit to reserve group activities, such as tours, workshops, presentations, etc. The deposit will be applied towards the total cost (page 32 of Exhibit A).

Recommendation:
The City Clerk recommends approval.

Fiscal Impact:

Attachments:
1. RES 2026 - Master Fee Schedule Updates
2. Exhibit A - March 2026 - Master Fee Schedule - Draft

CITY OF KENNESAW
GEORGIA

RESOLUTION NO. 2026-__

RESOLUTION TO UPDATE PORTIONS OF THE KENNESAW MASTER FEE SCHEDULE TO REFLECT CHANGES BY DEPARTMENTS

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:

WHEREAS, the Kennesaw Police Department amended their fingerprinting fee from $15.00 to $35.00 to better align with Cobb County; and

WHEREAS, Smith-Gilbert Gardens added a $50 deposit to reserve group activities, which will be applied towards the total cost; and

WHEREAS, the Southern Museum added a new fee for a Licensing Agreement/ Publication Policy for researchers and organizations and amended the rental timeframe associated with the Cobb EMC Gallery.

WHEREAS, the Master Fee Schedule is hereby updated to reflect all changes as shown in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED the Kennesaw City Council hereby adopts the revised Master Fee Schedule as presented (Exhibit A).

PASSED AND ADOPTED by the Kennesaw City Council on this __ day of March 2026.

ATTEST: CITY OF KENNESAW:

_____ _____
Lea Alvarez, City Clerk Derek Easterling, Mayor

RESOLUTION NO. 2026-
Exhibit A
CITY OF KENNESAW
MASTER FEE SCHEDULE

DEPARTMENT	FEE TYPE	FEE		REFERENCE
911 Communications	Pre-paid Cellphones	$1.50 per cellphone, one-time fee when purchased		Resolution No. 2018-35 HB 751 (2018)
911 Communications	Post-paid cellphones	$1.50		Resolution No. 2018-36 HB 751 (2018)
911 Communications	Certify documents & CDs	$5		
All Departments	CDs, DVDs	$0.25; $10 for bodycam or in-car videos (only)		OCGA 50-18-71(f); OCGA 50-18-96(g) [HB 976 - 2016]
All Departments	Copies (8 ½ X 11, Legal & 11 x 17)	$0.10 per page, and administrative charges for search, retrieval, and other direct administrative costs, such administrative charges and supervising records research not to exceed the salary of the lowest paid full-time employee who, in the discretion of the custodian of the records, has the necessary skill and training to perform the request.		Per Open Records Law OCGA 50-18-70 (The requester is not charged for the first fifteen minutes of time.)
All Departments	Returned Check Charge	$25		
Building	Residential: Permit fees for new residential building construction are calculated using the most current	Construction Cost	Permit Fees	Construction Cost (From ICC Data) = Unheated sq. ft. total (x) $31.50 + Heated sq. ft. total (x) Sq. Ft. Construction Cost Based on Type of Construction
		Up to $15,000	$80	
		$15,001 - $25, 000	$150	
		$25,001 - $50,000	$300	
		$50,001 - $75,000	$450	

DEPARTMENT	FEE TYPE	FEE		REFERENCE
	International Code Council Building Valuation Data at a rate of $6.00 per $1000 of estimated construction cost.	Over $75,001	$6.00 per $1000 of construction cost Non-refundable, non-transferrable	
Building	Commercial: Permit fees for new commercial building construction are calculated using the most current International Code Council Building Valuation Data at a rate of $7.00 per $1000 of estimated construction cost.	Construction Cost	Permit Fees	Construction Cost (From ICC Data) = Sq. ft. total (x) Sq. Ft. Construction Cost Based on Type of Construction
		Up to $15,000	$100	
		$15,001 - $25, 000	$175	
		$25,001 - $50,000	$350	
		$50,001 - $75,000	$525	
		Over $75,001	$7.00 per $1000 of construction cost Non-refundable, non-transferrable	
Building	Certificate of Occupancy and Letters of Completion (LOC)	$80 Non—refundable, non-transferrable		
Building	Commercial Remodel in Type 1-A or 1-B Construction	Calculated construction cost (X) 0.5 Non—refundable, non-transferrable		
Building	Commercial Remodel in all other Construction types	Calculated construction cost (x) 0.75 Non—refundable, non-transferrable		
Building	Construction Trailer Permit	$80 Non—refundable, non-transferable		

DEPARTMENT	FEE TYPE	FEE	REFERENCE
Building	Low Voltage Electrical Permit: phone system, data system, security system, fire alarm system, CATV system	Minimum Fee $80 Non—refundable, non-transferable	
Building	EV Charging Station	Minimum Fee $80 Non—refundable, non-transferable	Electric permit based on commercial permit fees
Building	Free Standing Building with No Tenant (Shelly Only) Commercial Building Valuation: X 80% per ICC	CO or LOC: $80.00 Non—refundable, non-transferrable	
Building	House Moving Permit	$80 Non—refundable, non-transferable	
Building	Impact Fee	$699 (residential) Commercial fees – see Attachment A	Ordinance No. 2010-04.
Building	Mobile Home Permit	$80 Non—refundable, non-transferable	Electrical permit is required for power release
Building	Move In C.O. Permit (No change of Use, No Construction, No Utility Work)	$80 Non-refundable, non-transferable	This is required before a new business can occupy a building & Business License is issued. Ordinance No. 2006-06
Building	Multi-Family Permit (for Trade Permits Only)	Per Unit Plumbing - $25 HVAC - $25 Electrical - $25 Non-refundable, non-transferable	

DEPARTMENT	FEE TYPE	FEE	REFERENCE
Building	New Tenant/Interior Remodel/ Vacant Tenant/New Build	CO or LOC: $80.00 Non—refundable, non-transferrable	
Building	Penalty for Construction prior to Issuance of permit	Double Permit Fee, maximum $1000	
Building	Plan Review (Commercial Only)	7% of the Permit Fee	
Building	Re-activate expired permits	Same as the new permit fee	
Building	Re-inspection Fees	$50 - 1st $75 - 2nd $100 - 3rd and each subsequent time	
Building	Retaining Wall/Commercial Block Walls	$100 per wall Non—refundable, non-transferrable	
Building	Revisions Fees	Residential: $25.00 per resubmittal Commercial: $100 per resubmittal Non—refundable, non-transferrable	
Building	After hours Inspection	After 5 PM Monday- Friday or on Weekends (any time before or after normal business hours) $300 Fee Non-refundable, non-transferable	
Building	Swimming Pool Permit	$250 Non—refundable, non-transferable	
Building	Technology	1% of each permit issued, $10.00 minimum fee per permit	

DEPARTMENT	FEE TYPE	FEE	REFERENCE
Building	Trade Permit (Mechanical, Electrical, Plumbing)	$80 Non—refundable, non-transferable	
Building	Short Term Rental (STR) Inspection Permit	$80 Non-refundable, non-transferable	See Code of Ordinances Chapter 22, Article XIII, Sec. 22-356: Inspection Fee
Building/Zoning	Demolition Permit	$80 Non—refundable, non-transferable	If in the historic district, they must be approved by HPC. Application is filed w/ P&Z.
Business License	Convenience Fee	4% fee for debit or credit card payment $5 for E-check payment	Government Window
Business License	Alcoholic Beverage License	$350 Application Fee	This fee type has many situational aspects that will depend on the type of applicant and where the alcohol will be sold. See Chapter 6 in the Code of Ordinances for specifics. See Code of Ordinances Section 6-52 for License Fee Schedule. The application fee will cover the cost of advertising 2 times, fingerprinting & background check.
Business License	Occupational Tax Based on Gross Receipts	Class 1 through Class 6	See attached Schedule A “City of Kennesaw Business Tax Schedule”
Business License	Business License Fees – Rush process fee	$50 fee to process a business license same day after receiving a completed	

DEPARTMENT	FEE TYPE	FEE	REFERENCE
		application or renewal form with all appropriate approvals	
Business License	Short-Term Rental Application Fee	$250	See Code of Ordinances Chapter 22, Article XIII, Sec. 22-358.1
Business License	Massage Work Permit New Application	$25	See Code of Ordinances Chapter 22, Article IX. Section 22-231(b)
Business License	Massage Work Permit Renewal	$15	See Code of Ordinances Chapter 22, Article IX. Section 22-231(b)
Business License	Temporary Use Permit Application	$100	See Code of Ordinances Chapter 22, Article I, Sec. 22-13.6: Regulatory Fee
Business License	Mobile Food Vending Permit	$50	Regulatory Fee
Business License	Administrative Fee	$55	See Code of Ordinances Chapter 22, Article 1, Sec. 22-7(b): Initial start-up, renewal or reopening of occupation tax accounts
Business License	Bail Bonds Application	Regulatory Fee: $100 Each Employee: $50 Fingerprint Fee: S $45 Application fee $75	See Code of Ordinances Chapter 22, Article III, Division 2, Section 22-71. Approval of M&C is required on new applications only. License based on gross receipts if located within the City only.
Business License	Insurance or licensed agent: Annual license fee	$100	O.C.G.A. § 33-8-8(b)(1); Ordinance No. 2011-27

DEPARTMENT	FEE TYPE	FEE	REFERENCE
	upon each insurer doing business within the City A licensed agent of an insurer for insurance said insurer shall pay an additional license fee per location	$35 per location	
Business License	Massage Therapist License	License based on gross receipts - See Code of Ordinances 22-11. $45 Fingerprint Fee	See Code of Ordinances Chapter 22, Article IX. Approval of M&C is required on new applications only. A state license is required before a business license is issued. See attached Schedule A “City of Kennesaw Business Tax Schedule”.
Business License	Pawn Broker License	License based on gross receipts - See Code of Ordinances 22-45. $45 Fingerprint Fee	See Code of Ordinances Chapter 22, Article XI, Section 22-276. Approval of M&C is required on new applications only. See attached Schedule A “City of Kennesaw Business Tax Schedule”
Business License	Soliciting Permit Commercial-Only (Door to Door)	$25 (30-day period)	
Business License	Fundraising Counsel or Professional Solicitor	$200 plus $25,000 bond	Permit valid one year, all expire on December 31st; Ordinance No. 2011-02
Business License	Yard Sale Permit	No Fee	No more than 3 days in succession; no more than 3 weekends per calendar year; See Code of Ordinances

DEPARTMENT	FEE TYPE	FEE	REFERENCE
			Chapter 22, Article XII, Section 22-302(2)
Cemetery Fees	Residents Non-Residents Employees	$1,500 $2,000 $750	Lots are 5'x10' The remains must be in a vault Resolution No. 2014-21, 2014
	Burial Permit	$100	
	Cremation Internment in a lot	$200	Cremations up to 4 in one lot; includes the cost of a burial permit
	Cremation Garden Service + Engraved Bronze Plaque	$800	Monday through Friday (except holidays)
	Memorial Garden - engraved bronze plaque only	$400	
	Cremation Garden only – no bronze plaque	$400	
	Business donation for zinc plaque	------	Contact Cemetery Foundation
	Active or retired City Employees - Cremation Garden Service + Engraved Plaque	$400	Monday through Friday (except holidays)
City Clerk	Certified Copies of Records, upon request	$25	OCGA 50-18-71(c)(1)

DEPARTMENT	FEE TYPE	FEE	REFERENCE
City Clerk	Convenience Fee	4 % fee for online open record request payments	Government Window
City Manager	Permit Fees – television, video, filming	$100 (non-refundable) $500 per day, per street $250 per day, per street $50 per day, per space $275 per barricade or cone replacement See prices outlined by Off Duty Management web-based service https://www.kennesaw-ga.gov/hire-off-duty/. $300 per day $250 per day $300 per day $300 per day $250 per day $250 per day $2,000 per day $2,500 per day	Application Processing Fee Street Closures Intermittent Street Closures Parking Space Use Charged if barricade or cone is stolen or damaged Police Officer (Security) Police Officer (Security for alcohol event) Police Officer (Traffic) City Parks City Cemetery Court/Council Chambers Community Center Historic Train Depot The Community House Southern Museum Smith-Gilbert Gardens
Court	Fines and Cash Bonds	--	See Chapter 38 of the Kennesaw Code of Ordinances
Court	Certified Records	$5	
Court	Convenience Fee	7% fee for online citation payments and 6.5% for credit/debit card payments.	Government Window

DEPARTMENT	FEE TYPE	FEE	REFERENCE
Events Committee	Event Application Fee	$50 nonrefundable application fee for all events	to be waived only when a City department or board is a primary or co-applicant
Events Committee	Police Officer Alcohol Beverage Concession Support	See prices outlined by Off Duty Management web-based service https://www.kennesaw-ga.gov/hire-off-duty/.	2 hour minimum
Events Committee	Police Officer Support for City Sanctioned Events	See prices outlined by Off Duty Management web-based service https://www.kennesaw-ga.gov/hire-off-duty/.	The number of required officers at an event is determined by the type of event
Events Committee	Police Officer Special Events at City Facilities for external rentals	See prices outlined by Off Duty Management web-based service https://www.kennesaw-ga.gov/hire-off-duty/.	2 hour minimum
Events Committee	Public Works Street Closings	$48 per hour, with a 4-hour minimum plus $20 per sign required (based on special event application)	Based on the rate for a two-person crew
Events Committee	Barricade Replacement	$275 each	Only charged if barricade is damaged or stolen
Events Committee	Maintenance Dept	$50 per hour, per person with a 4-hour minimum for custodial support	Charge for non-city events
Events Committee	Maintenance Dept	$50 per hour, per person, with a 2-hour minimum for other maintenance (such as electrical)	Charge for non-city events
Events Committee	Recreation Staff	$48 per hour, per employee if requested in Special Event Application	
G & A	Tent Permit (Temporary)	$15	Fire Marshall
G & A	Property Tax FIFA fee for placing or releasing a lien on property for delinquent taxes	Manual - $12.00 total to file/release E-file - $50 total to file/release	Code Section 82-28
G & A	Property Tax “Tax Sale” fee for Pre-Sale Collection Cost	$65	Code Section 82-27

DEPARTMENT	FEE TYPE	FEE	REFERENCE
G & A	Property Tax Title Search and Certified Mail Fee	$175	Code Section 82-27
G & A	Sanitation Deposit	Residential & Commercial $100	
G & A	Sanitation Service	**Residential:** $34.50 per month for one can. (Receive one month free if annual bill is paid in advance) **Commercial**: $34.50 per month for one can	
G & A	Sanitation Extra Carts	**Garbage:** $19.50 per month per can **Recycle:** $6.00 per month per can	
G & A	Sanitation Replacement Carts	$100	Customer Damaged/ Customer Lost
G & A	Sanitation Call Back Service	Regular hours $25 After hours $55	
G & A	Sanitation Reinstatement Fee	$50	
G & A	Sanitation Bulk Materials Collections	Cost is based on the type of material, weight, & time required for collection of the material. $45 (up to 30 minutes) $10 for each additional ten minutes over 30 minutes initial work	Additional fees will be charged for materials that incur added dumping fees (based on dumping fee)
G & A/Public Works	Convenience Fee	$5 fee to pay Sanitation, Streetlight or Stormwater over the phone with a city representative. If	

DEPARTMENT	FEE TYPE	FEE	REFERENCE
		you choose to pay online with VISA, MC, AMEX, or Discover, a $2 per transaction fee for online credit/debit card payments. $2.50 fee per ECheck transaction paid online.	
G & A	Convenience Fee	3% fee for credit card payments at the property tax window.If you choose to pay online with VISA, MC, AMEX, or Discover, a 3% fee and $3.50 per transaction fee for online credit/debit card payments. $1.25 fee per ECheck transaction paid online.	
GIS	Map Costs	8.5”x11” – (Vector Map $0.50, Aerial Photo $1.00) 11”x17” – (Vector Map $1.00, Aerial Photo $2.00) 18”x24” – (Vector Map $3.00, Aerial Photo $5.00) 24”x36” – (Vector Map $5.00, Aerial Photo $7.50) 34”x44” – (Vector Map $7.50, Aerial Photo $10.00) Legal 8.5”x14” – (Vector Map $0.75, Aerial Photo $1.50) A $5.00 setup fee is applied to any existing maps requested in different	

DEPARTMENT	FEE TYPE	FEE	REFERENCE
		paper sizes; specialty maps will be priced and billed at an hourly rate.	
KDDA	Scarecrow On Main Registration Fee	$25	
KDDA	Farmers Market fees	$10 weekly for farmers/growers $20 weekly for crafters/makers/resellers $170 – full-season grower/farmer $340 – full-season crafter/maker/reseller	
KDDA	Holiday Market Fees(Seasonal)	$50 for 10 x10 ft Tent	
Museum	Admission Fees	Adult regular $10; Senior regular (65+) $8; Active Duty, Reserve, Guard, and military retiree (w/ID), University Student (w/ID), Child/Youth (3-17) All $5; Toddlers 2 and under – Free with Family	
Museum	Admission Fees Group Rates – (Group Rates consist of 10 individuals or more). A minimum flat fee is charged if there are less than 10 individuals.	Student Guided Tour $5.00 per student $50 minimum flat fee $50 Deposit for Guided Tour Adult Guided Tour $8.00 per adult $80.00 minimum flat fee	Guided School Tours – Teachers and school employees enter free during the tour, any additional adult chaperones pay $5 each. Guided Homeschool Group Tours- One parent teacher may enter free for every 10 paid children, remaining adult chaperones pay $5 each

DEPARTMENT	FEE TYPE	FEE	REFERENCE
Museum	Archival Documents Reproduction and Duplication Fees	$0.10 per page, plus the staff research fee	The handling fee applies after the first 100 pages. Duplication fees do not include the cost of shipping.
Museum	Staff Research fee	$20 fee per hour after the first 30 minutes and $20 for each additional hour	
Museum	Archives Researcher Fee	$10 per day per researcher or $20 per week	
Museum	Digital Image Duplication Services	$10 for the first image duplicated digitally (This may/ can include the Staff Researcher Fee depending on the time needed for the request) $1 for each additional page after the first page	If the file is sent via physical media (CD, flash drive, etc.) cost of media used and shipping fees apply.
Museum	Licensing Agreement/ Publication Policy	For Researchers: $60 fee for the first 5 items or $120 fee for the first 10 items published, and $25 fee per additional item. For Organizations and other institutions: $30 fee for the first 5 items published or $60 fee for the first 10 items, and $12 fee per additional item.	Researchers, organizations and other institutions who wish to publish duplications from our collection will be required to sign a Licensing Agreement/Publication Policy application and pay a fee.
Museum	Museum Classroom	$85 per hour during operating hours with a 2-hour minimum (Tues – Sat, 9:30 AM – 5 PM)	Max capacity is 50 people in the classroom

DEPARTMENT	FEE TYPE	FEE	REFERENCE
	This option is available during and after normal operating hours. All events must be finished by 11 PM	$85 deposit $150 per hour after normal operating hours with a 2-hour minimum (Tues – Sat, 5 PM – 11 PM) $150 deposit Damage deposit $250 Returnable if the facility is left clean and not damaged. Payable via check or cash. Optional $125 staff room set-up/breakdown fee	10% discount for City Employees, non-profits, government agencies, or Museum Members (no combined discounts) Rentals are not available on city holidays or the evening before a holiday after normal operating hours. Rentals are not available on Sunday or Monday.
Museum	Full Museum Rental – Museum Exhibit Galleries/Cobb EMC Gallery (excludes Theater, Jolley Education Center, and other Museum areas) *This option is only available ***after*** normal operating hours. All events must be finished by 11 PM.	$500 per hour after normal operating hours with a 2-hour minimum (Tues – Sat, 5 PM – 11PM) $500 deposit Damage deposit $500 Returnable if facility is left clean and not damaged. Payable via check or cash. Outside alcohol is permitted with a required City of Kennesaw police officer presence. See prices outlined by Off Duty Management web-based service https://www.kennesaw-ga.gov/hire-off-duty/. Optional staff room set-up fee starting at $400.	10% discount for City Employees, non-profits, government agencies or Museum Members (no combined discounts) Max capacity for the museum is 1,646 total; see staff for individual room limits and structure. Rentals are not available on city holidays or the evening before a holiday after normal operating hours. Rentals are not available on Sunday or Monday. Custom Rental packages based on the fee schedule are available upon request.

DEPARTMENT	FEE TYPE	FEE	REFERENCE
Museum	Cobb EMC Gallery (no access to museum exhibits or galleries) This option is available during and after normal operating hours. All events must be finished by 11 PM.	$300 per hour during and after normal operating hours with a 2-hour minimum (Tues – Sat, ~~5 PM – 11 PM)~~ 9:30 AM – 11:00 PM) $300 deposit Damage deposit $500 Returnable if the facility is left clean and not damaged. Payable via check or cash. Outside alcohol is permitted with a required City of Kennesaw police officer presence. See prices outlined by Off Duty Management web-based service https://www.kennesaw-ga.gov/hire-off-duty/. Optional $350 staff room set-up/breakdown fee.	10% discount for City Employees, non-profits, government agencies, or Museum Members (no combined discounts) The maximum capacity is 250 people in the Annex Gallery. Rentals are not available on city holidays or the evening before a holiday after normal operating hours. Rentals are not available on Sunday or Monday.
Museum	Cobb EMC Gallery Annex (no access to museum exhibits or galleries) This option is available during and after normal operating hours. All events must be finished by 11 PM.	$100 per hour during and after normal operating hours with a 2-hour minimum (Tues – Sat, 9:30 AM – 11 PM) $100 deposit Damage deposit is $250 returnable if the facility is left clean and not damaged. Payable via check or cash. Outside alcohol is permitted with a required City of Kennesaw police offer presence. See prices outlined by Off Duty Management web-based	10% discount for City Employees, non-profits, government agencies, or Museum Members (no combined discounts) Max capacity is 50 people (100 if ceremony only) in the Cobb Annex Rentals are not available on city holidays or the evening before a holiday after normal operating hours. Rentals are

DEPARTMENT	FEE TYPE	FEE	REFERENCE
		service https://www.kennesaw-ga.gov/hire-off-duty/. $150 Set Up/ Break down fee	not available on Sunday or Monday.
Museum	Outreach Programs	Single class visits are $75 (40 students max); each additional class is $50. A standard mileage fee based on the current city rate will be charged for visits to schools outside of a 20-mile radius of the Museum.	
Museum	Theater only *This option is only available ***after*** normal operating hours. All events must be finished by 11 PM	$150 per hour after normal operating hours with a 2-hour minimum (Tues – Sat, 5 PM – 11 PM) $150 deposit Damage deposit $250 Returnable if the facility is left clean and not damaged. Payable via check or cash. Outside alcohol is permitted with a required City of Kennesaw police officer presence. See prices outlined by Off Duty Management web-based service https://www.kennesaw-ga.gov/hire-off-duty/. Optional $200 staff room set-up/breakdown fee	10% discount for City Employees, non-profits, government agencies, or Museum Members (no combined discounts) The maximum capacity is 100 people in the theater. Rentals are not available on city holidays or the evening before a holiday after normal operating hours. Rentals are not available on Sunday or Monday.
Museum	Travel Trunk	$75 per week	Renters are responsible for picking up the Traveling Trunk from the Museum and returning it after seven days.

DEPARTMENT	FEE TYPE	FEE	REFERENCE
Museum	Venue Supply Rental	$10 per table linen (white/black)	
Parks & Rec	Recreation Center Memberships	Student - $10.00 Resident - $20.00 Non-Resident - $30.00	Memberships are active for 1 year from the registration date. Single Day Passes available for $5.
Parks & Rec.	After Operating Hours Fees	Community Center Rooms $40 per hour Banquet Hall $50 per hour Recreation Center Rooms $40 per hour Gymnasiums $100 per hour	Rooms, Banquet Hall, and gymnasiums will have the added cost for overtime for employees.
Parks & Rec.	Non-Resident Fees	Varies, see below	All Non-Resident fees refer to residents outside of the Cobb County limits.
Parks & Rec.	Cancellation Fees – With Notice	$5 $15 $25 $30 31+ Days Notice - 100% Refund 30-22 Days Notice - 75% Refund 15-20 Days Notice - 50% Refund 8-14 Days Notice - 25% Refund 7 or Less Days - 0% Refund	Programs/activities Pavilion rentals All other facility rentals Camps Code section 66-16(c)(18)

DEPARTMENT	FEE TYPE	FEE	REFERENCE
Parks & Rec.	Cancellation Fees Without Notice	Forfeit rental fees	Code section 66-16(c)(4): If facilities are not used during the reserved time for any reason and no prior cancellation was given
Parks & Rec.	Cleaning/Security Deposit Fee	May lose all or a portion of the cleaning deposit.	Code section 66-16(e); The decision of whether the deposit shall be refunded is solely up to the director of the Parks and Recreation department or his or her designee.
Parks & Rec.	Community Center Banquet Hall	**RESIDENTS:** $175per hour; **NON-PROFITS:** $125per hour; **NON-RESIDENTS:** $275per hour $150 Security Deposit Portable dance floor including set up and take down available for $150. Platform Setup available for $50.00 Full stage set up Available for $150 $50 AV Equipment Add-On	2-hour minimum for all rentals The deposit is refunded once confirmed there are no problems. **The person who is renting the facility must be the person who uses the facility
Parks & Rec.	Community Center – Conference Room	**RESIDENTS:** $25 per hour; **NON-PROFIT:** $20 per hour; **NON-RESIDENTS:** $35 per hour	1-hour minimum for all rentals

DEPARTMENT	FEE TYPE	FEE	REFERENCE
		Security Deposit $50	
Parks & Rec.	Community Center – Large Meeting Room	**RESIDENTS:** $60 per hour; **NON-PROFITS:** $50 per hour; **NON-RESIDENTS:** $85 per hour $50 Security Deposit $50 AV Equipment Add-On	2-hour minimum for all rentals The deposit is refunded once confirmed there are no problems
Parks & Rec.	Administration Fee	5% for all transactions	Admin fee will cover the cost of transaction fees
Parks & Rec.	Community Center – Craft Lab	**RESIDENTS:** $30per hour; **NON-PROFIT:** $25 per hour; **NON-RESIDENT:** $45per hour $50 Security Deposit	2-hour minimum for all rentals The deposit is refunded once confirmed there are no problems
Parks & Rec.	Community Center - Painting Lab	**RESIDENTS:** $30per hour **NON—PROFIT:** $25 per hour **NON-RESIDENTS:** $45 per hour $50 Security Deposit	2-hour minimum for all rentals The deposit is refunded once confirmed there are no problems
Parks & Rec.	Community Center – Fitness Room	**RESIDENTS:** $45 per hour	2-hour minimum for all rentals

DEPARTMENT	FEE TYPE	FEE	REFERENCE
		NON-PROFIT: $35per hour **NON-RESIDENTS:** $60 per hour $50 Security Deposit	The deposit is refunded once confirmed there are no problems
Parks & Rec.	Community Classes	**NON-RESIDENT:** (Monthly programs) $15 **NON-RESIDENT:** (All other classes)$20	These fees are over and above the standard registration fees for participation in sports and classes. 66-17(a)(2) age 65 years or older are exempt from paying any non-resident user fees but are required to pay all standard registration fees.
Parks & Rec.	Dance Rooms	**RESIDENTS:** $35per hour; **NON-PROFIT:** $30per hour; **NON-RESIDENT:** $50per hour $50 Security Deposit	2-hour minimum for all rentals The deposit is refunded once confirmed there are no problems
Parks & Rec.	Outdoor Classroom at Depot Park	**RESIDENTS:** $35per hour; **NON-RESIDENTS:** $55per hour $50 Security Deposit	2-hour minimum for all rentals Rented Monday through Sunday from 9 AM to 8 PM. Maximum capacity is 60. Rentals are not available on city holidays, the evening

DEPARTMENT	FEE TYPE	FEE	REFERENCE
			before a holiday, or during a city special event.
Parks & Rec.	Outdoor Pickleball Court Rental	**RESIDENTS:** $20/court, per hour **NON-RESIDENTS:** $25/court, per hour	
Parks & Rec.	Electric charging station: (Revival Parking Deck and Adams Park)	$0.85 per hour for the first four (4) hours; After 4 hours, the fee increases to $4.00 per hour; and A maximum of $10.00 per day.	
Parks & Rec.	Park Pavilions	**RESIDENTS:** $35 per hour; **NON-RESIDENTS:** $55per hour $50 security Deposit	2-hour minimum for all rentals Resolution No. 2008-22 and in accordance with Municipal Code 66-16
Parks & Rec.	Park Use Permit (Swift-Cantrell Park)	Exterior Track: $500 for 4 hours Field A (approx. 8.4acres): $300 per hour Field A-Section 1 (approx. 1.5 acres): $100 per hour Field A-Section 3 (approx. 2.85 acres): $150 per hour Field B (approx. 4.51 acres): $250 per hour	2-hour minimum for all rentals (excluding Exterior Track) Exterior Track can only be rented between 8 PM-Noon (not exclusive) *Includes Section 1 of Field A Field A-Section 2 (approx. 3.8 acres): -Used for parking overflow -Not a standalone rental -Exclusive to Field A Rentals

DEPARTMENT	FEE TYPE	FEE	REFERENCE
		Field B-Section 4 (approx. 2.12 acres): $125 per hour Field B-Section 5 (approx. 2.21 acres): $125 per hour $100 Security Deposit	The deposit is refunded once confirmed there are no problems
Parks & Rec.	Recreation Center Fitness Rooms	**RESIDENTS:** $35per hour **NON-PROFIT:** $30per hour **NON-RESIDENTS**: $50per hour $50 Security Deposit	2-hour minimum for all rentals The deposit is refunded once confirmed there are no problems
Parks & Rec.	Recreation Center Gymnasiums	$75 per hour during operating hours - per gym (2-hour minimum) Max $750 until 10 PM $75 deposit - per gym $175 per hour after operating hours $ 200 per gym fee to lay down carpet tiles for gym floors. Returnable if the facility is left clean and not damaged.	2-hour minimum for all rentals The deposit is refunded once confirmed there are no problems
Parks & Rec.	Skate Park	**RESIDENTS:** $150 per hour **NON-RESIDENTS:**	3-hour minimum

DEPARTMENT	FEE TYPE	FEE	REFERENCE
		$200 per hour	
Parks & Rec.	Special Event Permits	$15	
Parks & Rec.	Splash Pad Admission	$3.00 per person	Children under the age of 14 years must be accompanied by an adult
Parks & Rec.	Splash Pad – Private Rental	**RESIDENTS:** $60per hour **NON-RESIDENTS:** $80 per hour	2-hour minimum for all rentals
Parks & Rec.	Sports Participants	Baseball Association Non-Resident fee $35; Softball Association Non-Resident fee $32;	Resolution No. 2004-26
Parks & Rec.	Sports Association Facility - Per participant: (resident & non-resident)	Baseball Association -$7 Softball Association - $5	Resolution No. 2004-26 These fees are over and above the standard registration fees for participation in sports and classes.
Parks & Rec.	Field Rental	Ball Fields -$50 (2hr minimum- 4 hr maximum) Lights- $75 per hour Tournaments only-$50 per game with lights an additional $10 per game $50 per field deposit	Deposit is refundable unless rental is canceled, then it will be withheld.
Parks & Rec.	Tennis Court Rental Fee – ALTA/USTA Leagues	<u>Adult Team</u> **RESIDENTS:** $200 per season; **NON-RESIDENT:** $300 per season <u>Senior Team</u> **RESIDENTS:** $140 per season;	When instructional programs offered through Parks & Recreation are not scheduled, court play is available on a first-come, first-served basis. Instructional programs offered through Parks & Recreation

DEPARTMENT	FEE TYPE	FEE	REFERENCE
		NON-RESIDENTS: $210 per season <u>Youth Team</u> **RESIDENTS:** $170 per season; **NON-RESIDENT:** $255 per season	**always** take priority over public use. Leagues must book the courts with the Parks & Recreation Department to ensure court use.
Parks & Rec.	Tennis Court Rental Fee – Group Rate	**RESIDENTS:** $20 per court, per hour; **NON-RESIDENTS:** $25per court, per hour Minimum 1 court and 1-hour rental;	When instructional programs offered through Parks & Recreation are not scheduled, court play is available on a first-come, first-served basis. Instructional programs offered through Parks & Recreation **always** take priority over public use. To ensure court space at the desired time, the court needs to be rented.
Planning & Zoning	Administrative Variance Application	$100	Unified Development Code, Chapter 9
Planning & Zoning	Charitable Donation Bins	$100 annually	Unified Development Code, Chapter 5
Planning & Zoning	Minor Plat Review (includes lot split less than 3 lots, lot combination less than 3 lots, lot line rearrangements)	$200 + Final Plat Application fee	
Planning & Zoning	Final Plat Review – 1st time	$400	Unified Development Code, Chapter 10
Planning & Zoning	Final Plat Review – Resubmittal	$200 each	Unified Development Code, Chapter 10

DEPARTMENT	FEE TYPE	FEE	REFERENCE
Planning & Zoning	Final Plat Application	$250 All plans to be approved by the Plan Review Committee before any scheduled public hearing	Unified Development Code, Chapter 10
Planning & Zoning	HPC Certificate of Appropriateness	$50 fee to cover administrative time, research, and review + $150 if demolition.	Unified Development Code, Chapter 4
Planning & Zoning	Rezoning Application	~~$375~~ Single Family detached: $375 + $10/ acres Townhouse /Multifamily: $550 + $10/acres Commercial/Official Institutional: $750 + $10/acres Mixed Use/PUD: $750 + $10/acres Industrial: $800 + $10/acres	Unified Development Code, Chapter 10
Planning & Zoning	Preliminary Plat Application	$250	Unified Development Code, Chapter 10
Planning & Zoning	Preliminary Plat Review – 1st time	Residential: $350 + $10/lot Commercial: $350 + $20/acres	Unified Development Code, Chapter 10
Planning & Zoning	Preliminary Plat Review – Resubmittal	50% of initial submission fee	Unified Development Code, Chapter 10
Planning & Zoning	Public Art Exhibits	$50	Unified Development Code, Chapter 2
Planning & Zoning	Special Called Meeting (Rezoning or Land Use)	$250	Unified Development Code, Chapter 10
Planning & Zoning	Special Land Use Permit Application	$250	Fees to cover advertisement and signs issued to post; Unified Development Code Chapter 10

DEPARTMENT	FEE TYPE	FEE	REFERENCE
Planning & Zoning	Variance Application Request	$375	Unified Development Code, Chapter 10
Planning & Zoning	Zoning Verification Letter	Tier I - $50 per parcel Tier II - add $25	Unified Development Code, Chapter 10 Tier I - Current zoning, surrounding zoning, permitted use Tier II - Zoning conditions, variances, planned development, zoning violation, special or conditional uses, nonconforming, etc. ** Additional information such as Certificate of Occupancy, Building Code Violations, Permit details, will require an Open Record request through the City Clerk.
Police	Accident Reports	$5	
Police	DVD copy of bodycam or in-car videos	$10.00	OCGA 50-18-96(g) [HB 976]
Police	Certified Records	$5	
Police	Criminal History	~~$~~20	
Police	Expungement of Arrest Records	$25 each incident	O.C.G.A. 35-3-37
Police	Incident Reports	$0.10 per page	
Police	Pouring License (Server Permit)	$30 Initial License $20 Additional Establish. $5 Replacement Card	
Police	Precious Metals	$25 Permit Fee $10 Annual Permit Renewal Fee	See Section 22-141 Code of Ordinances and State Law 43-37-1
Police	Fingerprints	~~$15~~ $35	

DEPARTMENT	FEE TYPE	FEE	REFERENCE
Public Work	Landscape/Tree Resubmittal	$150 each	
Public Works	Driveway, Curb Cut Permits	$25 Residential $50 Commercial	Ordinance No. 2006-06.
Public Works	Misc. Land Disturbance	$50 + technology fee (minimum technology fee $10)	(<0.9 acres or 1 per permitted structure)
Public Works	Land Disturbance	1 - 4.9 disturbed acres: $250 5+ disturbed acres: $500	Issued only with approval of the Plan Review Committee
Public Works	Sanitation – See G&A		
Public Works	Small Cell (1) Fee for each application for the collocation of each small wireless facility on an existing pole per small wireless facility (2) Fee for each application for each replacement pole with an associated small wireless facility (3) Fee for each application for each new pole with an associated small wireless facility (4) An annual right of way occupancy rate for nonexclusive occupancy of the right of way as follows:	$100 per small wireless facility $250 $1,000 per pole	Georgia HB 184 (2019)

DEPARTMENT	FEE TYPE	FEE	REFERENCE
	(i) For each small wireless facility collocated on any existing or replacement pole, including an existing or replacement City pole; or	$100 per year	
	(ii) For each new pole, other than a replacement pole, with an associated small wireless facility	$200 per year	
	(5) Annual attachment rate for collocations on City poles;	$40 per year per small wireless facility	
	(6) Fee to make ready any City pole to enable that pole to support a proposed small cell facility, including replacement of the pole if necessary;	Actual cost	
	(7) Penalty for failure to restore the right-of-way to the condition pre-installation O.C.G.A. §36-66C-5 (where a vendor that is permitted seeks to remove with notice to the City	$500	
	(8) Penalty for failure to restore the right of way to the condition pre-installation O.C.G.A §36-66C-6(b) (unpermitted collocation or	$1,000	

DEPARTMENT	FEE TYPE	FEE	REFERENCE
	location of facilities - where vendor installs without a permit) (9) Penalty for failure to remove abandoned facility, support structure or pole under O.C.G.A §36-66C-7(p)(1)	$500	
Public Works	Stormwater Utility	$5 Residential $1.13 per 1,000 sq. ft.; minimum fee $5 Non-Residential	Ordinance No. 2014-16 Resolution No. 2014-45 “Stormwater Utility Credit Manual”
Public Works	Street Lighting	Single-family residential: $2.15 per month Multi-family residential: $2.15 per unit per month (using 90% of actual units) Commercial, industrial, and institutional: $2.15 per unit per month at 0.95 units per acre	Ordinance No. 2018-07, 2018
Public Works	Tree Removal Permit and Inspection – Residential and Commercial Properties	$25.00 $50.00 if historical property	4” tree caliper
Public Works	Landscape/Tree Review	$250	
Public Works	Borrow/Fill Permit	$50 Non—refundable, non-transferable	Follow the same procedures as the Land Disturbance Permit.
Public Works	Construction Document Review	$500 $750 $1,000	Under 5 acres (Type 1) 5-15 acre (Type 2) Over 15 acres (Type 3)

DEPARTMENT	FEE TYPE	FEE	REFERENCE
Public Works	Construction Document Resubmittal	$250 $375 $500	Under 5 acres (Type 1) 5-15 acre (Type 2) Over 15 acres (Type 3)
Public Works	Grading Permit	$50 + technology fee (minimum technology fee $10) Non—refundable, non-transferable	Issued only after Land Disturbance procedures are followed.
Public Works	Open Record Requests	$3.00 per sheet	Plan Copies
Smith-Gilbert Gardens	Admission Museums for All and GA Foster Friendly Blue Star	$10 Adults; $8 Seniors (ages 65 & up); $5 Children (ages 3-17); Free - Children Under age 3; $5 Active Military, Reserve, Guard, and Military Retiree (with I.D.), University Student (with I.D.); $3 for Adults and free for children Active Duty Military Families free with ID	All transactions made with credit cards are subject to online service fees. Must show proof of ID with SNAP/ EBT Card or SUN Bucks & proof of GA FF program membership Discounts available from Armed Forces Day until Labor Day only

DEPARTMENT	FEE TYPE	FEE	REFERENCE
Smith-Gilbert Gardens	Guided Tours – School Groups (Public, Private, Homeschool)	$7 per child. 1 teacher per 10 students admitted free. Additional teachers/parent chaperones pay regular admission.	By reservation only at least 2 weeks prior to date. All payments made with credit cards are subject to an online service fee.
	Self-Guided Tours – School Groups	$5 per child. 1 teacher per 10 students admitted free. Additional teachers/parent chaperones pay regular admission.	$50 deposit required to reserve group activities, including: tours, workshops, presentations, volunteer projects. Deposit will be applied towards total cost.
	Virtual Field Trips and Outreach in-school visit	$175 for all grade levels up to 30 students $90 for each additional class for the same topic	
	Off-site Presentation/ Workshop – Adult Groups	$250 for up to 50 adults 1-hour Program	
	On-site Presentation/Workshop	$250 plus reserved area rental fee for 1.5-hour Program with hands -on activity. Maximum of 30 people	A variety of programs are offered and must be chosen at the time of booking. No custom classes are available.
	Guided Tours – Adult Groups	$5 plus admission with a minimum of 10 people	
	Self-Guided Adults Group	Minimum of 10 people at 10% off regular adult admission	
	Private Group Volunteer Project	$15 per person Minimum 10 people to book volunteer project	

DEPARTMENT	FEE TYPE	FEE	REFERENCE
		Maximum 30 people 2-hour Project	
Smith-Gilbert Gardens	Homeschool, scout, birthday, and reserved group education workshops	$20 for each initial (non-member) parent and child pair $10 for each additional child Members receive discounted registration	By reservation only All payments made with credit cards are subject to an online service fee.
Smith-Gilbert Gardens	Outdoor garden rentals are available with use as follows: Knowlton Meadow & Pavilion Rental Little Theatre Rental LeoDelle Jolley Event Lawn Rental	Fees as noted by operational hours All require: Cleaning Fee of $150 is required. Damage deposit ($500) - returnable if the facility is left not damaged. Only available during business hours Tuesday -Saturday 9am to 4pm $450 per hour with a two hour minimum. 50 attendees maximum $250 per hour with a two hour minimum. 30 attendees maximum. $350 per hour with a two hour minimum. 50 attendees maximum.	One hour is allotted for set up and another hour for tear down. Rental tear-down during business hours must be completed by 5 PM Additional load-in/breakdown and clean-up time will be charged at $125 per hour if done during Garden operational hours. Wedding rehearsal time is available the day before the event. Must be scheduled at the time of rental; time limit applies. Add-on options: Dressing Room $250 Note for all rentals during Garden Hours – normal Garden operations continue.

DEPARTMENT	FEE TYPE	FEE	REFERENCE
	Carriage House Classroom Rental	$100 per hour with a two hour minimum. 30 attendees maximum.	All payments made with credit cards are subject to an online service fee. 10% rental discount available for City of Kennesaw residents and businesses, non-profits as well as Garden members. This offer cannot be combined with other discounts. In order to qualify for the discount, the person/entity renting the Gardens must also be the Person/entity using the Gardens for said event. No indoor option for rain Seating available – white resin padded folding chairs (75) 60” round tables (12) 8’ tables (3) (If the ceremony plus reception requires additional chairs or tables, then all chairs and tables must be rented) The rental party is responsible for securing and paying any additional fees including Kennesaw Alcohol Permit, Off-duty police officer, tent, valet, Fire Marshall, caterer, décor, chair/tables beyond what is

DEPARTMENT	FEE TYPE	FEE	REFERENCE
			included, flowers, portable restrooms, music, dance floor, etc.
Zoning	Sign Permits	Temporary Signs: $30 + technology fee Banners - New Businesses first 60 days free Semi-directional - $50 (renewed annually) Monument Sign/Freestanding Sign: $150 + Technology Fee Wall/Canopy/Awning: $75 + Technology Fee Wall/Canopy/Awning: $75 + Technology Fee Non—refundable, non-transferable	Unified Development Code Chapter 10
Zoning/Building	Cell Towers	New Tower Fee: $850 Antenna Modification: $500 Generator: $500	Administrative Review required by Planning and Zoning prior to submission for Building Permit. Unified Development Code, Chapter 5

SCHEDULE A – CITY OF KENNESAW BUSINESS TAX SCHEDULE
The Business License Tax is Determined by Gross Receipts and class of Business According to SIC

The $55 administrative fee is included in the tax amounts below

	Gross Receipts	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6
1	$0 - $50,000	$86.33	$103.24	$113.18	$122.84	$132.49	$142.43
2	$50,001 - $150,000	$140.29	$138.00	$144.65	$143.45	$133.26	$164.29
3	$150,001 - $250,000	$221.05	$218.19	$263.66	$261.90	$234.22	$256.10
4	$250,001 - $350,000	$288.62	$284.33	$285.75	$303.16	$308.12	$303.70
5	$350,001 - $450,000	$290.78	$287.21	$299.13	$307.50	$313.17	$309.48
6	$450,001 - $550,000	$474.67	$469.66	$496.14	$517.02	$489.10	$478.16
7	$550,001 - $650,000	$488.92	$483.20	$508.94	$521.35	$526.63	$514.95
8	$650,001 - $750,000	$523.26	$500.64	$549.86	$557.22	$566.11	$553.70
9	$750,001 - $850,000	$622.49	$654.62	$691.05	$706.79	$659.31	$696.34
10	$850,001 - $1,000,000	$664.66	$657.51	$694.67	$726.79	$721.06	$707.90
11	$1,000,001 - $1,250,000	$1,449.56	$1,433.83	$1,359.91	$1,394.41	$1,437.31	$1,406.86
12	$1,250,001 - $1,500,000	$1,456.06	$1,442.47	$1,518.85	$1,546.92	$1,579.86	$1,563.65
13	$1,500,001 - $1,750,000	$1,462.56	$1,451.12	$1,529.70	$1,559.92	$1,595.00	$1,581.00
14	$1,750,001 - $2,000,000	$1,469.06	$1,459.76	$1,540.56	$1,572.92	$1,625.72	$1,684.24
15	$2,000,001 - $4,000,000	$2,878.05	$2,834.31	$3,039.85	$2,813.84	$2,893.30	$2,874.88
16	$4,000,001 - $4,999,999	$2,884.55	$2,858.03	$3,050.71	$3,107.44	$3,184.75	$3,164.12
17	$5,000,000 - $9,999,999	$5,036.88	$5,016.86	$5,197.71	$5,265.29	$5,342.60	$5,321.98
18	$10,000,000 - $19,999,999	$7,413.00	$7,459.90	$7,568.24	$9,667.82	$7,713.13	$7,692.51
19	$20,000,000 - $39,000,000	$9,621.22	$9,601.21	$9,816.61	$10,823.12	$9,961.51	$9,940.88
20	$40,000,000 - $79,999,999	$11,723.60	$11,703.58	$11,970.09	$11,950.07	$12,114.98	$12,094.36
21	$80,000,000 - $99,999,999	$14,366.17	$14,346.15	$14,532.36	$14,512.34	$14,677.25	$14,471.70
22	$100,000,000 and above	$20,510.27	$15,060.90	$15,040.19	$15,020.17	$15,486.81	$15,466.19

CITY OF KENNESAW IMPACT FEE SCHEDULE

Attachment "A" of Impact fee Ordinance

Land Use Category	Parks & Recreation	Police	Adminis-tration (3%)	TOTAL IMPACT FEE		Unit of Measure*
Residential						
Single-Family Detached Housing	**$627.8500**	**$50.1800**	**$20.9700**	**$699.000**	per	dwelling
Apartment	**$627.8500**	**$50.1800**	**$20.9700**	**$699.000**	per	dwelling
Residential Condominium/Townhouse	**$627.8500**	**$50.1800**	**$20.9700**	**$699.000**	per	dwelling
Port and Terminal						
Truck Terminal	-	$519.1625	$15.5749	$534.737	per	acre
Industrial						
General Light Industrial	-	$0.1023	$0.0031	$0.105	per	square foot
General Heavy Industrial	-	$0.0811	$0.0024	$0.083	per	square foot
Manufacturing	-	$0.0806	$0.0024	$0.083	per	square foot
Warehousing	-	$0.0565	$0.0017	$0.058	per	square foot
Mini-Warehouse	-	$0.0020	$0.0001	$0.002	per	square foot
High-Cube Warehouse	-	$0.0081	$0.0002	$0.008	per	square foot
Lodging						
Hotel	-	$27.5621	$0.8269	$28.389	per	room
All Suites Hotel	-	$31.4597	$0.9438	$32.404	per	room
Business Hotel	-	$4.4328	$0.1330	$4.566	per	room
Motel	-	$31.5113	$0.9453	$32.457	per	room
Recreational						
Campground/Recreational Vehicle Park	-	$2.9687	$0.0891	$3.058	per	camp site
Golf Course	-	$10.8830	$0.3265	$11.210	per	acre
Multipurpose Recreational Facility	-	$22.1547	$0.6646	$22.819	per	acre
Movie Theater	-	$0.0664	$0.0020	$0.068	per	square foot
Arena	-	$147.6835	$4.4305	$152.114	per	acre
Amusement Park	-	$402.9875	$12.0896	$415.077	per	acre
Tennis Courts	-	$10.8065	$0.3242	$11.131	per	acre
Racquet Club	-	$0.0162	$0.0005	$0.017	per	square foot
Bowling Alley	-	$0.0443	$0.0013	$0.046	per	square foot
Recreational Community Center	-	$0.0372	$0.0011	$0.038	per	square foot
Institutional						
Private School (K-12)	-	$0.3584	$0.0108	$0.369	per	square foot
Church/Synagogue	-	$0.0228	$0.0007	$0.024	per	square foot
Day Care Center	-	$0.1126	$0.0034	$0.116	per	square foot
Cemetery	-	$3.6079	$0.1082	$3.716	per	acre
Lodge/Fraternal Organization	-	$44.3095	$1.3293	$45.639	per	employee

Medical						
Hospital	-	$0.1438	$0.0043	$0.148	per	square foot
Nursing Home	-	$28.6967	$0.8609	$29.558	per	bed
Clinic	-	$44.3095	$1.3293	$45.639	per	employee
Office						
General Office Building	-	$0.1469	$0.0044	$0.151	per	square foot
Corporate Headquarters Building	-	$0.1507	$0.0045	$0.155	per	square foot
Single-Tenant Office Building	-	$0.1416	$0.0042	$0.146	per	square foot
Medical-Dental Office Building	-	$0.1797	$0.0054	$0.185	per	square foot
Research and Development Center	-	$0.1297	$0.0039	$0.134	per	square foot
Retail						
Building Materials and Lumber Store	-	$0.0651	$0.0020	$0.067	per	square foot
Free-Standing Discount Superstore	-	$0.0425	$0.0013	$0.044	per	square foot
Specialty Retail Center	-	$0.0806	$0.0024	$0.083	per	square foot
Free-Standing Discount Store	-	$0.0870	$0.0026	$0.090	per	square foot
Hardware/Paint Store	-	$0.0427	$0.0013	$0.044	per	square foot
Nursery (Garden Center)	-	$0.0722	$0.0022	$0.074	per	square foot
Nursery (Wholesale)	-	$0.0738	$0.0022	$0.076	per	square foot
Shopping Center	-	$0.0740	$0.0022	$0.076	per	square foot
Factory Outlet Center	-	$0.0740	$0.0022	$0.076	per	square foot
Quality Restaurant	-	$0.3305	$0.0099	$0.340	per	square foot
High-Turnover (Sit-Down) Restaurant	-	$0.3305	$0.0099	$0.340	per	square foot
Fast-Food Restaurant	-	$0.4830	$0.0145	$0.497	per	square foot
Quick Lubrication Vehicle Shop	-	$93.0499	$2.7915	$95.841	per	service bay
Auto-Care Center	-	$0.0634	$0.0019	$0.065	per	square foot
New Car Sales	-	$0.0786	$0.0024	$0.081	per	square foot
Auto Parts Store	-	$0.0425	$0.0013	$0.044	per	square foot
Self-Service Car Wash	-	$8.8619	$0.2659	$9.128	per	stall
Tire Store	-	$0.0567	$0.0017	$0.058	per	square foot
Wholesale Tire Store	-	$0.0567	$0.0017	$0.058	per	square foot
Supermarket	-	$0.0563	$0.0017	$0.058	per	square foot
Convenience Market (Open 24 Hours)	-	$0.0798	$0.0024	$0.082	per	square foot
Convenience Market (Open 15-16 Hours)	-	$0.0775	$0.0023	$0.080	per	square foot
Convenience Market with Gasoline Pumps	-	$0.0798	$0.0024	$0.082	per	square foot
Wholesale Market	-	$0.0363	$0.0011	$0.037	per	square foot
Discount Club	-	$0.0575	$0.0017	$0.059	per	square foot
Home Improvement Superstore	-	$0.0425	$0.0013	$0.044	per	square foot
Electronics Superstore	-	$0.0425	$0.0013	$0.044	per	square foot
Apparel Store	-	$0.0740	$0.0022	$0.076	per	square foot
Pharmacy/Drugstore	-	$0.0740	$0.0022	$0.076	per	square foot
Furniture Store	-	$0.0184	$0.0006	$0.019	per	square foot
Services						
Drive-in Bank	-	$0.1614	$0.0048	$0.166	per	square foot

*"square feet" means square feet of gross building floor area.
Impact Fees reflect credit given for forecasted SPLOST and general fund contributions.

Item Report

TO: The Honorable Mayor and City Council

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: March 9, 2026

TITLE: **Ordinance: Rezoning Request for 1600 Old 41 Hwy & 0 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 and 0 Old 41 Hwy (parcel #20021200130 & 2002120156). Case #RZ2026-01

Summary:
Said request to rezone 1600 Old 41 Hwy (parcel # 20021200130) and 0 Old 41 Hwy (20021201560) from General Commercial (GC) and RM-12, Multifamily residential respectively to RM-16, Multifamily residential for the development of a multifamily community. The parcel consists of 11.44+/- acres and lies in Land Lot 212 and Tax Parcels 13 & 156. The public hearing was advertised in the Marietta Daily Journal on January 16, 2026 and public notice signs posted on site on January 16, 2026 and updated February 17, 2026. At the March 4, 2026 meeting, the Planning Commission recommended approval with conditions as outlined by staff.

Recommendation:
Planning and Zoning recommends approval with conditions.

Fiscal Impact:

Attachments:
1. ORD 2026 - 1600 OLD 41 HWY & 0 OLD 41 HWY
2. RZ2026-01/ZV2026-01_1600 Old 41 Hwy_Staff Analysis
3. RZ2026-01_1600 Old 41 Hwy_Rezoning Application Packet
4. RZ2026-01 _1600 Old 41 Hwy_Request to Table to 03-2026
5. RZ2026-01_1600 Old 41 Hwy_Traffic Impact Study
6. RZ2026-01_1600 Old 41 Hwy_Objection Letter
7. 03-04-26 Planning Commission Action Minutes
8. 2026-01-16 Zoning Public Hearings

CITY OF KENNESAW
GEORGIA

ORDINANCE NO. 2026-__

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT DESIGNATION FROM CITY GENERAL COMMERCIAL (GC) AND CITY RM-12, MULTIFAMILY RESIDENTIAL TO CITY RM-16, MULTIFAMILY RESIDENTIAL FOR THE PROPERTY LOCATED AT 1600 OLD 41 HWY AND 0 OLD 41 HWY

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:

WHEREAS, Walton Communities, LLC made an application to amend the Official Zoning Map of the City of Kennesaw, Georgia so as to change the zoning designation from **CITY GENERAL COMMERCIAL (GC) AND CITY RM-12, MULTIFAMILY RESIDENTIAL to CITY RM-16, MULTIFAMILY RESIDENTIAL** for property located at 1600 Old 41 Hwy and 0 Old 41 Hwy (Parcel Numbers 20021200130 & 20021201560), identified as 20th District, Land Lot 212 Tax Parcel 13 & 156 containing collectively +/- 11.44 acres (as more particularly described below); and

WHEREAS, notice was advertised in the Marietta Daily Journal on February 13, 2026 of a public hearing before the Kennesaw Planning Commission held on March 4, 2026 and the Mayor and Council on March 16, 2026; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a meeting held March 4, 2026; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held March 16, 2026; and

WHEREAS, the Mayor and Council have determined that the proposed amendment to the Official Zoning Map is in the public interest and meets the standards established in the Kennesaw Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.

SECTION 1. The Official Zoning Map of the City of Kennesaw, Georgia is hereby amended so as to change the zoning district designation from **CITY GENERAL COMMERCIAL (GC) AND CITY RM-12, MULTIFAMILY RESIDENTIAL to CITY RM-16, MULTIFAMILY RESIDENTIAL** for the following described property:

1600 OLD 41 HWY
LEGAL DESCRIPTION
PARCEL NUMBER: 20021200130

Tract 1

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the northerly most mitered intersection of the southeasterly Right of Way of Ernest W. Barrett Parkway (Variable R/W) and the northeasterly Right of Way of Old Highway #41 (Variable R/W); from point thus established and running along the southeasterly Right of Way of Ernest W. Barrett Parkway the following courses: North 26° 23' 39" East a distance of 29.54 feet to a point; thence North 37° 23' 49" East a distance of 45.64 feet to a point; thence North 30° 45' 26" East a distance of 39.05 feet to a point; thence North 26° 03' 07" East a distance of 38.61 feet to a point; thence North 41° 50' 38" East a distance of 206.85 feet to a point; thence North 27° 35' 04" East a distance of 185.24 feet to a point; thence running along a curve to the right an arc length of 390.14 feet, (said curve having a radius of 900.42 feet, with a chord bearing of North 61° 56' 40" East, and a chord length of 387.10 feet) to an iron pin set; thence leaving said Right of Way South 80° 38' 53" East a distance of 49.71 feet to an iron pin set; thence running along a curve to the left an arc length of 324.14 feet, (said curve having a radius of 870.61 feet, with a chord bearing of South 66° 30' 24" West, and a chord length of 322.28 feet)to an iron pin set; thence South 36° 10' 42" East a distance of 110.83 feet to an iron pin set; thence North 57° 49' 34" East a distance of 372.64 feet to an iron pin set; thence South 74° 00' 06" East a distance of 91.70 feet to an iron pin set; thence South 41° 43' 57" East a distance of 19.08 feet to an iron pin set; thence South 26° 35' 31" East a distance of 112.62 feet to an iron pin set; thence South 01° 16' 47" East a distance of 102.12 feet to an iron pin set; thence South 44° 44' 24" East a distance of 249.02 feet to an iron pin set; thence South 67° 27' 15" West a distance of 812.14 feet to an iron pin set; thence South 21° 58' 58" East a distance of 5.05 feet to an iron pin set; thence South 42° 40' 12" West a distance of 80.54 feet to an iron pin set; thence South 42° 40' 12" West a distance of 98.29 feet to an iron pin set on the aforementioned northeasterly Right of Way of Old Highway #41 (Variable R/W); thence running along said Right of Way the following courses: North 47° 08' 07" West a distance of 49.33 feet to an iron pin set; thence North 43° 22' 55" East a distance of 14.98 feet to a Right of Way Monument; thence North 45° 25' 25" West a distance of 11.13 feet to a Right of Way Monument; thence South 39° 48' 21" West a distance of 15.34 feet to an iron pin set; thence North 47° 08' 07" West a distance of 217.11 feet to an iron pin set; thence along a miter North 24° 32' 39" West a distance of 82.30 feet to the TRUE POINT OF BEGINNING. Said tract contains 10.753 Acres (468,391 Square Feet).

0 OLD 41 HWY
LEGAL DESCRIPTION
PARCEL NUMBER: 20021201560

Tract 2

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING, commence at the northerly most mitered intersection of the southeasterly Right of Way of Ernest W. Barrett Parkway (Variable R/W) and the northeasterly Right of Way of Old Highway #41 (Variable R/W); thence running along said miter South 24° 32' 39" East a distance of 94.99 feet to a point; thence running along the northeasterly Right of Way of Old Highway #41 the following courses: South 46° 55' 56" East a distance of 205.69 feet to a point; thence North 39° 48' 21" East a distance of 0.89 feet to a Right of Way monument; thence North 39° 48' 21" East a distance of 20.07 feet to a Right of Way monument; thence South 45° 25' 25" East a distance of 11.13 feet to a Right of Way monument; thence South 43° 22' 55" West a distance of 19.62 feet to a Right of Way monument; thence South 43° 22' 55" West a distance of 1.00 feet to a point; thence South 46° 55' 56" East a distance of 49.40 feet to an iron pin set and the TRUE POINT OF BEGINNING; from point thus established and leaving said Right of Way North 42° 40' 12" East a distance of 104.10 feet to an iron pin set; thence South 47° 19' 48" East a distance of 38.66 feet to an iron pin set; thence North 86° 07' 17" East a distance of 40.80 feet to an iron pin set; thence South 37° 07' 10" East a distance of 55.34 feet to an iron pin set; thence South 19° 40' 45" East a distance of 137.03 feet to an iron pin set; thence South 01° 00' 59" East a distance of 57.65 feet to an iron pin set; thence South 46° 53' 55" East a distance of 159.05 feet to an iron pin set; thence South 43° 39' 50" West a distance of 33.42 feet to an iron pin set on the aforementioned northeasterly Right of Way of Old Highway #41; thence running along said Right of Way the following courses: North 48° 08' 55" West a distance of 20.10 feet to a point; thence North 34° 28' 42" West a distance of 68.85 feet to a point; thence North 47° 13' 34" West a distance of 88.14 feet to a point; thence North 42° 46' 26" East a distance of 10.00 feet to a point; thence North 47° 13' 34" West a distance of 100.00 feet to a point; thence South 42° 46' 26" West a distance of 10.00 feet to a point; thence North 47° 06' 59" West a distance of 165.49 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.691 Acres (30,098 Square Feet).

SECTION 2. BE IT FURTHER ORDAINED THAT the amendment to the Official Zoning Map outlined in Section 1 above is adopted to change the zoning district designation from **CITY GENERAL COMMERCIAL (GC) AND CITY RM-12, MULTIFAMILY RESIDENTIAL to CITY RM-16, MULTIFAMILY RESIDENTIAL** +/- 11.44 acres with stipulations below:

ZONING CONDITIONS

1. The rezoning of the Subject Property to RM-16, Multifamily zoning district shall be in accordance with the technical and conceptual site plans submitted concurrently with the application and shall comply with the required front, side, and rear setbacks, as well as the overall density as outlined in the UDC for RM-16 zoning district.

2. The architectural style and composition of the buildings to be constructed on the Subject Property shall be in reasonable conformity to the architectural renderings/elevations submitted with the application and compatible with surrounding development with the Ridenour/ Walton development.

3. Landscaping for the entrance area, signage areas, amenity and courtyard areas and all other common areas immediately surrounding the proposed buildings shall be professionally designed, implemented and maintained, which shall include the installation of an irrigation system in areas where appropriate.

4. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.

5. The applicant will be required to complete sidewalk connectivity along Old 41 Highway, extending the pedestrian network from the existing Legacy at Walton Kennesaw Mountain (62+) community.

6. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.

7. All utilities servicing the residences with the proposed community shall be underground.

8. The proposed development shall include amenities for use and enjoyment of its residents as follows:
    a. A Clubhouse
    b. Community courtyards, gathering places, outdoor amenity space
    c. Pedestrian connectivity

9. Dumpsters will be positioned so as to prevent visual intrusion from streets, connection points to the community spaces and, wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during their emptying.

10. Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or staff designee as needed or necessary.

11. The applicant agrees that construction will begin in 24 months of the approval date of the rezoning. If no land development activity is initiated, then the subject property will automatically revert back to the original zoning.

SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses, and phrases are severable, and if any section, paragraph, sentence, clause, and phrase is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance.

SECTION 4. BE IT FURTHER ORDAINED THAT this Ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

PASSED AND ADOPTED by the Kennesaw City Council on this ____ day of March 2026.

ATTEST: CITY OF KENNESAW:

_____ _____

Lea Alvarez, City Clerk Derek Easterling, Mayor

DIRECTOR OF PLANNING & ZONING
CHANELLE CAMPBELL

COMMUNITY DEVELOPMENT
Planning and Zoning

2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

MAYOR AND COUNCIL
FEBRUARY 16, 2026 (POSTPONED)
MARCH 16, 2026

PLANNING COMMISSION
FEBRUARY 4, 2026 (POSTPONED)
MARCH 3, 2026

LEGAL ADVERTISEMENTS
JANUARY 16, 2026
FEBRUARY 13, 2026

PUBLIC NOTICE SIGN
JANUARY 16, 2026
FEBRUARY 17, 2026 (UPDATED)

CONTACT US

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

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

Property Addresses
1600 Old 41 Hwy & 0 Old 41 Hwy

Applicant
Walton Communities, LLC

Representative
J. Kevin Moore - Moore, Ingram , Johnson & Steele, LLP

Property Owner
Granite Falls Station, LLC

Current Zoning
General Commercial (GC) and RM-12, Multifamily

Future Land Use Category
Community Activity Center (CAC)

Project Request: Rezone property from General Commercial (GC) and RM-12, Multifamily to RM-16, Multifamily for the development of a multifamily development.



Aerial view of subject property

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: Yes
Historic District: No
Cemetery: No **Floodplain:** Yes **Stream:** Yes
Parcel ID #: 20021200130 & 20021201560
Land Lot #: 212 **Tax Parcel #:** 13 & 156
Land Area: 11.44 +/-

RECOMMENDATION

Staff Recommendation:
Approval with conditions of the rezoning and **approval** of the variance request.
Please see page 12 for basis for recommendation.

ADJACENT PROPERTY DETAILS

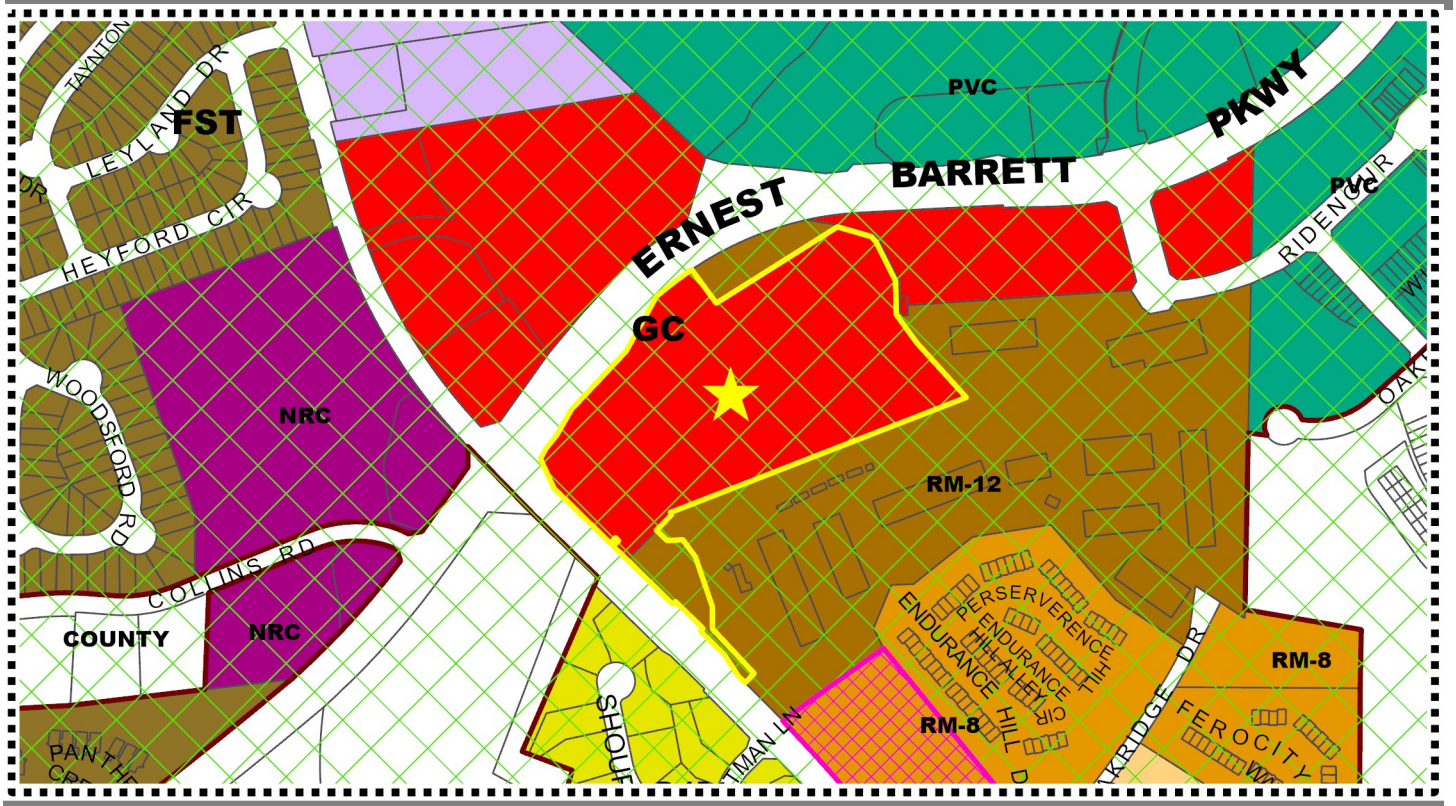
Surrounding Zoning Dist. and Future Land Use

North: Ernest Barrett Pkwy
Zoning: General Commercial (GC)
Future Land Use: Community Activity Center (CAC)
South: No Street
Zoning: RM-12, Multifamily District
Future Land Use: Residential High (RH)
East: Ridenour Blvd
Zoning: RM-12, Multifamily District
Future Land Use: Residential High (RH)
West: Old 41 Hwy
Zoning: County R-20, Single Family Residential
Future Land Use: County Low Density Residential

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ ZV2026-01

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 subject parcels are currently zoned General Commercial (GC) and RM-12, Multifamily district. To the south, the parcels are bordered by multifamily zoning district designated as RM-12, Multifamily. To the east, the properties adjoins parcels zoned General Commercial (GC) and RM-12, Multifamily. Parcels to the north are also zoned General Commercial (GC) and RM-12, Multifamily, while to the west there are a mixture of parcels zoned R-15, Single Family residential and parcels that lie outside the Kennesaw city limits.

This mix of adjacent zoning districts reflects a transition area between commercial uses and established multifamily residential development.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

AERIAL MAP

LOCATION:

The 11.44 +/- acre tract is located at the intersection of Old 41 Highway and Barrett Parkway and is surrounded by a diverse mix of commercial, retail, office, and residential uses. To the south is the Walton Ridenour multifamily residential community constructed between 2004 and 2005. To the east is a shopping center that includes a range of retail and office tenants, such as PT Solutions Physical Therapy, Big Peach Running Co., and several restaurant options. To the north, the property is bordered by additional commercial and retail uses, including a car wash, gas station, and a Zaxby's restaurant. This surrounding development pattern reflects a well established activity center with a blend of residential density and commercial services.



BACKGROUND

The subject property is adjacent to the existing Walton Community, which consists of approximately 250 units of affordable housing. In 2020, the Housing Authority of Cobb County assumed ownership, renovation, and ongoing operation of these communities to ensure the long-term preservation of affordable rental housing within the city limits.

The site has remained vacant largely due to physical and logistical development constraints, including significant topographic challenges and limited access opportunities. These conditions have made the property difficult to develop under previous zoning and market conditions, contributing to its prolonged undeveloped status.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

EXISTING SITE CONDITIONS





STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

DESCRIPTION OF ZONING REQUEST: **REZONING AND VARIANCE**

This is a rezoning and concurrent variance request submitted for 1600 Old 41 Hwy and 0 Old 41 Hwy.

REZONING:

The applicant seeks to change the zoning designation from General Commercial (GC) and RM-12, Multifamily to RM-16, Multifamily for the construction of multifamily development.

VARIANCE:

Request to reduce the requirements for multi-family dwelling units as required in section 6.06.09 of the UDC from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit.

PROJECT INTENT

The applicant is requesting to rezone the property to RM-16, Multifamily to construct a development that will consist of 182 apartment units.

Number of units proposed: 182

Unit Mix Building Types I - III		
A - One Bedroom	47	25.82 %
B - Two Bedroom	111	60.99%
C - Three Bedroom	24	13.19%

Proposed parking: 273 surface spaces (1.5 spaces per unit)

Proposed Amenities: Amenities will Clubhouse and outdoor amenity space.

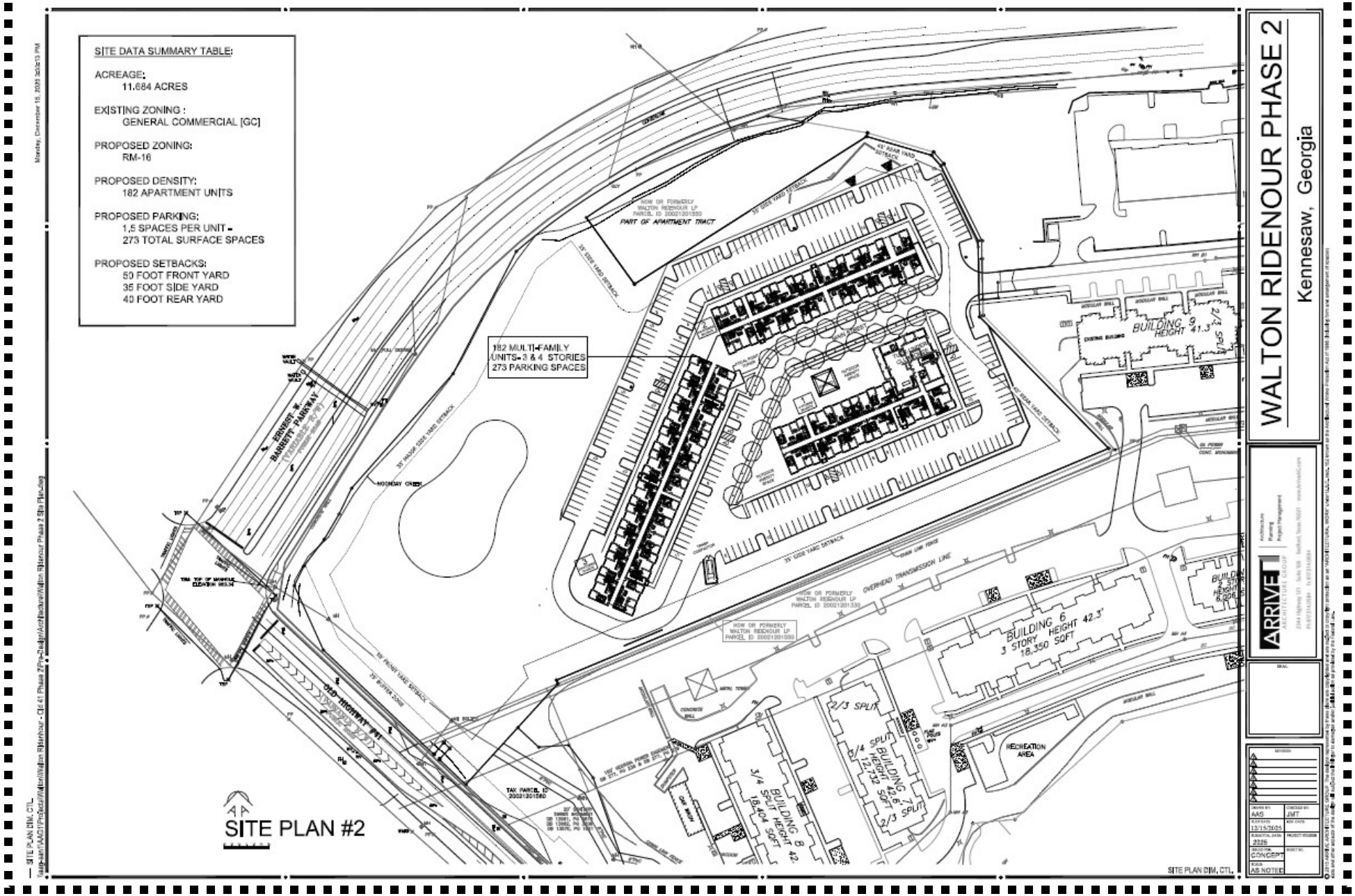
UNIFIED DEVELOPMENT CODE

Section 2.01.03.14 - Lot size, setback and building height requirements for developments within the RM-16, Multifamily Residential zoning district

Minimum lot size:	80, 000 sq. ft.
Maximum Density:	16 units per acre or 6 units per acre for single family dwelling (attached or detached)
Minimum floor area:	(a) 450 square feet: efficiency. (b) 600 square feet: one bedroom. (c) 750 square feet: two bedroom. (d) 900 square feet: three bedroom.
Minimum lot width at front setback line:	75 ft.
Minimum public road frontage:	75 ft.
Maximum cover:	45%
Maximum building height:	40 feet (three and four stories).
Minimum width between buildings:	15 ft.
Minimum building setbacks:	(a) Front yard as measured from arterial: 50 feet. (b) Front yard as measured from collector: 50 feet. (c) Front yard as measured from local: 35 feet. (d) Side yard (aka minor side yard): 35 feet (if not interior portion of development); 15 feet (if interior portion of development). (e) Rear yard: 40 feet. (f) Major side: 35.

PROPOSED SITE PLAN

ZONING CASE #: RZ2026-01/ZV2026-01



PROPOSED RENDERING

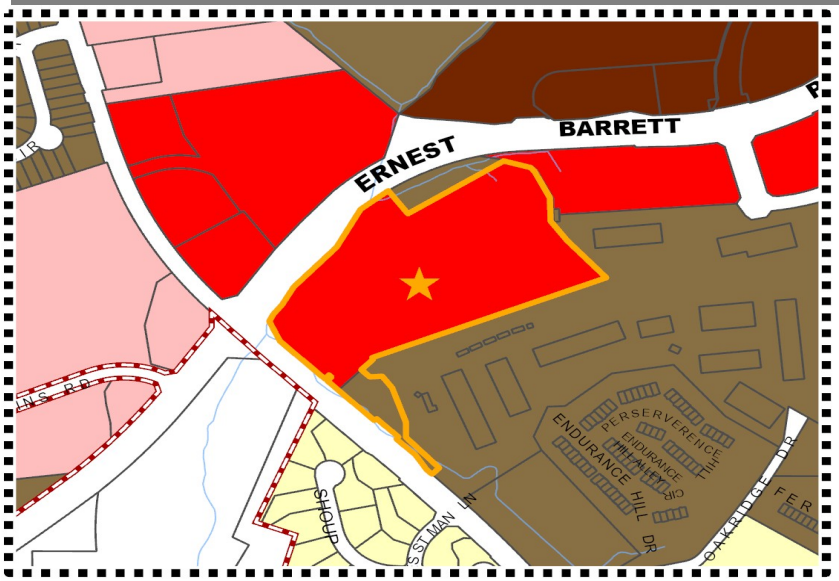
ZONING CASE #: RZ2026-01/ZV2026-01



STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

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 designated the subject properties as a Community Activity Center (CAC) and Residential High (RH). The Community Activity Center is 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 #: RZ2026-01/ZV2026-01

TRANSPORTATION DATA:

AERIAL OF ROAD #1



ROAD #1

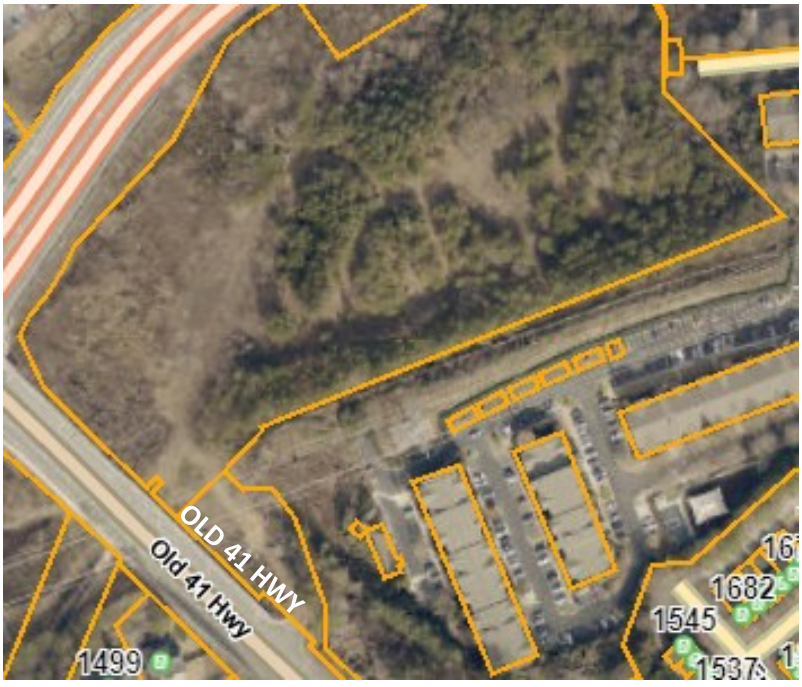
Roadway Name
Ernest Barrett Pkwy

Roadway Classification
Arterials

Speed Limit
45 MPH

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

AERIAL OF ROAD #2



ROAD #2

Roadway Name
Old 41 Hwy

Roadway Classification
Major

Speed Limit
40 MPH

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

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

ENVIRONMENTAL

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

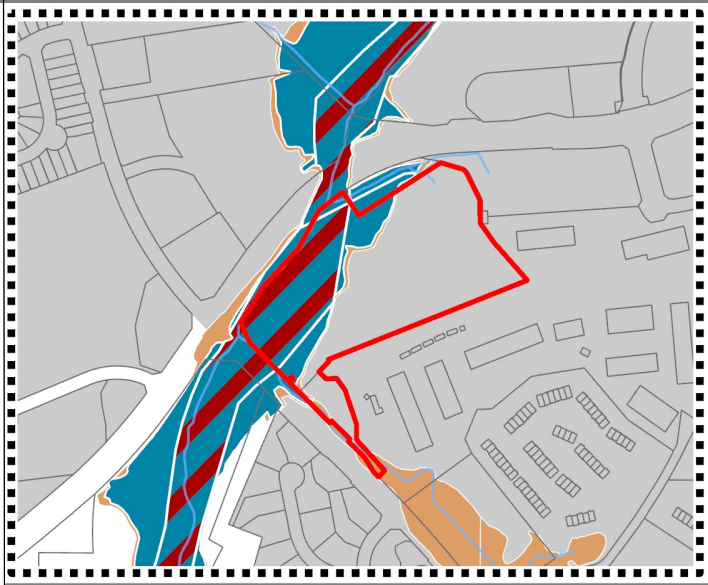
Wetlands:
- ✓ Yes
- ___ No
- ___ Not Verified

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:

Portions of the subject property are located within FEMA designated Flood Zone AE and the regulatory Floodway. These floodplain conditions reduce the amount of developable acreage on the site and will require the applicant to design the project to avoid the Floodway and comply with all applicable federal, state, and local floodplain regulations. Any future development plans must clearly delineate AE and Floodway boundaries and demonstrate compliance with the City's flood damage prevention ordinance.

Applicant will be responsible to meet all City of Kennesaw Development & Zoning Ordinance Standards, State, County and applicable Federal regulations as part of the plan review approval process. All conceptual representations submitted with the application and acted on by Mayor and Council does not relieve applicant and property owners from meeting all development standards.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

FLOOD ZONE ANALYSIS



Due to the presence of significant floodway on the parcel; the site was review based on the requirements outlined in the Unified Development Code; per section 1.09.02 which define Density is defined as:

1. The overall intensity of land use for the total project.

2. Residential density is the number of housing units permitted per acre in the zoning district involved in accordance with the terms of the zoning ordinance or as authorized under conditional zoning by the Mayor and City Council. The maximum residential density per developable acre authorized for R-40, R-30, R-20, R-15, R-12, R-10, PUD-R, RA-4, RA-5, RA-6 RM-8, RM-12, RM-16, FST and MHP zoning districts are set forth in Chapter Four of the Unified Development Code. These maximums could be lowered by conditional zoning by the Mayor and City Council. A developable acre shall not include any part or parts of rivers, streams, floodplains and natural lakes which are not the result of manmade dams. The maximum allowable dwelling units per acre shall in no event exceed any of the following:

a. The maximum set forth in article VIII of this appendix for such zoning district;

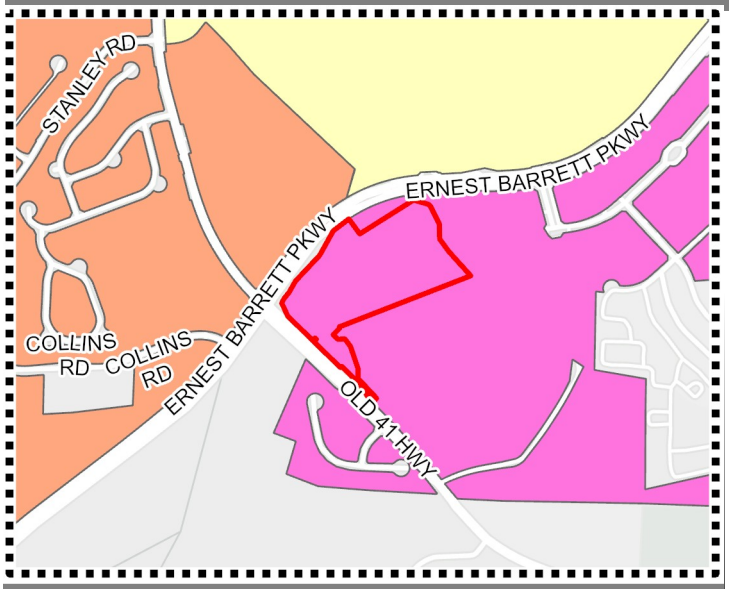
b. The maximum dwelling units per acre which can be constructed without violating any other restrictions, limitations, and/or requirements of such zoning district or the maximum authorized under conditional zoning by the Mayor and City Council.

The site is heavily constrained by the presence of the regulated floodway, which occupies a substantial portion of the parcel and sharply reduces the amount of land that can be safely developed.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

AREA DESIGNATION



RIDENOUR

Ridenour is a unique multi-use project that combines four story, multi-family housing, single family housing and retail development. Located along Barrett Parkway between Cobb Parkway and Old Highway 41, this area is characterized most notably by the high-density development, the high elevation of the structures fronting Barrett Parkway and their colorful facades. With limited office and retail uses located within the development on the ground floors, this area suggests a live, work, play concept. Like the Barrett Parkway/Old 41 Highway, the proximity to I-75, Cobb Parkway and Barrett Parkway makes this an attractive location to residents who commute to Marietta, south Cobb County and Metro Atlanta region for employment. Employment centers are also located across Cobb Parkway in the retail and office districts on or adjacent to Barrett Parkway. Residents may also be students at Kennesaw State University who enjoy the short drive to campus and the recreational opportunities provided at Kennesaw Mountain National Battlefield Park.

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 Ridenour Area. According to the Area Policy Matrix in the Comprehensive Plan, development within this area should prioritize a mix of housing options along with professional office and retail uses. The policy framework emphasizes the preservation of open space and tree canopy, while encouraging an interconnected street network that links new development to surrounding properties. This approach supports inter-parcel access, shared driveways, and coordinated access points to help manage traffic flow and reduce the number of individual curb cuts along major corridors.

The Ridenour Area also promotes a pedestrian-oriented environment by improving sidewalk connectivity and establishing multi-use trail and bicycle routes that link nearby neighborhoods, retail centers, parks, and other key destinations. Higher density residential uses are encouraged in locations with direct access to major roadways and transit facilities, supporting a more compact and accessible development pattern.

The proposed project aligns with these policies by introducing a complementary blend of uses designed to create a dynamic, walkable, and livable environment. The development supports the economic and mobility goals outlined in the Comprehensive Plan and contributes to the long-term vision for the Ridenour Area.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

TRAFFIC ANALYSIS

The applicant completed a traffic study for the proposed multifamily development with primary access via the existing Ridenour Boulevard which serves as an interparcel access roadway. The study was conducted to evaluate how the project would affect traffic conditions in the surrounding roadway network. The study's purpose was to quantify the additional vehicle trip 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. The areas of the study included:

1. Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive
2. Ernest West Barrett Parkway at Old 41 Hwy
3. Ridenour Boulevard at Ridenour Boulevard
4. Ridenour Boulevard at Ridenour Road



Conclusion:

The traffic impact study indicates that the that the signalized study intersection of Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive will continue to operate at an overall level of service (LOS) "C" in both the AM and PM peak hours. The signalized intersection of Ernest West Barrett Parkway at Old 41 Highway will continue to operate at an overall LOS "E" in the AM peak hour and LOS "F" in the PM peak hour, consistent with existing conditions. The stop-controlled approaches at all unsignalized study intersections will continue to operate at LOS "A" during both the AM and PM peak hours as in existing conditions. Overall, the impact of site-generated trips on the study area roadway network is minimal.

LETTER OF OBJECTION - DATED 02/05/2026

Chanelle Campbell

From: Alexis Daniel <alexis.snell@gmail.com>
Sent: Thursday, February 5, 2026 9:34 AM
To: Chanelle Campbell
Cc: Bill Daniel
Subject: Voicing opposition to RZ2026-01

Good morning Chanelle,

My husband and I were at the Planning Commission Meeting last night to speak against the rezoning request for RZ2026-01. We understand the issue has been tabled until the March 4th meeting. We just wanted to confirm we would have an opportunity to address the council and share our concerns and opposition to the rezoning request. Please let us know if there is anything we need to provide in advance.

Thank you for your help!
Alexis Daniel

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

PLANNING AND ZONING

Site Visit:
☑ Yes
☐ No

Staff Member:
Name: Chanelle Campbell
Date of Visit: 01/29/26 & 03/02/26

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

FEBRUARY 2026 ZONING ADMINISTRATOR'S RECOMMENDATION: **POSTPONE**

Planning and Zoning staff recommends to postpone the rezoning application. Please note that staff received a letter on January 23, 2026 from the applicant's attorney requesting to postpone the case to the March 2026 public hearing.

FEBRUARY 2026 BASIS FOR PLANNING AND ZONING'S RECOMMENDATION:

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. Completion of the Traffic Impact Study (TIS) for staff evaluation
2. Submission of variance application to run concurrent with the rezoning public hearing.

FEBRUARY 4, 2026 PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended to **postpone** the rezoning application to the March 4, 2026 Planning Commission meeting and the March 16, 2026 Mayor and Council meeting.

FEBRUARY 16, 2026 MAYOR AND COUNCIL DECISION:

The Mayor and Council voted to **postpone** the rezoning application to the March 4, 2026 Planning Commission meeting and the March 16, 2026 Mayor and Council meeting.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

STAFF ANALYSIS - **REZONING**

The applicant, Walton Communities, LLC, represented by J. Kevin Moore of Moore, Ingram, Johnson & Steele, LLP, is requesting to rezone approximately 11.444 +/- acres to RM-16, Multifamily Residential for the development of a multifamily community. The total acreage consists of two parcels: 10.753 ± acres currently zoned General Commercial (GC) and 0.691 +/- acres zoned RM-12, Multifamily Residential.

Development of the Property is significantly constrained by its topography and the extent of regulated floodplain areas, which limit both the buildable area and the range of feasible site design options. The parcel is located at the intersection of Old 41 Highway and Barrett Parkway and is positioned between established multifamily communities to the east and south. The site has a floodplain that covers approximately 4.305 +/- acres of the proposed rezoning site. This would leave approximately 7.325 +/- acres of developable land which means that approximately half of the western portion of the site is encumbered by floodplain, creating a natural barrier and further restricting development potential on that side of the property.

Building placement, access, utilities, and stormwater management must all be configured around the protected floodway corridor. These combined physical conditions which includes steep grades and limited access points have historically made the site challenging to develop and continue to shape the scale, layout, and density of any proposed project.

Staff has evaluated the rezoning request in accordance with the standards for decision outlined in Section 10.01.02, Rezoning Procedures, and the requirements of Section 2.01.03.14, Multifamily Residential District (sixteen units per acre) of the Unified Development Code (UDC), with the following observations:

Per the Unified Development Code, the RM-16 district is intended to accommodate multifamily residential uses and compatible institutional or recreational uses at higher densities. The subject property is bordered to the east and south by the existing Walton Ridenour multifamily community, which currently maintains a 98% occupancy rate, demonstrating sustained demand for quality rental housing in this area.

The proposed site plan incorporates a series of residential buildings supported by community-oriented amenities, including a clubhouse, outdoor gathering areas, and a centrally located gazebo. The layout also provides interparcel access from Ridenour Boulevard, ensuring seamless internal circulation and connectivity with the surrounding Walton Ridenour community.

According to the Traffic Impact Study dated January 29, 2026, the addition of the proposed development is not expected to significantly affect existing traffic volumes or degrade current levels of service along the adjacent roadway network. These elements collectively support a cohesive, well-integrated residential community that aligns with the established development pattern and infrastructure capacity of the area.

The applicant's architectural submission reflects a building design that will be complementary to the existing Walton Ridenour community. Exterior materials will include a combination of high□quality finishes, including—but not limited to—brick and Hardi-plank siding, ensuring visual compatibility with the surrounding development. Residents of the proposed community will also have access to the broader amenity network within Walton Ridenour, reinforcing internal connectivity and shared community resources. Access to the new development will be provided internally through the existing Walton Ridenour community, eliminating the need for additional curb cuts and maintaining a unified circulation pattern.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

STAFF ANALYSIS - **VARIANCE**

The applicant has submitted a concurrent variance application to deviate from *section 6.06.00* of the Unified Development Code. The applicant is requesting to:

1. Reduce the minimum parking requirement from 1.75 spaces per unit to 1.5 spaces per unit

Per the parking standards per use as outlined in *section 6.06.00* Off Street Parking Facilities requires:

Type of Use	Required Parking Spaces
Multi-Family Dwelling Units	1.75 spaces per dwelling unit

According to the requirements outlined in section 6.06.00 of the Unified Development Code, the proposal includes a total of two hundred and seventy three (273) parking spaces on site.

Section 9.02.00 of the Unified Development Code states that variances may be granted using the following criteria:

A. There is extraordinary and exceptional conditions pertaining to the property because of its size, shape or topography;

B. The application of the UDC standards to property creates practical difficulty or unnecessary hardship.

C. The practical difficulty and/or unnecessary hardship are conditions which are peculiar to the property involved; and

D. Relief, if granted, would not cause substantial detriment to the public good or impede the purposes and intent of the UDC

The proposed site is heavily encumbered by floodplain areas and an on-site streams, which substantially limit the amount of usable land and restrict where development can occur. In addition to these environmental constraints, the challenging topography further reduces the buildable area, creating steep transitions and uneven grades that complicate site design, access, and construction feasibility.

Taken together, these extraordinary physical conditions create limitations that are unique to this parcel and not commonly found on surrounding properties. Because these constraints directly impair the reasonable use of the land under standard zoning requirements, the circumstances meet the threshold for considering a variance, as the hardship arises from the inherent characteristics of the property rather than from actions of the applicant.

The proposed use, density, and overall character, as submitted by the applicant, are in conformance with the policy and intent of the Comprehensive Plan. The strategic location of the proposed development will contribute to the revitalization of South Main Street, ensuring that the development is concentrated and intentional. The presence of this development will foster a balanced mix of retail, entertainment, residential, and community gathering spaces, thereby facilitating economic growth and ensuring the viability of the city's downtown area.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

ZONING ADMINISTRATOR'S RECOMMENDATION: APPROVAL WITH CONDIONSS

Based on the findings outlined in the analysis section of the staff report, City Staff recommends **approval with conditions** of the rezoning request from General Commercial (GC) and RM-12, Multifamily to RM-16, Multifamily.

Further more City Staff recommends **approval** of the following variance request:

1. Reduce the required parking from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit.

PROPOSED ZONING CONDITIONS:

1. The rezoning of the Subject Property to RM-16, Multifamily zoning district shall be in accordance with the technical and conceptual site plans submitted concurrently with the application and shall comply with the required front, side, and rear setbacks, as well as the overall density as outlined in the UDC for RM-16 zoning district.
2. The architectural style and composition of the buildings to be constructed on the Subject Property shall be in reasonable conformity to the architectural renderings/elevations submitted with the application and compatible with surrounding development with the Ridenour/ Walton development.
3. Landscaping for the entrance area, signage areas, amenity and courtyard areas and all other common areas immediately surrounding the proposed buildings shall be professionally designed, implemented and maintained, which shall include the installation of an irrigation system in areas where appropriate.
4. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.
5. The applicant will be required to complete sidewalk connectivity along Old 41 Highway, extending the pedestrian network from the existing Legacy at Walton Kennesaw Mountain (62+) community.
6. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
7. All utilities servicing the residences with the proposed community shall be underground.
8. The proposed development shall include amenities for use and enjoyment of its residents as follows:
    a. A Clubhouse
    b. Community courtyards, gathering places, outdoor amenity space
    c. Pedestrian connectivity
9. Dumpsters will be positioned so as to prevent visual intrusion from streets, connection points to the community spaces and, wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during their emptying.
10. Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or staff designee as needed or necessary.
11. The applicant agrees that construction will begin in 24 months of the approval date of the rezoning. If no land development activity is initiated, then the subject property will automatically revert back to the original zoning.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

PLANNING COMMISSION RECOMMENDATION:

At the March 4, 2026 meeting, the Planning Commission recommended apprvoval with conditions as outlined by staff.

MAYOR AND COUNCIL RECOMMENDATION:

To be determined on March 16, 2026.

REZONING APPLICATION

Date Received 12/19/25
Staff's Initials CMC

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

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 11/05/2025 Staff's Initials CMC

REZONING PROPERTY ADDRESS Old 41 Highway (unassigned) (1600 Old 41 Hwy)

Land Lot 212 Tax Parcel 20021200130 Lot Size 11.684±
20021201560

Resident Population 0 Housing Units 0 Other Buildings 0

Zoning Request from:

Present Zoning GC, RM-12 To: RM-16

For the purpose of: Multi-Family Residential

APPLICANT EMAIL [redacted]

Applicant Address 2281 Akers Mill Road, S.E., Building 4100, Atlanta, GA 30339

(Phone #) [redacted]

Applicant Signature Walton Communities, LLC BY: Matthew L. Teague, Director of New Development Date December 17, 2025

Signed, sealed and delivered in presence of: _____ Notary December 17th, 2025 Date

REPRESENTIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

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

Representative Signature BY: J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder Date December 18, 2025

Signed, sealed and delivered in presence of: Carolyn E. Cook Notary Commission Expires 01-10-2027 December 18, 2025 Date

TITLEHOLDER: Granite Falls Station LLC (Phone #) [redacted]

Signature: BY: _____ Address 4963 Tyne Ridge Court, Nashville, TN 37220
Thomas J Brown, Sole Member

Signed, sealed and delivered in presence of: _____ Notary December 16th, 2025 Date

Z\P&Z FORMS\Applications 2025

Page 3

Community Development

Planning & Zoning Department

2529 J.O. Stephenson Ave. Kennesaw, GA 30144

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

A separate from must be completed by each applicant

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:
Not Applicable.

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:
Not Applicable.

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: Not Applicable.

I certify that the foregoing information is true and correct, this 18th day of December, 2025.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____

J. Kevin Moore Applicant's Signature

Attorneys for Applicant and Property Owner

Please send completed report and supporting documents to dsimmons@kennesaw-ga.gov in PDF format.

[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:

Not Applicable.

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:

Not Applicable.

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: Not Applicable.

I certify that the foregoing information is true and correct, this 17th d ay of December, 2025

Walton Communities, LLC

XXXXXXXXXXXXX BY:

Matthew L. Teague, Director of New Development

[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.

ATTACHMENT TO REZONING APPLICATION

Application No.: _____
Hearing Dates: **February 4, 2026**
February 16, 2026

Applicant: **Walton Communities, LLC**
Titleholder: **Granite Falls Station LLC**

Tax Parcel Identification Nos.: **20021200130; 20021201560**

LETTER OF INTENT

The property which is the subject of the Application for Variance consists of two tracts, totaling 11.684 acres, more or less, and is located at the intersection of the southeasterly right-of-way of Barrett Parkway and the northeasterly right-of-way of Old 41 Highway, Land Lot 212, 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). Approximately 10.753 acres (shown as Tract 1 on the submitted Survey) is currently zoned General Commercial ("GC"), and the remainder of the Property (shown as Tract 2 on the submitted Survey) is zoned to the RM-12 zoning classification, pursuant to The Unified Development Code City of Kennesaw, Georgia. Applicant, Walton Communities, LLC (hereinafter "Applicant"), proposes rezoning of the Property to the RM-16 zoning classification to allow for a multi-family residential community adjacent to the highly successful Walton Ridenour community.

The proposed development will contain a maximum of one hundred eighty-two (182) units, as more particularly shown on the Zoning Plan prepared for Applicant by Arrive Architecture Group, dated December 15, 2025, and submitted with the Rezoning Application. The building architecture will be complementary to the existing Walton Ridenour community, with exterior consisting of a combination of materials, including, but not limited to brick and hardi-plank siding. The proposed community will have use of the overall amenities of the existing Walton Ridenour community. Access to the proposed community will be internal through the Walton Ridenour community.

Due to topography and flood plain issues, development of the Property is challenging and restrictive. Applicant's proposed community takes into account the restrictions of the Property and utilizes it to its highest and best use. The proposed rezoning to the RM-16 zoning category will provide a more suitable use for the Subject Property than uses allowed under the existing GC zoning classification. Additionally, the proposed multi-family community will be better suited and less intrusive to the area and adjacent properties than uses allowed under the existing GC zoning classification. Applicant's Walton Ridenour development is highly successful and respected in the area and offers an array of benefits to its residents. The proposed development will provide a quality and affordable community, with many of the same benefits as Walton Ridenour, for future residents of the City of Kennesaw. The proposed community will not adversely affect the use or usability of adjacent or nearby properties. Approval of the proposed RM-16 zoning category will provide rezoning which is better suited for the Property and the surrounding area, while having minimal impact on schools, public safety and emergency facilities, wastewater, stormwater facilities, and other public services.

If rezoning is approved, as submitted, Applicant anticipates commencement of the project in 2026, and anticipates substantial completion of the overall development in 2027.

Applicant is very excited about the opportunity of the proposed community adjacent to Walton Ridenour and being able to provide additional quality living areas within the City of Kennesaw. The use of the Property for the proposed community is ideal in light of the surrounding uses and the Property's limitations. Given the project is adjacent to the existing Walton Ridenour, there should be little to no impact on nearby properties and uses.

CITY OF KENNESAW

Section 1908 Standards for Decisions - Rezoning

Section 1908 of the Kennesaw Zoning Code details thirteen [sic] zoning review factors, which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages if necessary:

(1) Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals and objective?

While the proposed rezoning is inconsistent with the City's Future Land Use Map, it would allow for the highest and best use of the property. Further, the proposed multi-family community would be compatible with and complementary to the adjacent Walton Ridenour community. The proposed development would maintain the overall integrity of the surrounding developments.

(2) Would the proposed amendment tend to increase, decrease, or have no impact on traffic safety and congestion in the streets?

The proposed rezoning would increase traffic impact; however, access to the proposed multi-family community would be through the existing Walton Ridenour community thereby mitigating potential adverse impacts.

(3) Would the proposed amendment tend to increase, decrease, or have no relationship to safety from fire and other dangers?

The proposed community would meet all public safety and fire requirements and would enable full development of the property as intended without the dangers associated with undeveloped portions.

(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 rezoning would promote the public health and general welfare of the City by providing a second phase of an established, quality development—Walton Ridenour. Additionally, approval would result in the development of an undeveloped property which has challenges in topography and location, to name a few.

(5) Would the proposed amendment tend to increase, decrease, or have no influence on the adequate (provisions) of light or air?

The proposed rezoning will have no impact on adequate light or air. The development will be situated toward the interior of the property, allowing buffers toward the exterior and maintaining adequate light and air.

(6) Would the proposed amendment tend to cause, prevent, or have no influence on the overcrowding of land?

The proposed rezoning will have no influence on the overcrowding of land. The proposed community will utilize existing infrastructure for access and other features to mitigate perceived impacts.

(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 rezoning will have no adverse effect on the distribution of the population within the City.

(8) Would the proposed amendment tend to impede, facilitate, or have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities or facilities?

The proposed rezoning will have no adverse impact on public services, utilities and facilities.

(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 rezoning is compatible to environmental conditions of surrounding properties as the proposal will provide an additional phase of an existing quality development and is consistent with surrounding and adjoining uses.

(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 rezoning will require no 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 rezoning will promote the aesthetics of the surrounding area to allow development of undeveloped and unsightly property in a manner compatible with and complementary to the existing Ridenour mixed-use community.

(12) Would the proposed amendment have measurable adverse economic effect on the value of the surrounding or adjacent property?

The proposed rezoning will have a measurable, positive economic effect on the surrounding property by allowing quality development of property which has limitations due to topography and location, and which will be highly compatible and consistent with adjacent properties.

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BK: 14975 PG: 949-954
Filed and Recorded Aug-24-2012 04:06:56PM
DOC#: D2012-087892
Real Estate Transfer Tax Paid $1,400.00
0332012020361

JAY C. STEPHENSON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Return Recorded Document to:
Busch, Slipakoff & Schuh, LLP
Attn: Timothy C. Raffa, Esq.
3330 Cumberland Boulevard, Suite 300
Atlanta, Georgia 30339
Telephone: (770) 790 -3550

SPECIAL WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 15 day of August, 2012, by CORNERSTONE PROPERTIES II, LLC, a Georgia limited liability company ("Grantor"), and GRANITE FALLS STATION, LLC, a Georgia limited liability company ("Grantee"):

WITNESSETH

For and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Grantor has bargained, sold and do by these presents bargain, sell, convey and confirm to Grantee, its successors and assigns, all of Grantor right, title, interest, claim or demand in and to the property described on Exhibit "A" incorporated herein and made a part hereof together with all interests in land, estates, easements, rights, improvements, personal property, fixtures, equipment, furniture, furnishings, appliances, and appurtenances thereto or in anywise appertaining or belonging to the Property described on Exhibit "A" incorporated herein and made a part hereof (the "Property"), subject only to those matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, 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, their heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID Grantor, heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, their heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hands and seals, the day and year above written.

Signed, sealed and delivered in the presence of:

Certified, sworn to and subscribed before me this 15th day of August, 2012:

Unofficial Witness

Notary Public

My Commission Expires: August 21, 2012

(NOTARIAL SEAL)

SETH D TALLEY
Notary Public
Cherokee County
State of Georgia
My Commission Expires Aug 21, 2012

GRANTOR: CORNERSTONE PROPERTIES II, LLC, a Georgia limited liability company

By: THE RIDGEVILLE GROUP, LLC, a Georgia limited liability company;
Its: Manager

By: _____ **(SEAL)**
Name: TERENCE SHEAHAN
Its: Member

and

By: NEMCHIK, LLC, a Georgia limited liability company
Its: Manager

By: _____ **(SEAL)**
Name: GEORGE NEMCHIK
Its: Manager

Certified, sworn to & subscribed before me this 16th day of August, 2012.

Notary Public

Ashley Schmitt
Notary Public, Cobb County, GA
My Commission Expires July 16, 2016

EXHIBIT "A"

TRACT 1:

All that tract or parcel of land lying and being in land lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

Beginning at an iron pin set (#4 r/b) at the intersection of the Northern most mitre of Old Highway #41 (60 foot right-of-way) with the Southeasterly right-of-way of Barrett Parkway Extension (variable right-of-way) and running thence Northeasterly along the Southeasterly right-of-way of Barrett Parkway Ext. the following courses and distances: North 27 degrees 48 minutes 20 seconds East 29.54 feet to an iron pin set (#4 r/b); North 38 degrees 48 minutes 30 seconds East 45.64 feet to an iron pin set (#4 r/b); North 32 degrees 10 minutes 07 seconds East 39.05 feet to an iron pin set (#4 r/b); North 27 degrees 27 minutes 48 seconds East 38.61 feet to an iron pin set (#4 r/b); North 43 degrees 15 minutes 19 seconds East along the center line of Noon Day Creek 206.85 feet to an iron pin set (#4 r/b); North 28 degrees 59 minutes 45 seconds East 185.24 feet to an iron pin set #4 r/b); Northeasterly along said right-of-way an arc distance of 390.15 feet to an iron pin found (#4 r/b); (said are being subtended by a chord bearing North 63 degrees 21 minutes 21 seconds East 387.10 feet and having a radius of 900.42 feet); thence leaving said right-of-way and running thence South 79 degrees 04 minutes 48 seconds East 137.29 feet to an iron pin set #4 r/b); running thence South 72 degrees 35 minutes 33 seconds East 93.43 to an iron pin set (#4 r/b); running thence South 40 degrees 19 minutes 23 seconds East 21.19 feet to an iron pin set (#4 r/b); running thence South 25 degrees 1.0 minutes 57 seconds East 115.75 feet to an iron pin set (#4 r/b); running thence 01 degrees 31 minutes 11 seconds West 24.13 feet to an iron pin set (#4 r/b); running thence South 00 degrees 07 minutes 55 seconds West 54.78 feet to a point; running thence South 00 degrees 07 minutes 55 seconds West 21.22 feet to an iron pin found (#4 r/b); running thence South 43 degrees 19 minutes 43 seconds East 254.47 feet to an iron pin found; running thence South 68 degrees 51 minutes 57 seconds West 819.58 feet to an iron pin set; (#4 r/b); running thence South 44 degrees 04 minutes 54 seconds West 199.67 feet to an iron pin found (#4 r/b) on the Northeasterly right-of-way of Old Highway 441; running thence North 45 degrees 26 minutes 32 seconds West along the Northeasterly right-of-way of Old Highway #41 229.27 feet to an iron pin set (#4 r/b); running thence North 23 degrees 08 minutes 06 seconds West along the Northeasterly right-of-way of Old Highway #41 133.64 feet to an iron pin set at the point of beginning, being a Tract of 11.99 acres as shown on boundary and limited topographic survey for Cornerstone Properties II LLC by Southeast Engineering dated January 15, 2007.

LESS AND EXCEPT:

That certain 0.89 Acres, more or less, being in Land Lot 212, 20th District, 2nd Section, Cobb County, Georgia, and more fully described and referred to in that Limited Warranty Deed from Cornerstone Properties II, LLC, to Walton Ridenour, L.P., dated 05/21/2010, recorded 06/16/2010, in Deed Book 14778, Page 2249, Cobb County records.

and

TRACT 2:

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, Cobb county, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a point being the mitered intersection, of the southerly right of way of Barrett Parkway (variable r/w-80.8 feet from centerline at this point) and the westerly right of way of Ridenour Boulevard (variable r/w -45 feet from centerline at this point); thence along said right of way of Ridenour Boulevard and running the following courses: south 14 degrees 54 minutes 00 seconds east a distance of 199.50 feet to a point; thence south 31 degrees 00 minutes 00 seconds west a distance of 24.94 feet to a point; thence south 30 degrees 32 minutes 28 seconds east a distance of 54.39; thence south 51 degrees 00 minutes 00 seconds east a distance of 25.91 feet to a point; thence north 78 degrees 53 minutes 57 seconds east a distance of 50.87 feet; thence north 35 degrees 00 minutes 00 seconds east a distance of 28.65 feet to a point; thence north 78 degrees 48 minutes 00 seconds east a distance of 83.61 feet to a point; thence along a curve to the left an arc distance of 120.83 feet (said curve having a radius of 500.70 feet; a chord distance of 120.54 feet and a chord bearing of north 72 degrees 31 minutes 50 seconds east) to a point; thence south 00 degrees 09 minutes 46 seconds west a distance of 858.91 feet to an iron pin found (1/2" rebar); thence south 00 degrees 06 minutes 27 seconds east a distance of 26.10 feet to a point; thence north 56 degrees 29 minutes 11 seconds west a distance of 160.48 feet to a point; thence along a curve to the right an arc length of 128.45 feet (said curve having a radius of 122.55 feet; a chord distance of 122.65 feet and a chord bearing of south 03 degrees 20 minutes 13 seconds west) to a point; thence south 32 degrees 53 minutes 26 seconds west a distance of 33.27 feet to a point; thence north 59 degrees 02 minutes 21 seconds west a distance of 219.32 feet to a point; thence north 42 degrees 02 minutes 34 seconds west a distance of 258.84 feet to a point; thence south 75 degrees 47 minutes 17 seconds west a distance of 206.53 feet to a point; thence south 47 degrees 57 minutes 26 seconds west a distance of 196.44 feet to a point; thence south 84 degrees 55 minutes 05 seconds west a distance of 57.38 feet to a point; thence south 19 degrees 40 minutes 19 seconds west a distance of 122.03 feet to a point; thence south 27 degrees 27 minutes 56 seconds east a distance of 50.27 feet to a point; thence south 53 degrees 17 minutes 47 seconds west a distance of 322.97 feet to an iron pin found (5/'8" rebar) on the northerly right of way of Old Highway No. 41 (60' r/w); thence along said right of way north 46 degrees 21 minutes 06 seconds west a distance of 136.19 feet to the TRUE POINT OF BEGINNING, from point thus established and continuing along said right of way the following courses north 46 degrees 21 minutes 06 seconds west a distance of 16.84 feet to a point; thence north 46 degrees 53 minutes 55 seconds west a distance of 142.53 feet to a point; thence north 47 degrees 24 minutes 46 seconds west a distance of 281.49 feet to a point; thence leaving said right of way north 42 degrees 40 minutes 12 seconds east a distance of 119.13 feet to a point; thence south 47 degrees 19 minutes 48 seconds east a distance of 38.66 feet to a point; thence north 86 degrees 07 minutes 17 seconds east a distance of 40.80 feet to a point; thence south 37 degrees 07 minutes 10 seconds east a distance of 55.34 feet to a point; thence south 19 degrees 40 minutes 45 seconds east, a distance of 137.03 feet to a point; thence south 01 degrees 00 minutes 59 seconds east, a distance of 57.65 feet to a point; thence south 46 degrees 53 minutes 55 seconds east a distance of 159.05 feet to a point; thence south 43 degrees 38 minutes 54 seconds west a distance of 33.43 feet to the point of beginning. Said property contains 0.84 acres more or less.

EXHIBIT "B"

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.
2. Riparian rights incident to the property or premises.
3. Zoning laws, ordinances and regulations concerning the use, occupancy, possession and retention of captioned property.
4. That certain Commercial Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases from Cornerstone Properties II, LLC, to Cobb Commercial Bank, dated 10/04/2007, recorded 10/05/2007, in Deed Book 14543, Page 3813, Cobb County records, in the original amount of $4,240,820.00; as Assigned to Crescent Bank at Deed Book 14748, Page 3683; as Assigned to Renasant Bank at Deed Book 14805, Page 1544 and 14807, Page 5674, aforesaid record.
5. That certain Assignment of Rents from Cornerstone Properties II, LLC, to Cobb Commercial Bank, dated 10/04/2007, recorded 10/05/2007, in Deed Book 14543, Page 3822, Cobb County records, in the original amount of $4,240,820.00; as Assigned to Crescent Bank at Deed Book 14748, Page 3683; as Assigned to Renasant Bank at Deed Book 14805, Page 1544 and 14807, Page 5674, aforesaid record.
6. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at Deed Book 14543, Page 3828, aforesaid records.
7. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at 033-2007-0947, Continued at 033-2012-003900, aforesaid records.
10. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at 033-2007-0948, Continued at 033-2012-003901, aforesaid records.
11. That certain Deed to Secure Debt from Cornerstone Properties II, LLC, to Crescent Bank & Trust Company, dated 12/01/2009, recorded 12/23/2009, in Deed Book 14744, Page 6086, in the original amount of $27,300.00, aforesaid records.
12. All matters shown on that plat of survey for Cornerstone Properties, II, LLC, by Engineering, Inc., dated August 9, 2010, recorded in Plat Book 271, Page 827, Cobb County records.
13. Easement for Right of Way from James H. Monti to Georgia Power Company dated May 30, 1968, recorded July 30, 1968, in Deed Book 1050, Page 299, Cobb County.
14. Easement from Cecilia H. Monti to Atlanta Gas Light Company dated July 30, 1986, recorded August 5, 1986, in Deed book 4059, Page 459, Cobb County records.
15. Easements contained in Right of Way Deed from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, Georgia, dated March 10, 1994, recorded March 31, 1994, in Deed Book 8149, Page 526, Cobb County records.
16. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to L. Barry Teague and Teague Investments, L.P., a Georgia limited partnership, dated January 22, 1998, recorded January 23, 1998, in Deed Book 10963, Page 190, Cobb County records.

17. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, dated December 20, 2002, recorded January 8, 2003, in Deed Book 13662, Page 3208, Cobb County records.
18. Grant of Easement for Sewer and Restrictive Covenant Agreement between L. Barry Teague and Teague Investments, L.P., to Sundial Corporation, dated 4/13/2004 recorded in Deed Book 13982, Page 2918, aforesaid record.[As to Tract II]
19. Grant of Sewer Easement to Cobb County by L. Barry Teague dated 12/4/2002, recorded in Deed Book 13662, Page 3206, aforesaid records.
20. Joinder and Grant of Easement of Sewer between L. Barry Teague and Teague Investments, L.P. and Cobb County dated 12/02/2002, recorded in Deed Book 13961, page 5815, aforesaid records.
21. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, dated September 13, 2005, recorded February 17, 2006, in Deed Book 14290, Page 4752, Cobb County records.
22. Encroachment Agreement for Easement between Cornerstone Properties II, LLC, and Georgia Power Company, recorded in Deed Book 14528, Page 1873, Cobb County records.
23. Right of Way Deed from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3201, Aforesaid records.
24. Temporary Construction Easement from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3209, aforesaid records.
25. Permanent Drainage Easement from Cornerstone Properties II, LLC, to Cobb County recorded in Deed Book 14824, Page 3216, aforesaid records.
26. Right of Way Deed from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3223, aforesaid records.
27. Permanent Drainage Easement from Cornerstone Properties II, LLC, to Cobb County recorded in Deed Book 14824, Page 3226, aforesaid records.
28. Temporary Construction Easement for Slopes from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3229, aforesaid records.
29. Temporary Driveway Easement from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3232, aforesaid records.
30. Grant of Easements from Cornerstone Properties II, LLC, to Shoppes at Ridenhour, LLC, dated 05/31/2010, recorded 06/16/2010 in Deed Book 14778, Page 2204, aforesaid records.

Tract 1

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the northerly most mitered intersection of the southeasterly Right of Way of Ernest W. Barrett Parkway (Variable R/W) and the northeasterly Right of Way of Old Highway #41 (Variable R/W); from point thus established and running along the southeasterly Right of Way of Ernest W. Barrett Parkway the following courses: North 26° 23' 39" East a distance of 29.54 feet to a point; thence North 37° 23' 49" East a distance of 45.64 feet to a point; thence North 30° 45' 26" East a distance of 39.05 feet to a point; thence North 26° 03' 07" East a distance of 38.61 feet to a point; thence North 41° 50' 38" East a distance of 206.85 feet to a point; thence North 27° 35' 04" East a distance of 185.24 feet to a point; thence running along a curve to the right an arc length of 390.14 feet, (said curve having a radius of 900.42 feet, with a chord bearing of North 61° 56' 40" East, and a chord length of 387.10 feet) to an iron pin set; thence leaving said Right of Way South 80° 38' 53" East a distance of 49.71 feet to an iron pin set; thence running along a curve to the left an arc length of 324.14 feet, (said curve having a radius of 870.61 feet, with a chord bearing of South 66° 30' 24" West, and a chord length of 322.28 feet)to an iron pin set; thence South 36° 10' 42" East a distance of 110.83 feet to an iron pin set; thence North 57° 49' 34" East a distance of 372.64 feet to an iron pin set; thence South 74° 00' 06" East a distance of 91.70 feet to an iron pin set; thence South 41° 43' 57" East a distance of 19.08 feet to an iron pin set; thence South 26° 35' 31" East a distance of 112.62 feet to an iron pin set; thence South 01° 16' 47" East a distance of 102.12 feet to an iron pin set; thence South 44° 44' 24" East a distance of 249.02 feet to an iron pin set; thence South 67° 27' 15" West a distance of 812.14 feet to an iron pin set; thence South 21° 58' 58" East a distance of 5.05 feet to an iron pin set; thence South 42° 40' 12" West a distance of 80.54 feet to an iron pin set; thence South 42° 40' 12" West a distance of 98.29 feet to an iron pin set on the aforementioned northeasterly Right of Way of Old Highway #41 (Variable R/W); thence running along said Right of Way the following courses: North 47° 08' 07" West a distance of 49.33 feet to an iron pin set; thence North 43° 22' 55" East a distance of 14.98 feet to a Right of Way Monument; thence North 45° 25' 25" West a distance of 11.13 feet to a Right of Way Monument; thence South 39° 48' 21" West a distance of 15.34 feet to an iron pin set; thence North 47° 08' 07" West a distance of 217.11 feet to an iron pin set; thence along a miter North 24° 32' 39" West a distance of 82.30 feet to the TRUE POINT OF BEGINNING. Said tract contains 10.753 Acres (468,391 Square Feet).

Tract 2

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING, commence at the northerly most mitered intersection of the southeasterly Right of Way of Ernest W. Barrett Parkway (Variable R/W) and the northeasterly Right of Way of Old Highway #41 (Variable R/W); thence running along said miter South 24° 32' 39" East a distance of 94.99 feet to a point; thence running along the northeasterly Right of Way of Old Highway #41 the following courses: South 46° 55' 56" East a distance of 205.69 feet to a point; thence North 39° 48' 21" East a distance of 0.89 feet to a Right of Way monument; thence North 39° 48' 21" East a distance of 20.07 feet to a Right of Way monument; thence South 45° 25' 25" East a distance of 11.13 feet to a Right of Way monument; thence South 43° 22' 55" West a distance of 19.62 feet to a Right of Way monument; thence South 43° 22' 55" West a distance of 1.00 feet to a point; thence South 46° 55' 56" East a distance of 49.40 feet to an iron pin set and the TRUE POINT OF BEGINNING; from point thus established and leaving said Right of Way North 42° 40' 12" East a distance of 104.10 feet to an iron pin set; thence South 47° 19' 48" East a distance of 38.66 feet to an iron pin set; thence North 86° 07' 17" East a distance of 40.80 feet to an iron pin set; thence South 37° 07' 10" East a distance of 55.34 feet to an iron pin set; thence South 19° 40' 45" East a distance of 137.03 feet to an iron pin set; thence South 01° 00' 59" East a distance of 57.65 feet to an iron pin set; thence South 46° 53' 55" East a distance of 159.05 feet to an iron pin set; thence South 43° 39' 50" West a distance of 33.42 feet to an iron pin set on the aforementioned northeasterly Right of Way of Old Highway #41; thence running along said Right of Way the following courses: North 48° 08' 55" West a distance of 20.10 feet to a point; thence North 34° 28' 42" West a distance of 68.85 feet to a point; thence North 47° 13' 34" West a distance of 88.14 feet to a point; thence North 42° 46' 26" East a distance of 10.00 feet to a point; thence North 47° 13' 34" West a distance of 100.00 feet to a point; thence South 42° 46' 26" West a distance of 10.00 feet to a point; thence North 47° 06' 59" West a distance of 165.49 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.691 Acres (30,098 Square Feet).

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

2025
Property Tax Bill

Parcel ID	Tax District	Bill #
20021201560	3/3-BOND - KENNESAW CITY	301570

Property Owner/Location/Description	Fair Market Value	Taxable Value
GRANITE FALLS STATION LLC OLD 41 HWY	12,370	4,948

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	4,948		0		4,948		7.7500000000		$38.35
BOND	4,948		0		4,948		1.4000000000		$6.93

Exemptions:

Printed December 2025 | Settled Value Bill: You are receiving this bill due to the finalization of your appeal.

For properties under appeal with Cobb County, an initial temporary bill was issued based on 85% of the estimated tax value due 12/1/2025. Now that your appeal has been finalized, this bill reflects the full amount due for 2025.

If your taxes are paid through escrow, please forward the attached bill to your mortgage company for prompt processing.

Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov.

Current Year Tax	$45.28
Interest	$0.00
Penalty	$0.00
Other Fees	$0.00
Payments Received	$45.28
Other Amounts Due	$0.00
Total Due	$0.00
Due Date	12/01/2025

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

Please make check or Money Order Payable to : City of Kennesaw Property Tax Division and include the Parcel ID on your check.

For your convenience, you may pay by check, money order, Discover, Mastercard, AMEX, VISA.
3% fee and $3.50 per transaction fee added to debit/credit card payments. $1.25 fee per ECheck transaction paid online.

Parcel ID:	20021201560
Amount Due:	$0.00
Bill#:	301570
Due Date:	12/01/2025
	AMOUNT PAID

GRANITE FALLS STATION LLC
4963 TYNE RIDGE CT
NASHVILLE, TN 37220

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

2025
Property Tax Bill

Parcel ID	Tax District	Bill #
20021200130	3/3-BOND - KENNESAW CITY	289076

Property Owner/Location/Description	Fair Market Value	Taxable Value
GRANITE FALLS STATION LLC OLD 41 HWY	1,730,930	692,372

Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate	= Net Tax
CITY OF KENNESAW	692,372	0	692,372	7.7500000000	$5,365.88
BOND	692,372	0	692,372	1.4000000000	$969.32

Exemptions:

Printed December 2, 2025 | Settled Value Bill: You are receiving this bill due to the finalization of your appeal.

For properties under appeal with Cobb County, an initial temporary bill was issued based on 85% of the estimated tax value due 12/1/2025. Now that your appeal has been finalized, this bill reflects the full amount due for 2025.

If your taxes are paid through escrow, please forward the attached bill to your mortgage company for prompt processing.

Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov.

Current Year Tax	$6,335.20
Interest	$0.00
Penalty	$0.00
Other Fees	$0.00
Payments Received	$6,335.20
Other Amounts Due	$0.00
Total Due	$0.00
Due Date	12/01/2025

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

Please make check or Money Order Payable to : City of Kennesaw Property Tax Division and include the Parcel ID on your check.

For your convenience, you may pay by check, money order, Discover, Mastercard, AMEX, VISA.
3% fee and $3.50 per transaction fee added to debit/credit card payments. $1.25 fee per ECheck transaction paid online.

Parcel ID:	20021200130
Amount Due:	$0.00
Bill#:	289076
Due Date:	12/01/2025
	AMOUNT PAID

GRANITE FALLS STATION LLC
4963 TYNE RIDGE CT
NASHVILLE, TN 37220

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

Printed: 12/18/2025

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:
THOMAS BROWN

GRANITE FALLS STATION LLC

Payment Date: 10/12/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20021201560	10/15/2025	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$149.09	**$0.00**

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

Printed: 12/3/2025

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:
THOMAS BROWN

GRANITE FALLS STATION LLC

Payment Date: 10/12/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20021200130	10/15/2025	**Pay:**	N/A	or	$0.00

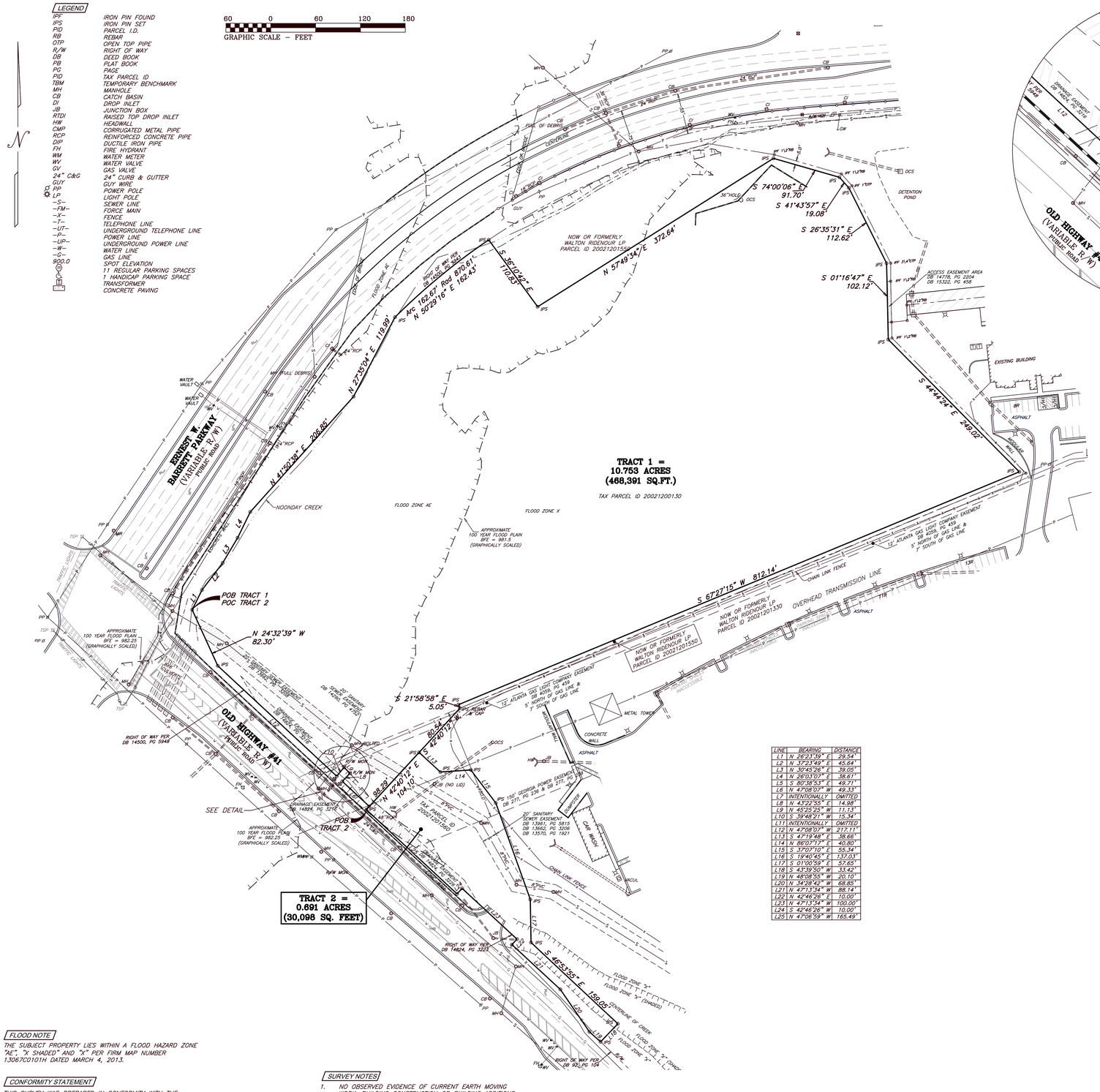
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$20,861.17	**$0.00**

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

LEGEND

IPF	IRON PIN FOUND
IPC	IRON PIN SET
PID	PARCEL I.D.
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
PID	TAX PARCEL ID
TBM	TEMPORARY BENCHMARK
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
-S-	SEWER LINE
-FM-	FORCE MAIN
-X-	FENCE
-T-	TELEPHONE LINE
-UT-	UNDERGROUND TELEPHONE LINE
-P-	POWER LINE
-UP-	UNDERGROUND POWER LINE
-W-	WATER LINE
-G-	GAS LINE
900.0	SPOT ELEVATION
	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
	TRANSFORMER
	CONCRETE PAVING

GRAPHIC SCALE – FEET
60 0 60 120 180


TRACT 1 = 10.753 ACRES (468,391 SQ.FT.)
TAX PARCEL ID 20021200130
TRACT 2 = 0.691 ACRES (30,098 SQ. FEET)
POB TRACT 1
POC TRACT 2
POB TRACT 2
SEE DETAIL
ERNEST W. BARRETT PARKWAY (VARIABLE R/W) PUBLIC ROAD
OLD HIGHWAY #41 (VARIABLE R/W) PUBLIC ROAD
NOW OR FORMERLY WALTON RIDENOUR LP PARCEL ID 20021201550
NOONDAY CREEK
FLOOD ZONE AE
FLOOD ZONE X
APPROXIMATE 100 YEAR FLOOD PLAIN BFE = 981.5 (GRAPHICALLY SCALED)
APPROXIMATE 100 YEAR FLOOD PLAIN BFE = 982.25 (GRAPHICALLY SCALED)
S 74°00'06" E 91.70'
S 41°43'57" E 19.08'
S 26°35'31" E 112.62'
S 01°16'47" E 102.12'
S 44°44'24" E 249.02'
N 57°49'34" E 372.64'
S 36°10'42" E 110.53'
N 27°36'04" E 119.99'
N 41°50'38" E 206.85'
N 24°32'39" W 82.30'
S 21°58'58" E 5.05'
S 67°27'15" W 812.14'
S 40°53'55" E 159.05'
N 42°40'12" E 104.10'
S 42°40'12" E 80.54'
N 42°40'12" E 98.29'
S 47°19'48" E 38.66'
S 41°50'38" E 110.53'
S 27°36'04" E 119.99'
S 67°27'15" W 812.14'
S 40°53'55" E 159.05'
N 42°40'12" E 104.10'
S 42°40'12" E 80.54'
N 42°40'12" E 98.29'
S 47°19'48" E 38.66'
EXISTING BUILDING
ASPHALT
CONCRETE
CHAIN LINK FENCE
OVERHEAD TRANSMISSION LINE
12' ATLANTA GAS LIGHT COMPANY EASEMENT DB 4609, PG 459 & 5' NORTH OF GAS LINE & 5' SOUTH OF GAS LINE
METAL TOWER
CONCRETE WALL
DRIVEWAY
DUMPSTER
CAR WASH
20' SANITARY SEWER EASEMENT DB 13661, PG 5815 DB 13662, PG 3206 DB 13570, PG 1921
150' GEORGIA POWER EASEMENT DB 277, PG 238 & DB 277, PG 240
ACCESS EASEMENT AREA DB 14778, PG 2304 DB 15322, PG 458
DETENTION POND
RIGHT OF WAY PER DB 14520, PG 5948
RIGHT OF WAY PER DB 14824, PG 3221
RIGHT OF WAY PER DB 922, PG 104
DRAINAGE EASEMENT DB 14824, PG 3216
FLOOD ZONE "X" (SHADED)
FLOOD ZONE "X"
FLOOD ZONE "AE"
CENTERLINE OF CREEK
TOP OF BANK
WATER VAULT
TRAFFIC LIGHT
TRAFFIC LIGHT BOX
TRAFFIC CONTROL BOX
TRAFFIC CONTROL BOX
TRAFFIC CONTROL

Monday, December 15, 2025 3:33:13 PM

SITE DATA SUMMARY TABLE:

ACREAGE:
11.684 ACRES

EXISTING ZONING :
GENERAL COMMERCIAL [GC]

PROPOSED ZONING:
RM-16

PROPOSED DENSITY:
182 APARTMENT UNITS

PROPOSED PARKING:
1.5 SPACES PER UNIT -
273 TOTAL SURFACE SPACES

PROPOSED SETBACKS:
50 FOOT FRONT YARD
35 FOOT SIDE YARD
40 FOOT REAR YARD

182 MULTI-FAMILY
UNITS- 3 & 4 STORIES
273 PARKING SPACES

SITE PLAN #2

SITE PLAN DIM. CTL.

WALTON RIDENOUR PHASE 2

Kennesaw, Georgia

ARRIVE ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0584 · Fx 817.514.0694

SEAL

REVISION

DRAWN BY: AAG	CHECKED BY: JMT
PLOT DATE: 12/15/2025	REV. DATE:
SUBMITTAL DATE: 2025	PROJECT NUMBER:
ISSUED FOR: CONCEPT	SHEET NO.
SCALE: AS NOTED	

© 2015 ARRIVE ARCHITECTURE GROUP. The designs represented by these plans are copyrighted and are subject to copyright protection as an "ARCHITECTURAL WORK" under U.S.C. sect. 102 known as the Architectural Works Protection Act of 1990 (including form and arrangement of spaces) date and other aspects of the design will subject the infringer to damages and/or judicial action as provided by the Federal Law.

--- SITE PLAN DIM. CTL.
\\aag-san1\AAG1\Projects\Walton\Walton Ridenhour - Old 41 Phase 2\Pre-Design\Architecture\Walton Ridenour Phase 2 Site Plan.dwg


ARRIVE
ARCHITECTURE GROUP

ATTACHMENT TO REZONING APPLICATION

Application No.: _____
Hearing Dates: **February 4, 2026**
February 16, 2026

BEFORE THE PLANNING COMMISSION AND THE MAYOR AND CITY COUNCIL FOR THE CITY OF KENNESAW, GEORGIA

CONSTITUTIONAL CHALLENGE
ATTACHMENT TO REZONING APPLICATION

COME NOW, Applicant, WALTON COMMUNITIES, LLC (hereinafter referred to as "Applicant"), and Titleholder, GRANITE FALLS STATION, LLC (hereinafter referred to as "Titleholder"), and assert the following:

1.

By Rezoning Application dated and filed December 19, 2025, Applicant and Titleholder applied for rezoning of certain real property, being approximately 11.684 acres, more or less, lying and being located within the City of Kennesaw, Cobb County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the "Property" or the "Subject Property").

2.

The Rezoning Application of the Property seeks rezoning from the existing zoning categories of General Commercial ("GC") and RM-12 to the proposed zoning category of RM-16, as established by the governing authority of the City of Kennesaw, Georgia, under and pursuant to The Unified Development Code City of Kennesaw, Georgia (hereinafter the "Unified Development Code of the City of Kennesaw" or, alternatively, "Ordinance").

3.

With respect to the Property within the GC zoning classification, Applicant and Titleholder do contend the Unified Development Code of the City of Kennesaw is

MOORE INGRAM
JOHNSON & STEELE
A Limited Liability Partnership
Emerson Overlook
326 Roswell Street
Suite 100
Marietta, GA 30060
(770) 429-1499
FAX (770) 429-8631

unconstitutional as applied to the Subject Property in that said Ordinance does not permit the Applicant and Titleholder to utilize the Property to the highest and best use set forth within the Rezoning Application without the necessity of rezoning. However, Applicant and Titleholder do not contend the current zoning category of GC is unconstitutional, per se, only as applied. Thus, the Unified Development Code of the City of Kennesaw deprives Applicant and Titleholder of their Property under and pursuant to Art. I, § I, ¶¶ 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 of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. Also violated are the Applicant's and Titleholder's rights to unfettered use of their Property, as stated above, in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are, therefore, confiscatory and void. Further, said Ordinance is unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholder.

4.

With respect to the remainder of the Property within the RM-12 zoning classification, the Unified Development Code of the City of Kennesaw is unconstitutional as applied to the Property in that said Ordinance deprives the Applicant and Titleholder of their Property under and pursuant to Art. I, § I, ¶¶ 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 of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The RM-12 zoning category, as it presently exists, together with any

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intervening zoning categories between the existing RM-12 category and the requested RM-16 category, violates the Applicant's and Titleholder's rights to unfettered use of their property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinance is unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholder.

5.

To the extent the Unified Development Code of the City of Kennesaw allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates the Applicant's and Titleholder's constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by the Unified Development Code of the City of Kennesaw, is an unconstitutional use of the zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

6.

The Unified Development Code of the City of Kennesaw is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Rezoning Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and

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evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 19th day of December, 2025.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____
J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Titleholder

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MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

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

COUNCIL
Mayor Pro Tem Pat Ferris
Antonio Jones
Madelyn Orochena
Tracey Viars
Anthony Gutierrez

December 29, 2025

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

Subject: City of Kennesaw Zoning Applications (Case #RZ2026-01)
1600 Old 41 Hwy, Kennesaw, GA – Parcel ID 20021200130 & 20021201560

Dear Ms. Mabry,

Attached, please find a rezoning application submitted by Moore Ingram Johnson & Steele, LLP – J. Kevin Moore, requesting to rezone approximately 11.684 +/- acres from General Commercial (GC) and RM-12, Multifamily District, to RM-16, Multifamily District. The proposed rezoning would allow for the development of a multifamily residential 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, February 4, 2026 at 6:30 p.m. for public hearing and Mayor and Council on Monday, February 16, 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 2026-001	GC & RM-12	RM-16
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

1600 Old 41 Hwy

Land Lot 212, Tax Parcels 13 & 156

Subject Property

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

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 246 '
Print Date: 12/29/2025
RZ2026_001

REZONING APPLICATION

Date Received 12/19/25
Staff's Initials CMC

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

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 11/05/2025 Staff's Initials CMC

REZONING PROPERTY ADDRESS Old 41 Highway (unassigned) (1600 Old 41 Hwy)

Land Lot 212 Tax Parcel 20021200130 Lot Size 11.684±
20021201560

Resident Population 0 Housing Units 0 Other Buildings 0

Zoning Request from:

Present Zoning GC, RM-12 To: RM-16

For the purpose of: Multi-Family Residential

APPLICANT EMAIL [redacted]

Applicant Address 2281 Akers Mill Road, S.E., Building 4100, Atlanta, GA 30339

(Phone #) [redacted]

Applicant Signature Walton Communities, LLC BY: Matthew L. Teague, Director of New Development Date December 17, 2025

Signed, sealed and delivered in presence of: Notary Date December 17th, 2025

REPRESENTIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

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

Representative Signature BY: J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder Date December 18, 2025

Signed, sealed and delivered in presence of: Notary Commission Expires 01-10-2027 Date December 18, 2025

TITLEHOLDER: Granite Falls Station LLC (Phone #) [redacted]

Signature: BY: Thomas J Brown, Sole Member Address 4963 Tyne Ridge Court, Nashville, TN 37220

Signed, sealed and delivered in presence of: Notary Date December 16th, 2025

Z\P&Z FORMS\Applications 2025

Community Development

Planning & Zoning Department

2529 J.O. Stephenson Ave. Kennesaw, GA 30144

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

A separate from must be completed by each applicant

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:
Not Applicable.

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:
Not Applicable.

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: Not Applicable.

I certify that the foregoing information is true and correct, this 18th day of December, 2025.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____

J. Kevin Moore Applicant's Signature

Attorneys for Applicant and Property Owner

Please send completed report and supporting documents to dsimmons@kennesaw-ga.gov in PDF format.

[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:

Not Applicable.

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:

Not Applicable.

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: Not Applicable.

I certify that the foregoing information is true and correct, this 17th d ay of December, 2025

Walton Communities, LLC

XXXXXXXXXXXXX BY:

Matthew L. Teague, Director of New Development

[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.

ATTACHMENT TO REZONING APPLICATION

Application No.: _____
Hearing Dates: **February 4, 2026**
February 16, 2026

Applicant: **Walton Communities, LLC**
Titleholder: **Granite Falls Station LLC**

Tax Parcel Identification Nos.: **20021200130; 20021201560**

LETTER OF INTENT

The property which is the subject of the Application for Variance consists of two tracts, totaling 11.684 acres, more or less, and is located at the intersection of the southeasterly right-of-way of Barrett Parkway and the northeasterly right-of-way of Old 41 Highway, Land Lot 212, 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). Approximately 10.753 acres (shown as Tract 1 on the submitted Survey) is currently zoned General Commercial ("GC"), and the remainder of the Property (shown as Tract 2 on the submitted Survey) is zoned to the RM-12 zoning classification, pursuant to The Unified Development Code City of Kennesaw, Georgia. Applicant, Walton Communities, LLC (hereinafter "Applicant"), proposes rezoning of the Property to the RM-16 zoning classification to allow for a multi-family residential community adjacent to the highly successful Walton Ridenour community.

The proposed development will contain a maximum of one hundred eighty-two (182) units, as more particularly shown on the Zoning Plan prepared for Applicant by Arrive Architecture Group, dated December 15, 2025, and submitted with the Rezoning Application. The building architecture will be complementary to the existing Walton Ridenour community, with exterior consisting of a combination of materials, including, but not limited to brick and hardi-plank siding. The proposed community will have use of the overall amenities of the existing Walton Ridenour community. Access to the proposed community will be internal through the Walton Ridenour community.

Due to topography and flood plain issues, development of the Property is challenging and restrictive. Applicant's proposed community takes into account the restrictions of the Property and utilizes it to its highest and best use. The proposed rezoning to the RM-16 zoning category will provide a more suitable use for the Subject Property than uses allowed under the existing GC zoning classification. Additionally, the proposed multi-family community will be better suited and less intrusive to the area and adjacent properties than uses allowed under the existing GC zoning classification. Applicant's Walton Ridenour development is highly successful and respected in the area and offers an array of benefits to its residents. The proposed development will provide a quality and affordable community, with many of the same benefits as Walton Ridenour, for future residents of the City of Kennesaw. The proposed community will not adversely affect the use or usability of adjacent or nearby properties. Approval of the proposed RM-16 zoning category will provide rezoning which is better suited for the Property and the surrounding area, while having minimal impact on schools, public safety and emergency facilities, wastewater, stormwater facilities, and other public services.

If rezoning is approved, as submitted, Applicant anticipates commencement of the project in 2026, and anticipates substantial completion of the overall development in 2027.

Applicant is very excited about the opportunity of the proposed community adjacent to Walton Ridenour and being able to provide additional quality living areas within the City of Kennesaw. The use of the Property for the proposed community is ideal in light of the surrounding uses and the Property's limitations. Given the project is adjacent to the existing Walton Ridenour, there should be little to no impact on nearby properties and uses.

8/ 2nd
20

BK: 14975 PG: 949-954
Filed and Recorded Aug-24-2012 04:06:56PM
DOC#: D2012-087892
Real Estate Transfer Tax Paid $1,400.00
0332012020361

JAY C. STEPHENSON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Return Recorded Document to:
Busch, Slipakoff & Schuh, LLP
Attn: Timothy C. Raffa, Esq.
3330 Cumberland Boulevard, Suite 300
Atlanta, Georgia 30339
Telephone: (770) 790 -3550

SPECIAL WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 15 day of August, 2012, by CORNERSTONE PROPERTIES II, LLC, a Georgia limited liability company ("Grantor"), and GRANITE FALLS STATION, LLC, a Georgia limited liability company ("Grantee"):

WITNESSETH

For and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Grantor has bargained, sold and do by these presents bargain, sell, convey and confirm to Grantee, its successors and assigns, all of Grantor right, title, interest, claim or demand in and to the property described on Exhibit "A" incorporated herein and made a part hereof together with all interests in land, estates, easements, rights, improvements, personal property, fixtures, equipment, furniture, furnishings, appliances, and appurtenances thereto or in anywise appertaining or belonging to the Property described on Exhibit "A" incorporated herein and made a part hereof (the "Property"), subject only to those matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, 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, their heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID Grantor, heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, their heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hands and seals, the day and year above written.

Signed, sealed and delivered in the presence of:

Certified, sworn to and subscribed before me this 15th day of August, 2012:

Unofficial Witness

Notary Public

My Commission Expires: August 21, 2012

(NOTARIAL SEAL)

SETH D TALLEY
Notary Public
Cherokee County
State of Georgia
My Commission Expires Aug 21, 2012

GRANTOR: CORNERSTONE PROPERTIES II, LLC, a Georgia limited liability company

By: THE RIDGEVILLE GROUP, LLC, a Georgia limited liability company;
Its: Manager

By:_____(SEAL)
Name: TERENCE SHEAHAN
Its: Member

and

By: NEMCHIK, LLC, a Georgia limited liability company
Its: Manager

By:_____(SEAL)
Name: GEORGE NEMCHIK
Its: Manager

Certified, sworn to & subscribed before me this 16th day of August, 2012.

Notary Public

Ashley Schmitt
Notary Public, Cobb County, GA
My Commission Expires July 16, 2016

EXHIBIT "A"

TRACT 1:

All that tract or parcel of land lying and being in land lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

Beginning at an iron pin set (#4 r/b) at the intersection of the Northern most mitre of Old Highway #41 (60 foot right-of-way) with the Southeasterly right-of-way of Barrett Parkway Extension (variable right-of-way) and running thence Northeasterly along the Southeasterly right-of-way of Barrett Parkway Ext. the following courses and distances: North 27 degrees 48 minutes 20 seconds East 29.54 feet to an iron pin set (#4 r/b); North 38 degrees 48 minutes 30 seconds East 45.64 feet to an iron pin set (#4 r/b); North 32 degrees 10 minutes 07 seconds East 39.05 feet to an iron pin set (#4 r/b); North 27 degrees 27 minutes 48 seconds East 38.61 feet to an iron pin set (#4 r/b); North 43 degrees 15 minutes 19 seconds East along the center line of Noon Day Creek 206.85 feet to an iron pin set (#4 r/b); North 28 degrees 59 minutes 45 seconds East 185.24 feet to an iron pin set #4 r/b); Northeasterly along said right-of-way an arc distance of 390.15 feet to an iron pin found (#4 r/b); (said are being subtended by a chord bearing North 63 degrees 21 minutes 21 seconds East 387.10 feet and having a radius of 900.42 feet); thence leaving said right-of-way and running thence South 79 degrees 04 minutes 48 seconds East 137.29 feet to an iron pin set #4 r/b); running thence South 72 degrees 35 minutes 33 seconds East 93.43 to an iron pin set (#4 r/b); running thence South 40 degrees 19 minutes 23 seconds East 21.19 feet to an iron pin set (#4 r/b); running thence South 25 degrees 1.0 minutes 57 seconds East 115.75 feet to an iron pin set (#4 r/b); running thence 01 degrees 31 minutes 11 seconds West 24.13 feet to an iron pin set (#4 r/b); running thence South 00 degrees 07 minutes 55 seconds West 54.78 feet to a point; running thence South 00 degrees 07 minutes 55 seconds West 21.22 feet to an iron pin found (#4 r/b); running thence South 43 degrees 19 minutes 43 seconds East 254.47 feet to an iron pin found; running thence South 68 degrees 51 minutes 57 seconds West 819.58 feet to an iron pin set; (#4 r/b); running thence South 44 degrees 04 minutes 54 seconds West 199.67 feet to an iron pin found (#4 r/b) on the Northeasterly right-of-way of Old Highway 441; running thence North 45 degrees 26 minutes 32 seconds West along the Northeasterly right-of-way of Old Highway #41 229.27 feet to an iron pin set (#4 r/b); running thence North 23 degrees 08 minutes 06 seconds West along the Northeasterly right-of-way of Old Highway #41 133.64 feet to an iron pin set at the point of beginning, being a Tract of 11.99 acres as shown on boundary and limited topographic survey for Cornerstone Properties II LLC by Southeast Engineering dated January 15, 2007.

LESS AND EXCEPT:

That certain 0.89 Acres, more or less, being in Land Lot 212, 20th District, 2nd Section, Cobb County, Georgia, and more fully described and referred to in that Limited Warranty Deed from Cornerstone Properties II, LLC, to Walton Ridenour, L.P., dated 05/21/2010, recorded 06/16/2010, in Deed Book 14778, Page 2249, Cobb County records.

and

TRACT 2:

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, Cobb county, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a point being the mitered intersection, of the southerly right of way of Barrett Parkway (variable r/w-80.8 feet from centerline at this point) and the westerly right of way of Ridenour Boulevard (variable r/w -45 feet from centerline at this point); thence along said right of way of Ridenour Boulevard and running the following courses: south 14 degrees 54 minutes 00 seconds east a distance of 199.50 feet to a point; thence south 31 degrees 00 minutes 00 seconds west a distance of 24.94 feet to a point; thence south 30 degrees 32 minutes 28 seconds east a distance of 54.39; thence south 51 degrees 00 minutes 00 seconds east a distance of 25.91 feet to a point; thence north 78 degrees 53 minutes 57 seconds east a distance of 50.87 feet; thence north 35 degrees 00 minutes 00 seconds east a distance of 28.65 feet to a point; thence north 78 degrees 48 minutes 00 seconds east a distance of 83.61 feet to a point; thence along a curve to the left an arc distance of 120.83 feet (said curve having a radius of 500.70 feet; a chord distance of 120.54 feet and a chord bearing of north 72 degrees 31 minutes 50 seconds east) to a point; thence south 00 degrees 09 minutes 46 seconds west a distance of 858.91 feet to an iron pin found (1/2" rebar); thence south 00 degrees 06 minutes 27 seconds east a distance of 26.10 feet to a point; thence north 56 degrees 29 minutes 11 seconds west a distance of 160.48 feet to a point; thence along a curve to the right an arc length of 128.45 feet (said curve having a radius of 122.55 feet; a chord distance of 122.65 feet and a chord bearing of south 03 degrees 20 minutes 13 seconds west) to a point; thence south 32 degrees 53 minutes 26 seconds west a distance of 33.27 feet to a point; thence north 59 degrees 02 minutes 21 seconds west a distance of 219.32 feet to a point; thence north 42 degrees 02 minutes 34 seconds west a distance of 258.84 feet to a point; thence south 75 degrees 47 minutes 17 seconds west a distance of 206.53 feet to a point; thence south 47 degrees 57 minutes 26 seconds west a distance of 196.44 feet to a point; thence south 84 degrees 55 minutes 05 seconds west a distance of 57.38 feet to a point; thence south 19 degrees 40 minutes 19 seconds west a distance of 122.03 feet to a point; thence south 27 degrees 27 minutes 56 seconds east a distance of 50.27 feet to a point; thence south 53 degrees 17 minutes 47 seconds west a distance of 322.97 feet to an iron pin found (5/'8" rebar) on the northerly right of way of Old Highway No. 41 (60' r/w); thence along said right of way north 46 degrees 21 minutes 06 seconds west a distance of 136.19 feet to the TRUE POINT OF BEGINNING, from point thus established and continuing along said right of way the following courses north 46 degrees 21 minutes 06 seconds west a distance of 16.84 feet to a point; thence north 46 degrees 53 minutes 55 seconds west a distance of 142.53 feet to a point; thence north 47 degrees 24 minutes 46 seconds west a distance of 281.49 feet to a point; thence leaving said right of way north 42 degrees 40 minutes 12 seconds east a distance of 119.13 feet to a point; thence south 47 degrees 19 minutes 48 seconds east a distance of 38.66 feet to a point; thence north 86 degrees 07 minutes 17 seconds east a distance of 40.80 feet to a point; thence south 37 degrees 07 minutes 10 seconds east a distance of 55.34 feet to a point; thence south 19 degrees 40 minutes 45 seconds east, a distance of 137.03 feet to a point; thence south 01 degrees 00 minutes 59 seconds east, a distance of 57.65 feet to a point; thence south 46 degrees 53 minutes 55 seconds east a distance of 159.05 feet to a point; thence south 43 degrees 38 minutes 54 seconds west a distance of 33.43 feet to the point of beginning. Said property contains 0.84 acres more or less.

EXHIBIT "B"

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.
2. Riparian rights incident to the property or premises.
3. Zoning laws, ordinances and regulations concerning the use, occupancy, possession and retention of captioned property.
4. That certain Commercial Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases from Cornerstone Properties II, LLC, to Cobb Commercial Bank, dated 10/04/2007, recorded 10/05/2007, in Deed Book 14543, Page 3813, Cobb County records, in the original amount of $4,240,820.00; as Assigned to Crescent Bank at Deed Book 14748, Page 3683; as Assigned to Renasant Bank at Deed Book 14805, Page 1544 and 14807, Page 5674, aforesaid record.
5. That certain Assignment of Rents from Cornerstone Properties II, LLC, to Cobb Commercial Bank, dated 10/04/2007, recorded 10/05/2007, in Deed Book 14543, Page 3822, Cobb County records, in the original amount of $4,240,820.00; as Assigned to Crescent Bank at Deed Book 14748, Page 3683; as Assigned to Renasant Bank at Deed Book 14805, Page 1544 and 14807, Page 5674, aforesaid record.
6. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at Deed Book 14543, Page 3828, aforesaid records.
7. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at 033-2007-0947, Continued at 033-2012-003900, aforesaid records.
10. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at 033-2007-0948, Continued at 033-2012-003901, aforesaid records.
11. That certain Deed to Secure Debt from Cornerstone Properties II, LLC, to Crescent Bank & Trust Company, dated 12/01/2009, recorded 12/23/2009, in Deed Book 14744, Page 6086, in the original amount of $27,300.00, aforesaid records.
12. All matters shown on that plat of survey for Cornerstone Properties, II, LLC, by Engineering, Inc., dated August 9, 2010, recorded in Plat Book 271, Page 827, Cobb County records.
13. Easement for Right of Way from James H. Monti to Georgia Power Company dated May 30, 1968, recorded July 30, 1968, in Deed Book 1050, Page 299, Cobb County.
14. Easement from Cecilia H. Monti to Atlanta Gas Light Company dated July 30, 1986, recorded August 5, 1986, in Deed book 4059, Page 459, Cobb County records.
15. Easements contained in Right of Way Deed from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, Georgia, dated March 10, 1994, recorded March 31, 1994, in Deed Book 8149, Page 526, Cobb County records.
16. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to L. Barry Teague and Teague Investments, L.P., a Georgia limited partnership, dated January 22, 1998, recorded January 23, 1998, in Deed Book 10963, Page 190, Cobb County records.

17. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, dated December 20, 2002, recorded January 8, 2003, in Deed Book 13662, Page 3208, Cobb County records.
18. Grant of Easement for Sewer and Restrictive Covenant Agreement between L. Barry Teague and Teague Investments, L.P., to Sundial Corporation, dated 4/13/2004 recorded in Deed Book 13982, Page 2918, aforesaid record.[As to Tract II]
19. Grant of Sewer Easement to Cobb County by L. Barry Teague dated 12/4/2002, recorded in Deed Book 13662, Page 3206, aforesaid records.
20. Joinder and Grant of Easement of Sewer between L. Barry Teague and Teague Investments, L.P. and Cobb County dated 12/02/2002, recorded in Deed Book 13961, page 5815, aforesaid records.
21. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, dated September 13, 2005, recorded February 17, 2006, in Deed Book 14290, Page 4752, Cobb County records.
22. Encroachment Agreement for Easement between Cornerstone Properties II, LLC, and Georgia Power Company, recorded in Deed Book 14528, Page 1873, Cobb County records.
23. Right of Way Deed from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3201, Aforesaid records.
24. Temporary Construction Easement from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3209, aforesaid records.
25. Permanent Drainage Easement from Cornerstone Properties II, LLC, to Cobb County recorded in Deed Book 14824, Page 3216, aforesaid records.
26. Right of Way Deed from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3223, aforesaid records.
27. Permanent Drainage Easement from Cornerstone Properties II, LLC, to Cobb County recorded in Deed Book 14824, Page 3226, aforesaid records.
28. Temporary Construction Easement for Slopes from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3229, aforesaid records.
29. Temporary Driveway Easement from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3232, aforesaid records.
30. Grant of Easements from Cornerstone Properties II, LLC, to Shoppes at Ridenhour, LLC, dated 05/31/2010, recorded 06/16/2010 in Deed Book 14778, Page 2204, aforesaid records.

Tract 1

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the northerly most mitered intersection of the southeasterly Right of Way of Ernest W. Barrett Parkway (Variable R/W) and the northeasterly Right of Way of Old Highway #41 (Variable R/W); from point thus established and running along the southeasterly Right of Way of Ernest W. Barrett Parkway the following courses: North 26° 23' 39" East a distance of 29.54 feet to a point; thence North 37° 23' 49" East a distance of 45.64 feet to a point; thence North 30° 45' 26" East a distance of 39.05 feet to a point; thence North 26° 03' 07" East a distance of 38.61 feet to a point; thence North 41° 50' 38" East a distance of 206.85 feet to a point; thence North 27° 35' 04" East a distance of 185.24 feet to a point; thence running along a curve to the right an arc length of 390.14 feet, (said curve having a radius of 900.42 feet, with a chord bearing of North 61° 56' 40" East, and a chord length of 387.10 feet) to an iron pin set; thence leaving said Right of Way South 80° 38' 53" East a distance of 49.71 feet to an iron pin set; thence running along a curve to the left an arc length of 324.14 feet, (said curve having a radius of 870.61 feet, with a chord bearing of South 66° 30' 24" West, and a chord length of 322.28 feet)to an iron pin set; thence South 36° 10' 42" East a distance of 110.83 feet to an iron pin set; thence North 57° 49' 34" East a distance of 372.64 feet to an iron pin set; thence South 74° 00' 06" East a distance of 91.70 feet to an iron pin set; thence South 41° 43' 57" East a distance of 19.08 feet to an iron pin set; thence South 26° 35' 31" East a distance of 112.62 feet to an iron pin set; thence South 01° 16' 47" East a distance of 102.12 feet to an iron pin set; thence South 44° 44' 24" East a distance of 249.02 feet to an iron pin set; thence South 67° 27' 15" West a distance of 812.14 feet to an iron pin set; thence South 21° 58' 58" East a distance of 5.05 feet to an iron pin set; thence South 42° 40' 12" West a distance of 80.54 feet to an iron pin set; thence South 42° 40' 12" West a distance of 98.29 feet to an iron pin set on the aforementioned northeasterly Right of Way of Old Highway #41 (Variable R/W); thence running along said Right of Way the following courses: North 47° 08' 07" West a distance of 49.33 feet to an iron pin set; thence North 43° 22' 55" East a distance of 14.98 feet to a Right of Way Monument; thence North 45° 25' 25" West a distance of 11.13 feet to a Right of Way Monument; thence South 39° 48' 21" West a distance of 15.34 feet to an iron pin set; thence North 47° 08' 07" West a distance of 217.11 feet to an iron pin set; thence along a miter North 24° 32' 39" West a distance of 82.30 feet to the TRUE POINT OF BEGINNING. Said tract contains 10.753 Acres (468,391 Square Feet).

Tract 2

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING, commence at the northerly most mitered intersection of the southeasterly Right of Way of Ernest W. Barrett Parkway (Variable R/W) and the northeasterly Right of Way of Old Highway #41 (Variable R/W); thence running along said miter South 24° 32' 39" East a distance of 94.99 feet to a point; thence running along the northeasterly Right of Way of Old Highway #41 the following courses: South 46° 55' 56" East a distance of 205.69 feet to a point; thence North 39° 48' 21" East a distance of 0.89 feet to a Right of Way monument; thence North 39° 48' 21" East a distance of 20.07 feet to a Right of Way monument; thence South 45° 25' 25" East a distance of 11.13 feet to a Right of Way monument; thence South 43° 22' 55" West a distance of 19.62 feet to a Right of Way monument; thence South 43° 22' 55" West a distance of 1.00 feet to a point; thence South 46° 55' 56" East a distance of 49.40 feet to an iron pin set and the TRUE POINT OF BEGINNING; from point thus established and leaving said Right of Way North 42° 40' 12" East a distance of 104.10 feet to an iron pin set; thence South 47° 19' 48" East a distance of 38.66 feet to an iron pin set; thence North 86° 07' 17" East a distance of 40.80 feet to an iron pin set; thence South 37° 07' 10" East a distance of 55.34 feet to an iron pin set; thence South 19° 40' 45" East a distance of 137.03 feet to an iron pin set; thence South 01° 00' 59" East a distance of 57.65 feet to an iron pin set; thence South 46° 53' 55" East a distance of 159.05 feet to an iron pin set; thence South 43° 39' 50" West a distance of 33.42 feet to an iron pin set on the aforementioned northeasterly Right of Way of Old Highway #41; thence running along said Right of Way the following courses: North 48° 08' 55" West a distance of 20.10 feet to a point; thence North 34° 28' 42" West a distance of 68.85 feet to a point; thence North 47° 13' 34" West a distance of 88.14 feet to a point; thence North 42° 46' 26" East a distance of 10.00 feet to a point; thence North 47° 13' 34" West a distance of 100.00 feet to a point; thence South 42° 46' 26" West a distance of 10.00 feet to a point; thence North 47° 06' 59" West a distance of 165.49 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.691 Acres (30,098 Square Feet).

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

2025
Property Tax Bill

Parcel ID	Tax District	Bill #
20021201560	3/3-BOND - KENNESAW CITY	301570

Property Owner/Location/Description	Fair Market Value	Taxable Value
GRANITE FALLS STATION LLC OLD 41 HWY	12,370	4,948

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	4,948		0		4,948		7.7500000000		$38.35
BOND	4,948		0		4,948		1.4000000000		$6.93

Exemptions:

Printed December 2025 | Settled Value Bill: You are receiving this bill due to the finalization of your appeal.

For properties under appeal with Cobb County, an initial temporary bill was issued based on 85% of the estimated tax value due 12/1/2025. Now that your appeal has been finalized, this bill reflects the full amount due for 2025.

If your taxes are paid through escrow, please forward the attached bill to your mortgage company for prompt processing.

Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov.

Current Year Tax	$45.28
Interest	$0.00
Penalty	$0.00
Other Fees	$0.00
Payments Received	$45.28
Other Amounts Due	$0.00
Total Due	$0.00
Due Date	12/01/2025

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

Please make check or Money Order Payable to : City of Kennesaw Property Tax Division and include the Parcel ID on your check.

For your convenience, you may pay by check, money order, Discover, Mastercard, AMEX, VISA.
3% fee and $3.50 per transaction fee added to debit/credit card payments. $1.25 fee per ECheck transaction paid online.

Parcel ID:	20021201560
Amount Due:	$0.00
Bill#:	301570
Due Date:	12/01/2025
	AMOUNT PAID

GRANITE FALLS STATION LLC
4963 TYNE RIDGE CT
NASHVILLE, TN 37220

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

2025
Property Tax Bill

Parcel ID	Tax District	Bill #
20021200130	3/3-BOND - KENNESAW CITY	289076

Property Owner/Location/Description	Fair Market Value	Taxable Value
GRANITE FALLS STATION LLC OLD 41 HWY	1,730,930	692,372

Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate	= Net Tax
CITY OF KENNESAW	692,372	0	692,372	7.7500000000	$5,365.88
BOND	692,372	0	692,372	1.4000000000	$969.32

Exemptions:

Printed December 2, 2025 | Settled Value Bill: You are receiving this bill due to the finalization of your appeal.

For properties under appeal with Cobb County, an initial temporary bill was issued based on 85% of the estimated tax value due 12/1/2025. Now that your appeal has been finalized, this bill reflects the full amount due for 2025.

If your taxes are paid through escrow, please forward the attached bill to your mortgage company for prompt processing.

Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov.

Current Year Tax	$6,335.20
Interest	$0.00
Penalty	$0.00
Other Fees	$0.00
Payments Received	$6,335.20
Other Amounts Due	$0.00
Total Due	$0.00
Due Date	12/01/2025

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

Please make check or Money Order Payable to : City of Kennesaw Property Tax Division and include the Parcel ID on your check.

For your convenience, you may pay by check, money order, Discover, Mastercard, AMEX, VISA.
3% fee and $3.50 per transaction fee added to debit/credit card payments. $1.25 fee per ECheck transaction paid online.

Parcel ID:	20021200130
Amount Due:	$0.00
Bill#:	289076
Due Date:	12/01/2025
	AMOUNT PAID

GRANITE FALLS STATION LLC
4963 TYNE RIDGE CT
NASHVILLE, TN 37220

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

Printed: 12/18/2025

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:
THOMAS BROWN

GRANITE FALLS STATION LLC

Payment Date: 10/12/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20021201560	10/15/2025	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$149.09	**$0.00**

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

Printed: 12/3/2025

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:
THOMAS BROWN

GRANITE FALLS STATION LLC

Payment Date: 10/12/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20021200130	10/15/2025	**Pay:**	N/A	or	$0.00

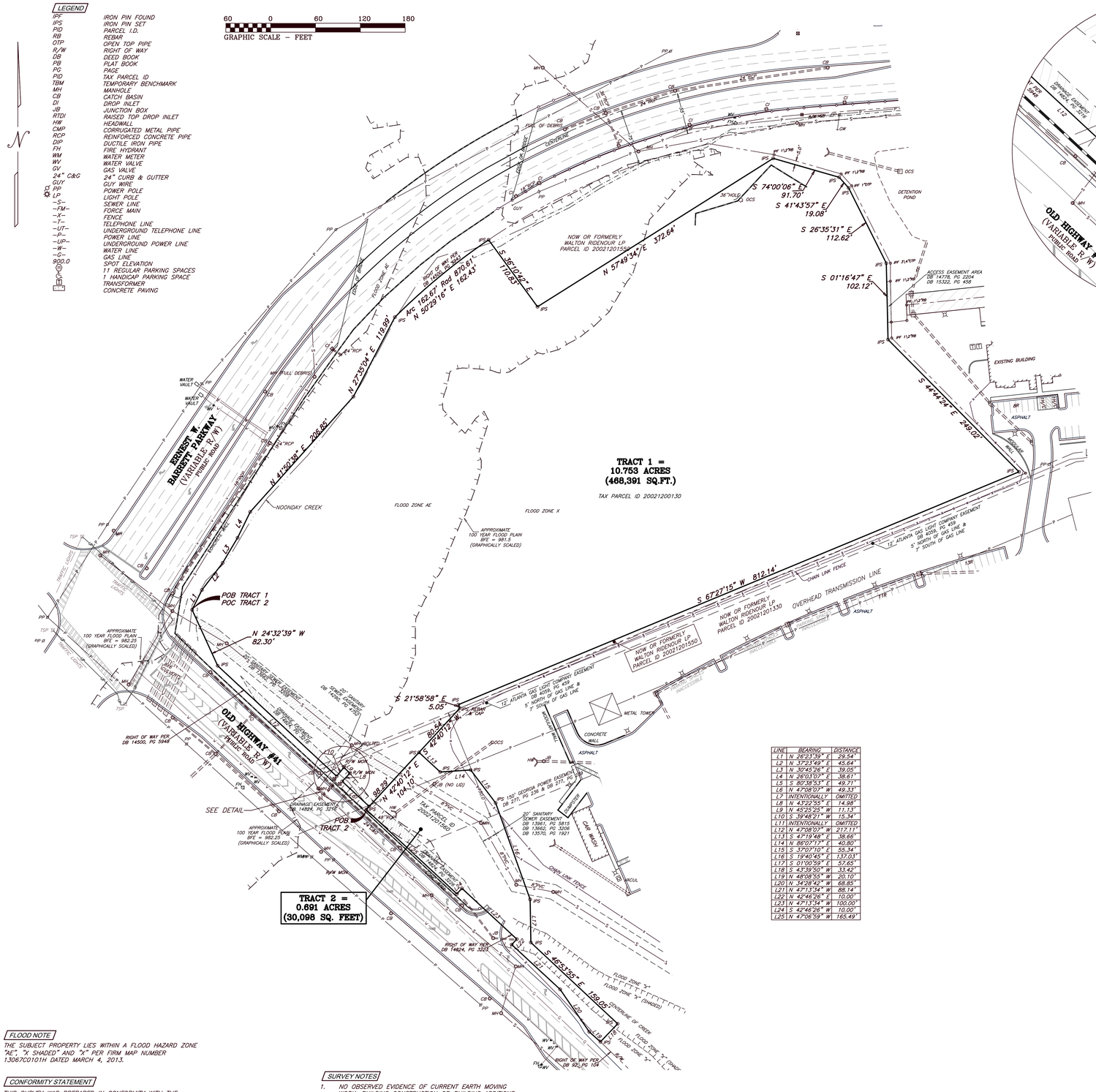
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$20,861.17	**$0.00**

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

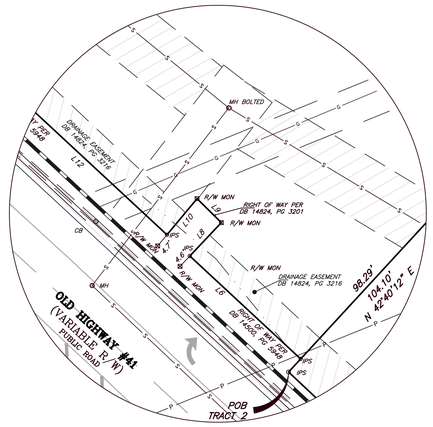
LEGEND

IPF	IRON PIN FOUND
IPC	IRON PIN SET
PID	PARCEL I.D.
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
PID	TAX PARCEL ID
TBM	TEMPORARY BENCHMARK
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
-S-	SEWER LINE
-FM-	FORCE MAIN
-X-	FENCE
-T-	TELEPHONE LINE
-UT-	UNDERGROUND TELEPHONE LINE
-P-	POWER LINE
-UP-	UNDERGROUND POWER LINE
-W-	WATER LINE
-G-	GAS LINE
900.0	SPOT ELEVATION
	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
	TRANSFORMER
	CONCRETE PAVING

GRAPHIC SCALE – FEET
60 0 60 120 180



LINE	BEARING	DISTANCE
L1	N 26°23'59" E	29.54'
L2	N 37°23'49" E	45.64'
L3	N 30°45'26" E	39.05'
L4	N 26°03'07" E	38.61'
L5	S 80°38'53" E	49.71'
L6	N 47°08'07" W	49.33'
L7	INTENTIONALLY	OMITTED
L8	N 43°22'55" E	14.98'
L9	N 45°25'25" W	11.13'
L10	S 39°48'21" W	15.34'
L11	INTENTIONALLY	OMITTED
L12	N 47°08'07" W	217.11'
L13	S 47°19'48" E	38.66'
L14	N 86°07'17" E	40.80'
L15	S 37°07'10" E	55.34'
L16	S 19°40'45" E	137.03'
L17	S 01°00'59" E	57.65'
L18	S 43°39'50" W	33.42'
L19	N 48°08'55" W	20.10'
L20	N 34°28'42" W	68.85'
L21	N 47°13'34" W	88.14'
L22	N 42°46'26" E	10.00'
L23	N 47°13'34" W	100.00'
L24	S 42°46'26" W	10.00'
L25	N 47°06'59" W	165.49'



DETAIL
NOT TO SCALE



VICINITY MAP

FLOOD NOTE

THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD ZONE "AE", "X" SHADED" AND "X" PER FIRM MAP NUMBER 13067C0101H DATED MARCH 4, 2013.

CONFORMITY STATEMENT

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 178,746 FEET AND AN ANGULAR ERROR OF 0.16" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 180,238 FEET.

SURVEY NOTES

1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
2. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. NO BUILDINGS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PROPERTY.
4. NO STRIPED PARKING WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, FILE NO. GA25010688, WITH A COMMITMENT EFFECTIVE DATE OF OCTOBER 24, 2025 AND LAST REVISED DECEMBER 16, 2025.

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED GC (GENERAL COMMERCIAL)

EXCEPTIONS IN TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FILE NUMBER: GA25010688
COMMITMENT EFFECTIVE DATE: OCTOBER 24, 2025

13. Easement for Right-of-Way from James H. Monti to Georgia Power Company, dated May 30, 1968, filed July 31, 1968 and recorded in Deed Book 1050, Page 299, records of the Superior Court of Cobb County, Georgia. **(Does affect subject property, not plottable)**
14. Easement from Cecilia H. Monti to Atlanta Gas Light Company, dated July 30, 1986, filed August 5, 1986 and recorded in Deed Book 4059, Page 459, aforesaid records. **(Does affect subject property as Shown Hereon)**
15. Right-of-Way Deed from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, Georgia, dated March 10, 1994, filed March 31, 1994 and recorded in Deed Book 8149, Page 526, aforesaid records. **(May or May not affect, insufficient metes and bounds)**
16. Easement (Sewer) from Rita Monti Burke, as Executrix under the Last Will and Testament of Cecilia Hertel Monti, deceased to L. Barry Teague and Teague Investments, L.P., a Georgia limited partnership, dated January 22, 1998, filed January 23, 1998 and recorded in Deed Book 10962, Page 190, aforesaid records. **(Does affect subject property, Not Plottable)**
17. Grant of Easement Sewer from Barry L. Teague to Cobb County, a political subdivision of the State of Georgia, dated December 4, 2002, filed January 8, 2003 and recorded in Deed Book 13662, Page 3206, aforesaid records. **(Does affect subject property, as shown hereon)**
18. Grant of Easement Sewer from Cecelia Hertel Monti to Cobb County, a political subdivision of the State of Georgia, dated December 20, 2002, filed January 8, 2003 and recorded in Deed Book 13662, Page 3208, aforesaid records. **(Does affect subject property, as shown hereon)**
19. Intentionally Omitted
20. Intentionally Omitted
21. Grant of Easement Sewer from The Estate of Cecelia H. Monti to Cobb County, a political subdivision of the State of Georgia, dated September 13, 2005, filed February 17, 2006 and recorded in Deed Book 14290, Page 4752, aforesaid records. **(Does affect subject property, as shown hereon)**
22. Encroachment Agreement for Easement from Cornerstone Properties II, LLC to Georgia Power Company, dated July 19, 2007, filed August 22, 2007 and recorded in Deed Book 14528, Page 1873, aforesaid records. **(Does affect subject property, not plottable. No evidence of construction of proposed improvements)**
23. Grant of Easements from Cornerstone Properties II, LLC, a Georgia limited liability company to Shoppes at Ridenour, LLC, a Georgia limited liability company, dated May 31, 2010, filed June 16, 2010 and recorded in Deed Book 14778, Page 2204, aforesaid records; as amended by First Amendment to Grant Easement to Correct Scrivener's Error by and between Walton Ridenour, L.P., a Georgia limited partnership and Teague Investments, L.P., a Georgia limited partnership, filed March 23, 2016 and recorded in Deed Book 15322, Page 458, aforesaid records. **(Does affect subject property, as shown hereon)**
24. Easements as contained within that certain Limited Warranty Deed from Walton Ridenour, L.P., a Georgia limited partnership to Cornerstone Properties II, LLC, a Georgia limited liability company, dated May 31, 2010, filed June 16, 2010 and recorded in Deed Book 14778, Page 2254, aforesaid records. **(Does affect subject property, not plottable)**
25. Intentionally Omitted
26. Intentionally Omitted
27. Permanent Drainage Easement from Cornerstone Properties II, LLC to Cobb County, Georgia, dated December 28, 2010, filed December 30, 2010 and recorded in Deed Book 14824, Page 3216, aforesaid records. **(Does affect subject property, as shown hereon)**
28. Right-of-Way Deed from Cornerstone Properties II, LLC, a Georgia limited liability company to Cobb County, Georgia, dated December 28, 2010, filed December 30, 2010 and recorded in Deed Book 14824, Page 3223, aforesaid records. **(Does affect subject property, as shown hereon)**
29. Permanent Drainage Easement from Cornerstone Properties II, LLC, a Georgia limited liability company to Cobb County, Georgia, dated December 28, 2010, filed December 30, 2010 and recorded in Deed Book 14824, Page 3226, aforesaid records. **(Does affect subject property, as shown hereon)**
30. Intentionally Omitted
31. Intentionally Omitted
32. Intentionally Omitted

LEGAL DESCRIPTION

Tract 1

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the northerly most mitered intersection of the southeasterly Right of Way of Ernest W. Barrett Parkway (Variable R/W) and the northeasterly Right of Way of Old Highway #41 (Variable R/W); from point thus established and running along the southeasterly Right of Way of Ernest W. Barrett Parkway the following courses: North 26° 23' 59" East a distance of 29.54 feet to a point; thence North 37° 23' 49" East a distance of 45.64 feet to a point; thence North 30° 45' 26" East a distance of 39.05 feet to a point; thence North 26° 03' 07" East a distance of 38.61 feet to a point; thence North 41° 50' 38" East a distance of 206.85 feet to a point; thence North 27° 35' 04" East a distance of 185.24 feet to a point; thence running along a curve to the right an arc length of 390.14 feet, (said curve having a radius of 900.42 feet, with a chord bearing of North 61° 56' 40" East, and a chord length of 387.10 feet) to an iron pin set; thence leaving said Right of Way South 80° 38' 53" East a distance of 49.71 feet to an iron pin set; thence running along a curve to the left an arc length of 324.14 feet, (said curve having a radius of 870.61 feet, with a chord bearing of South 66° 30' 24" West, and a chord length of 322.28 feet)to an iron pin set; thence South 36° 10' 42" East a distance of 110.83 feet to an iron pin set; thence North 57° 49' 34" East a distance of 372.64 feet to an iron pin set; thence South 74° 00' 06" East a distance of 91.70 feet to an iron pin set; thence South 41° 43' 57" East a distance of 19.08 feet to an iron pin set; thence South 26° 35' 31" East a distance of 112.62 feet to an iron pin set; thence South 01° 16' 47" East a distance of 102.12 feet to an iron pin set; thence South 44° 44' 24" East a distance of 249.02 feet to an iron pin set; thence South 67° 27' 15" West a distance of 812.14 feet to an iron pin set; thence South 21° 58' 58" East a distance of 5.05 feet to an iron pin set; thence South 42° 40' 12" West a distance of 80.54 feet to an iron pin set; thence South 42° 40' 12" West a distance of 98.29 feet to an iron pin set on the aforementioned northeasterly Right of Way of Old Highway #41 (Variable R/W); thence running along said Right of Way the following courses: North 47° 08' 07" West a distance of 49.33 feet to an iron pin set; thence North 43° 22' 55" East a distance of 14.98 feet to a Right of Way Monument; thence North 45° 25' 25" West a distance of 11.13 feet to a Right of Way Monument; thence South 39° 48' 21" West a distance of 15.34 feet to an iron pin set; thence North 47° 08' 07" West a distance of 217.11 feet to an iron pin set; thence along a miter North 24° 32' 39" West a distance of 82.30 feet to the TRUE POINT OF BEGINNING. Said tract contains 10.753 Acres (468,391 Square Feet).

LEGAL DESCRIPTION

Tract 2

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING, commence at the northerly most mitered intersection of the southeasterly Right of Way of Ernest W. Barrett Parkway (Variable R/W) and the northeasterly Right of Way of Old Highway #41 (Variable R/W); thence running along said miter South 24° 32' 39" East a distance of 94.99 feet to a point; thence running along the northeasterly Right of Way of Old Highway #41 the following courses: South 46° 55' 56" East a distance of 205.69 feet to a point; thence North 39° 48' 21" East a distance of 0.89 feet to a Right of Way monument; thence North 39° 48' 21" East a distance of 20.07 feet to a Right of Way monument; thence South 45° 25' 25" East a distance of 11.13 feet to a Right of Way monument; thence South 43° 22' 55" West a distance of 19.62 feet to a Right of Way monument; thence South 43° 22' 55" West a distance of 1.00 feet to a point; thence South 46° 55' 56" East a distance of 49.40 feet to an iron pin set and the TRUE POINT OF BEGINNING; from point thus established and leaving said Right of Way North 42° 40' 12" East a distance of 104.10 feet to an iron pin set; thence South 47° 19' 48" East a distance of 38.66 feet to an iron pin set; thence North 86° 07' 17" East a distance of 40.80 feet to an iron pin set; thence South 37° 07' 10" East a distance of 55.34 feet to an iron pin set; thence South 19° 40' 45" East a distance of 137.03 feet to an iron pin set; thence South 01° 00' 59" East a distance of 57.65 feet to an iron pin set; thence South 46° 53' 55" East a distance of 159.05 feet to an iron pin set; thence South 43° 39' 50" West a distance of 33.42 feet to an iron pin set on the aforementioned northeasterly Right of Way of Old Highway #41; thence running along said Right of Way the following courses: North 48° 08' 55" West a distance of 20.10 feet to a point; thence North 34° 28' 42" West a distance of 68.85 feet to a point; thence North 47° 13' 34" West a distance of 88.14 feet to a point; thence North 42° 46' 26" East a distance of 10.00 feet to a point; thence North 47° 13' 34" West a distance of 100.00 feet to a point; thence South 42° 46' 26" West a distance of 10.00 feet to a point; thence North 47° 06' 59" West a distance of 165.49 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.691 Acres (30,098 Square Feet).

PARCEL ID
20021200130

SURVEYOR'S CERTIFICATION

To **Walton Communities, LLC, a Georgia limited liability company & Old Republic National Title Insurance Company:**

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items __1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 13, 16, 17, 18 & 19__ of Table A thereof. The fieldwork was completed on __December 3, 2025__.

DRAFT
As submitted on 2025-12-16 09:56:12 -05:00

Aubrey J. Akin, R.L.S. #3138 — December 3, 2025 Date of Plat

TSS
TECHNICAL SURVEY SERVICES, INC.
1641 Autumn Blvd, SW
Conyers, Georgia 30012
(770) 922-6391 Office
www.tss-atl.com

No	Revision	Date
1	REVISED TO REFLECT R/W TAKES AND UPDATED TITLE	12/16/2025

Orig Bndy: 06/17/2022
Field Date: 12/3/2025
Plat Date: 12/3/2025
Scale: 1" = 60'

ALTA/NSPS LAND TITLE SURVEY
FOR
WALTON COMMUNITIES, LLC,

LAND LOT 212 20TH DISTRICT 2ND SECTION
CITY OF KENNESAW, COBB COUNTY, GEORGIA

1
SHEET 1 OF 1

JOB #: 2004-011
CRD: RIDENOUR
DWG: RIDENOUR PH 2
LSV: KAYSOCAL

Monday, December 15, 2025 3:33:13 PM

SITE DATA SUMMARY TABLE:

ACREAGE:
11.684 ACRES

EXISTING ZONING :
GENERAL COMMERCIAL [GC]

PROPOSED ZONING:
RM-16

PROPOSED DENSITY:
182 APARTMENT UNITS

PROPOSED PARKING:
1.5 SPACES PER UNIT -
273 TOTAL SURFACE SPACES

PROPOSED SETBACKS:
50 FOOT FRONT YARD
35 FOOT SIDE YARD
40 FOOT REAR YARD

182 MULTI-FAMILY
UNITS- 3 & 4 STORIES
273 PARKING SPACES

SITE PLAN #2

SITE PLAN DIM. CTL.

WALTON RIDENOUR PHASE 2

Kennesaw, Georgia

ARRIVE ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0584 · Fx 817.514.0694

SEAL

REVISION

DRAWN BY: AAG	CHECKED BY: JMT
PLOT DATE: 12/15/2025	REV. DATE:
SUBMITTAL DATE: 2025	PROJECT NUMBER:
ISSUED FOR: CONCEPT	SHEET NO.
SCALE: AS NOTED	

© 2015 ARRIVE ARCHITECTURE GROUP. The designs represented by these plans are copyrighted and are subject to copyright protection as an "ARCHITECTURAL WORK" under U.S.C. sect. 102 known as the Architectural Works Protection Act of 1990 (including form and arrangement of spaces) date and other aspects of the design will subject the infringer to damages and/or judicial action as provided by the Federal Law.

--- SITE PLAN DIM. CTL.
\\aag-san1\AAG1\Projects\Walton\Walton Ridenhour - Old 41 Phase 2\Pre-Design\Architecture\Walton Ridenour Phase 2 Site Plan.dwg


ARRIVE
ARCHITECTURE GROUP

ATTACHMENT TO REZONING APPLICATION

Application No.: _____
Hearing Dates: **February 4, 2026**
February 16, 2026

BEFORE THE PLANNING COMMISSION AND THE MAYOR AND CITY COUNCIL FOR THE CITY OF KENNESAW, GEORGIA

CONSTITUTIONAL CHALLENGE
ATTACHMENT TO REZONING APPLICATION

COME NOW, Applicant, WALTON COMMUNITIES, LLC (hereinafter referred to as "Applicant"), and Titleholder, GRANITE FALLS STATION, LLC (hereinafter referred to as "Titleholder"), and assert the following:

1.

By Rezoning Application dated and filed December 19, 2025, Applicant and Titleholder applied for rezoning of certain real property, being approximately 11.684 acres, more or less, lying and being located within the City of Kennesaw, Cobb County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the "Property" or the "Subject Property").

2.

The Rezoning Application of the Property seeks rezoning from the existing zoning categories of General Commercial ("GC") and RM-12 to the proposed zoning category of RM-16, as established by the governing authority of the City of Kennesaw, Georgia, under and pursuant to The Unified Development Code City of Kennesaw, Georgia (hereinafter the "Unified Development Code of the City of Kennesaw" or, alternatively, "Ordinance").

3.

With respect to the Property within the GC zoning classification, Applicant and Titleholder do contend the Unified Development Code of the City of Kennesaw is

MOORE INGRAM
JOHNSON & STEELE
A Limited Liability Partnership
Emerson Overlook
326 Roswell Street
Suite 100
Marietta, GA 30060
(770) 429-1499
FAX (770) 429-8631

unconstitutional as applied to the Subject Property in that said Ordinance does not permit the Applicant and Titleholder to utilize the Property to the highest and best use set forth within the Rezoning Application without the necessity of rezoning. However, Applicant and Titleholder do not contend the current zoning category of GC is unconstitutional, per se, only as applied. Thus, the Unified Development Code of the City of Kennesaw deprives Applicant and Titleholder of their Property under and pursuant to Art. I, § I, ¶¶ 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 of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. Also violated are the Applicant's and Titleholder's rights to unfettered use of their Property, as stated above, in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are, therefore, confiscatory and void. Further, said Ordinance is unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholder.

4.

With respect to the remainder of the Property within the RM-12 zoning classification, the Unified Development Code of the City of Kennesaw is unconstitutional as applied to the Property in that said Ordinance deprives the Applicant and Titleholder of their Property under and pursuant to Art. I, § I, ¶¶ 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 of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The RM-12 zoning category, as it presently exists, together with any

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intervening zoning categories between the existing RM-12 category and the requested RM-16 category, violates the Applicant's and Titleholder's rights to unfettered use of their property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinance is unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholder.

5.

To the extent the Unified Development Code of the City of Kennesaw allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates the Applicant's and Titleholder's constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by the Unified Development Code of the City of Kennesaw, is an unconstitutional use of the zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

6.

The Unified Development Code of the City of Kennesaw is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Rezoning Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and

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evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 19th day of December, 2025.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____
J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Titleholder

MOORE INGRAM
JOHNSON & STEELE
A Limited Liability Partnership
Emerson Overlook
326 Roswell Street
Suite 100
Marietta, GA 30060
(770) 429-1499
FAX (770) 429-8631

CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on January 15, 2026 in accordance with the application requirements.

MOORE INGRAM JOHNSON & STEELE, LLP

January 23, 2026

Date

BY: _____

~~Applicant~~ Authorized Agent
J. Kevin Moore; GA Bar No. 519728
Attorneys for Applicant and Property Owner

Sworn and subscribed before me this 23rd day of January 2026

Carolyn E. Cook

Notary Public

My Commission Expires January 10, 2027

CAROLYN E COOK NOTARY PUBLIC EXP. JAN. 10, 2027 COBB COUNTY, GA

MOORE INGRAM JOHNSON & STEELE, LLP

Attorneys at Law
326 Roswell Street, Suite 100
Marietta, Georgia 30060
(770) 429-1499

January 15, 2026

RE: NOTIFICATION OF NEARBY ZONING APPLICATION
Property: 1600 Old 41 Highway, Kennesaw, Georgia 30144
Parcel ID Nos.: 20021200130; 20021201560

To Whom It May Concern:

This correspondence is to formally notify you that the City of Kennesaw Planning and Zoning Department has received a Rezoning Application for two parcels of land within two hundred (200) feet of our property. As a nearby property owner, you have the right to be informed of potential zoning changes.

The Application details are as follows:

Applicant:	Walton Communities, LLC
Applicant's Representative:	J. Kevin Moore, Esq., Moore Ingram Johnson & Steele, LLP (770) 429-1499 – jkm@mijs.com
Property:	1600 Old 41 Highway, Kennesaw, Georgia 30144
Parcel Identification Numbers:	20021200130; 20021201560
Description of Proposal:	Request to rezone from General Commercial (GC) and RM-12, Multiple Family District to RM-16, Multiple Family District, to develop a multi-family residential community

The Application will be reviewed and voted on at public hearings by the Planning Commission and the Mayor and City Council. The meeting details are as follows:

Planning Commission Meeting
Date: February 4, 2026
Time: 6:30 p.m.

Mayor and City Council Hearing
Date: February 16, 2026
Time: 6:30 p.m.

Both meetings occur in the City Hall Council Chambers located at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia 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 Mayor and City Council.

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore
Attorneys for Applicant and Property Owner

Enclosures



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ 2026-001	GC & RM-12	RM-16
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

1600 Old 41 Hwy

Land Lot 212, Tax Parcels 13 & 156

Subject Property

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

Derek Easterling MAYOR
Lea Mowry CITY CLERK

Scale: 1" = 246'
Print Date: 12/29/2025
RZ2026_001

REZONING APPLICATION

Date Received _____
Staff's Initials _____

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

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 11/05/2025 Staff's Initials _____

REZONING PROPERTY ADDRESS Old 41 Highway (unassigned)

Land Lot 212 Tax Parcel 20021200130 Lot Size 11.684±
20021201560

Resident Population 0 Housing Units 0 Other Buildings 0

Zoning Request from:

Present Zoning GC, RM-12 To: RM-16

For the purpose of: Multi-Family Residential

APPLICANT EMAIL [redacted]

Applicant Address 2281 Akers Mill Road, S.E., Building 4100, Atlanta, GA 30339

(Phone #) [redacted]

Applicant Signature Walton Communities, LLC BY: _____ Date December 17 , 2025
Matthew L. Teague, Director of New Development

Signed, sealed and delivered in presence of: _____ December 17th, 2025
Notary Date

REPRESENTIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

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

Representative Signature BY: _____ Date December 18 , 2025
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: _____ December 18 , 2025
Notary Commission Expires 01-10-2027 Date

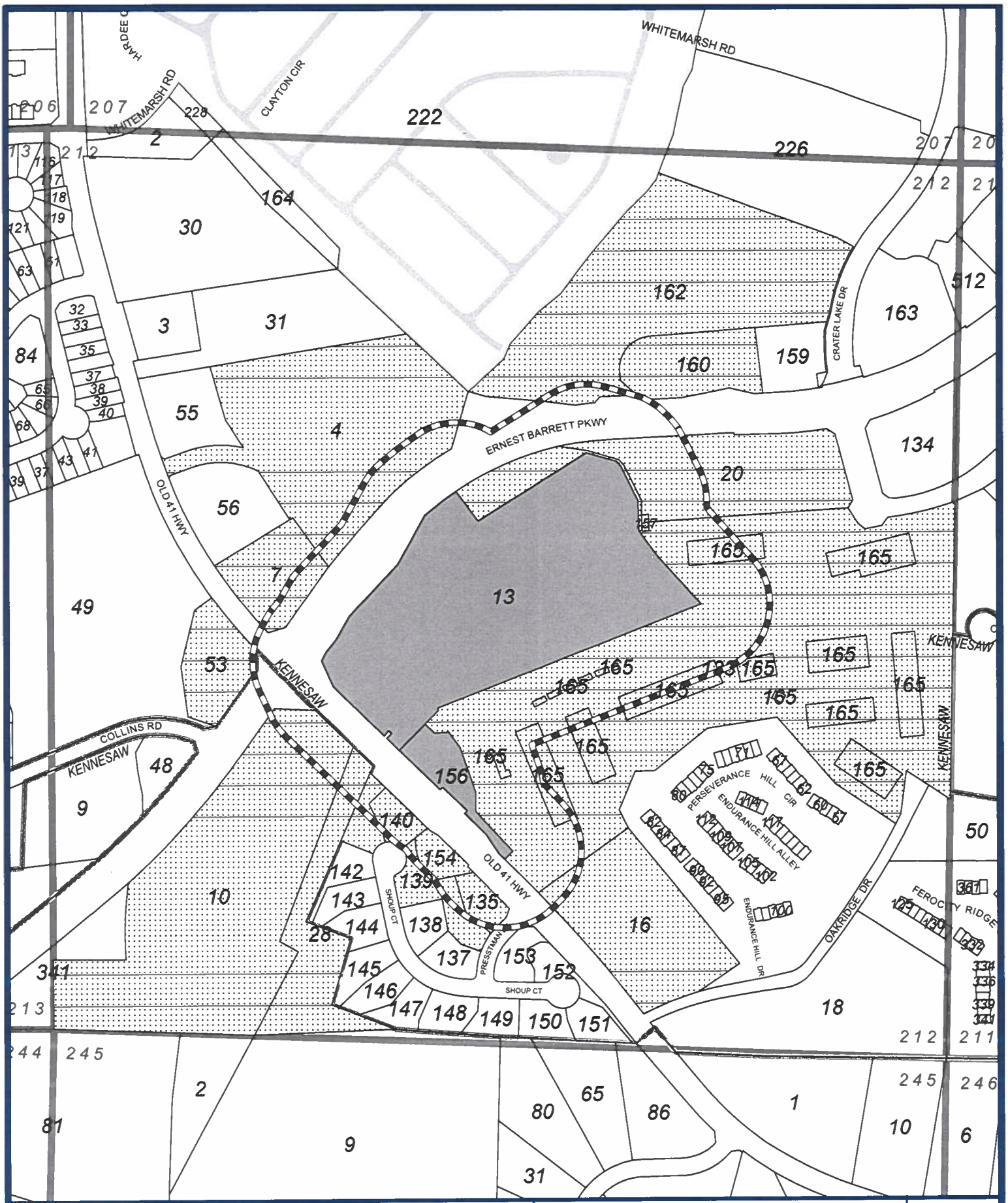
TITLEHOLDER: Granite Falls Station LLC (Phone #) [redacted]

Signature: BY: _____ Address 4963 Tyne Ridge Court, Nashville, TN 37220
Thomas J Brown , Sole Member

Signed, sealed and delivered in presence of: _____ December 16th, 2025
Notary Date

Z\P&Z FORMS\Applications 2025

Page 3



1600 Old 41 Hwy
Land Lot 212,
Tax Parcels 13 & 156

RZ2026-001
200' PROPERTY NOTIFICATION

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

Date: 12/29/2025
RZ2026_001

1" = 366'

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: ROSE MILLER — Printed at 01/14/26 14:09 by rmill-tj

Acct #: 110016 — Ad #: 530845 — Status: New WHOLD

CITY OF KENNESAW
2529 J.O. STEPHENSON AVE
KENNESAW GA 30144

Start: 01/16/2026 — Stop: 01/16/2026
Times Ord: 1 — Times Run: ***
LEG 1.00 X 2.95 Words: 200
Total LEG 2.95
Class: 8003 PUBLIC HEARING
Rate: LEGL — Cost: 30.00
Ad Descrpt: PH-9234 MISC2026-01
Descr Cont: MDJ-9234 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: MISC2026-01
Created: rmill 01/14/26 14:07
Last Changed: rmill 01/14/26 14:09

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

PUB	ZONE	EDT	TP	RUN DATES
MDJ	A	95	S	01/16

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-9234
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 Walton Communities, LLC. Said request is to rezone two (2) parcels located at 1600 Old 41 Hwy (20021200130 & 20021201560) from General Commercial (GC) and RM-12, Multiple-Family District to RM-16, Multiple-Family District to develop a multi-family residential community consisting of one hundred eighty-two (182) dwelling units. The parcels lie in Land Lot 212, Tax Parcels 13 & 156 of the 20th District, 2nd Section, Cobb County Georgia.

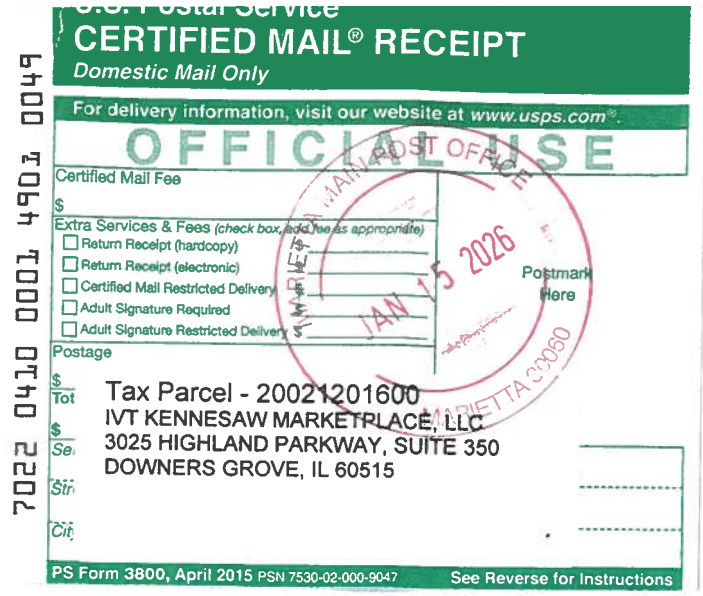
Said meetings shall be held before the Planning Commission on February 4, 2026, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on February 16, 2026, at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, 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/**

1:16-2026


45
CITY OF KENNESAW
LAND USE NOTICE
APPLICATION # RZ2026-01
PURPOSE Rezone from General Commercial (GC) and RM-12, Multiple Family District to RM-16, Multiple Family District to develop a multi-family residential community.
DATE OF PUBLIC MEETING: 2/4/2026 TIME: 6:30PM
DATE OF PUBLIC MEETING: 2/16/2026 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 770-590-8266
01.16.2026 13:48


CITY OF KENNESAW
LAND USE NOTICE
APPLICATION # RZ2026-01
PURPOSE Rezone from General Commercial (GC) and RM-12, Multiple Family District to RM-16, Multiple Family District to develop a multi-family residential community.
DATE OF PUBLIC MEETING: 2/4/2026 TIME: 6:30PM
DATE OF PUBLIC MEETING: 2/16/2026 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
01.16.2026 13:45



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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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
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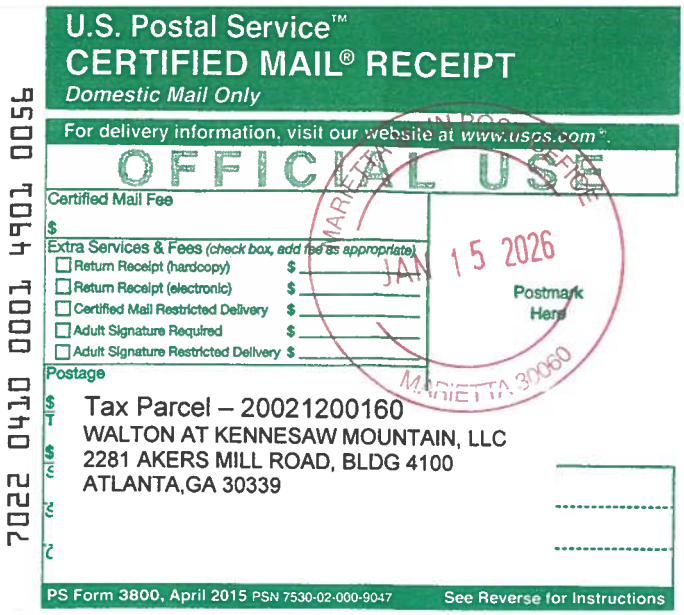
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MARIETTA MAIN POST OFFICE
JAN 15 2026
Postmark Here
MARIETTA 30060

Tax Parcel - 20021201600
IVT KENNESAW MARKETPLACE, LLC
3025 HIGHLAND PARKWAY, SUITE 350
DOWNERS GROVE, IL 60515

7022 0410 0001 4901 0049

PS Form 3800, April 2015 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 $

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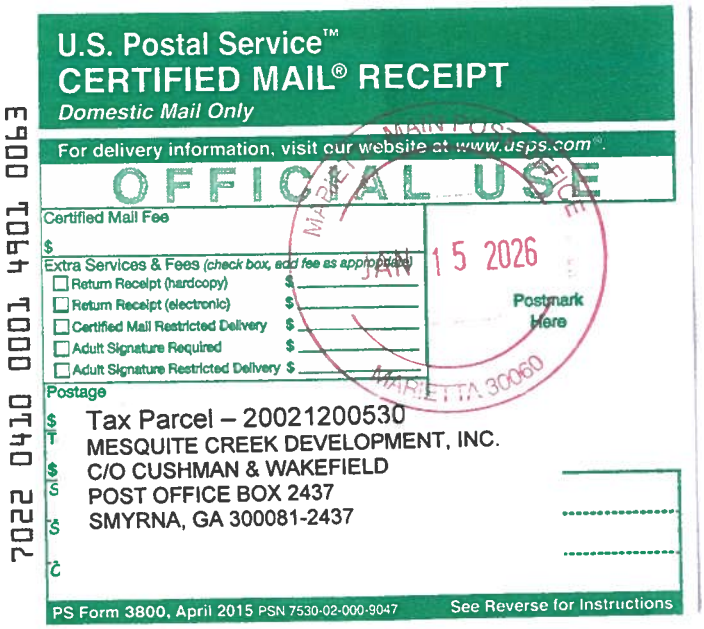
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MARIETTA MAIN POST OFFICE
JAN 15 2026
Postmark Here
MARIETTA 30060

Tax Parcel – 20021200160
WALTON AT KENNESAW MOUNTAIN, LLC
2281 AKERS MILL ROAD, BLDG 4100
ATLANTA,GA 30339

7022 0410 0001 4901 0056

PS Form 3800, April 2015 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 $

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MARIETTA MAIN POST OFFICE
JAN 15 2026
Postmark Here
MARIETTA 30060

Tax Parcel – 20021200530
MESQUITE CREEK DEVELOPMENT, INC.
C/O CUSHMAN & WAKEFIELD
POST OFFICE BOX 2437
SMYRNA, GA 300081-2437

7022 0410 0001 4901 0063

PS Form 3800, April 2015 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 $

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MARIETTA MAIN POST OFFICE
JAN 15 2026
Postmark Here
MARIETTA 30060

Tax Parcel – 20021201560
GRANITE FALLS STATION, LLC
4963 TYNE RIDGE COURT
NASHVILLE, TN 37220

7022 0410 0001 4901 0032

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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 $

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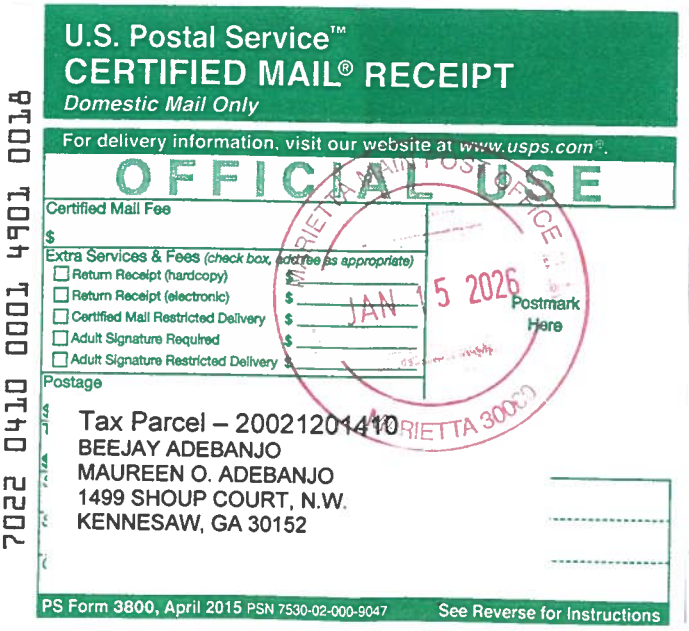
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MARIETTA MAIN POST OFFICE
JAN 15 2026
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MARIETTA 30060

Tax Parcel – 20021201540
PREMIER BANK
817 W. STADIUM BOULEVARD
JEFFERSON CITY, MO 65109

7022 0410 0001 4901 0025

PS Form 3800, April 2015 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 $
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MARIETTA MAIN POST OFFICE
JAN 15 2026
Postmark Here
MARIETTA 30060

Tax Parcel – 20021201410
BEEJAY ADEBANJO
MAUREEN O. ADEBANJO
1499 SHOUP COURT, N.W.
KENNESAW, GA 30152

7022 0410 0001 4901 0018

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0001 4900 9982

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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 $
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MARIETTA MAIN POST OFFICE
JAN 15 2026
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MARIE TA 30060

Tax Parcel – 20021201390
LAMARCUS J. DAUGHRITY
CARLY R. DAUGHRITY
1498 SHOUP COURT, N.W.
KENNESAW, GA 30152

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0001 4900 9999

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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 $

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MARIETTA MAIN POST OFFICE
JAN 15 2026
Postmark Here
MARIETTA 30060

Tax Parcel - 20021201350
RANDALL MILDENHALL
KRISTA MILDENHALL
1444 PRESSTMAN LANE, N.W.
KENNESAW GA 30152

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0001 4901 0001

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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 $

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JAN 15 2026
Postmark Here
MARIETTA 30060

Tax Parcel – 20021200040
1680 OLD 41 HIGHWAY, LLC
POST OFFICE Box 724506
ATLANTA, GA 31139

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0464 3893 73

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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 $

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JAN 15 2026
Postmark Here
MARIE TA 30060

Tax Parcel - 20021201330
HOUSING AUTHORITY OF COBB COUNTY
2950 ATLANTA ROAD
SMYRNA, GA 30080

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

7022 0410 0001 4900 9975

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

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MARIETTA MAIN POST OFFICE
JAN 15 2026
Postmark Here
MARIETTA 30060

Tax Parcel – 20021201620
CRP GREP OVERTURE BARRETT OWNER, LLC
465 MEETING STREET, SUITE 500
CHARLESTON, SC 29403

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0464 3894 10

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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 $

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MARIETTA MAIN POST OFFICE
JAN 15 2026
Postmark Here
MARIETTA 30060

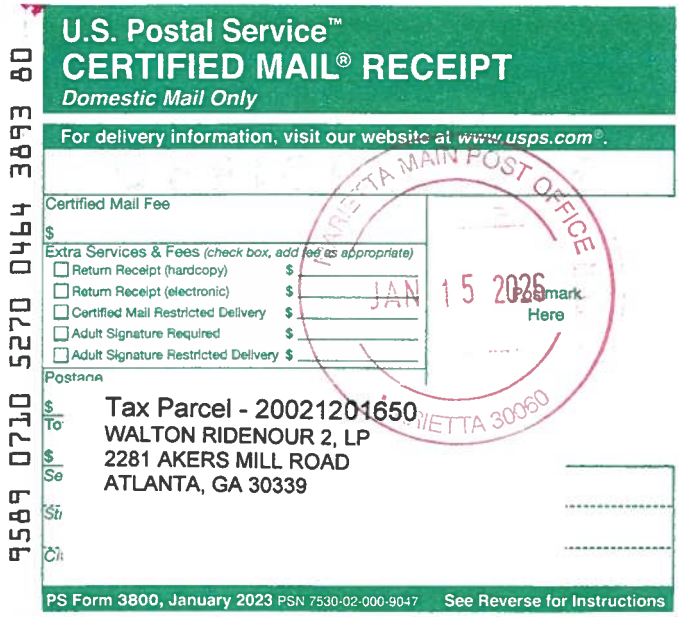
Tax Parcel – 20021200200
FAIRWAY RIDENOUR, LLC
SUITE 210
728 SHADES CREEK PARKWAY
BIRMINGHAM, AL 35223

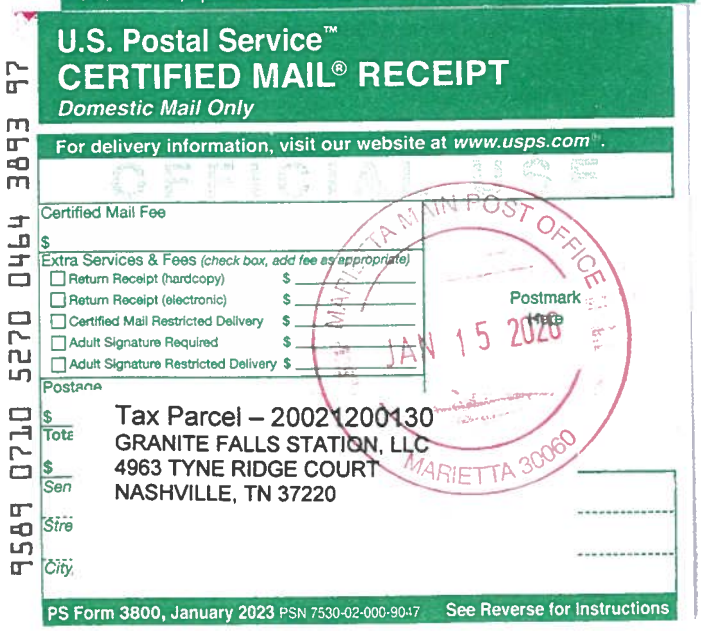
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


9589 0710 5270 0464 3894 27
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
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
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MARIETTA MAIN POST OFFICE
JAN 15 2026
Postmark Here
MARIETTA 30060
Tax Parcel – 20021201360
SENAD & VERINA CAJIC
1446 PRESSTMAN LANE
KENNESAW, GA 30152
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions


9589 0710 5270 0464 3894 34
U.S. Postal Service
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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
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Street
City,
MARIETTA MAIN POST OFFICE
JAN 15 2026
Postmark Here
MARIETTA 30060
Tax Parcel – 20021201400
GLORIA A. DOWNEY
1500 SHOUP COURT
KENNESAW, GA 30152
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions


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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
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Street
City,
MARIETTA MAIN POST OFFICE
JAN 15 2026
Postmark Here
MARIETTA 30060
Tax Parcel – 20021201570
SHOPPES AT RIDENOUR, LLC
2281 AKERS MILL ROAD, BLDG. 4100
ATLANTA, GA 30339
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


9589 0710 5270 0464 3893 80
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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
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Street
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MARIETTA MAIN POST OFFICE
JAN 15 2026
Postmark Here
MARIETTA 30060
Tax Parcel - 20021201650
WALTON RIDENOUR 2, LP
2281 AKERS MILL ROAD
ATLANTA, GA 30339
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions


9589 0710 5270 0464 3893 97
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
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Street
City,
MARIETTA MAIN POST OFFICE
JAN 15 2026
Postmark Here
MARIETTA 30060
Tax Parcel – 20021200130
GRANITE FALLS STATION, LLC
4963 TYNE RIDGE COURT
NASHVILLE, TN 37220
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions


9589 0710 5270 0464 3894 03
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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
Sent
Street
City,
JAN 15 2026
Postmark Here
MARIETTA 30060
Tax Parcel – 20021200070
DESHI, LLC
124 BARKLEY LANE
ATLANTA, GA 30328
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions

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:

Tax Parcel - 20021201350
RANDALL MILDENHALL
KRISTA MILDENHALL
1444 PRESSTMAN LANE, N.W.
KENNESAW GA 30152

9590 9402 7567 2098 2206 02

2. Article Number *(Transfer from service label)*
7022 0410 0001 4900 9999

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Krista Mildenhall ☐ 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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ 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:

Tax Parcel – 20021201390
LAMARCUS J. DAUGHRITY
CARLY R. DAUGHRITY
1498 SHOUP COURT, N.W.
KENNESAW, GA 30152

9590 9402 7567 2098 2206 19

2. Article Number *(Transfer from service label)*
7022 0410 0001 4900 9982

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ 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:

Tax Parcel – 20021201360
SENAD & VERINA CAJIC
1446 PRESSTMAN LANE
KENNESAW, GA 30152

9590 9402 7567 2098 2221 70

2. Article Number *(Transfer from service label)*
9589 0710 5270 0464 3894 27

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ 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:

Tax Parcel – 20021201400
GLORIA A. DOWNEY
1500 SHOUP COURT
KENNESAW, GA 30152

9590 9402 7567 2098 2221 63

2. Article Number *(Transfer from service label)*
9589 0710 5270 0464 3894 34

COMPLETE THIS SECTION ON DELIVERY

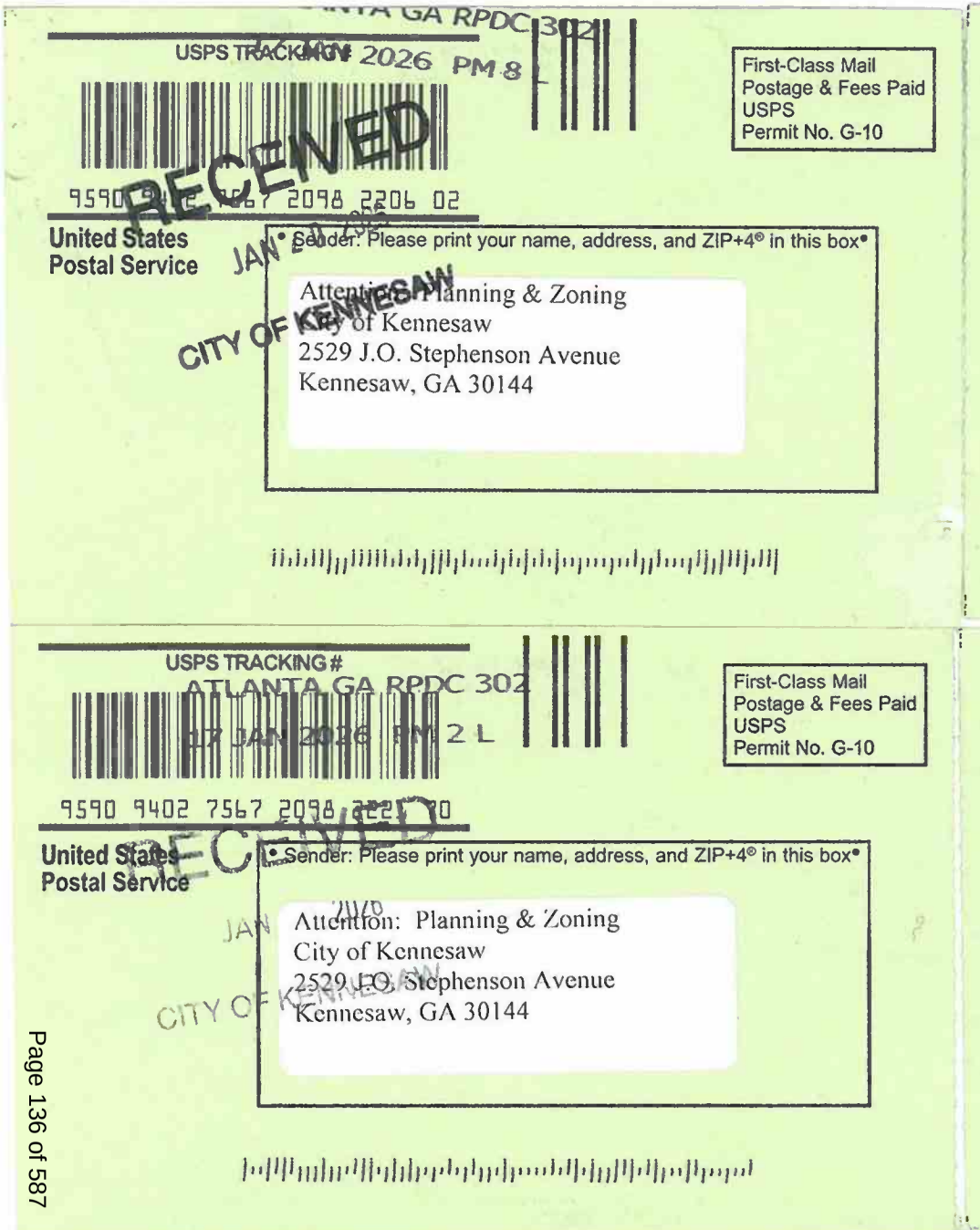
A. Signature
X ☐ Agent ☐ Addressee

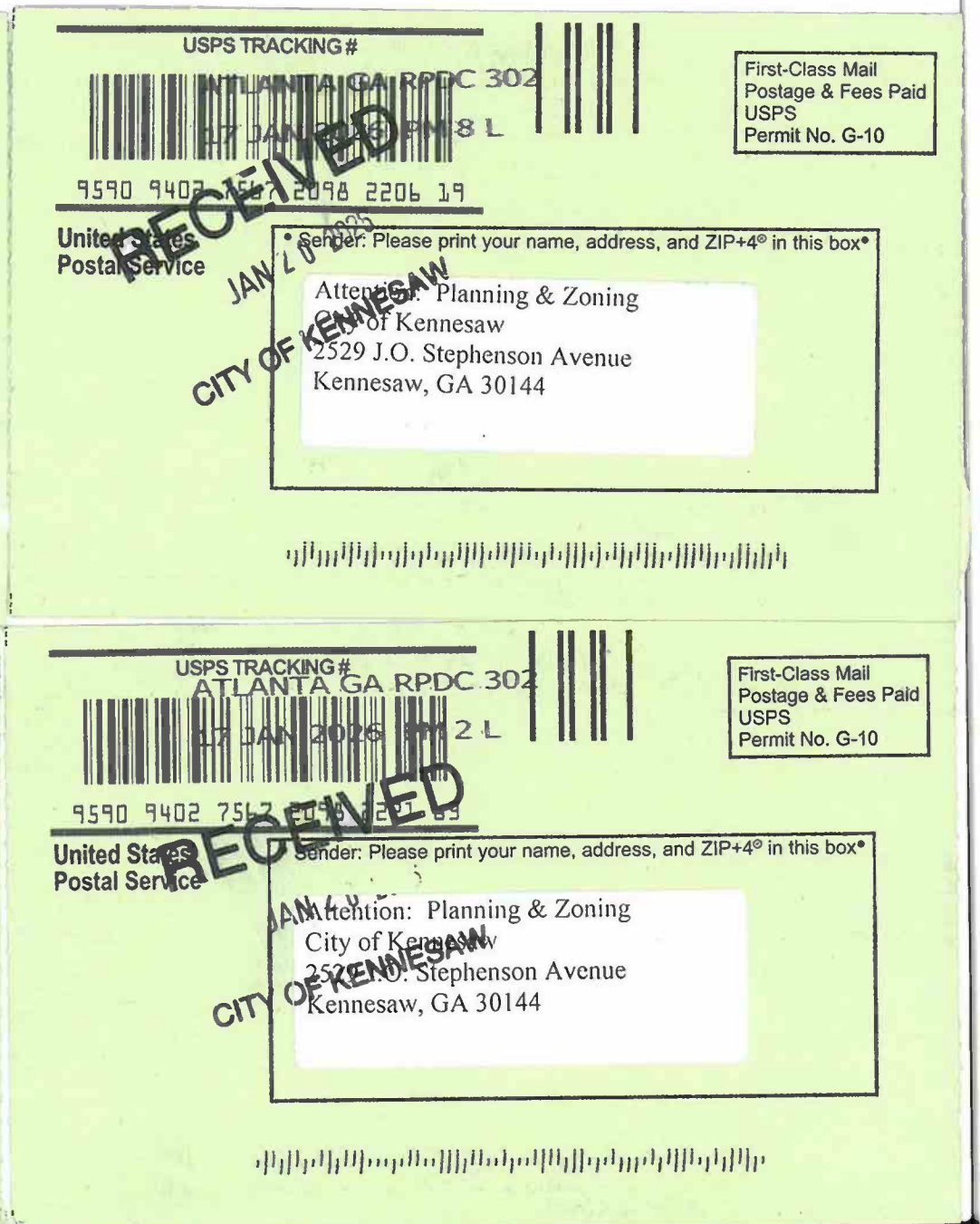
B. Received by *(Printed Name)* | C. Date of Delivery

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ 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 7567 2098 2206 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
Attention: Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144
RECEIVED
CITY OF KENNESAW


USPS TRACKING #
9590 9402 7567 2098 2206 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
Attention: Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144
RECEIVED
CITY OF KENNESAW

USPS TRACKING #
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
Attention: Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144
RECEIVED
CITY OF KENNESAW

USPS TRACKING #
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
Attention: Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144
RECEIVED
CITY OF KENNESAW

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:

Tax Parcel – 20021201620
CRP GREP OVERTURE BARRETT OWNER, LLC
465 MEETING STREET, SUITE 500
CHARLESTON, SC 29403

9590 9402 7567 2098 2221 49

2. Article Number *(Transfer from service label)*
7022 0410 0001 4900 9975

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 1/20

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
- ☐ sured Mail
- ☐ sured Mail Restricted Delivery
- (ver $500)
- ☐ 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:

Tax Parcel - 20021201600
IVT KENNESAW MARKETPLACE, LLC
3025 HIGHLAND PARKWAY, SUITE 350
DOWNERS GROVE, IL 60515

9590 9402 8958 4064 4658 45

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0049

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

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

D. Is delivery address different from item 1? ☐ Yes
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


USPS TRACKING #
9590 9402 7567
United States
Postal Service
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RECEIVED
CITY OF KENNESAW
Sender: Please print your name, address, and ZIP+4® in this box
Attention: Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144
USPS TRACKING #
9590 9402 8958
United States
Postal Service
First-Class Mail
Postage & Fees Paid
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RECEIVED
CITY OF KENNESAW
Sender: Please print your name, address, and ZIP+4® in this box
Attention: Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # ZV2026-01

PURPOSE Variance to reduce the parking requirement for multi-family residential dwelling units.

DATE OF PUBLIC MEETING: 3/4/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 3/16/2026 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

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # RZ2026-01

PURPOSE Rezone from General Commercial (GC) and RM-12, Multiple Family District to RM-16, Multiple Family District to develop a multi-family residential community.

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02.17.2026 09:47

CITY OF KENNESAW
LAND USE NOTICE

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FOR FURTHER INFORMATION PLEASE CALL :

PLANNING AND ZONING DEPARTMENT 770-590-8268

02.17.2026 09:41

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
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LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
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LEXINGTON, KENTUCKY 40509
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ORLANDO, FLORIDA
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CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

January 23, 2026

Via E-mail Only to ccampbell@kennesaw-ga.gov

Ms. Chanelle Campbell
Director of Planning and Zoning
City of Kennesaw, Georgia
3080 Moon Station Road
Kennesaw, Georgia 30144

RE: Application for Rezoning

Application No.:	RZ2026-01
Applicant:	Walton Communities, LLC
Property Owner:	Granite Falls Station, LLC
Property:	11.684 acres, more or less, located at the intersection of the northeasterly side of Old 41 Highway and the southeasterly side of Barrett Parkway, being more particularly identified as Cobb County Tax Parcel Nos. 20021200130 and 20021201560, Land Lot 212, 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia

Dear Chanelle:

Please accept this correspondence as the request of Applicant and Owner in the above-referenced Rezoning Application to table the pending Application from the February 2026 hearing agendas before the Planning Commission Hearing and the Mayor and City Council Work Session and Hearing Agenda to the respective agenda dates in March 2026. As we discussed, a parking variance is now required to be submitted and advertised in conjunction with the proposed rezoning and development. The postponement of the hearings until the March 2026 agendas will allow time for the Variance Application to be filed with your office and properly advertised along with the rezoning request.

As always, we appreciate your professional courtesy in the handling of any application and would very much appreciate the opportunity to continue our work to produce a development that achieves the goals of all parties involved.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
c: Walton Communities, LLC
(Via E-mail Only)

TRAFFIC IMPACT STUDY
FOR
PROPOSED RESIDENTIAL DEVELOPMENT AT ERNEST WEST BARRETT PARKWAY & RIDENOUR BOULEVARD

CITY OF KENNESAW, GEORGIA



Prepared for:

Walton Communities
2281 Akers Mill Rd SE, Bldg. 4100
Atlanta, GA 30339

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

January 29, 2026
A & R Project # 26-002

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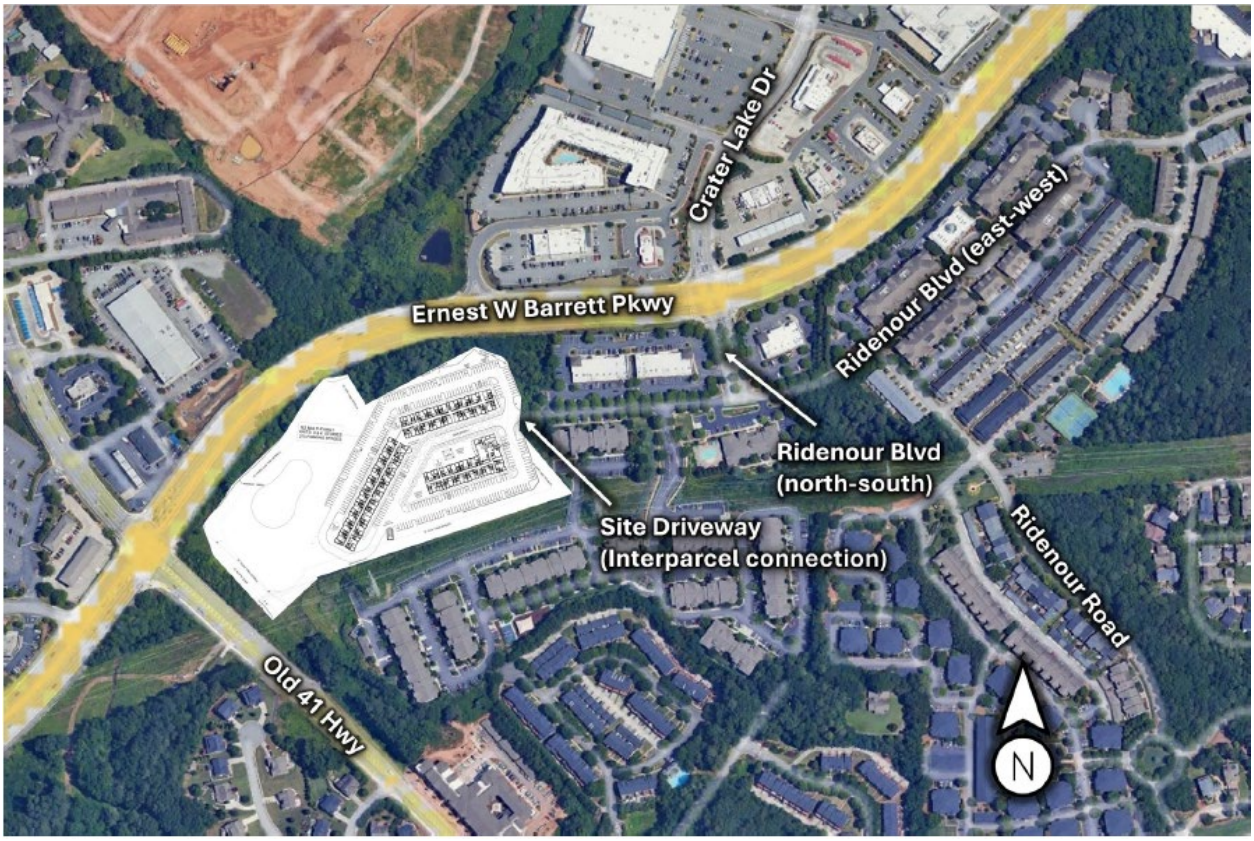
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1.0 INTRODUCTION

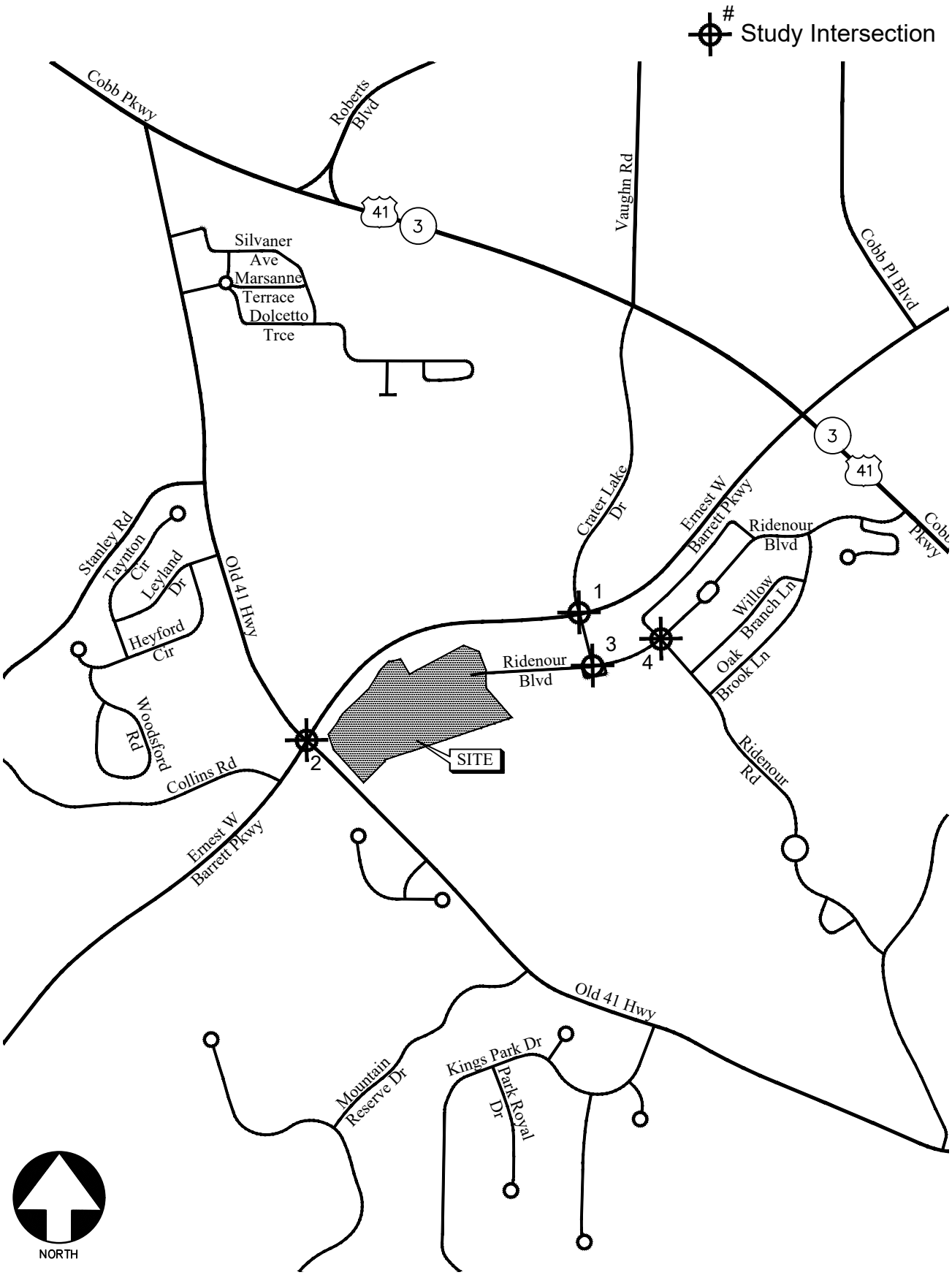
Traffic impacts were evaluated for the proposed residential development located at the southeast corner of the intersection of Ernest West Barrett Parkway at Old 41 Highway in the City of Kennesaw, Cobb County, Georgia. The development proposes 131 low-rise multifamily dwelling units and 51 mid-rise multifamily dwelling units. Access to the site is proposed via the existing Ridenour Boulevard, which will serve as an interparcel access roadway.



The AM and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the intersections of:

1. Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive
2. Ernest West Barrett Parkway at Old 41 Highway
3. Ridenour Boulevard at Ridenour Boulevard
4. Ridenour Boulevard at Ridenour Road

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 Ernest West Barrett Parkway

Ernest West Barrett Parkway is an east-west, six-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: 067-0653) indicate that the daily traffic volume on Ernest West Barrett Parkway in 2024 was 49,700 vehicles per day southwest of Collins Road. GDOT classifies Ernest West Barrett Parkway as an urban principal arterial roadway, while the Cobb County DOT classifies it as an arterial roadway.

2.1.2 Old 41 Highway

Old 41 Highway is a north-south, two-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 067-0856) indicate that the daily traffic volume on Old 41 Highway in 2024 was 17,000 vehicles per day southeast of Leyland Drive. GDOT classifies Old 41 Highway as an urban minor arterial roadway, while the Cobb County DOT classifies it as an arterial roadway north of Ernest Barrett Parkway and a major collector south of Ernest Barrett Parkway.

2.1.3 Crater Lake Drive

Crater Lake Drive is a north-south, two-lane, median-divided roadway with an assumed speed limit of 25 mph in the vicinity of the site.

2.1.4 Ridenour Boulevard

Ridenour Boulevard is an east–west, two-lane, undivided roadway with an assumed speed limit of 25 mph in the vicinity of the site. A short north–south segment also connects Ernest West Barrett Parkway to Ridenour Boulevard; this segment is a two-lane, median-divided roadway with an assumed speed limit of 25 mph in the vicinity of the site.

2.1.5 Ridenour Road

Ridenour Road is a north-south, two-lane, undivided residential roadway with an assumed speed limit of 25 mph 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's Highway Capacity Manual, 7th edition (HCM 7). Synchro software, which utilizes the HCM methodology, was used for the 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 designated 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, 7th 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 of 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 intersection.

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, 7th 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 favourable, 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 are not able to 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.

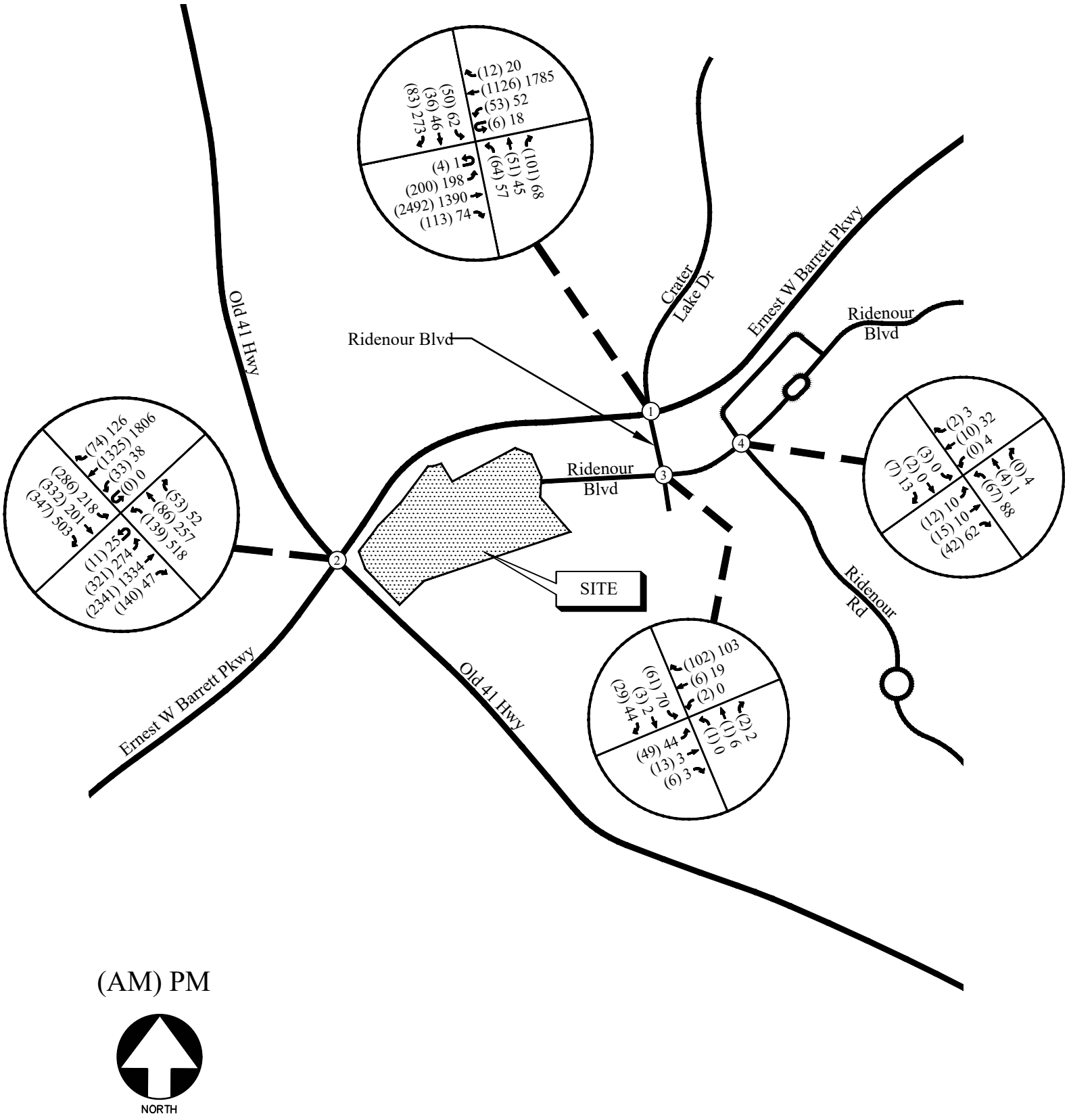
4.0 EXISTING 2026 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

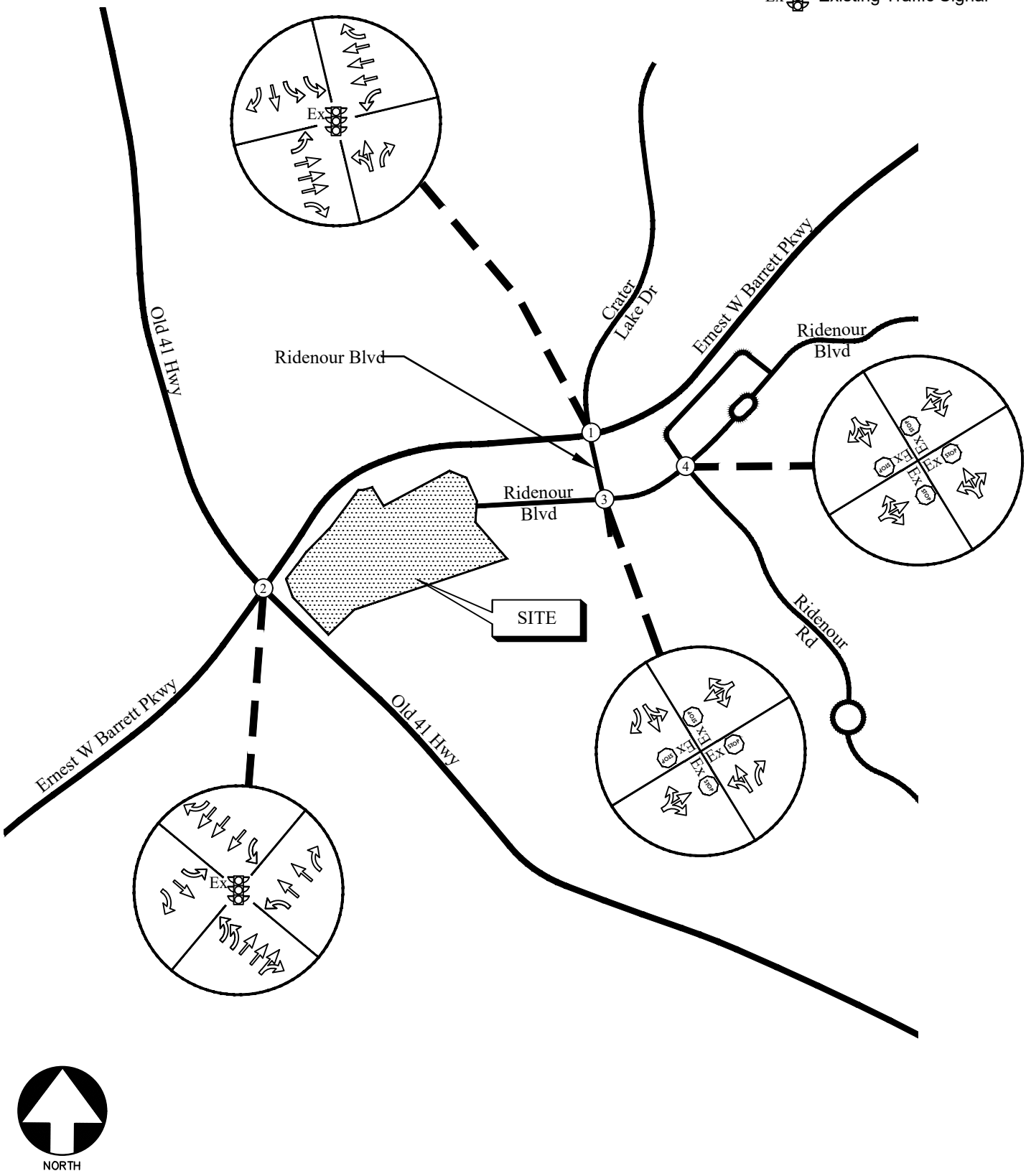
1. Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive
2. Ernest West Barrett Parkway at Old 41 Highway
3. Ridenour Boulevard at Ridenour Boulevard
4. Ridenour Boulevard at Ridenour Road

Turning movement counts were collected on Wednesday, January 21, 2026. All turning movement counts were recorded during the AM and PM peak hours between 7:00am to 9:00am and 4:00pm to 6:00pm, respectively. The four consecutive 15-minute interval volumes that summed to produce 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 intersections are shown in Figure 3.



EXISTING WEEKDAY PEAK-HOUR VOLUMES FIGURE 2

A&R Engineering Inc.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 3

A&R Engineering Inc.

4.2 Existing Traffic Operations

Existing 2026 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Table 3.

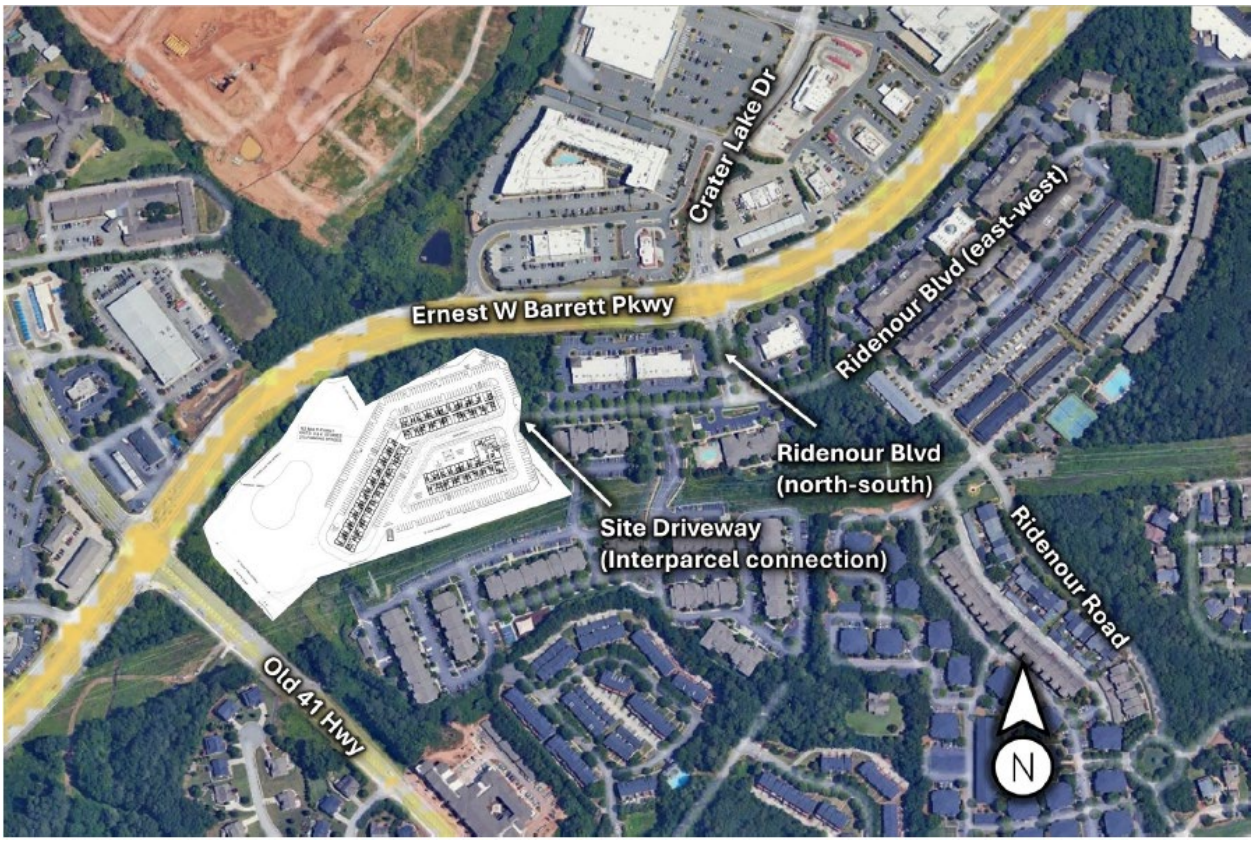
TABLE 3 – EXISTING INTERSECTION OPERATIONS

	Intersection	Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	**Ernest West Barrett Parkway @ Ridenour Boulevard/ Crater Lake Drive**	Signalized	**C (20.4)**	**C (25.8)**
	-Eastbound Approach		B (16.0)	B (16.5)
	-Westbound Approach		B (13.3)	B (19.2)
	-Northbound Approach		F (85.7)	E (64.7)
	-Southbound Approach		E (61.5)	F (81.0)
2	**Ernest West Barrett Parkway @ Old 41 Highway**	Signalized	**E (70.0)**	**F (91.9)**
	-Eastbound Approach		E (55.8)	D (50.5)
	-Westbound Approach		E (55.2)	C (26.7)
	-Northbound Approach		E (58.2)	F (201.0)
	-Southbound Approach		F (137.1)	F (209.0)
3	**Ridenour Boulevard @ Ridenour Boulevard**	All-Stop Controlled	**A (7.8)**	**A (7.9)**
	-Eastbound Approach		A (7.8)	A (7.9)
	-Westbound Approach		A (7.3)	A (7.5)
	-Northbound Approach		A (7.6)	A (7.6)
	-Southbound Approach		A (8.3)	A (8.3)
4	**Ridenour Boulevard @ Ridenour Road**	All-Stop Controlled	**A (7.4)**	**A (7.6)**
	-Eastbound Approach		A (7.2)	A (7.2)
	-Westbound Approach		A (7.2)	A (7.5)
	-Northbound Approach		A (7.8)	A (8.0)
	-Southbound Approach		A (7.0)	A (6.8)

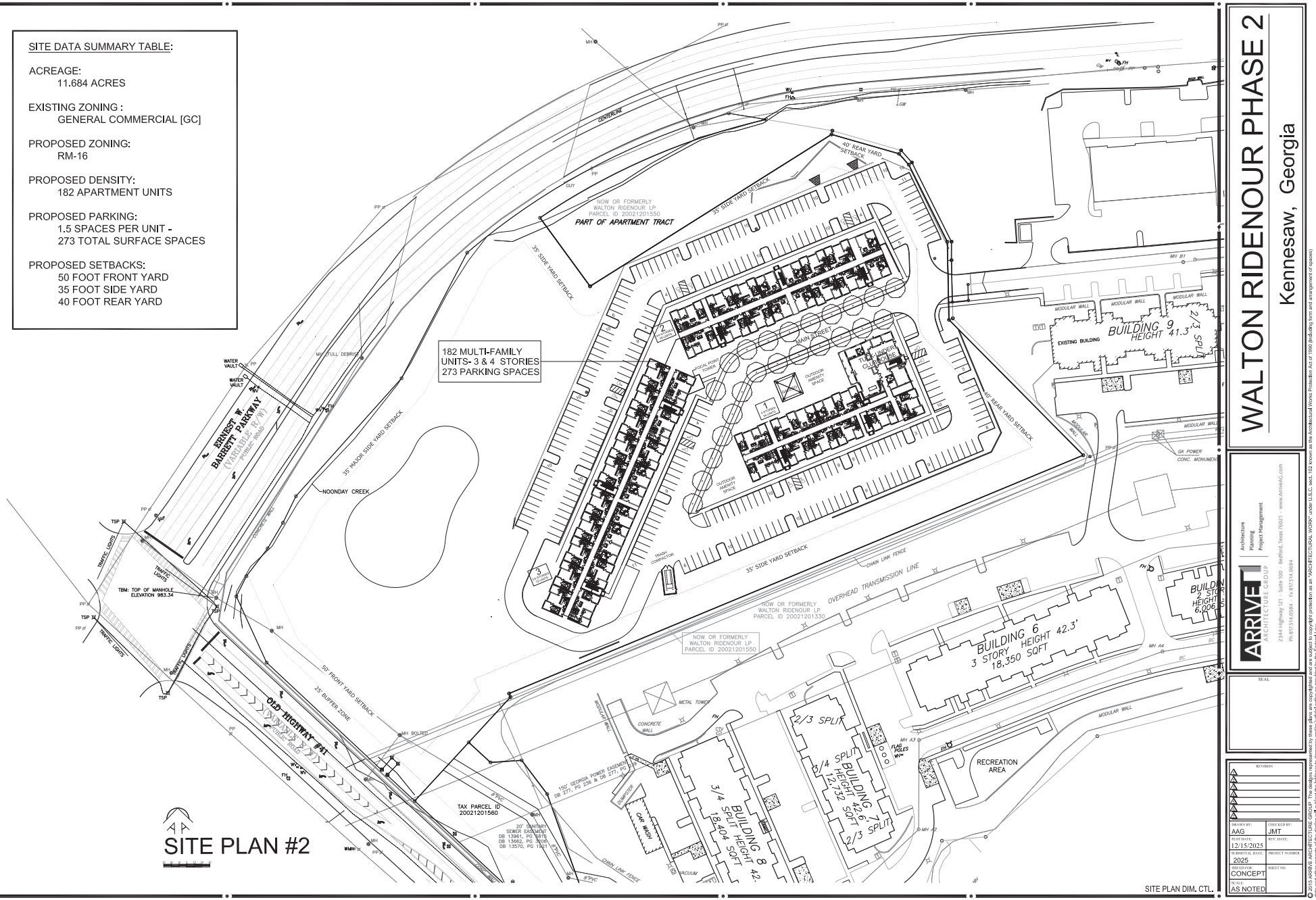
The results of the existing traffic operations analysis indicate that the signalized study intersection of Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive is operating at an overall level of service (LOS) "C" in both the AM and PM peak hours. The signalized intersection of Ernest West Barrett Parkway at Old 41 Highway is operating at an overall LOS "E" in the AM peak hour and LOS "F" in the PM peak hour. The stop-controlled approaches at all unsignalized study intersections are operating at LOS "A" during both the AM and PM peak hours.

5.0 PROPOSED DEVELOPMENT

The residential development will be located at the southeast corner of the intersection of Ernest West Barrett Parkway at Old 41 Highway in the City of Kennesaw, Cobb County, Georgia. The development proposes 131 low-rise multifamily dwelling units and 51 mid-rise multifamily dwelling units. Access to the site is proposed via the existing Ridenour Boulevard, which will serve as an interparcel access roadway.



A site plan is shown in Figure 4.



WALTON RIDENOUR PHASE 2

Kennesaw, Georgia

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Architecture
Planning
Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0084 · Fx 817.514.0694

SEAL

REVISION

DRAWN BY:	CHECKED BY:
AAG	JMT
PLOT DATE: 12/15/2025	REV. DATE:
SUBMITTAL DATE: 2025	PROJECT NUMBER
ISSUED FOR: CONCEPT	SHEET NO.
SCALE: AS NOTED	

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Monday, December 15, 2025 3:33:13 PM

SITE PLAN DIM. CTL.
\\aag-san1\AAG1\Projects\Walton\Walton Ridenhour - Old 41 Phase 2\Pre-Design\Architecture\Walton Ridenour Phase 2 Site Plan.dwg

5.1 Trip Generation

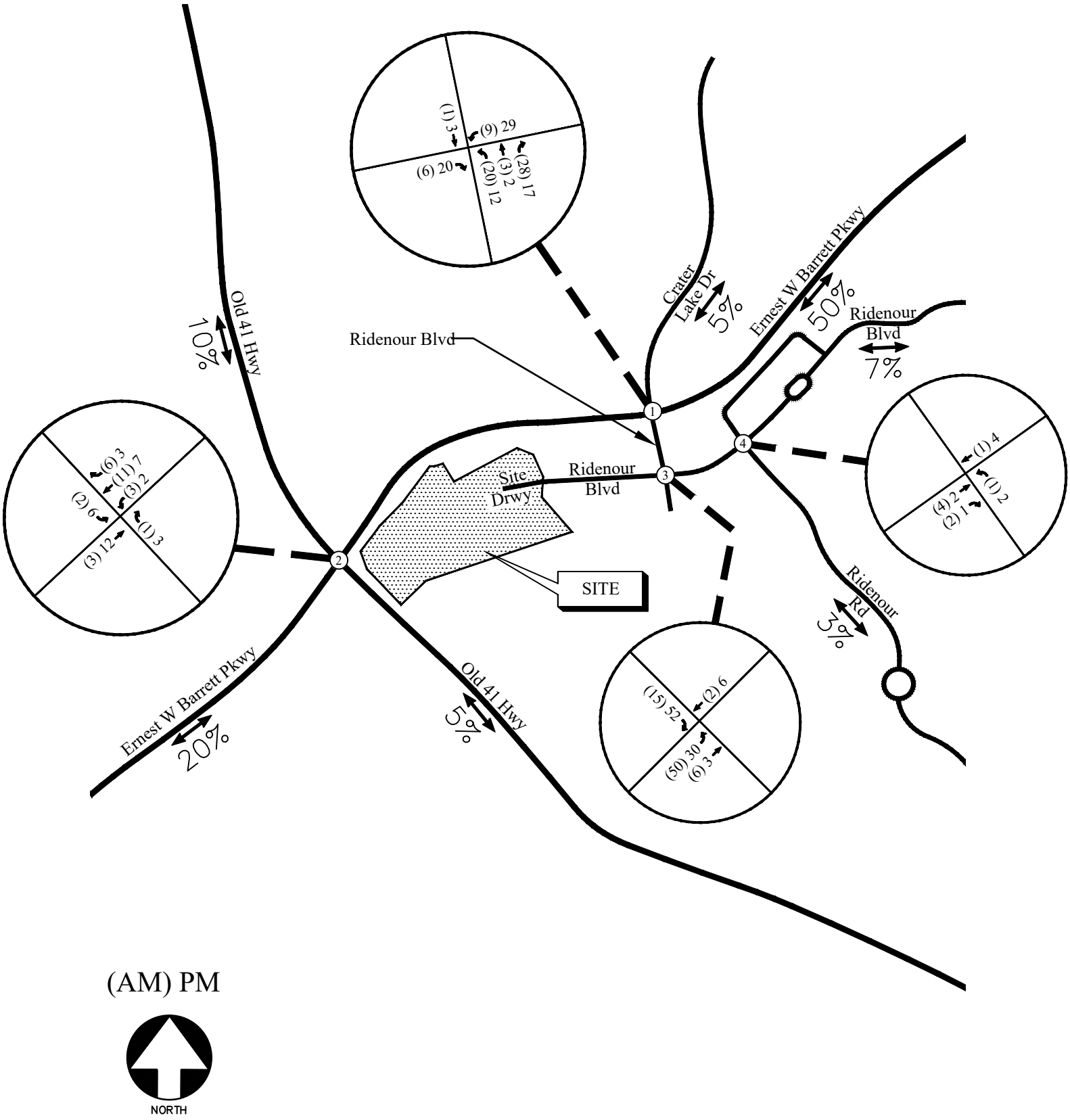
Trip generation estimates for the project were based on the rates and equations published in the 12th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Use category: *220 – Multifamily Housing (Low-Rise)-Not Close to Rail Transit) and 221 – Multifamily Housing (Mid-Rise).* The calculated total trip generation for the proposed development is 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	2-way
ITE 220 – Multifamily Housing (Low-Rise)-Not Close to Rail Transit)	131 units	14	45	59	44	26	70	858
ITE 221 – Multifamily Housing (Mid-Rise)	51 units	3	11	14	14	7	21	215
Total New Trips		**17**	**56**	**73**	**58**	**33**	**91**	**1,073**

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 and AM and PM peak hour new 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 2028 TRAFFIC ANALYSIS

The future 2028 traffic operations are analyzed for the "Build" and "No-Build" conditions.

6.1 Future "No-Build" Conditions

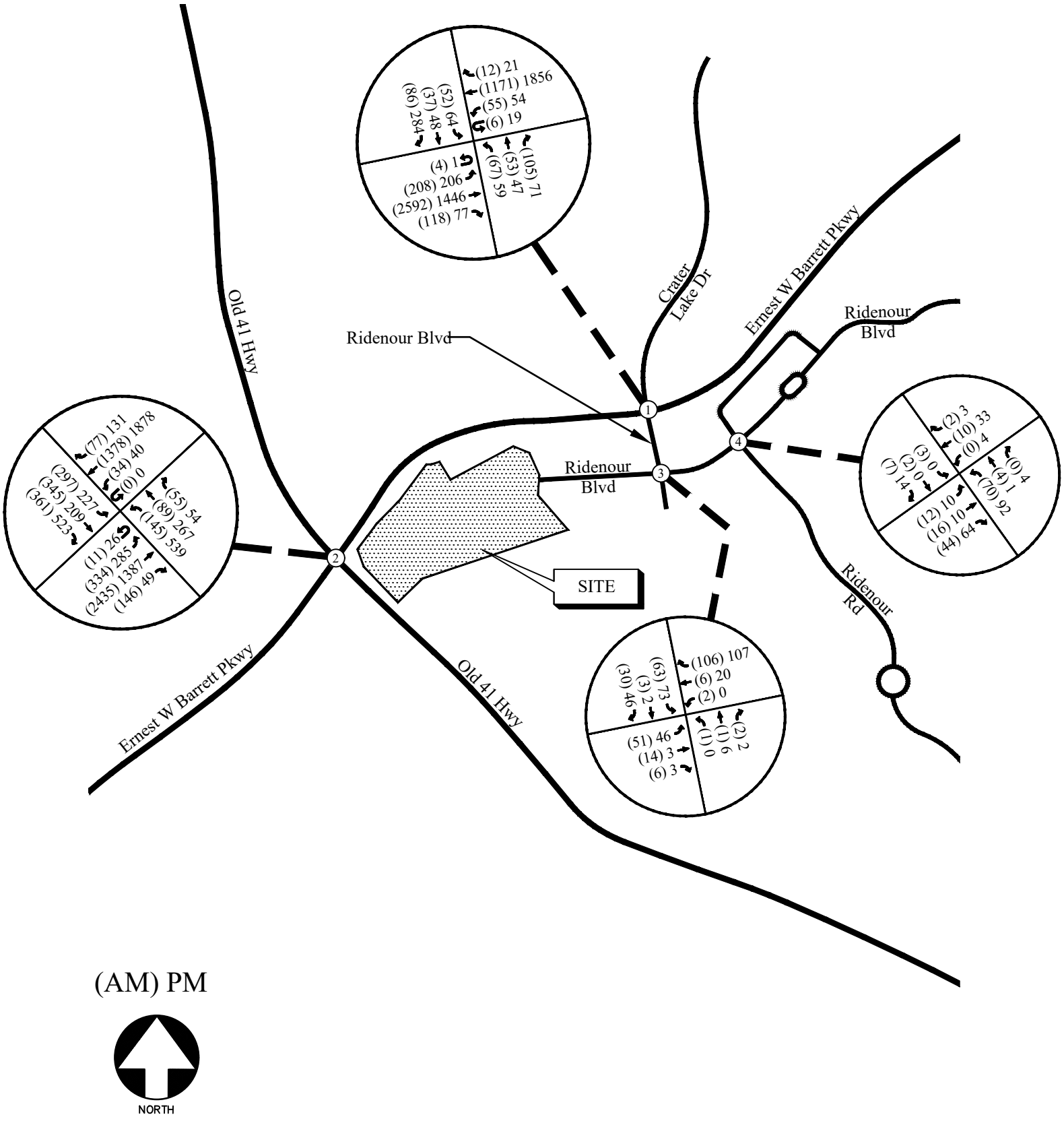
The "No-Build" (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future "No-Build" volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic.

6.1.1 Annual Traffic Growth

In order 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 (2022-2024) years revealed growth of approximately 2% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways 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.

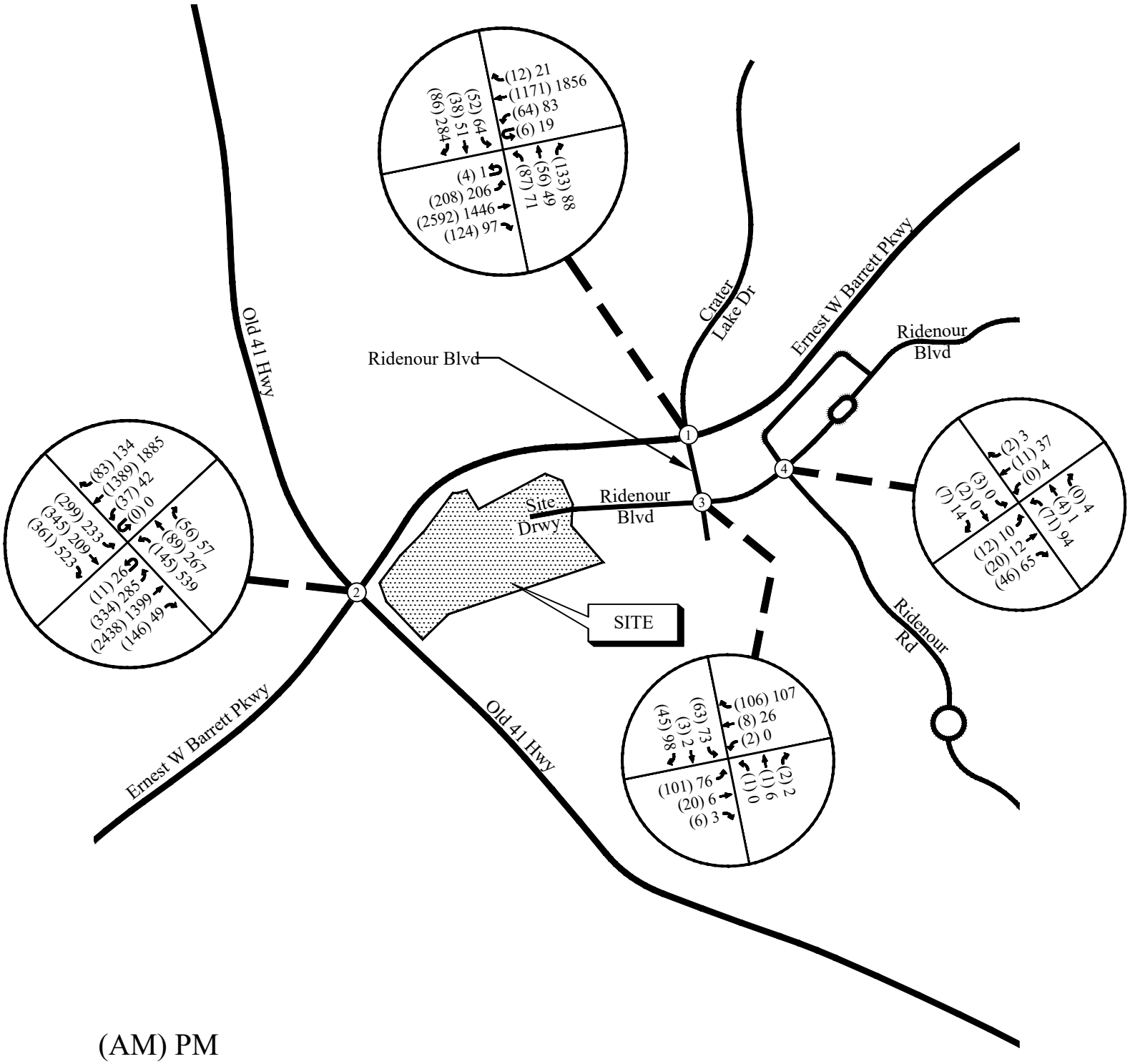
6.2 Future "Build" Conditions

The "Build" or development conditions include the estimated background traffic from the "No-Build" conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to 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 8

A&R Engineering Inc.

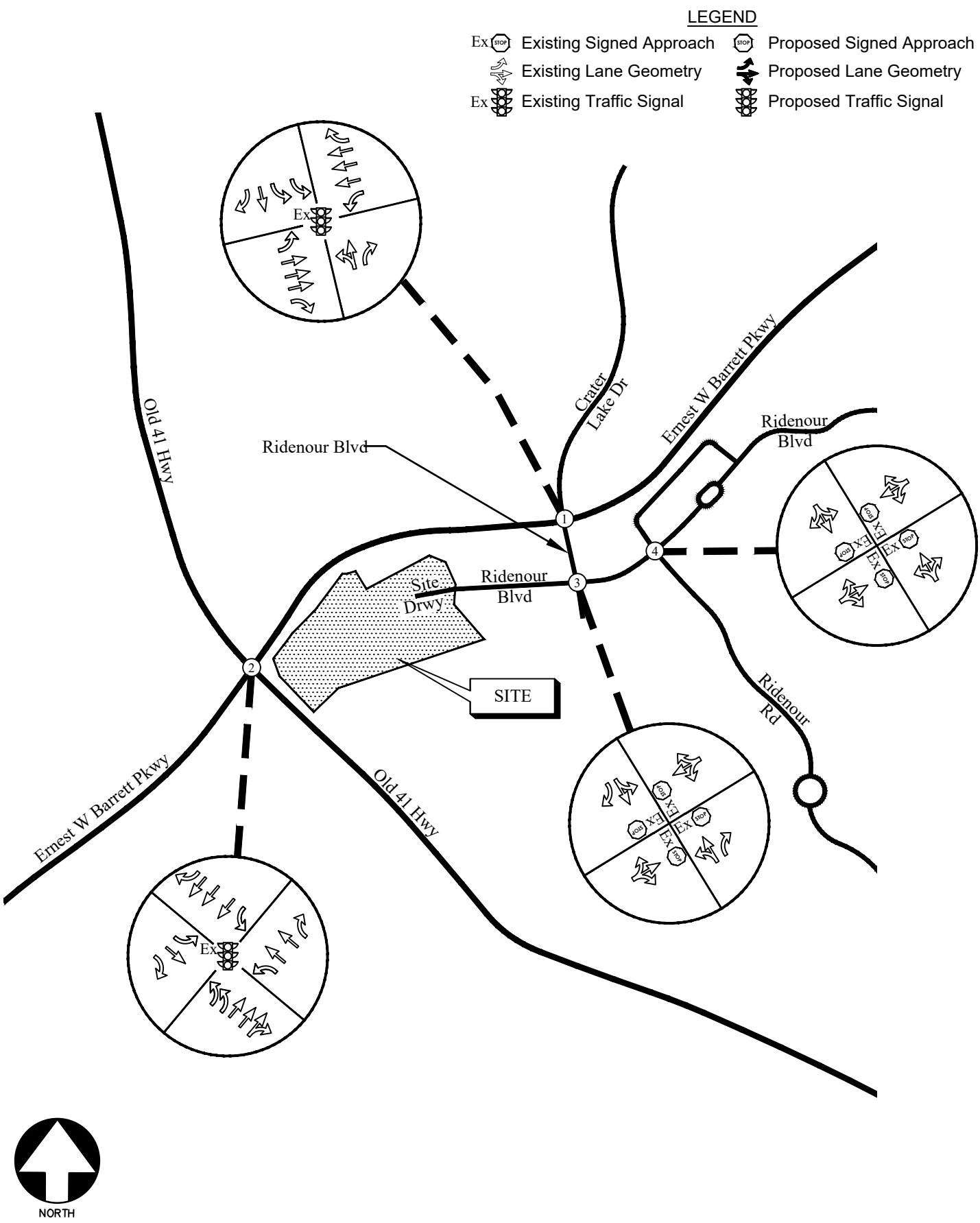
6.3 Future Traffic Operations

The future "No-Build" and "Build" traffic operations were analyzed using the volumes in Figures 6 and 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 in Figure 8.

TABLE 5 – FUTURE INTERSECTION OPERATIONS

Intersection		LOS (Delay)			
		NO BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	**Ernest West Barrett Parkway @ Ridenour Boulevard/ Crater Lake Drive**	**C (21.3)**	**C (27.7)**	**C (24.6)**	**C (28.1)**
	-Eastbound Approach	B (16.8)	B (18.4)	B (16.9)	B (18.7)
	-Westbound Approach	B (13.8)	C (21.6)	B (14.1)	C (21.5)
	-Northbound Approach	F (89.8)	E (63.8)	F (131.0)	E (67.1)
	-Southbound Approach	E (61.6)	F (81.7)	E (61.6)	F (81.5)
2	**Ernest West Barrett Parkway @ Old 41 Highway**	**E (77.9)**	**F (101.7)**	**E (78.7)**	**F (101.7)**
	-Eastbound Approach	E (65.9)	D (53.6)	E (67.5)	D (53.8)
	-Westbound Approach	E (56.7)	C (33.9)	E (56.9)	C (34.8)
	-Northbound Approach	E (58.4)	F (224.2)	E (58.4)	F (223.8)
	-Southbound Approach	F (150.0)	F (224.4)	F (149.9)	F (223.2)
3	**Ridenour Boulevard @ Ridenour Boulevard**	**A (7.8)**	**A (8.0)**	**A (8.1)**	**A (8.2)**
	-Eastbound Approach	A (7.9)	A (8.0)	A (8.5)	A (8.4)
	-Westbound Approach	A (7.3)	A (7.6)	A (7.5)	A (7.9)
	-Northbound Approach	A (7.6)	A (7.7)	A (7.7)	A (7.9)
	-Southbound Approach	A (8.3)	A (8.4)	A (8.4)	A (8.4)
4	**Ridenour Boulevard @ Ridenour Road**	**A (7.4)**	**A (7.6)**	**A (7.4)**	**A (7.7)**
	-Eastbound Approach	A (7.2)	A (7.3)	A (7.2)	A (7.3)
	-Westbound Approach	A (7.2)	A (7.5)	A (7.2)	A (7.6)
	-Northbound Approach	A (7.8)	A (8.1)	A (7.8)	A (8.1)
	-Southbound Approach	A (7.0)	A (6.8)	A (7.0)	A (6.8)

The results of the future "No-Build" and "Build" operations analyses indicate that the signalized study intersection of Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive will continue to operate at an overall level of service (LOS) "C" in both the AM and PM peak hours. The signalized intersection of Ernest West Barrett Parkway at Old 41 Highway will continue to operate at an overall LOS "E" in the AM peak hour and LOS "F" in the PM peak hour, consistent with existing conditions. The stop-controlled approaches at all unsignalized study intersections will continue to operate at LOS "A" during both the AM and PM peak hours as in existing conditions. Overall, the impact of site-generated trips on the study area roadway network is minimal.



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 located at the southeast corner of the intersection of Ernest West Barrett Parkway at Old 41 Highway in the City of Kennesaw, Cobb County, Georgia. The development proposes 131 low-rise multifamily dwelling units and 51 mid-rise multifamily dwelling units. Access to the site is proposed via the existing Ridenour Boulevard, which will serve as an interparcel access roadway.

Existing and future operations after completion of the project were analyzed at the intersections of:

1. Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive
2. Ernest West Barrett Parkway at Old 41 Highway
3. Ridenour Boulevard at Ridenour Boulevard
4. Ridenour Boulevard at Ridenour Road

The analysis included the evaluation of future operations for “No-Build” and “Build” conditions, with the differences between “No-Build” and “Build” accounting for an increase in traffic due to the proposed development.

The results of the future “No-Build” and “Build” operations analyses indicate that the signalized study intersection of Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive will continue to operate at an overall level of service (LOS) “C” in both the AM and PM peak hours. The signalized intersection of Ernest West Barrett Parkway at Old 41 Highway will continue to operate at an overall LOS “E” in the AM peak hour and LOS “F” in the PM peak hour, consistent with existing conditions. The stop-controlled approaches at all unsignalized study intersections will continue to operate at LOS “A” during both the AM and PM peak hours as in existing conditions. Overall, the impact of site-generated trips on the study area roadway network is minimal.

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
Ernest W Barrett Pkwy @ Old Highway 41
7-9 am | 4-6 pm

File Name : 20260016
Site Code : 20260016
Start Date : 01-21-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Old Highway 41 NW Northbound				Old Highway 41 NW Southbound				Ernest W Barrett Pkwy Eastbound					Ernest W Barrett Pkwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	22	11	4	37	43	62	46	151	52	563	38	3	656	9	159	16	184	1028
07:15 AM	20	15	12	47	37	85	55	177	83	578	65	0	726	2	243	13	258	1208
07:30 AM	34	15	11	60	89	92	83	264	76	539	37	1	653	7	250	8	265	1242
07:45 AM	35	25	15	75	75	60	82	217	80	664	40	0	784	2	368	20	390	1466
Total	111	66	42	219	244	299	266	809	291	2344	180	4	2819	20	1020	57	1097	4944
08:00 AM	28	28	8	64	58	89	86	233	70	562	27	5	664	11	374	23	408	1369
08:15 AM	42	18	19	79	64	91	96	251	95	576	36	5	712	13	333	23	369	1411
08:30 AM	25	20	19	64	77	79	91	247	90	551	29	0	670	6	219	18	243	1224
08:45 AM	24	25	19	68	25	57	99	181	68	419	21	2	510	10	235	14	259	1018
Total	119	91	65	275	224	316	372	912	323	2108	113	12	2556	40	1161	78	1279	5022
*** BREAK ***																		
04:00 PM	90	45	15	150	39	40	109	188	45	298	14	4	361	8	424	23	455	1154
04:15 PM	86	51	13	150	61	36	131	228	77	344	10	5	436	7	494	31	532	1346
04:30 PM	88	41	16	145	48	57	126	231	70	291	10	3	374	12	436	47	495	1245
04:45 PM	119	39	12	170	61	39	102	202	83	361	13	11	468	6	398	22	426	1266
Total	383	176	56	615	209	172	468	849	275	1294	47	23	1639	33	1752	123	1908	5011
05:00 PM	125	67	18	210	48	74	145	267	58	294	7	4	363	10	471	43	524	1364
05:15 PM	183	99	6	288	62	52	126	240	57	329	19	6	411	14	385	28	427	1366
05:30 PM	91	52	16	159	47	36	130	213	76	350	8	4	438	8	552	33	593	1403
05:45 PM	73	37	8	118	63	37	89	189	80	300	12	5	397	8	418	48	474	1178
Total	472	255	48	775	220	199	490	909	271	1273	46	19	1609	40	1826	152	2018	5311
Grand Total	1085	588	211	1884	897	986	1596	3479	1160	7019	386	58	8623	133	5759	410	6302	20288
Apprch %	57.6	31.2	11.2		25.8	28.3	45.9		13.5	81.4	4.5	0.7		2.1	91.4	6.5		
Total %	5.3	2.9	1	9.3	4.4	4.9	7.9	17.1	5.7	34.6	1.9	0.3	42.5	0.7	28.4	2	31.1	

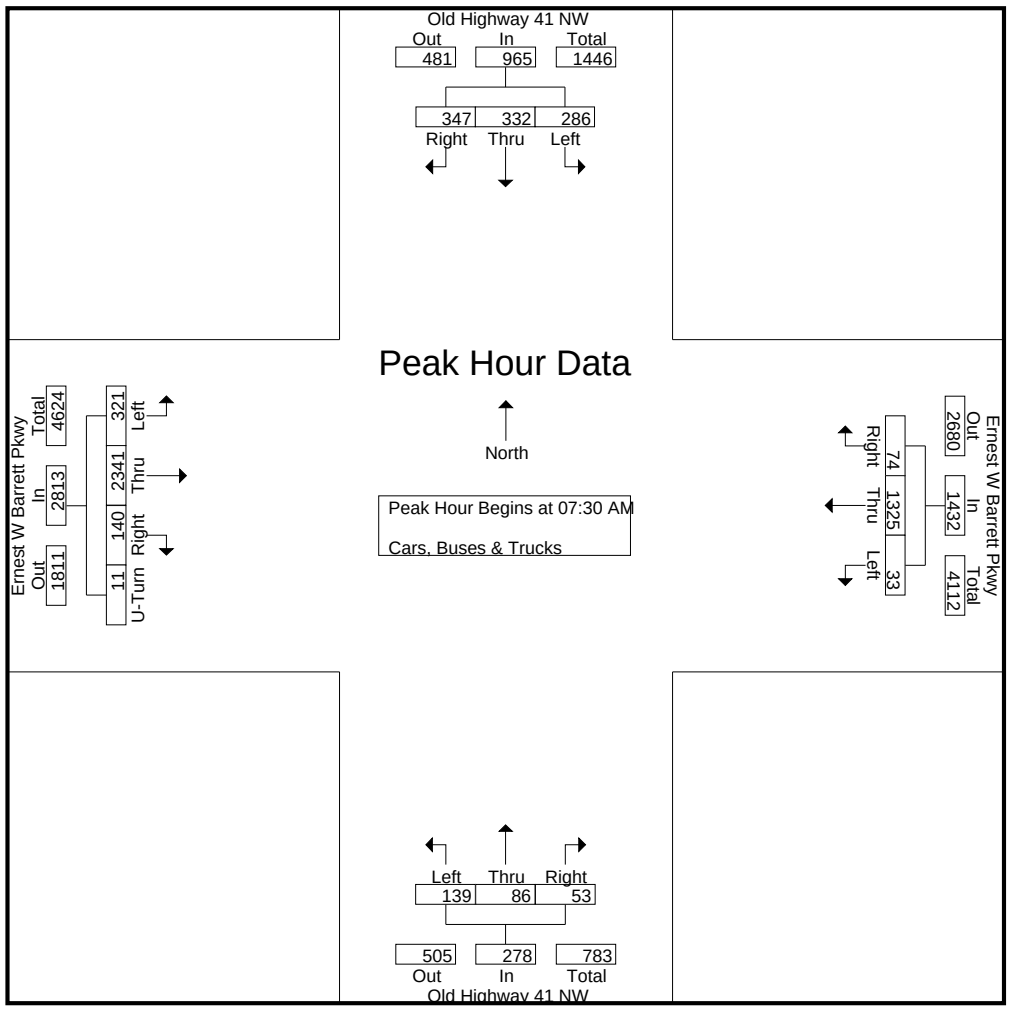
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ernest W Barrett Pkwy @ Old Highway 41
7-9 am | 4-6 pm

File Name : 20260016
Site Code : 20260016
Start Date : 01-21-2026
Page No : 2

	Old Highway 41 NW Northbound				Old Highway 41 NW Southbound				Ernest W Barrett Pkwy Eastbound					Ernest W Barrett Pkwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	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	34	15	11	60	**89**	**92**	83	**264**	76	539	37	1	653	7	250	8	265	1242
07:45 AM	35	25	15	75	75	60	82	217	80	**664**	**40**	0	**784**	2	368	20	390	**1466**
08:00 AM	28	**28**	8	64	58	89	86	233	70	562	27	**5**	664	11	**374**	**23**	**408**	1369
08:15 AM	**42**	18	**19**	**79**	64	91	**96**	251	**95**	576	36	5	712	**13**	333	23	369	1411
Total Volume	139	86	53	278	286	332	347	965	321	2341	140	11	2813	33	1325	74	1432	5488
% App. Total	50	30.9	19.1		29.6	34.4	36		11.4	83.2	5	0.4		2.3	92.5	5.2		
PHF	.827	.768	.697	.880	.803	.902	.904	.914	.845	.881	.875	.550	.897	.635	.886	.804	.877	.936



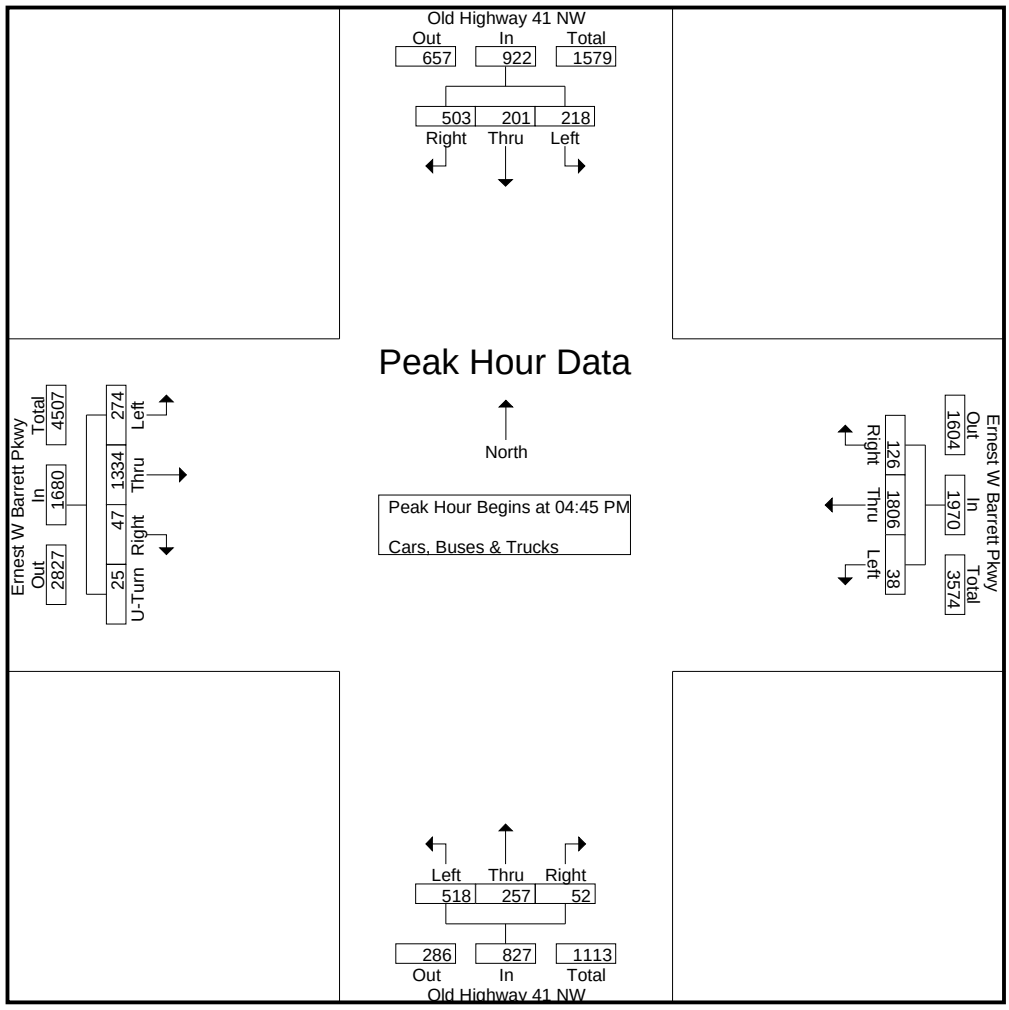
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TMC Data
Ernest W Barrett Pkwy @ Old Highway 41
7-9 am | 4-6 pm

File Name : 20260016
Site Code : 20260016
Start Date : 01-21-2026
Page No : 3

	Old Highway 41 NW Northbound				Old Highway 41 NW Southbound				Ernest W Barrett Pkwy Eastbound					Ernest W Barrett Pkwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	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	119	39	12	170	61	39	102	202	**83**	**361**	13	**11**	**468**	6	398	22	426	1266
05:00 PM	125	67	**18**	210	48	**74**	**145**	**267**	58	294	7	4	363	10	471	**43**	524	1364
05:15 PM	**183**	**99**	6	**288**	**62**	52	126	240	57	329	**19**	6	411	**14**	385	28	427	1366
05:30 PM	91	52	16	159	47	36	130	213	76	350	8	4	438	8	**552**	33	**593**	**1403**
Total Volume	518	257	52	827	218	201	503	922	274	1334	47	25	1680	38	1806	126	1970	5399
% App. Total	62.6	31.1	6.3		23.6	21.8	54.6		16.3	79.4	2.8	1.5		1.9	91.7	6.4		
PHF	.708	.649	.722	.718	.879	.679	.867	.863	.825	.924	.618	.568	.897	.679	.818	.733	.831	.962



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TMC Data
Ernest W Barrett Pkwy @ Ridenour Blvd-
Crater Lake Drive
7-9 am | 4-6 pm

File Name : 20260017
Site Code : 20260017
Start Date : 01-21-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Ridenour Blvd Northbound				Crater Lake Drive Southbound				Ernest W Barrett Pkwy Eastbound					Ernest W Barrett Pkwy Westbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
07:00 AM	12	4	23	39	15	5	9	29	55	649	16	0	720	6	189	3	1	199	987
07:15 AM	26	9	30	65	21	2	13	36	39	528	16	0	583	9	230	0	1	240	924
07:30 AM	13	12	18	43	10	10	29	49	42	638	24	0	704	12	237	2	0	251	1047
07:45 AM	20	10	35	65	18	11	21	50	52	625	29	2	708	15	296	2	1	314	1137
Total	71	35	106	212	64	28	72	164	188	2440	85	2	2715	42	952	7	3	1004	4095
08:00 AM	17	16	21	54	9	11	17	37	43	549	22	1	615	16	351	1	1	369	1075
08:15 AM	10	14	20	44	14	8	19	41	56	615	30	1	702	9	294	4	2	309	1096
08:30 AM	17	11	25	53	9	6	26	41	49	703	32	0	784	13	185	5	2	205	1083
08:45 AM	12	13	25	50	11	5	20	36	50	463	12	2	527	15	231	2	3	251	864
Total	56	54	91	201	43	30	82	155	198	2330	96	4	2628	53	1061	12	8	1134	4118
*** BREAK ***																			
04:00 PM	19	12	26	57	26	18	65	109	38	290	20	0	348	10	432	7	5	454	968
04:15 PM	13	11	14	38	22	14	65	101	55	357	18	0	430	14	468	4	3	489	1058
04:30 PM	16	11	20	47	16	9	78	103	41	314	22	0	377	15	435	4	4	458	985
04:45 PM	11	12	21	44	10	7	52	69	43	365	15	0	423	12	397	6	5	420	956
Total	59	46	81	186	74	48	260	382	177	1326	75	0	1578	51	1732	21	17	1821	3967
05:00 PM	17	11	13	41	14	16	78	108	59	354	19	1	433	11	485	6	6	508	1090
05:15 PM	22	16	18	56	14	17	85	116	26	334	19	1	380	8	280	5	2	295	847
05:30 PM	11	10	15	36	15	13	65	93	44	338	21	0	403	16	520	3	6	545	1077
05:45 PM	13	13	20	46	15	19	54	88	44	317	19	2	382	12	363	3	4	382	898
Total	63	50	66	179	58	65	282	405	173	1343	78	4	1598	47	1648	17	18	1730	3912
Grand Total	249	185	344	778	239	171	696	1106	736	7439	334	10	8519	193	5393	57	46	5689	16092
Apprch %	32	23.8	44.2		21.6	15.5	62.9		8.6	87.3	3.9	0.1		3.4	94.8	1	0.8		
Total %	1.5	1.1	2.1	4.8	1.5	1.1	4.3	6.9	4.6	46.2	2.1	0.1	52.9	1.2	33.5	0.4	0.3	35.4	

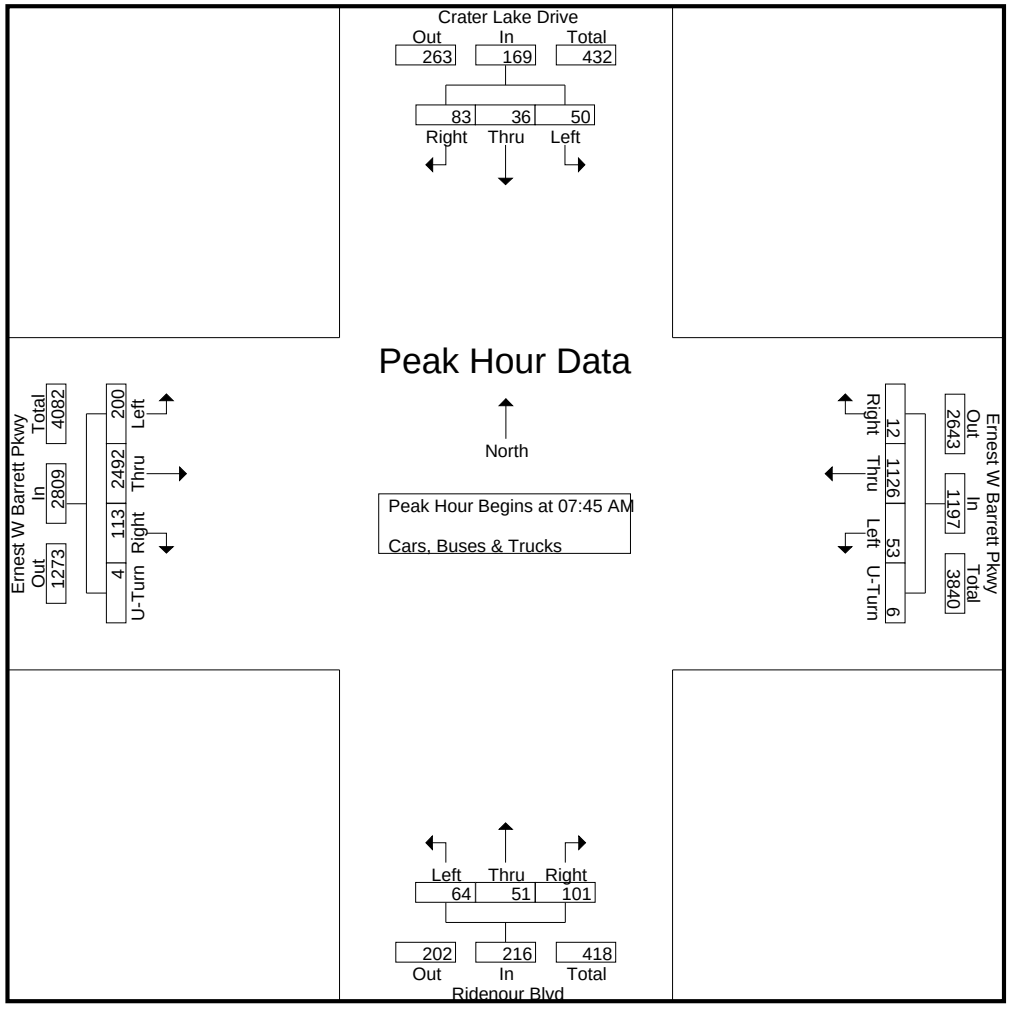
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ernest W Barrett Pkwy @ Ridenour Blvd-
Crater Lake Drive
7-9 am | 4-6 pm

File Name : 20260017
Site Code : 20260017
Start Date : 01-21-2026
Page No : 2

	Ridenour Blvd Northbound				Crater Lake Drive Southbound				Ernest W Barrett Pkwy Eastbound					Ernest W Barrett Pkwy Westbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	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 07:45 AM																			
07:45 AM	**20**	10	**35**	**65**	**18**	**11**	21	**50**	52	625	29	**2**	708	15	296	2	1	314	**1137**
08:00 AM	17	**16**	21	54	9	11	17	37	43	549	22	1	615	**16**	**351**	1	1	**369**	1075
08:15 AM	10	14	20	44	14	8	19	41	**56**	615	30	1	702	9	294	4	**2**	309	1096
08:30 AM	17	11	25	53	9	6	**26**	41	49	**703**	**32**	0	**784**	13	185	**5**	2	205	1083
Total Volume	64	51	101	216	50	36	83	169	200	2492	113	4	2809	53	1126	12	6	1197	4391
% App. Total	29.6	23.6	46.8		29.6	21.3	49.1		7.1	88.7	4	0.1		4.4	94.1	1	0.5		
PHF	.800	.797	.721	.831	.694	.818	.798	.845	.893	.886	.883	.500	.896	.828	.802	.600	.750	.811	.965



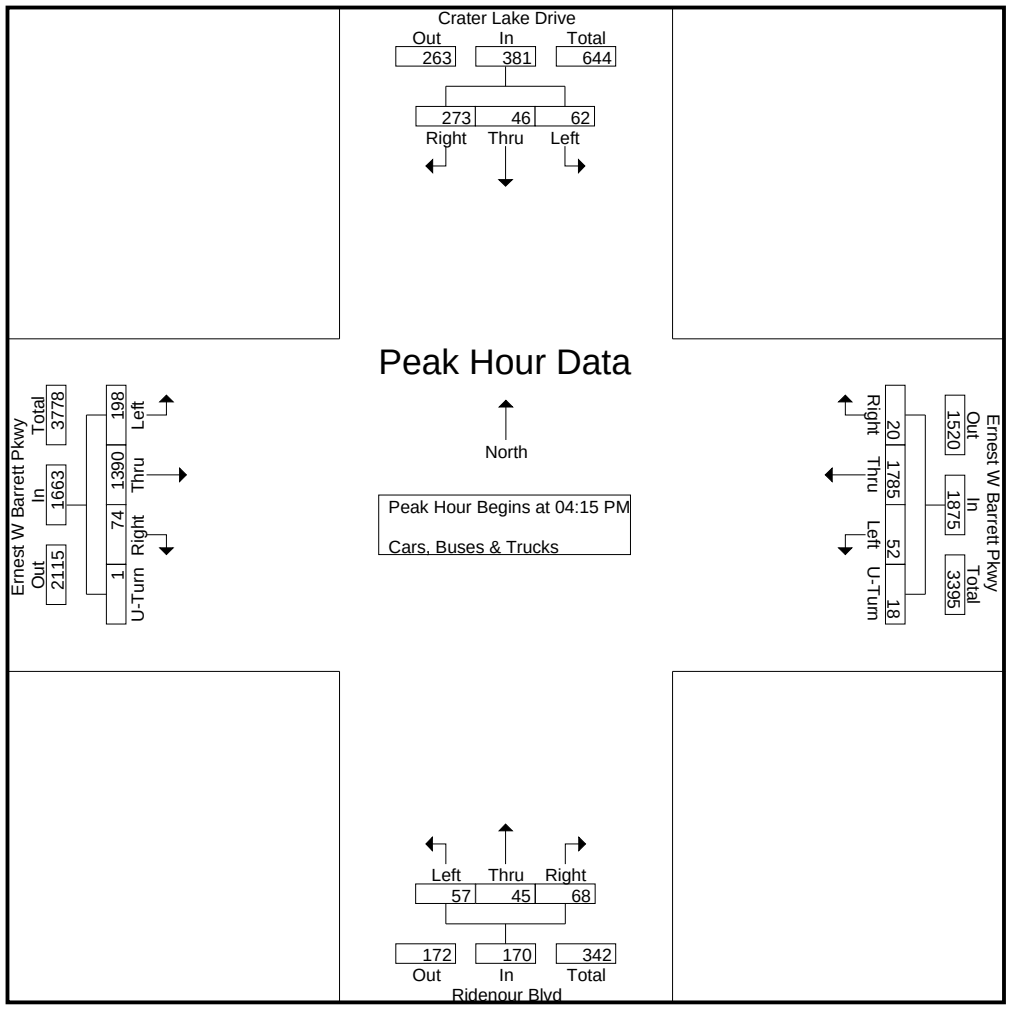
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2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ernest W Barrett Pkwy @ Ridenour Blvd-
Crater Lake Drive
7-9 am | 4-6 pm

File Name : 20260017
Site Code : 20260017
Start Date : 01-21-2026
Page No : 3

	Ridenour Blvd Northbound				Crater Lake Drive Southbound				Ernest W Barrett Pkwy Eastbound					Ernest W Barrett Pkwy Westbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	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 04:15 PM																			
04:15 PM	13	11	14	38	**22**	14	65	101	55	357	18	0	430	14	468	4	3	489	1058
04:30 PM	16	11	20	**47**	16	9	**78**	103	41	314	**22**	0	377	**15**	435	4	4	458	985
04:45 PM	11	**12**	**21**	44	10	7	52	69	43	**365**	15	0	423	12	397	**6**	5	420	956
05:00 PM	**17**	11	13	41	14	**16**	78	**108**	**59**	354	19	**1**	**433**	11	**485**	6	**6**	**508**	**1090**
Total Volume	57	45	68	170	62	46	273	381	198	1390	74	1	1663	52	1785	20	18	1875	4089
% App. Total	33.5	26.5	40		16.3	12.1	71.7		11.9	83.6	4.4	0.1		2.8	95.2	1.1	1		
PHF	.838	.938	.810	.904	.705	.719	.875	.882	.839	.952	.841	.250	.960	.867	.920	.833	.750	.923	.938



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ridenour Blvd @ Ridenour Road
7-9 am | 4-6 pm

File Name : 20260018
Site Code : 20260018
Start Date : 01-21-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Ridenour Road Northbound				Ridenour Road Southbound				Ridenour Blvd Eastbound				Ridenour Blvd 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	17	0	0	17	0	0	2	2	3	7	16	26	0	2	1	3	48
07:15 AM	21	0	0	21	2	0	1	3	1	3	15	19	0	2	0	2	45
07:30 AM	10	3	0	13	1	1	2	4	3	1	6	10	0	4	1	5	32
07:45 AM	19	1	0	20	0	1	2	3	5	4	5	14	0	2	0	2	39
Total	67	4	0	71	3	2	7	12	12	15	42	69	0	10	2	12	164
08:00 AM	8	1	0	9	0	0	1	1	2	1	7	10	0	2	1	3	23
08:15 AM	12	0	1	13	0	1	2	3	3	6	3	12	0	5	0	5	33
08:30 AM	10	0	1	11	0	0	3	3	1	2	12	15	1	4	1	6	35
08:45 AM	11	0	0	11	1	0	0	1	0	4	9	13	0	5	0	5	30
Total	41	1	2	44	1	1	6	8	6	13	31	50	1	16	2	19	121
*** BREAK ***																	
04:00 PM	20	0	0	20	0	0	6	6	0	1	10	11	0	9	2	11	48
04:15 PM	19	0	0	19	0	0	4	4	3	3	15	21	0	6	2	8	52
04:30 PM	22	1	1	24	0	0	3	3	3	2	17	22	2	13	0	15	64
04:45 PM	26	0	2	28	0	0	4	4	3	3	14	20	1	5	1	7	59
Total	87	1	3	91	0	0	17	17	9	9	56	74	3	33	5	41	223
05:00 PM	21	0	1	22	0	0	2	2	1	2	16	19	1	8	0	9	52
05:15 PM	18	1	0	19	0	0	6	6	1	1	13	15	0	5	0	5	45
05:30 PM	14	0	2	16	0	0	5	5	2	2	11	15	1	9	1	11	47
05:45 PM	15	1	0	16	0	0	3	3	1	2	13	16	0	6	0	6	41
Total	68	2	3	73	0	0	16	16	5	7	53	65	2	28	1	31	185
Grand Total	263	8	8	279	4	3	46	53	32	44	182	258	6	87	10	103	693
Apprch %	94.3	2.9	2.9		7.5	5.7	86.8		12.4	17.1	70.5		5.8	84.5	9.7		
Total %	38	1.2	1.2	40.3	0.6	0.4	6.6	7.6	4.6	6.3	26.3	37.2	0.9	12.6	1.4	14.9	

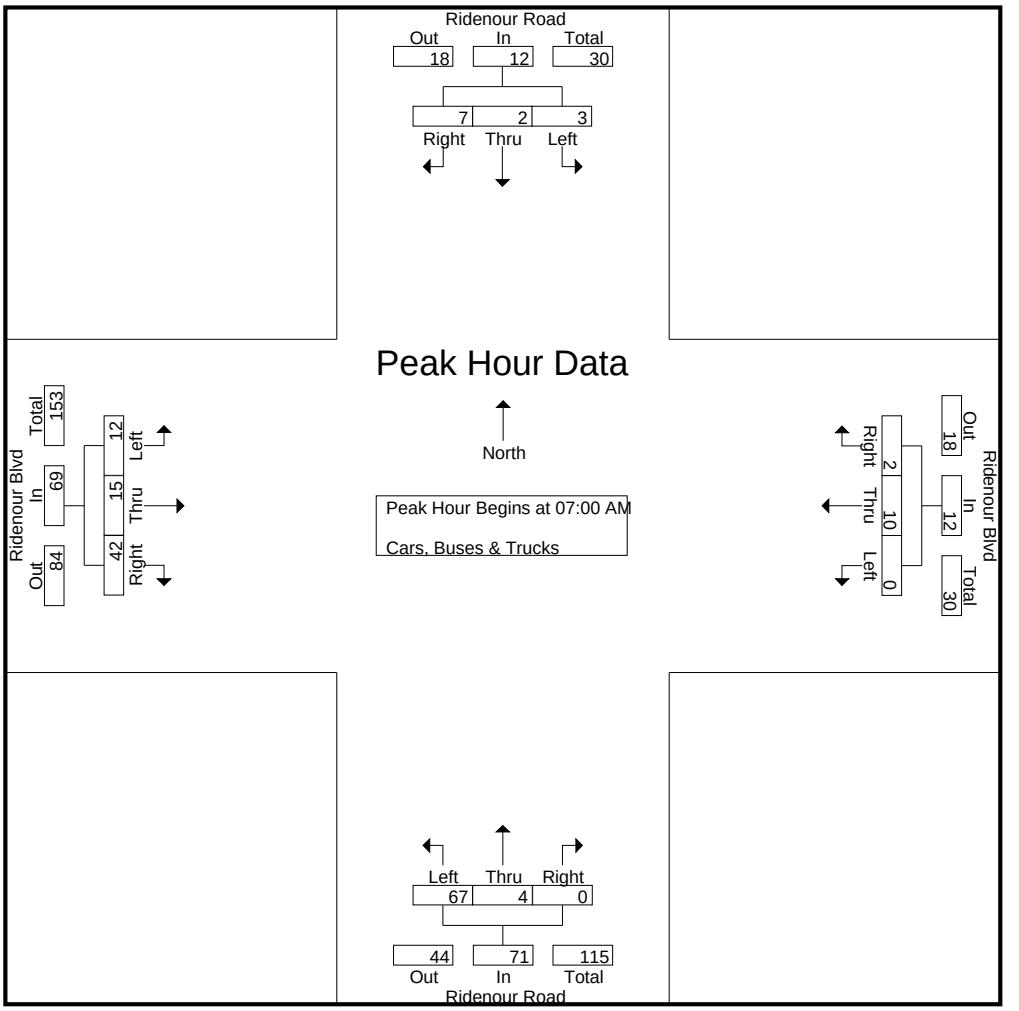
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ridenour Blvd @ Ridenour Road
7-9 am | 4-6 pm

File Name : 20260018
Site Code : 20260018
Start Date : 01-21-2026
Page No : 2

	Ridenour Road Northbound				Ridenour Road Southbound				Ridenour Blvd Eastbound				Ridenour Blvd 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 07:00 AM																	
07:00 AM	17	0	0	17	0	0	**2**	2	3	**7**	**16**	**26**	0	2	**1**	3	**48**
07:15 AM	**21**	0	0	**21**	**2**	0	1	3	1	3	15	19	0	2	0	2	45
07:30 AM	10	**3**	0	13	1	**1**	2	**4**	3	1	6	10	0	**4**	1	**5**	32
07:45 AM	19	1	0	20	0	1	2	3	**5**	4	5	14	0	2	0	2	39
Total Volume	67	4	0	71	3	2	7	12	12	15	42	69	0	10	2	12	164
% App. Total	94.4	5.6	0		25	16.7	58.3		17.4	21.7	60.9		0	83.3	16.7		
PHF	.798	.333	.000	.845	.375	.500	.875	.750	.600	.536	.656	.663	.000	.625	.500	.600	.854



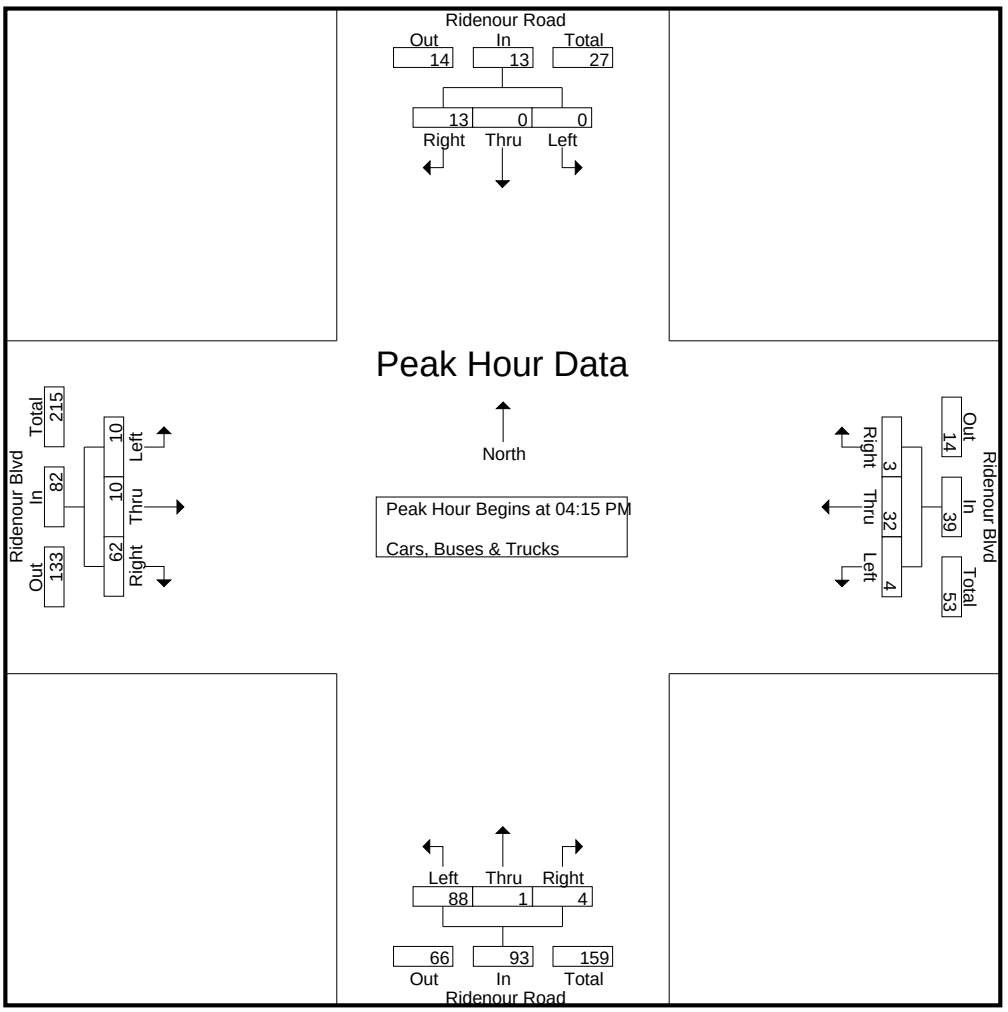
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ridenour Blvd @ Ridenour Road
7-9 am | 4-6 pm

File Name : 20260018
Site Code : 20260018
Start Date : 01-21-2026
Page No : 3

	Ridenour Road Northbound				Ridenour Road Southbound				Ridenour Blvd Eastbound				Ridenour Blvd 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 04:15 PM																	
04:15 PM	19	0	0	19	0	0	**4**	**4**	**3**	**3**	15	21	0	6	**2**	8	52
04:30 PM	22	**1**	1	24	0	0	3	3	3	2	**17**	**22**	**2**	**13**	0	**15**	**64**
04:45 PM	**26**	0	**2**	**28**	0	0	4	4	3	3	14	20	1	5	1	7	59
05:00 PM	21	0	1	22	0	0	2	2	1	2	16	19	1	8	0	9	52
Total Volume	88	1	4	93	0	0	13	13	10	10	62	82	4	32	3	39	227
% App. Total	94.6	1.1	4.3		0	0	100		12.2	12.2	75.6		10.3	82.1	7.7		
PHF	.846	.250	.500	.830	.000	.000	.813	.813	.833	.833	.912	.932	.500	.615	.375	.650	.887



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ridenour Blvd North-South @ Ridenour Blvd East-West
7-9 am | 4-6 pm

File Name : 20260019
Site Code : 20260019
Start Date : 01-21-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Ridenour Blvd Northbound				Ridenour Blvd Southbound				Ridenour Blvd Eastbound				Ridenour Blvd 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	2	0	5	7	5	0	2	7	11	2	4	17	0	0	21	21	52
07:15 AM	0	0	0	0	8	0	9	17	13	3	0	16	0	0	18	18	51
07:30 AM	0	0	1	1	16	0	3	19	12	1	1	14	1	2	28	31	65
07:45 AM	1	0	0	1	12	0	9	21	20	3	0	23	0	2	23	25	70
Total	3	0	6	9	41	0	23	64	56	9	5	70	1	4	90	95	238
08:00 AM	0	0	1	1	19	2	7	28	8	4	0	12	1	2	26	29	70
08:15 AM	0	1	0	1	14	1	10	25	9	5	5	19	0	0	25	25	70
08:30 AM	1	1	0	2	10	5	8	23	13	3	1	17	0	1	21	22	64
08:45 AM	0	0	0	0	12	0	1	13	19	2	0	21	0	2	15	17	51
Total	1	2	1	4	55	8	26	89	49	14	6	69	1	5	87	93	255
*** BREAK ***																	
04:00 PM	0	0	0	0	22	0	14	36	16	1	0	17	0	2	25	27	80
04:15 PM	0	1	0	1	17	0	17	34	12	0	2	14	0	4	23	27	76
04:30 PM	0	1	1	2	16	2	10	28	11	2	0	13	0	2	29	31	74
04:45 PM	0	1	0	1	14	0	5	19	8	0	0	8	0	4	30	34	62
Total	0	3	1	4	69	2	46	117	47	3	2	52	0	12	107	119	292
05:00 PM	0	3	1	4	23	0	12	35	13	1	1	15	0	9	21	30	84
05:15 PM	0	0	0	0	17	0	9	26	7	2	0	9	2	5	33	40	75
05:30 PM	0	0	0	0	19	0	15	34	11	2	0	13	0	6	22	28	75
05:45 PM	0	1	0	1	15	0	11	26	11	2	0	13	1	1	17	19	59
Total	0	4	1	5	74	0	47	121	42	7	1	50	3	21	93	117	293
Grand Total	4	9	9	22	239	10	142	391	194	33	14	241	5	42	377	424	1078
Apprch %	18.2	40.9	40.9		61.1	2.6	36.3		80.5	13.7	5.8		1.2	9.9	88.9		
Total %	0.4	0.8	0.8	2	22.2	0.9	13.2	36.3	18	3.1	1.3	22.4	0.5	3.9	35	39.3	

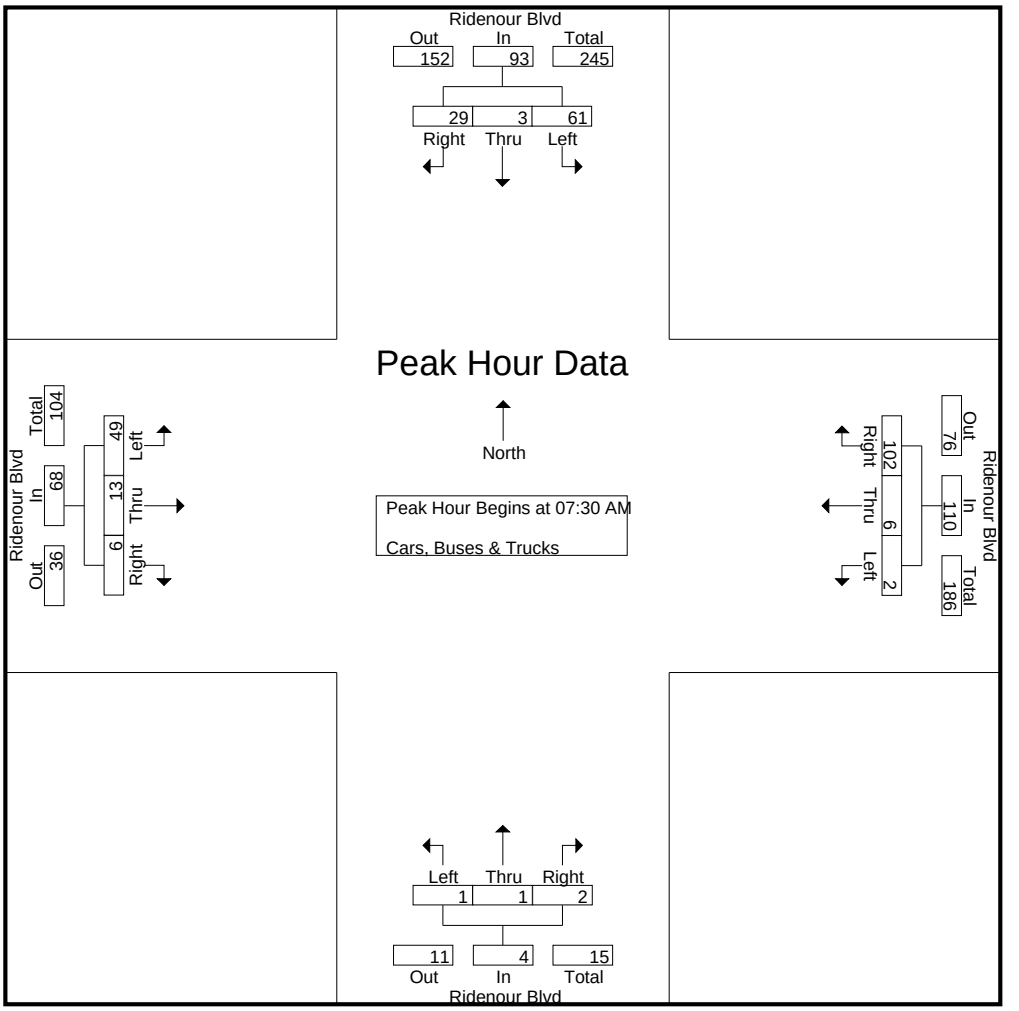
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ridenour Blvd North-South @ Ridenour Blvd East-West
7-9 am | 4-6 pm

File Name : 20260019
Site Code : 20260019
Start Date : 01-21-2026
Page No : 2

	Ridenour Blvd Northbound				Ridenour Blvd Southbound				Ridenour Blvd Eastbound				Ridenour Blvd 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**	16	0	3	19	12	1	1	14	**1**	**2**	**28**	**31**	65
07:45 AM	**1**	0	0	1	12	0	9	21	**20**	3	0	**23**	0	2	23	25	**70**
08:00 AM	0	0	1	1	**19**	**2**	7	**28**	8	4	0	12	1	2	26	29	70
08:15 AM	0	**1**	0	1	14	1	**10**	25	9	**5**	**5**	19	0	0	25	25	70
Total Volume	1	1	2	4	61	3	29	93	49	13	6	68	2	6	102	110	275
% App. Total	25	25	50		65.6	3.2	31.2		72.1	19.1	8.8		1.8	5.5	92.7		
PHF	.250	.250	.500	1.00	.803	.375	.725	.830	.613	.650	.300	.739	.500	.750	.911	.887	.982



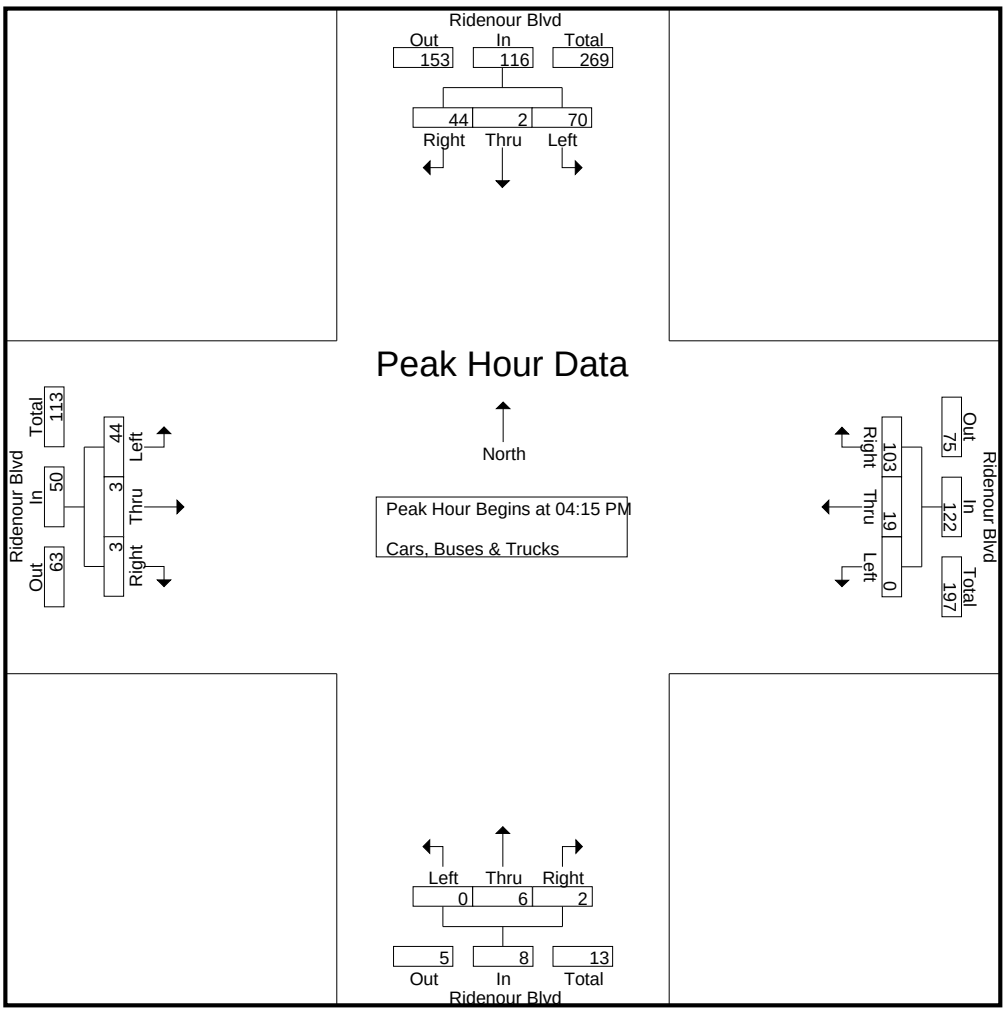
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2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ridenour Blvd North-South @ Ridenour Blvd East-West
7-9 am | 4-6 pm

File Name : 20260019
Site Code : 20260019
Start Date : 01-21-2026
Page No : 3

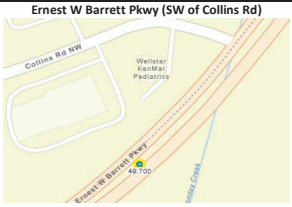
	Ridenour Blvd Northbound				Ridenour Blvd Southbound				Ridenour Blvd Eastbound				Ridenour Blvd Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	0	1	0	1	17	0	**17**	34	12	0	**2**	14	0	4	23	27	76
04:30 PM	0	1	**1**	2	16	**2**	10	28	11	**2**	0	13	0	2	29	31	74
04:45 PM	0	1	0	1	14	0	5	19	8	0	0	8	0	4	**30**	**34**	62
05:00 PM	0	**3**	1	**4**	**23**	0	12	**35**	**13**	1	1	**15**	0	**9**	21	30	**84**
Total Volume	0	6	2	8	70	2	44	116	44	3	3	50	0	19	103	122	296
% App. Total	0	75	25		60.3	1.7	37.9		88	6	6		0	15.6	84.4		
PHF	.000	.500	.500	.500	.761	.250	.647	.829	.846	.375	.375	.833	.000	.528	.858	.897	.881

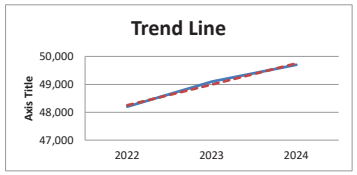


LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2022	2023	2024
Ernest W Barrett Pkwy (SW of Collins Rd)	1.5%	0.99	067-0653	00822800	48,200	49,100	49,700
Old 41 Hwy (SE of White Road Ct)	1.6%	1.00	067-2861	00289600	19,000	19,300	19,600
US 41 (Cobb Pkwy) (SE of Ridenour Blvd)	1.2%	1.00	067-0018	00000300	32,800	33,200	33,600
Barrett Lakes Blvd NW (NE of Cobb Pkwy)	1.5%	0.88	067-8527	00679900	5,200	5,330	5,360
Old 41 Hwy (S of Leyland Dr)	2.5%	0.84	067-0856	00289600	16,200	16,300	17,000
Weighted Average	**1.6%**	1.00	Sum of Count Stations =		121,400	123,230	125,260

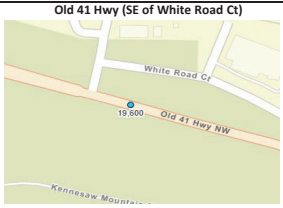
Location	Traffic Counter	RCLINK	2022	2023	2024
Ernest W Barrett Pkwy (SW of Collins Rd)	067-0653	00822800	48,200	49,100	49,700

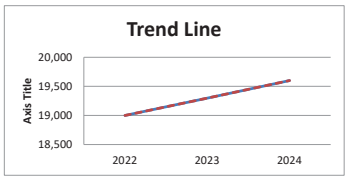




Growth Rate	1.5%	Intercept	-1,468,250	Slope	750.00
Trend Line			48,250	49,000	49,750

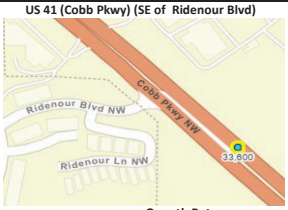
Location	Traffic Counter	RCLINK	2022	2023	2024
Old 41 Hwy (SE of White Road Ct)	067-2861	00289600	19,000	19,300	19,600

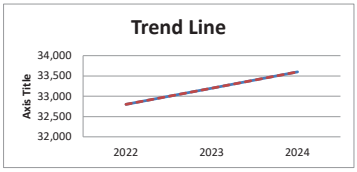




Growth Rate	1.6%	Intercept	-587,600	Slope	300.00
Trend Line			19,000	19,300	19,600

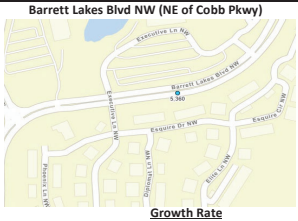
Location	Traffic Counter	RCLINK	2022	2023	2024
US 41 (Cobb Pkwy) (SE of Ridenour Blvd)	067-0018	00000300	32,800	33,200	33,600

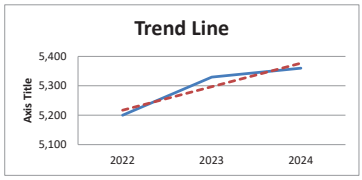




Growth Rate	1.2%	Intercept	-776,000	Slope	400.00
Trend Line			32,800	33,200	33,600

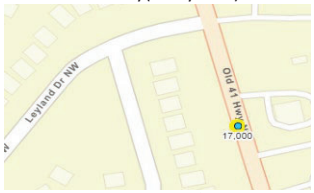
Location	Traffic Counter	RCLINK	2022	2023	2024
Barrett Lakes Blvd NW (NE of Cobb Pkwy)	067-8527	00679900	5,200	5,330	5,360

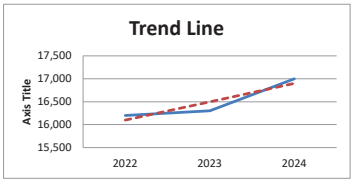




Growth Rate	1.5%	Intercept	-156,543	Slope	80.00
Trend Line			5,217	5,297	5,377

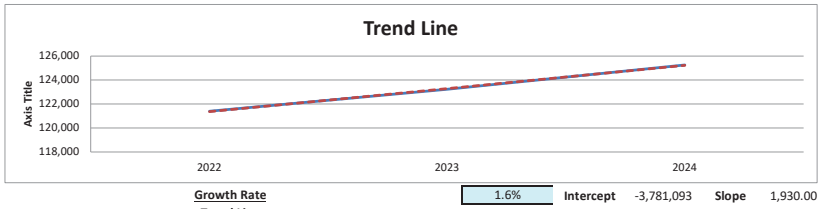
Location	Traffic Counter	RCLINK	2022	2023	2024
Old 41 Hwy (S of Leyland Dr)	067-0856	00289600	16,200	16,300	17,000





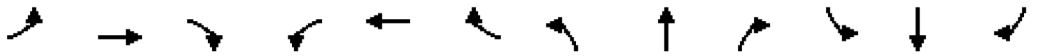
Growth Rate	2.5%	Intercept	-792,700	Slope	400.00
Trend Line			16,100	16,500	16,900

Weighted Average	2022	2023	2024
Sum of Count Stations	121,400	123,230	125,260



Growth Rate	1.6%	Intercept	-3,781,093	Slope	1,930.00
Trend Line			121,367	123,297	125,227

EXISTING INTERSECTION ANALYSIS

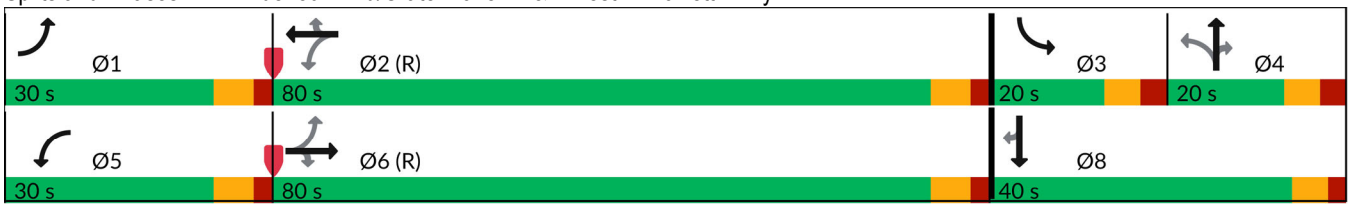


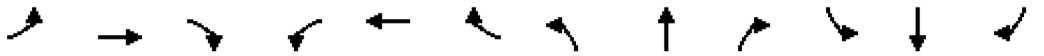
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	204	2492	113	59	1126	12	64	51	101	50	36	83
Future Volume (vph)	204	2492	113	59	1126	12	64	51	101	50	36	83
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490		90	370		180	0		0	190		155
Storage Lanes	1		1	1		1	0		1	2		1
Taper Length (ft)	100			155			25			50		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950				0.973		0.950		
Satd. Flow (prot)	1770	4940	1583	1770	4940	1583	0	1812	1583	3433	1863	1583
Flt Permitted	0.188			0.044				0.806		0.950		
Satd. Flow (perm)	350	4940	1583	82	4940	1583	0	1501	1583	3433	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			127			127			124			86
Link Speed (mph)		45			45			25			25	
Link Distance (ft)		1947			1025			313			444	
Travel Time (s)		29.5			15.5			8.5			12.1	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			36			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases	6		6	2		2	4		4			8
Detector Phase	1	6	6	5	2	2	4	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	8.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	15.0	40.5	40.5	15.0	40.5	40.5	45.0	45.0	45.0	15.0	46.0	46.0
Total Split (s)	30.0	80.0	80.0	30.0	80.0	80.0	20.0	20.0	20.0	20.0	40.0	40.0
Total Split (%)	20.0%	53.3%	53.3%	20.0%	53.3%	53.3%	13.3%	13.3%	13.3%	13.3%	26.7%	26.7%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	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	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5		7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 150	

Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	204	2492	113	59	1126	12	64	51	101	50	36	83
Future Volume (veh/h)	204	2492	113	59	1126	12	64	51	101	50	36	83
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		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	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	213	2596	118	61	1173	12	67	53	105	52	38	86
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	404	3355	1067	136	3225	1026	109	57	137	102	305	258
Arrive On Green	0.06	0.67	0.67	0.03	0.65	0.65	0.09	0.09	0.09	0.03	0.16	0.16
Sat Flow, veh/h	1781	4985	1585	1781	4985	1585	821	658	1585	3456	1870	1585
Grp Volume(v), veh/h	213	2596	118	61	1173	12	120	0	105	52	38	86
Grp Sat Flow(s),veh/h/ln	1781	1662	1585	1781	1662	1585	1479	0	1585	1728	1870	1585
Q Serve(g_s), s	6.0	53.3	3.9	1.7	16.3	0.4	12.0	0.0	9.7	2.2	2.6	7.2
Cycle Q Clear(g_c), s	6.0	53.3	3.9	1.7	16.3	0.4	12.1	0.0	9.7	2.2	2.6	7.2
Prop In Lane	1.00		1.00	1.00		1.00	0.56		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	404	3355	1067	136	3225	1026	166	0	137	102	305	258
V/C Ratio(X)	0.53	0.77	0.11	0.45	0.36	0.01	0.72	0.00	0.76	0.51	0.12	0.33
Avail Cap(c_a), veh/h	582	3355	1067	361	3225	1026	166	0	137	299	424	359
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.09	0.09	0.09	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	9.1	16.7	8.7	26.3	12.2	9.4	68.1	0.0	67.0	71.7	53.7	55.6
Incr Delay (d2), s/veh	0.1	0.2	0.0	2.3	0.3	0.0	14.5	0.0	22.2	3.9	0.2	0.8
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	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	18.2	1.3	1.5	5.8	0.2	5.3	0.0	4.8	1.1	1.3	3.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.2	16.9	8.7	28.6	12.5	9.4	82.6	0.0	89.2	75.6	53.8	56.3
LnGrp LOS	A	B	A	C	B	A	F		F	E	D	E
Approach Vol, veh/h		2927			1246			225			176	
Approach Delay, s/veh		16.0			13.3			85.7			61.5	
Approach LOS		B			B			F			E	

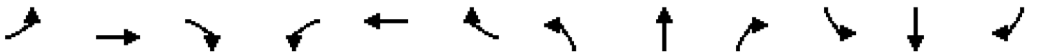
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	15.0	103.6	11.4	20.0	11.1	107.5		31.4				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	13.0	13.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	8.0	18.3	4.2	14.1	3.7	55.3		9.2				
Green Ext Time (p_c), s	0.5	21.7	0.1	0.0	0.1	17.8		0.4				

Intersection Summary	
HCM 7th Control Delay, s/veh	20.4
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

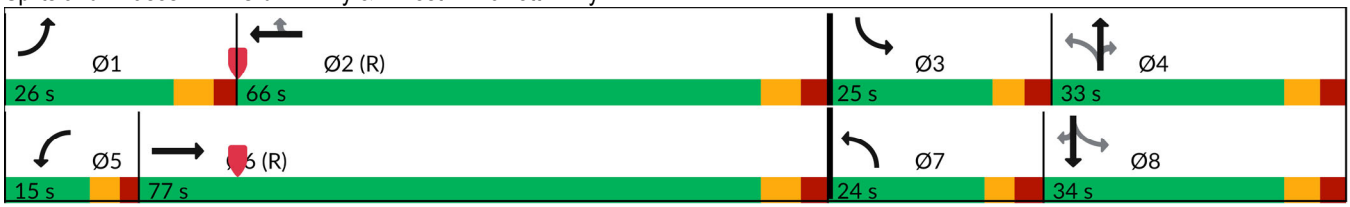


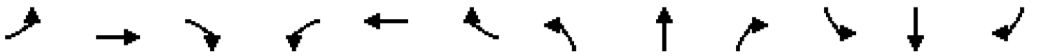
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	332	2341	140	33	1325	74	139	86	53	286	332	347
Future Volume (vph)	332	2341	140	33	1325	74	139	86	53	286	332	347
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	650		0	340		400	380		700	295		0
Storage Lanes	2		0	1		1	1		1	1		1
Taper Length (ft)	200			150			70			110		
Lane Util. Factor	0.97	0.91	0.91	1.00	0.91	1.00	1.00	0.95	1.00	1.00	1.00	1.00
Frt		0.992				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	4908	0	1770	4940	1583	1770	3539	1583	1770	1863	1583
Flt Permitted	0.950			0.950			0.153			0.621		
Satd. Flow (perm)	3433	4908	0	1770	4940	1583	285	3539	1583	1157	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		8				167			171			226
Link Speed (mph)		45			45			35			35	
Link Distance (ft)		903			1947			1225			635	
Travel Time (s)		13.7			29.5			23.9			12.4	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			24			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases						2	4		4	8		8
Detector Phase	1	6		5	2	2	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	14.0		5.0	14.0	14.0	5.0	6.0	6.0	5.0	6.0	6.0
Minimum Split (s)	48.5	39.5		15.0	39.5	39.5	15.0	48.5	48.5	15.0	48.5	48.5
Total Split (s)	26.0	77.0		15.0	66.0	66.0	24.0	33.0	33.0	25.0	34.0	34.0
Total Split (%)	17.3%	51.3%		10.0%	44.0%	44.0%	16.0%	22.0%	22.0%	16.7%	22.7%	22.7%
Yellow Time (s)	4.5	4.5		3.5	4.5	4.5	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	2.5	3.0		2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.5		5.5	7.5	7.5	6.5	7.0	7.0	6.5	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 150	

Actuated Cycle Length: 150
Offset: 90 (60%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 155
Control Type: Actuated-Coordinated

Splits and Phases: 2: Old 41 Hwy & Ernest W Barrett Pkwy





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	332	2341	140	33	1325	74	139	86	53	286	332	347
Future Volume (veh/h)	332	2341	140	33	1325	74	139	86	53	286	332	347
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		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	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	353	2490	149	35	1410	79	148	91	56	304	353	369
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	400	2568	152	46	2160	687	198	501	224	415	337	285
Arrive On Green	0.12	0.53	0.53	0.01	0.14	0.14	0.08	0.14	0.14	0.12	0.18	0.18
Sat Flow, veh/h	3456	4813	284	1781	4985	1585	1781	3554	1585	1781	1870	1585
Grp Volume(v), veh/h	353	1709	930	35	1410	79	148	91	56	304	353	369
Grp Sat Flow(s),veh/h/ln	1728	1662	1775	1781	1662	1585	1781	1777	1585	1781	1870	1585
Q Serve(g_s), s	15.1	74.1	77.0	2.9	40.1	6.5	10.5	3.4	4.7	18.5	27.0	27.0
Cycle Q Clear(g_c), s	15.1	74.1	77.0	2.9	40.1	6.5	10.5	3.4	4.7	18.5	27.0	27.0
Prop In Lane	1.00		0.16	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	400	1773	947	46	2160	687	198	501	224	415	337	285
V/C Ratio(X)	0.88	0.96	0.98	0.77	0.65	0.12	0.75	0.18	0.25	0.73	1.05	1.29
Avail Cap(c_a), veh/h	438	1773	947	113	2160	687	256	616	275	415	337	285
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.94	0.94	0.94	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	65.3	33.6	34.3	73.9	53.6	39.2	50.6	56.8	57.4	48.8	61.5	61.5
Incr Delay (d2), s/veh	17.8	14.4	25.3	22.0	1.5	0.3	8.4	0.2	0.6	6.6	62.3	155.6
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	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.5	31.5	37.6	1.6	18.2	2.7	5.2	1.5	1.9	2.2	18.6	23.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	83.1	48.1	59.6	95.9	55.1	39.5	59.0	57.0	57.9	55.4	123.8	217.1
LnGrp LOS	F	D	E	F	E	D	E	E	E	E	F	F
Approach Vol, veh/h		2992			1524			295			1026	
Approach Delay, s/veh		55.8			55.2			58.2			137.1	
Approach LOS		E			E			E			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	24.3	72.5	25.0	28.2	9.3	87.5	19.2	34.0
Change Period (Y+Rc), s	7.0	7.5	6.5	7.0	5.5	7.5	6.5	7.0
Max Green Setting (Gmax), s	19.0	58.5	18.5	26.0	9.5	69.5	17.5	27.0
Max Q Clear Time (g_c+I1), s	17.1	42.1	20.5	6.7	4.9	79.0	12.5	29.0
Green Ext Time (p_c), s	0.3	12.7	0.0	0.6	0.0	0.0	0.1	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	70.0
HCM 7th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	49	13	6	2	6	102	1	1	2	61	3	29
Future Vol, veh/h	49	13	6	2	6	102	1	1	2	61	3	29
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	53	14	7	2	7	111	1	1	2	66	3	32
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	7.8	7.3	7.6	8.3
HCM LOS	A	A	A	A

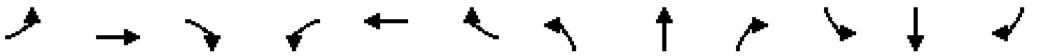
Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	50%	0%	72%	2%	95%	0%
Vol Thru, %	50%	0%	19%	5%	5%	0%
Vol Right, %	0%	100%	9%	93%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	2	68	110	64	29
LT Vol	1	0	49	2	61	0
Through Vol	1	0	13	6	3	0
RT Vol	0	2	6	102	0	29
Lane Flow Rate	2	2	74	120	70	32
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.003	0.003	0.09	0.124	0.103	0.037
Departure Headway (Hd)	5.288	4.333	4.405	3.73	5.352	4.171
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	679	829	817	966	664	847
Service Time	3	2.045	2.408	1.732	3.134	1.952
HCM Lane V/C Ratio	0.003	0.002	0.091	0.124	0.105	0.038
HCM Control Delay, s/veh	8	7.1	7.8	7.3	8.8	7.1
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0	0.3	0.4	0.3	0.1

Intersection	
Intersection Delay, s/veh	7.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	15	42	0	10	2	67	4	0	3	2	7
Future Vol, veh/h	12	15	42	0	10	2	67	4	0	3	2	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	16	46	0	11	2	73	4	0	3	2	8
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.2	7.2	7.8	7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	94%	17%	0%	25%
Vol Thru, %	6%	22%	83%	17%
Vol Right, %	0%	61%	17%	58%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	71	69	12	12
LT Vol	67	12	0	3
Through Vol	4	15	10	2
RT Vol	0	42	2	7
Lane Flow Rate	77	75	13	13
Geometry Grp	1	1	1	1
Degree of Util (X)	0.092	0.079	0.015	0.014
Departure Headway (Hd)	4.288	3.772	4.05	3.848
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	835	943	876	924
Service Time	2.319	1.823	2.11	1.897
HCM Lane V/C Ratio	0.092	0.08	0.015	0.014
HCM Control Delay, s/veh	7.8	7.2	7.2	7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0.3	0	0

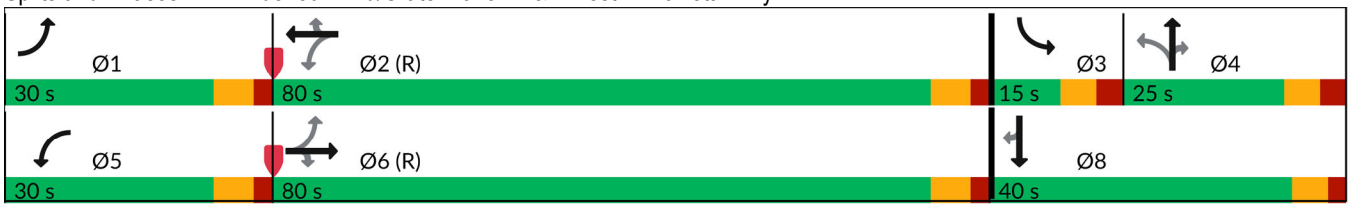


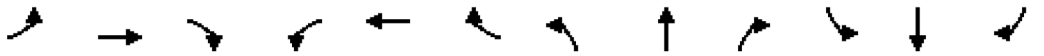
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	199	1390	74	70	1785	20	57	45	68	62	46	273
Future Volume (vph)	199	1390	74	70	1785	20	57	45	68	62	46	273
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490		90	370		180	0		0	190		155
Storage Lanes	1		1	1		1	0		1	2		1
Taper Length (ft)	100			155			25			50		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950				0.973		0.950		
Satd. Flow (prot)	1770	4940	1583	1770	4940	1583	0	1812	1583	3433	1863	1583
Flt Permitted	0.056			0.153				0.799		0.950		
Satd. Flow (perm)	104	4940	1583	285	4940	1583	0	1488	1583	3433	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			127			127			124			268
Link Speed (mph)		45			45			25			25	
Link Distance (ft)		1947			1025			313			444	
Travel Time (s)		29.5			15.5			8.5			12.1	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			36			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases	6		6	2		2	4		4			8
Detector Phase	1	6	6	5	2	2	4	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	8.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	15.0	40.5	40.5	15.0	40.5	40.5	45.0	45.0	45.0	15.0	46.0	46.0
Total Split (s)	30.0	80.0	80.0	30.0	80.0	80.0	25.0	25.0	25.0	15.0	40.0	40.0
Total Split (%)	20.0%	53.3%	53.3%	20.0%	53.3%	53.3%	16.7%	16.7%	16.7%	10.0%	26.7%	26.7%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	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	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5		7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 150	

Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 140
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	199	1390	74	70	1785	20	57	45	68	62	46	273
Future Volume (veh/h)	199	1390	74	70	1785	20	57	45	68	62	46	273
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		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	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	212	1479	79	74	1899	21	61	48	72	66	49	290
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	242	3179	1011	265	3033	964	118	78	189	108	369	312
Arrive On Green	0.06	0.64	0.64	0.03	0.61	0.61	0.12	0.12	0.12	0.03	0.20	0.20
Sat Flow, veh/h	1781	4985	1585	1781	4985	1585	676	657	1585	3456	1870	1585
Grp Volume(v), veh/h	212	1479	79	74	1899	21	109	0	72	66	49	290
Grp Sat Flow(s),veh/h/ln	1781	1662	1585	1781	1662	1585	1333	0	1585	1728	1870	1585
Q Serve(g_s), s	6.7	22.9	2.9	2.3	36.1	0.8	10.4	0.0	6.3	2.8	3.2	27.0
Cycle Q Clear(g_c), s	6.7	22.9	2.9	2.3	36.1	0.8	11.6	0.0	6.3	2.8	3.2	27.0
Prop In Lane	1.00		1.00	1.00		1.00	0.56		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	242	3179	1011	265	3033	964	196	0	189	108	369	312
V/C Ratio(X)	0.87	0.47	0.08	0.28	0.63	0.02	0.56	0.00	0.38	0.61	0.13	0.93
Avail Cap(c_a), veh/h	413	3179	1011	488	3033	964	197	0	190	184	424	359
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.75	0.75	0.75	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.9	14.0	10.4	11.6	18.6	11.7	63.1	0.0	60.9	71.8	49.6	59.2
Incr Delay (d2), s/veh	8.1	0.4	0.1	0.6	1.0	0.0	3.4	0.0	1.3	5.5	0.2	27.9
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	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.2	8.2	1.0	0.9	13.3	0.3	4.2	0.0	2.6	1.4	1.6	13.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	34.0	14.4	10.5	12.2	19.6	11.7	66.4	0.0	62.2	77.3	49.8	87.0
LnGrp LOS	C	B	B	B	B	B	E		E	E	D	F
Approach Vol, veh/h		1770			1994			181			405	
Approach Delay, s/veh		16.5			19.2			64.7			81.0	
Approach LOS		B			B			E			F	

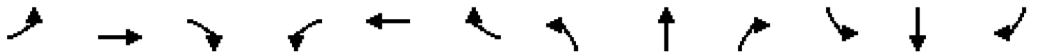
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	15.7	97.8	11.7	24.9	11.3	102.2		36.6				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	8.0	18.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	8.7	38.1	4.8	13.6	4.3	24.9		29.0				
Green Ext Time (p_c), s	0.5	28.8	0.0	0.3	0.1	29.0		0.6				

Intersection Summary	
HCM 7th Control Delay, s/veh	25.8
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

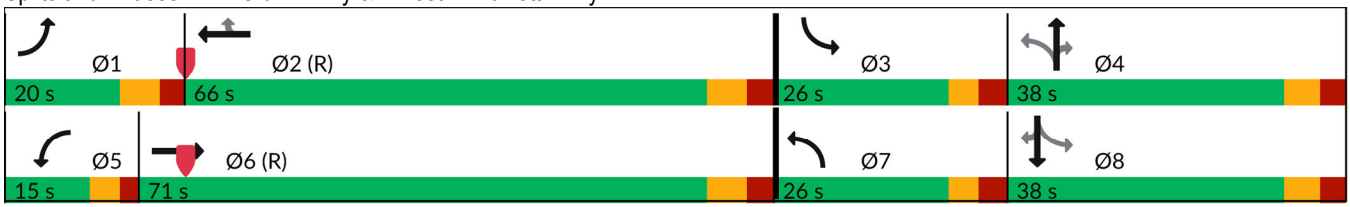


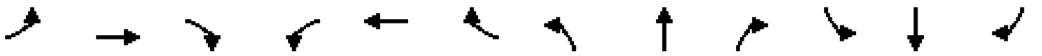
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	299	1334	47	38	1806	126	518	257	52	218	201	503
Future Volume (vph)	299	1334	47	38	1806	126	518	257	52	218	201	503
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	650		0	340		400	380		700	295		0
Storage Lanes	2		0	1		1	1		1	1		1
Taper Length (ft)	200			150			70			110		
Lane Util. Factor	0.97	0.91	0.91	1.00	0.91	1.00	1.00	0.95	1.00	1.00	1.00	1.00
Frt		0.995				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	4920	0	1770	4940	1583	1770	3539	1583	1770	1863	1583
Flt Permitted	0.950			0.950			0.425			0.569		
Satd. Flow (perm)	3433	4920	0	1770	4940	1583	792	3539	1583	1060	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4				127			120			129
Link Speed (mph)		45			45			35			35	
Link Distance (ft)		903			1947			1225			635	
Travel Time (s)		13.7			29.5			23.9			12.4	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			24			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases						2	4		4	8		8
Detector Phase	1	6		5	2	2	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	14.0		5.0	14.0	14.0	5.0	6.0	6.0	5.0	6.0	6.0
Minimum Split (s)	48.5	39.5		15.0	39.5	39.5	15.0	48.5	48.5	15.0	48.5	48.5
Total Split (s)	20.0	71.0		15.0	66.0	66.0	26.0	38.0	38.0	26.0	38.0	38.0
Total Split (%)	13.3%	47.3%		10.0%	44.0%	44.0%	17.3%	25.3%	25.3%	17.3%	25.3%	25.3%
Yellow Time (s)	4.5	4.5		3.5	4.5	4.5	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	2.5	3.0		2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.5		5.5	7.5	7.5	6.5	7.0	7.0	6.5	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 150	

Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 155
Control Type: Actuated-Coordinated

Splits and Phases: 2: Old 41 Hwy & Ernest W Barrett Pkwy





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	299	1334	47	38	1806	126	518	257	52	218	201	503
Future Volume (veh/h)	299	1334	47	38	1806	126	518	257	52	218	201	503
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		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	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	311	1390	49	40	1881	131	540	268	54	227	209	524
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	299	2263	80	51	1944	618	357	792	353	419	387	328
Arrive On Green	0.09	0.46	0.46	0.06	0.78	0.78	0.13	0.22	0.22	0.11	0.21	0.21
Sat Flow, veh/h	3456	4943	174	1781	4985	1585	1781	3554	1585	1781	1870	1585
Grp Volume(v), veh/h	311	934	505	40	1881	131	540	268	54	227	209	524
Grp Sat Flow(s),veh/h/ln	1728	1662	1795	1781	1662	1585	1781	1777	1585	1781	1870	1585
Q Serve(g_s), s	13.0	31.8	31.8	3.3	50.8	3.3	19.5	9.5	4.1	14.9	15.0	31.0
Cycle Q Clear(g_c), s	13.0	31.8	31.8	3.3	50.8	3.3	19.5	9.5	4.1	14.9	15.0	31.0
Prop In Lane	1.00		0.10	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	299	1521	822	51	1944	618	357	792	353	419	387	328
V/C Ratio(X)	1.04	0.61	0.61	0.78	0.97	0.21	1.51	0.34	0.15	0.54	0.54	1.60
Avail Cap(c_a), veh/h	299	1521	822	113	1944	618	357	792	353	448	387	328
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.69	0.69	0.69	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	68.5	30.7	30.7	70.2	15.6	10.4	46.8	49.0	46.9	39.9	53.1	59.5
Incr Delay (d2), s/veh	62.3	1.9	3.4	15.8	10.9	0.5	244.9	0.3	0.2	1.1	1.5	283.8
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	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.2	12.8	14.2	1.7	7.7	1.2	28.4	4.3	1.7	6.7	7.2	38.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	130.8	32.5	34.1	86.0	26.6	11.0	291.7	49.2	47.1	41.1	54.7	343.3
LnGrp LOS	F	C	C	F	C	B	F	D	D	D	D	F
Approach Vol, veh/h		1750			2052			862			960	
Approach Delay, s/veh		50.5			26.7			201.0			209.0	
Approach LOS		D			C			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.0	66.0	23.6	40.4	9.8	76.2	26.0	38.0
Change Period (Y+Rc), s	7.0	7.5	6.5	7.0	5.5	7.5	6.5	7.0
Max Green Setting (Gmax), s	13.0	58.5	19.5	31.0	9.5	63.5	19.5	31.0
Max Q Clear Time (g_c+I1), s	15.0	52.8	16.9	11.5	5.3	33.8	21.5	33.0
Green Ext Time (p_c), s	0.0	5.4	0.2	1.7	0.0	19.3	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	91.9
HCM 7th LOS	F

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Intersection Delay, s/veh	7.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	44	3	3	0	19	103	0	6	2	70	2	44
Future Vol, veh/h	44	3	3	0	19	103	0	6	2	70	2	44
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	50	3	3	0	22	117	0	7	2	80	2	50
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	7.9	7.5	7.6	8.3
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	0%	0%	88%	0%	97%	0%
Vol Thru, %	100%	0%	6%	16%	3%	0%
Vol Right, %	0%	100%	6%	84%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	6	2	50	122	72	44
LT Vol	0	0	44	0	70	0
Through Vol	6	0	3	19	2	0
RT Vol	0	2	3	103	0	44
Lane Flow Rate	7	2	57	139	82	50
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.01	0.003	0.072	0.148	0.122	0.058
Departure Headway (Hd)	5.076	4.372	4.558	3.843	5.368	4.178
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	707	821	789	939	660	844
Service Time	2.79	2.086	2.565	1.846	3.161	1.969
HCM Lane V/C Ratio	0.01	0.002	0.072	0.148	0.124	0.059
HCM Control Delay, s/veh	7.8	7.1	7.9	7.5	8.9	7.2
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0	0.2	0.5	0.4	0.2

Intersection	
Intersection Delay, s/veh	7.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	10	62	4	32	3	88	1	4	0	0	13
Future Vol, veh/h	10	10	62	4	32	3	88	1	4	0	0	13
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	11	70	4	36	3	99	1	4	0	0	15
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.2	7.5	8	6.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	95%	12%	10%	0%
Vol Thru, %	1%	12%	82%	0%
Vol Right, %	4%	76%	8%	100%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	93	82	39	13
LT Vol	88	10	4	0
Through Vol	1	10	32	0
RT Vol	4	62	3	13
Lane Flow Rate	104	92	44	15
Geometry Grp	1	1	1	1
Degree of Util (X)	0.126	0.096	0.051	0.015
Departure Headway (Hd)	4.344	3.745	4.187	3.65
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	820	943	844	965
Service Time	2.396	1.824	2.269	1.73
HCM Lane V/C Ratio	0.127	0.098	0.052	0.016
HCM Control Delay, s/veh	8	7.2	7.5	6.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.4	0.3	0.2	0

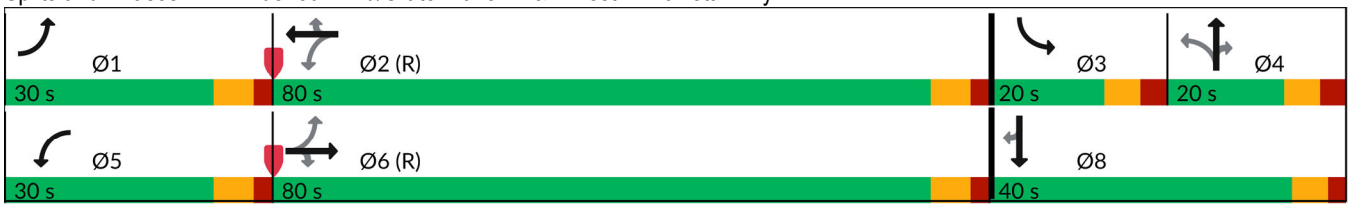
FUTURE "NO-BUILD" INTERSECTION ANALYSIS

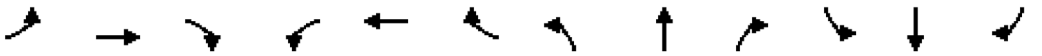
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	212	2592	118	61	1171	12	67	53	105	52	37	86
Future Volume (vph)	212	2592	118	61	1171	12	67	53	105	52	37	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490		90	370		180	0		0	190		155
Storage Lanes	1		1	1		1	0		1	2		1
Taper Length (ft)	100			155			25			50		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950				0.973		0.950		
Satd. Flow (prot)	1770	4940	1583	1770	4940	1583	0	1812	1583	3433	1863	1583
Flt Permitted	0.175			0.044				0.805		0.950		
Satd. Flow (perm)	326	4940	1583	82	4940	1583	0	1500	1583	3433	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			127			127			124			90
Link Speed (mph)		45			45			25			25	
Link Distance (ft)		1947			1025			313			444	
Travel Time (s)		29.5			15.5			8.5			12.1	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			36			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases	6		6	2		2	4		4			8
Detector Phase	1	6	6	5	2	2	4	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	8.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	15.0	40.5	40.5	15.0	40.5	40.5	45.0	45.0	45.0	15.0	46.0	46.0
Total Split (s)	30.0	80.0	80.0	30.0	80.0	80.0	20.0	20.0	20.0	20.0	40.0	40.0
Total Split (%)	20.0%	53.3%	53.3%	20.0%	53.3%	53.3%	13.3%	13.3%	13.3%	13.3%	26.7%	26.7%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	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	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5		7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 150	

Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	212	2592	118	61	1171	12	67	53	105	52	37	86
Future Volume (veh/h)	212	2592	118	61	1171	12	67	53	105	52	37	86
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		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	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	221	2700	123	64	1220	12	70	55	109	54	39	90
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	392	3352	1066	130	3214	1022	109	56	137	103	305	259
Arrive On Green	0.06	0.67	0.67	0.03	0.64	0.64	0.09	0.09	0.09	0.03	0.16	0.16
Sat Flow, veh/h	1781	4985	1585	1781	4985	1585	824	648	1585	3456	1870	1585
Grp Volume(v), veh/h	221	2700	123	64	1220	12	125	0	109	54	39	90
Grp Sat Flow(s),veh/h/ln	1781	1662	1585	1781	1662	1585	1472	0	1585	1728	1870	1585
Q Serve(g_s), s	6.3	58.1	4.1	1.8	17.3	0.4	12.7	0.0	10.1	2.3	2.7	7.6
Cycle Q Clear(g_c), s	6.3	58.1	4.1	1.8	17.3	0.4	12.7	0.0	10.1	2.3	2.7	7.6
Prop In Lane	1.00		1.00	1.00		1.00	0.56		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	392	3352	1066	130	3214	1022	165	0	137	103	305	259
V/C Ratio(X)	0.56	0.81	0.12	0.49	0.38	0.01	0.76	0.00	0.79	0.52	0.13	0.35
Avail Cap(c_a), veh/h	567	3352	1066	354	3214	1022	165	0	137	299	424	359
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.09	0.09	0.09	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	9.5	17.6	8.7	30.3	12.5	9.5	68.4	0.0	67.2	71.7	53.6	55.7
Incr Delay (d2), s/veh	0.1	0.2	0.0	2.8	0.3	0.0	18.1	0.0	26.5	4.1	0.2	0.8
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	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	19.9	1.4	1.6	6.2	0.2	5.7	0.0	5.2	1.1	1.3	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.6	17.8	8.7	33.1	12.9	9.6	86.5	0.0	93.7	75.8	53.8	56.5
LnGrp LOS	A	B	A	C	B	A	F		F	E	D	E
Approach Vol, veh/h		3044			1296			234			183	
Approach Delay, s/veh		16.8			13.8			89.8			61.6	
Approach LOS		B			B			F			E	

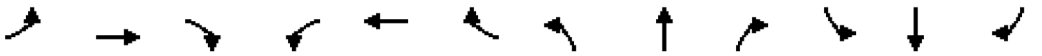
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	15.3	103.2	11.5	20.0	11.2	107.4		31.5				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	13.0	13.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	8.3	19.3	4.3	14.7	3.8	60.1		9.6				
Green Ext Time (p_c), s	0.5	22.8	0.1	0.0	0.1	13.3		0.5				

Intersection Summary		
HCM 7th Control Delay, s/veh		21.3
HCM 7th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

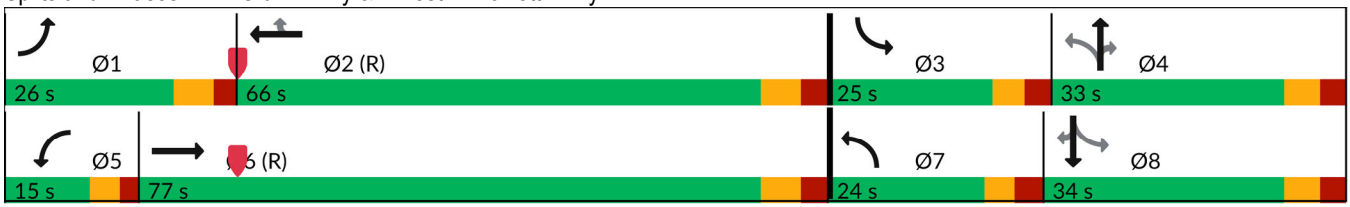


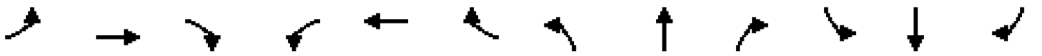
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	345	2435	146	34	1378	77	145	89	55	297	345	361
Future Volume (vph)	345	2435	146	34	1378	77	145	89	55	297	345	361
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	650		0	340		400	380		700	295		0
Storage Lanes	2		0	1		1	1		1	1		1
Taper Length (ft)	200			150			70			110		
Lane Util. Factor	0.97	0.91	0.91	1.00	0.91	1.00	1.00	0.95	1.00	1.00	1.00	1.00
Frt		0.992				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	4908	0	1770	4940	1583	1770	3539	1583	1770	1863	1583
Flt Permitted	0.950			0.950			0.154			0.619		
Satd. Flow (perm)	3433	4908	0	1770	4940	1583	287	3539	1583	1153	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		8				167			171			222
Link Speed (mph)		45			45			35			35	
Link Distance (ft)		903			1947			1225			635	
Travel Time (s)		13.7			29.5			23.9			12.4	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			24			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases						2	4		4	8		8
Detector Phase	1	6		5	2	2	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	14.0		5.0	14.0	14.0	5.0	6.0	6.0	5.0	6.0	6.0
Minimum Split (s)	48.5	39.5		15.0	39.5	39.5	15.0	48.5	48.5	15.0	48.5	48.5
Total Split (s)	26.0	77.0		15.0	66.0	66.0	24.0	33.0	33.0	25.0	34.0	34.0
Total Split (%)	17.3%	51.3%		10.0%	44.0%	44.0%	16.0%	22.0%	22.0%	16.7%	22.7%	22.7%
Yellow Time (s)	4.5	4.5		3.5	4.5	4.5	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	2.5	3.0		2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.5		5.5	7.5	7.5	6.5	7.0	7.0	6.5	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 150	

Actuated Cycle Length: 150
Offset: 90 (60%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 155
Control Type: Actuated-Coordinated

Splits and Phases: 2: Old 41 Hwy & Ernest W Barrett Pkwy





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	345	2435	146	34	1378	77	145	89	55	297	345	361
Future Volume (veh/h)	345	2435	146	34	1378	77	145	89	55	297	345	361
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		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	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	367	2590	155	36	1466	82	154	95	59	316	367	384
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	412	2553	150	46	2129	677	203	510	228	416	337	285
Arrive On Green	0.12	0.53	0.53	0.01	0.14	0.14	0.09	0.14	0.14	0.12	0.18	0.18
Sat Flow, veh/h	3456	4814	284	1781	4985	1585	1781	3554	1585	1781	1870	1585
Grp Volume(v), veh/h	367	1776	969	36	1466	82	154	95	59	316	367	384
Grp Sat Flow(s),veh/h/ln	1728	1662	1775	1781	1662	1585	1781	1777	1585	1781	1870	1585
Q Serve(g_s), s	15.7	79.5	79.5	3.0	42.0	6.8	10.9	3.5	5.0	18.5	27.0	27.0
Cycle Q Clear(g_c), s	15.7	79.5	79.5	3.0	42.0	6.8	10.9	3.5	5.0	18.5	27.0	27.0
Prop In Lane	1.00		0.16	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	412	1762	941	46	2129	677	203	510	228	416	337	285
V/C Ratio(X)	0.89	1.01	1.03	0.77	0.69	0.12	0.76	0.19	0.26	0.76	1.09	1.35
Avail Cap(c_a), veh/h	438	1762	941	113	2129	677	256	616	275	416	337	285
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	65.1	35.2	35.2	73.9	54.9	39.8	50.1	56.5	57.1	49.4	61.5	61.5
Incr Delay (d2), s/veh	19.1	23.3	37.3	21.9	1.7	0.3	9.6	0.2	0.6	8.0	75.4	177.2
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	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.9	35.8	41.9	1.7	19.1	2.8	5.4	1.6	2.0	2.9	19.8	24.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	84.2	58.6	72.5	95.9	56.7	40.2	59.8	56.7	57.7	57.4	136.9	238.7
LnGrp LOS	F	F	F	F	E	D	E	E	E	E	F	F
Approach Vol, veh/h		3112			1584			308			1067	
Approach Delay, s/veh		65.9			56.7			58.4			150.0	
Approach LOS		E			E			E			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	24.9	71.6	25.0	28.5	9.4	87.0	19.5	34.0
Change Period (Y+Rc), s	7.0	7.5	6.5	7.0	5.5	7.5	6.5	7.0
Max Green Setting (Gmax), s	19.0	58.5	18.5	26.0	9.5	69.5	17.5	27.0
Max Q Clear Time (g_c+I1), s	17.7	44.0	20.5	7.0	5.0	81.5	12.9	29.0
Green Ext Time (p_c), s	0.2	11.7	0.0	0.6	0.0	0.0	0.1	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	77.9
HCM 7th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	51	14	6	2	6	106	1	1	2	63	3	30
Future Vol, veh/h	51	14	6	2	6	106	1	1	2	63	3	30
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	55	15	7	2	7	115	1	1	2	68	3	33
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	7.9	7.3	7.6	8.3
HCM LOS	A	A	A	A

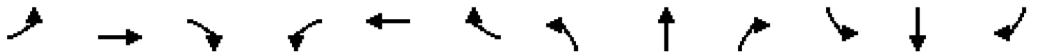
Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	50%	0%	72%	2%	95%	0%
Vol Thru, %	50%	0%	20%	5%	5%	0%
Vol Right, %	0%	100%	8%	93%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	2	71	114	66	30
LT Vol	1	0	51	2	63	0
Through Vol	1	0	14	6	3	0
RT Vol	0	2	6	106	0	30
Lane Flow Rate	2	2	77	124	72	33
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.003	0.003	0.095	0.129	0.107	0.038
Departure Headway (Hd)	5.309	4.354	4.42	3.742	5.366	4.184
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	676	824	815	963	661	843
Service Time	3.024	2.068	2.424	1.744	3.154	1.971
HCM Lane V/C Ratio	0.003	0.002	0.094	0.129	0.109	0.039
HCM Control Delay, s/veh	8	7.1	7.9	7.3	8.8	7.1
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0	0.3	0.4	0.4	0.1

Intersection	
Intersection Delay, s/veh	7.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	16	44	0	10	2	70	4	0	3	2	7
Future Vol, veh/h	12	16	44	0	10	2	70	4	0	3	2	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	17	48	0	11	2	76	4	0	3	2	8
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.2	7.2	7.8	7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	95%	17%	0%	25%
Vol Thru, %	5%	22%	83%	17%
Vol Right, %	0%	61%	17%	58%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	74	72	12	12
LT Vol	70	12	0	3
Through Vol	4	16	10	2
RT Vol	0	44	2	7
Lane Flow Rate	80	78	13	13
Geometry Grp	1	1	1	1
Degree of Util (X)	0.096	0.082	0.015	0.014
Departure Headway (Hd)	4.294	3.773	4.057	3.855
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	833	941	874	922
Service Time	2.325	1.828	2.121	1.907
HCM Lane V/C Ratio	0.096	0.083	0.015	0.014
HCM Control Delay, s/veh	7.8	7.2	7.2	7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0.3	0	0

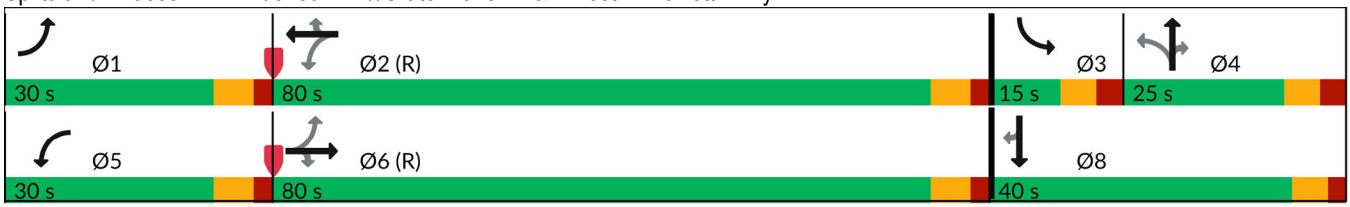


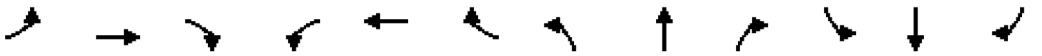
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	207	1446	77	73	1856	21	59	47	71	64	48	284
Future Volume (vph)	207	1446	77	73	1856	21	59	47	71	64	48	284
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490		90	370		180	0		0	190		155
Storage Lanes	1		1	1		1	0		1	2		1
Taper Length (ft)	100			155			25			50		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950				0.973		0.950		
Satd. Flow (prot)	1770	4940	1583	1770	4940	1583	0	1812	1583	3433	1863	1583
Flt Permitted	0.048			0.141				0.799		0.950		
Satd. Flow (perm)	89	4940	1583	263	4940	1583	0	1488	1583	3433	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			127			127			124			267
Link Speed (mph)		45			45			25			25	
Link Distance (ft)		1947			1025			313			444	
Travel Time (s)		29.5			15.5			8.5			12.1	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			36			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases	6		6	2		2	4		4			8
Detector Phase	1	6	6	5	2	2	4	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	8.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	15.0	40.5	40.5	15.0	40.5	40.5	45.0	45.0	45.0	15.0	46.0	46.0
Total Split (s)	30.0	80.0	80.0	30.0	80.0	80.0	25.0	25.0	25.0	15.0	40.0	40.0
Total Split (%)	20.0%	53.3%	53.3%	20.0%	53.3%	53.3%	16.7%	16.7%	16.7%	10.0%	26.7%	26.7%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	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	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5		7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 150	

Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 140
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	207	1446	77	73	1856	21	59	47	71	64	48	284
Future Volume (veh/h)	207	1446	77	73	1856	21	59	47	71	64	48	284
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		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	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	220	1538	82	78	1974	22	63	50	76	68	51	302
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	246	3143	999	250	2944	936	122	82	200	108	382	324
Arrive On Green	0.07	0.63	0.63	0.03	0.59	0.59	0.13	0.13	0.13	0.03	0.20	0.20
Sat Flow, veh/h	1781	4985	1585	1781	4985	1585	669	654	1585	3456	1870	1585
Grp Volume(v), veh/h	220	1538	82	78	1974	22	113	0	76	68	51	302
Grp Sat Flow(s),veh/h/ln	1781	1662	1585	1781	1662	1585	1323	0	1585	1728	1870	1585
Q Serve(g_s), s	8.3	24.7	3.0	2.6	40.3	0.9	10.8	0.0	6.6	2.9	3.3	28.1
Cycle Q Clear(g_c), s	8.3	24.7	3.0	2.6	40.3	0.9	12.0	0.0	6.6	2.9	3.3	28.1
Prop In Lane	1.00		1.00	1.00		1.00	0.56		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	246	3143	999	250	2944	936	204	0	200	108	382	324
V/C Ratio(X)	0.90	0.49	0.08	0.31	0.67	0.02	0.55	0.00	0.38	0.63	0.13	0.93
Avail Cap(c_a), veh/h	397	3143	999	472	2944	936	204	0	200	184	424	359
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.72	0.72	0.72	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.3	14.8	10.8	12.7	20.8	12.7	62.3	0.0	60.2	71.8	48.8	58.7
Incr Delay (d2), s/veh	11.0	0.4	0.1	0.7	1.2	0.0	3.2	0.0	1.2	5.8	0.2	29.5
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	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.5	8.9	1.1	1.0	15.1	0.3	4.3	0.0	2.8	1.4	1.6	14.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	43.3	15.2	10.9	13.4	22.0	12.8	65.5	0.0	61.4	77.6	49.0	88.2
LnGrp LOS	D	B	B	B	C	B	E		E	E	D	F
Approach Vol, veh/h		1840			2074			189			421	
Approach Delay, s/veh		18.4			21.6			63.8			81.7	
Approach LOS		B			C			E			F	

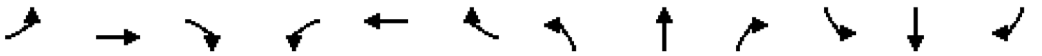
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	17.3	95.1	11.7	25.9	11.3	101.1		37.6				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	8.0	18.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	10.3	42.3	4.9	14.0	4.6	26.7		30.1				
Green Ext Time (p_c), s	0.5	26.6	0.0	0.3	0.1	29.7		0.5				

Intersection Summary	
HCM 7th Control Delay, s/veh	27.7
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

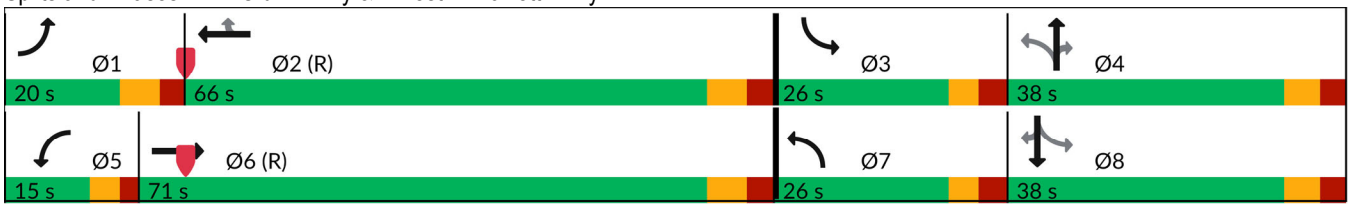


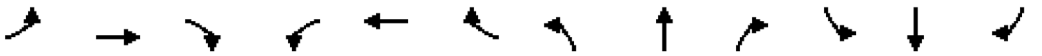
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	311	1387	49	40	1878	131	539	267	54	227	209	523
Future Volume (vph)	311	1387	49	40	1878	131	539	267	54	227	209	523
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	650		0	340		400	380		700	295		0
Storage Lanes	2		0	1		1	1		1	1		1
Taper Length (ft)	200			150			70			110		
Lane Util. Factor	0.97	0.91	0.91	1.00	0.91	1.00	1.00	0.95	1.00	1.00	1.00	1.00
Frt		0.995				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	4920	0	1770	4940	1583	1770	3539	1583	1770	1863	1583
Flt Permitted	0.950			0.950			0.411			0.549		
Satd. Flow (perm)	3433	4920	0	1770	4940	1583	766	3539	1583	1023	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4				127			120			127
Link Speed (mph)		45			45			35			35	
Link Distance (ft)		903			1947			1225			635	
Travel Time (s)		13.7			29.5			23.9			12.4	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			24			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases						2	4		4	8		8
Detector Phase	1	6		5	2	2	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	14.0		5.0	14.0	14.0	5.0	6.0	6.0	5.0	6.0	6.0
Minimum Split (s)	48.5	39.5		15.0	39.5	39.5	15.0	48.5	48.5	15.0	48.5	48.5
Total Split (s)	20.0	71.0		15.0	66.0	66.0	26.0	38.0	38.0	26.0	38.0	38.0
Total Split (%)	13.3%	47.3%		10.0%	44.0%	44.0%	17.3%	25.3%	25.3%	17.3%	25.3%	25.3%
Yellow Time (s)	4.5	4.5		3.5	4.5	4.5	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	2.5	3.0		2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.5		5.5	7.5	7.5	6.5	7.0	7.0	6.5	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 150	

Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 155
Control Type: Actuated-Coordinated

Splits and Phases: 2: Old 41 Hwy & Ernest W Barrett Pkwy





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	311	1387	49	40	1878	131	539	267	54	227	209	523
Future Volume (veh/h)	311	1387	49	40	1878	131	539	267	54	227	209	523
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		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	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	324	1445	51	42	1956	136	561	278	56	236	218	545
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	299	2256	80	54	1944	618	351	779	347	417	387	328
Arrive On Green	0.09	0.46	0.46	0.06	0.78	0.78	0.13	0.22	0.22	0.12	0.21	0.21
Sat Flow, veh/h	3456	4943	174	1781	4985	1585	1781	3554	1585	1781	1870	1585
Grp Volume(v), veh/h	324	971	525	42	1956	136	561	278	56	236	218	545
Grp Sat Flow(s),veh/h/ln	1728	1662	1794	1781	1662	1585	1781	1777	1585	1781	1870	1585
Q Serve(g_s), s	13.0	33.7	33.7	3.5	58.5	3.4	19.5	9.9	4.3	15.5	15.7	31.0
Cycle Q Clear(g_c), s	13.0	33.7	33.7	3.5	58.5	3.4	19.5	9.9	4.3	15.5	15.7	31.0
Prop In Lane	1.00		0.10	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	299	1517	819	54	1944	618	351	779	347	417	387	328
V/C Ratio(X)	1.08	0.64	0.64	0.78	1.01	0.22	1.60	0.36	0.16	0.57	0.56	1.66
Avail Cap(c_a), veh/h	299	1517	819	113	1944	618	351	779	347	440	387	328
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.65	0.65	0.65	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	68.5	31.3	31.3	70.0	16.5	10.4	46.6	49.6	47.4	39.8	53.4	59.5
Incr Delay (d2), s/veh	75.5	2.1	3.8	14.3	18.0	0.5	281.6	0.3	0.2	1.5	1.9	311.9
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	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.8	13.6	15.0	1.7	9.3	1.2	31.4	4.5	1.7	7.0	7.6	40.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	144.0	33.4	35.1	84.3	34.5	11.0	328.2	49.9	47.6	41.3	55.3	371.4
LnGrp LOS	F	C	D	F	F	B	F	D	D	D	E	F
Approach Vol, veh/h		1820			2134			895			999	
Approach Delay, s/veh		53.6			33.9			224.2			224.4	
Approach LOS		D			C			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.0	66.0	24.1	39.9	10.0	76.0	26.0	38.0
Change Period (Y+Rc), s	7.0	7.5	6.5	7.0	5.5	7.5	6.5	7.0
Max Green Setting (Gmax), s	13.0	58.5	19.5	31.0	9.5	63.5	19.5	31.0
Max Q Clear Time (g_c+I1), s	15.0	60.5	17.5	11.9	5.5	35.7	21.5	33.0
Green Ext Time (p_c), s	0.0	0.0	0.1	1.8	0.0	19.2	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	101.7
HCM 7th LOS	F

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Intersection Delay, s/veh	8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	46	3	3	0	20	107	0	6	2	73	2	46
Future Vol, veh/h	46	3	3	0	20	107	0	6	2	73	2	46
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	52	3	3	0	23	122	0	7	2	83	2	52
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	8	7.6	7.7	8.4
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	0%	0%	88%	0%	97%	0%
Vol Thru, %	100%	0%	6%	16%	3%	0%
Vol Right, %	0%	100%	6%	84%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	6	2	52	127	75	46
LT Vol	0	0	46	0	73	0
Through Vol	6	0	3	20	2	0
RT Vol	0	2	3	107	0	46
Lane Flow Rate	7	2	59	144	85	52
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.01	0.003	0.075	0.155	0.127	0.061
Departure Headway (Hd)	5.1	4.396	4.581	3.861	5.383	4.191
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	704	816	785	934	658	840
Service Time	2.816	2.112	2.588	1.864	3.181	1.989
HCM Lane V/C Ratio	0.01	0.002	0.075	0.154	0.129	0.062
HCM Control Delay, s/veh	7.9	7.1	8	7.6	9	7.3
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0	0.2	0.5	0.4	0.2

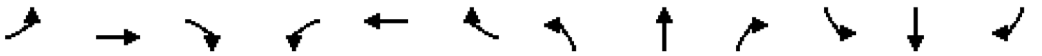
Intersection	
Intersection Delay, s/veh	7.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	10	64	4	33	3	92	1	4	0	0	14
Future Vol, veh/h	10	10	64	4	33	3	92	1	4	0	0	14
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	11	72	4	37	3	103	1	4	0	0	16
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.3	7.5	8.1	6.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	95%	12%	10%	0%
Vol Thru, %	1%	12%	83%	0%
Vol Right, %	4%	76%	8%	100%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	97	84	40	14
LT Vol	92	10	4	0
Through Vol	1	10	33	0
RT Vol	4	64	3	14
Lane Flow Rate	109	94	45	16
Geometry Grp	1	1	1	1
Degree of Util (X)	0.132	0.098	0.052	0.016
Departure Headway (Hd)	4.353	3.752	4.2	3.659
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	820	940	840	963
Service Time	2.404	1.835	2.286	1.741
HCM Lane V/C Ratio	0.133	0.1	0.054	0.017
HCM Control Delay, s/veh	8.1	7.3	7.5	6.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	0.3	0.2	0

FUTURE "BUILD" INTERSECTION ANALYSIS

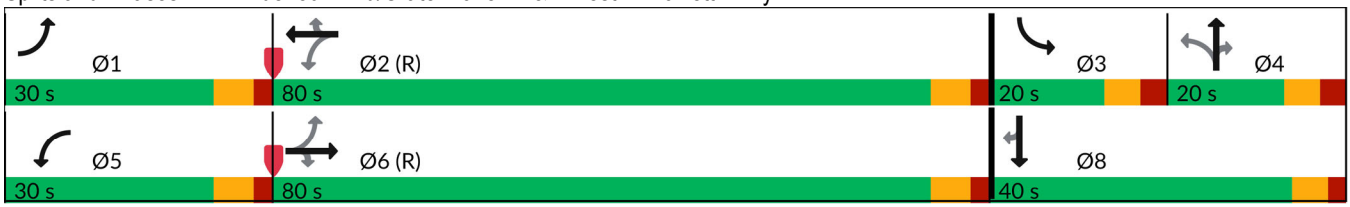


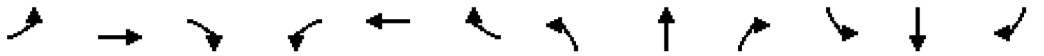
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	212	2592	124	70	1171	12	87	56	133	52	38	86
Future Volume (vph)	212	2592	124	70	1171	12	87	56	133	52	38	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490		90	370		180	0		0	190		155
Storage Lanes	1		1	1		1	0		1	2		1
Taper Length (ft)	100			155			25			50		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950				0.970		0.950		
Satd. Flow (prot)	1770	4940	1583	1770	4940	1583	0	1807	1583	3433	1863	1583
Flt Permitted	0.177			0.044				0.790		0.950		
Satd. Flow (perm)	330	4940	1583	82	4940	1583	0	1472	1583	3433	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			127			127			139			90
Link Speed (mph)		45			45			25			25	
Link Distance (ft)		1947			1025			313			444	
Travel Time (s)		29.5			15.5			8.5			12.1	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			36			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases	6		6	2		2	4		4			8
Detector Phase	1	6	6	5	2	2	4	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	8.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	15.0	40.5	40.5	15.0	40.5	40.5	45.0	45.0	45.0	15.0	46.0	46.0
Total Split (s)	30.0	80.0	80.0	30.0	80.0	80.0	20.0	20.0	20.0	20.0	40.0	40.0
Total Split (%)	20.0%	53.3%	53.3%	20.0%	53.3%	53.3%	13.3%	13.3%	13.3%	13.3%	26.7%	26.7%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	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	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5		7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 150	

Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	212	2592	124	70	1171	12	87	56	133	52	38	86
Future Volume (veh/h)	212	2592	124	70	1171	12	87	56	133	52	38	86
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		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	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	221	2700	129	73	1220	12	91	58	139	54	40	90
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	392	3349	1065	131	3214	1022	115	49	137	103	305	259
Arrive On Green	0.06	0.67	0.67	0.03	0.64	0.64	0.09	0.09	0.09	0.03	0.16	0.16
Sat Flow, veh/h	1781	4985	1585	1781	4985	1585	882	562	1585	3456	1870	1585
Grp Volume(v), veh/h	221	2700	129	73	1220	12	149	0	139	54	40	90
Grp Sat Flow(s),veh/h/ln	1781	1662	1585	1781	1662	1585	1443	0	1585	1728	1870	1585
Q Serve(g_s), s	6.3	58.2	4.4	2.1	17.3	0.4	13.0	0.0	13.0	2.3	2.7	7.6
Cycle Q Clear(g_c), s	6.3	58.2	4.4	2.1	17.3	0.4	13.0	0.0	13.0	2.3	2.7	7.6
Prop In Lane	1.00		1.00	1.00		1.00	0.61		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	392	3349	1065	131	3214	1022	164	0	137	103	305	259
V/C Ratio(X)	0.56	0.81	0.12	0.56	0.38	0.01	0.91	0.00	1.01	0.52	0.13	0.35
Avail Cap(c_a), veh/h	567	3349	1065	354	3214	1022	164	0	137	299	424	359
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.09	0.09	0.09	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	9.5	17.6	8.8	31.6	12.5	9.5	69.5	0.0	68.5	71.7	53.7	55.7
Incr Delay (d2), s/veh	0.1	0.2	0.0	3.6	0.3	0.0	45.1	0.0	80.0	4.1	0.2	0.8
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	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	19.9	1.4	1.8	6.2	0.2	7.9	0.0	8.4	1.1	1.3	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.6	17.8	8.8	35.2	12.9	9.6	114.7	0.0	148.5	75.8	53.9	56.5
LnGrp LOS	A	B	A	D	B	A	F		F	E	D	E
Approach Vol, veh/h		3050			1305			288			184	
Approach Delay, s/veh		16.9			14.1			131.0			61.6	
Approach LOS		B			B			F			E	

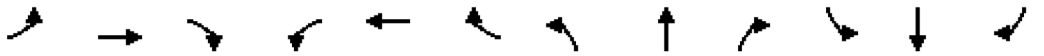
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	15.3	103.2	11.5	20.0	11.3	107.3		31.5				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	13.0	13.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	8.3	19.3	4.3	15.0	4.1	60.2		9.6				
Green Ext Time (p_c), s	0.5	22.8	0.1	0.0	0.1	13.1		0.5				

Intersection Summary	
HCM 7th Control Delay, s/veh	24.6
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

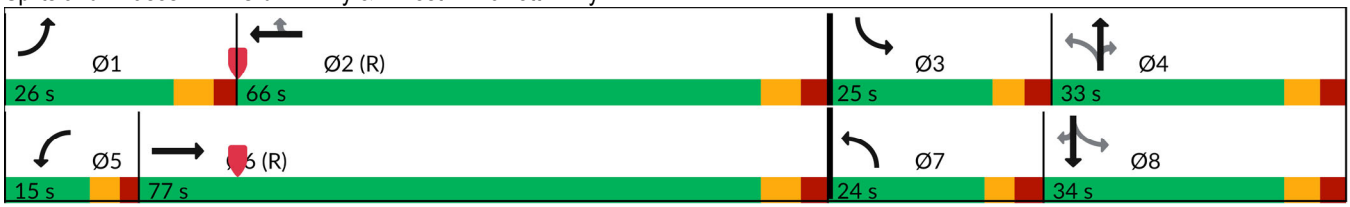


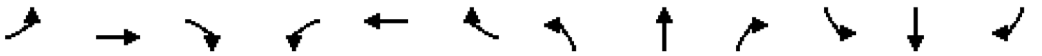
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	345	2438	146	37	1389	83	145	89	56	299	345	361
Future Volume (vph)	345	2438	146	37	1389	83	145	89	56	299	345	361
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	650		0	340		400	380		700	295		0
Storage Lanes	2		0	1		1	1		1	1		1
Taper Length (ft)	200			150			70			110		
Lane Util. Factor	0.97	0.91	0.91	1.00	0.91	1.00	1.00	0.95	1.00	1.00	1.00	1.00
Frt		0.992				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	4908	0	1770	4940	1583	1770	3539	1583	1770	1863	1583
Flt Permitted	0.950			0.950			0.154			0.619		
Satd. Flow (perm)	3433	4908	0	1770	4940	1583	287	3539	1583	1153	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		8				167			171			222
Link Speed (mph)		45			45			35			35	
Link Distance (ft)		903			1947			1225			635	
Travel Time (s)		13.7			29.5			23.9			12.4	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			24			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases						2	4		4	8		8
Detector Phase	1	6		5	2	2	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	14.0		5.0	14.0	14.0	5.0	6.0	6.0	5.0	6.0	6.0
Minimum Split (s)	48.5	39.5		15.0	39.5	39.5	15.0	48.5	48.5	15.0	48.5	48.5
Total Split (s)	26.0	77.0		15.0	66.0	66.0	24.0	33.0	33.0	25.0	34.0	34.0
Total Split (%)	17.3%	51.3%		10.0%	44.0%	44.0%	16.0%	22.0%	22.0%	16.7%	22.7%	22.7%
Yellow Time (s)	4.5	4.5		3.5	4.5	4.5	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	2.5	3.0		2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.5		5.5	7.5	7.5	6.5	7.0	7.0	6.5	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 150	

Actuated Cycle Length: 150
Offset: 90 (60%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 155
Control Type: Actuated-Coordinated

Splits and Phases: 2: Old 41 Hwy & Ernest W Barrett Pkwy





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	345	2438	146	37	1389	83	145	89	56	299	345	361
Future Volume (veh/h)	345	2438	146	37	1389	83	145	89	56	299	345	361
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		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	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	367	2594	155	39	1478	88	154	95	60	318	367	384
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	412	2542	150	50	2129	677	203	510	228	416	337	285
Arrive On Green	0.12	0.53	0.53	0.01	0.14	0.14	0.09	0.14	0.14	0.12	0.18	0.18
Sat Flow, veh/h	3456	4815	283	1781	4985	1585	1781	3554	1585	1781	1870	1585
Grp Volume(v), veh/h	367	1778	971	39	1478	88	154	95	60	318	367	384
Grp Sat Flow(s),veh/h/ln	1728	1662	1775	1781	1662	1585	1781	1777	1585	1781	1870	1585
Q Serve(g_s), s	15.7	79.2	79.2	3.3	42.4	7.3	10.9	3.5	5.1	18.5	27.0	27.0
Cycle Q Clear(g_c), s	15.7	79.2	79.2	3.3	42.4	7.3	10.9	3.5	5.1	18.5	27.0	27.0
Prop In Lane	1.00		0.16	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	412	1755	937	50	2129	677	203	510	228	416	337	285
V/C Ratio(X)	0.89	1.01	1.04	0.77	0.69	0.13	0.76	0.19	0.26	0.77	1.09	1.35
Avail Cap(c_a), veh/h	438	1755	937	113	2129	677	256	616	275	416	337	285
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.93	0.93	0.93	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	65.1	35.4	35.4	73.8	55.1	40.0	50.1	56.5	57.2	49.5	61.5	61.5
Incr Delay (d2), s/veh	19.1	24.8	39.1	20.3	1.8	0.4	9.6	0.2	0.6	8.3	75.4	177.2
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	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.9	36.0	42.1	1.8	19.3	3.1	5.4	1.6	2.1	3.0	19.8	24.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	84.2	60.2	74.5	94.1	56.9	40.4	59.8	56.7	57.8	57.8	136.9	238.7
LnGrp LOS	F	F	F	F	E	D	E	E	E	E	F	F
Approach Vol, veh/h		3116			1605			309			1069	
Approach Delay, s/veh		67.5			56.9			58.4			149.9	
Approach LOS		E			E			E			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	24.9	71.6	25.0	28.5	9.8	86.7	19.5	34.0
Change Period (Y+Rc), s	7.0	7.5	6.5	7.0	5.5	7.5	6.5	7.0
Max Green Setting (Gmax), s	19.0	58.5	18.5	26.0	9.5	69.5	17.5	27.0
Max Q Clear Time (g_c+I1), s	17.7	44.4	20.5	7.1	5.3	81.2	12.9	29.0
Green Ext Time (p_c), s	0.2	11.5	0.0	0.6	0.0	0.0	0.1	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	78.7
HCM 7th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	101	20	6	2	8	106	1	1	2	63	3	45
Future Vol, veh/h	101	20	6	2	8	106	1	1	2	63	3	45
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	110	22	7	2	9	115	1	1	2	68	3	49
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	8.5	7.5	7.7	8.4
HCM LOS	A	A	A	A

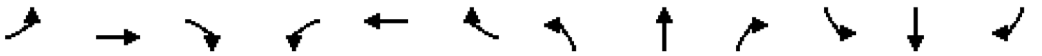
Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	50%	0%	80%	2%	95%	0%
Vol Thru, %	50%	0%	16%	7%	5%	0%
Vol Right, %	0%	100%	5%	91%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	2	127	116	66	45
LT Vol	1	0	101	2	63	0
Through Vol	1	0	20	8	3	0
RT Vol	0	2	6	106	0	45
Lane Flow Rate	2	2	138	126	72	49
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.003	0.003	0.173	0.135	0.111	0.06
Departure Headway (Hd)	5.489	4.532	4.501	3.858	5.595	4.411
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	653	790	799	932	642	813
Service Time	3.212	2.255	2.513	1.87	3.314	2.13
HCM Lane V/C Ratio	0.003	0.003	0.173	0.135	0.112	0.06
HCM Control Delay, s/veh	8.2	7.3	8.5	7.5	9	7.4
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0	0.6	0.5	0.4	0.2

Intersection	
Intersection Delay, s/veh	7.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	20	46	0	11	2	71	4	0	3	2	7
Future Vol, veh/h	12	20	46	0	11	2	71	4	0	3	2	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	22	50	0	12	2	77	4	0	3	2	8
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.2	7.2	7.8	7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	95%	15%	0%	25%
Vol Thru, %	5%	26%	85%	17%
Vol Right, %	0%	59%	15%	58%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	75	78	13	12
LT Vol	71	12	0	3
Through Vol	4	20	11	2
RT Vol	0	46	2	7
Lane Flow Rate	82	85	14	13
Geometry Grp	1	1	1	1
Degree of Util (X)	0.098	0.089	0.016	0.014
Departure Headway (Hd)	4.306	3.786	4.071	3.868
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	831	938	870	918
Service Time	2.341	1.843	2.139	1.924
HCM Lane V/C Ratio	0.099	0.091	0.016	0.014
HCM Control Delay, s/veh	7.8	7.2	7.2	7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0.3	0	0

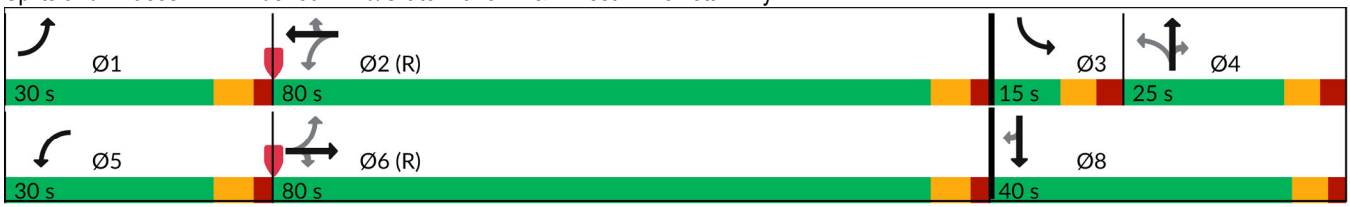


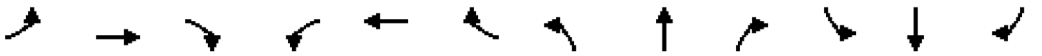
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	207	1446	97	102	1856	21	71	49	88	64	51	284
Future Volume (vph)	207	1446	97	102	1856	21	71	49	88	64	51	284
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	490		90	370		180	0		0	190		155
Storage Lanes	1		1	1		1	0		1	2		1
Taper Length (ft)	100			155			25			50		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950				0.971		0.950		
Satd. Flow (prot)	1770	4940	1583	1770	4940	1583	0	1809	1583	3433	1863	1583
Flt Permitted	0.046			0.137				0.787		0.950		
Satd. Flow (perm)	86	4940	1583	255	4940	1583	0	1466	1583	3433	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			127			127			124			267
Link Speed (mph)		45			45			25			25	
Link Distance (ft)		1947			1025			313			444	
Travel Time (s)		29.5			15.5			8.5			12.1	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			36			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm
Protected Phases	1	6		5	2			4		3	8	
Permitted Phases	6		6	2		2	4		4			8
Detector Phase	1	6	6	5	2	2	4	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	8.0	8.0	8.0	5.0	8.0	8.0
Minimum Split (s)	15.0	40.5	40.5	15.0	40.5	40.5	45.0	45.0	45.0	15.0	46.0	46.0
Total Split (s)	30.0	80.0	80.0	30.0	80.0	80.0	25.0	25.0	25.0	15.0	40.0	40.0
Total Split (%)	20.0%	53.3%	53.3%	20.0%	53.3%	53.3%	16.7%	16.7%	16.7%	10.0%	26.7%	26.7%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	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	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5		7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 150	

Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 140
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ridenour Blvd/Crater Lake Dr & Ernest W Barrett Pkwy





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	207	1446	97	102	1856	21	71	49	88	64	51	284
Future Volume (veh/h)	207	1446	97	102	1856	21	71	49	88	64	51	284
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		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	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	220	1538	103	109	1974	22	76	52	94	68	54	302
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	246	3110	989	256	2944	936	130	69	200	108	382	324
Arrive On Green	0.07	0.62	0.62	0.04	0.59	0.59	0.13	0.13	0.13	0.03	0.20	0.20
Sat Flow, veh/h	1781	4985	1585	1781	4985	1585	725	548	1585	3456	1870	1585
Grp Volume(v), veh/h	220	1538	103	109	1974	22	128	0	94	68	54	302
Grp Sat Flow(s),veh/h/ln	1781	1662	1585	1781	1662	1585	1273	0	1585	1728	1870	1585
Q Serve(g_s), s	8.3	25.2	3.9	3.6	40.3	0.9	14.1	0.0	8.3	2.9	3.5	28.1
Cycle Q Clear(g_c), s	8.3	25.2	3.9	3.6	40.3	0.9	14.6	0.0	8.3	2.9	3.5	28.1
Prop In Lane	1.00		1.00	1.00		1.00	0.59		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	246	3110	989	256	2944	936	199	0	200	108	382	324
V/C Ratio(X)	0.90	0.49	0.10	0.43	0.67	0.02	0.64	0.00	0.47	0.63	0.14	0.93
Avail Cap(c_a), veh/h	397	3110	989	466	2944	936	199	0	200	184	424	359
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.71	0.71	0.71	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.8	15.3	11.3	13.1	20.8	12.7	63.5	0.0	60.9	71.8	48.9	58.7
Incr Delay (d2), s/veh	10.9	0.4	0.2	1.1	1.2	0.0	6.9	0.0	1.7	5.8	0.2	29.4
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	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.4	9.1	1.4	1.5	15.1	0.3	5.2	0.0	3.5	1.4	1.7	14.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	42.7	15.7	11.5	14.2	22.0	12.8	70.5	0.0	62.6	77.6	49.1	88.1
LnGrp LOS	D	B	B	B	C	B	E		E	E	D	F
Approach Vol, veh/h		1861			2105			222			424	
Approach Delay, s/veh		18.7			21.5			67.1			81.5	
Approach LOS		B			C			E			F	

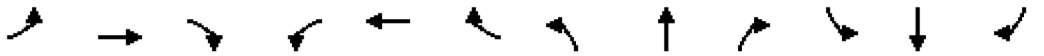
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	17.3	95.1	11.7	25.9	12.3	100.1		37.6				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	8.0	18.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	10.3	42.3	4.9	16.6	5.6	27.2		30.1				
Green Ext Time (p_c), s	0.5	26.6	0.0	0.2	0.2	29.8		0.5				

Intersection Summary	
HCM 7th Control Delay, s/veh	28.1
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

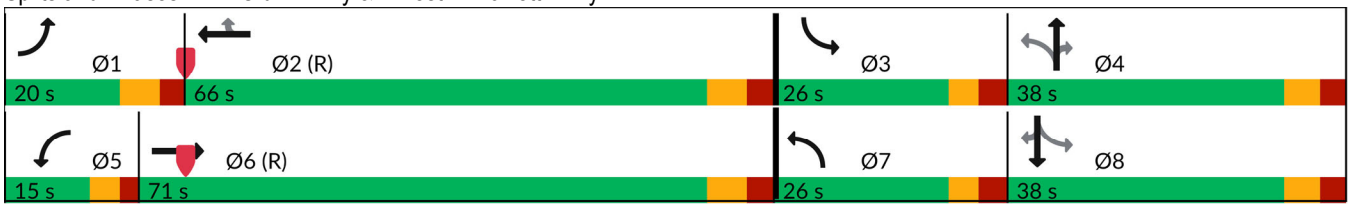


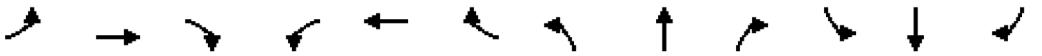
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	311	1399	49	42	1885	134	539	267	57	233	209	523
Future Volume (vph)	311	1399	49	42	1885	134	539	267	57	233	209	523
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	650		0	340		400	380		700	295		0
Storage Lanes	2		0	1		1	1		1	1		1
Taper Length (ft)	200			150			70			110		
Lane Util. Factor	0.97	0.91	0.91	1.00	0.91	1.00	1.00	0.95	1.00	1.00	1.00	1.00
Frt		0.995				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	4920	0	1770	4940	1583	1770	3539	1583	1770	1863	1583
Flt Permitted	0.950			0.950			0.412			0.547		
Satd. Flow (perm)	3433	4920	0	1770	4940	1583	767	3539	1583	1019	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4				130			120			127
Link Speed (mph)		45			45			35			35	
Link Distance (ft)		903			1947			1225			635	
Travel Time (s)		13.7			29.5			23.9			12.4	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	5%	2%	2%	5%	2%	2%	2%	2%	2%	2%	2%
Shared Lane Traffic (%)												
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			24			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases						2	4		4	8		8
Detector Phase	1	6		5	2	2	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	14.0		5.0	14.0	14.0	5.0	6.0	6.0	5.0	6.0	6.0
Minimum Split (s)	48.5	39.5		15.0	39.5	39.5	15.0	48.5	48.5	15.0	48.5	48.5
Total Split (s)	20.0	71.0		15.0	66.0	66.0	26.0	38.0	38.0	26.0	38.0	38.0
Total Split (%)	13.3%	47.3%		10.0%	44.0%	44.0%	17.3%	25.3%	25.3%	17.3%	25.3%	25.3%
Yellow Time (s)	4.5	4.5		3.5	4.5	4.5	3.5	4.0	4.0	3.5	4.0	4.0
All-Red Time (s)	2.5	3.0		2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.5		5.5	7.5	7.5	6.5	7.0	7.0	6.5	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min		None	C-Min	C-Min	None	None	None	None	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 150	

Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 155
Control Type: Actuated-Coordinated

Splits and Phases: 2: Old 41 Hwy & Ernest W Barrett Pkwy





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	311	1399	49	42	1885	134	539	267	57	233	209	523
Future Volume (veh/h)	311	1399	49	42	1885	134	539	267	57	233	209	523
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		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	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1826	1870	1870	1826	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	324	1457	51	44	1964	140	561	278	59	243	218	545
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	5	2	2	5	2	2	2	2	2	2	2
Cap, veh/h	299	2250	79	57	1944	618	351	769	343	419	387	328
Arrive On Green	0.09	0.45	0.45	0.06	0.78	0.78	0.13	0.22	0.22	0.12	0.21	0.21
Sat Flow, veh/h	3456	4945	173	1781	4985	1585	1781	3554	1585	1781	1870	1585
Grp Volume(v), veh/h	324	979	529	44	1964	140	561	278	59	243	218	545
Grp Sat Flow(s),veh/h/ln	1728	1662	1795	1781	1662	1585	1781	1777	1585	1781	1870	1585
Q Serve(g_s), s	13.0	34.2	34.2	3.7	58.5	3.5	19.5	10.0	4.5	15.9	15.7	31.0
Cycle Q Clear(g_c), s	13.0	34.2	34.2	3.7	58.5	3.5	19.5	10.0	4.5	15.9	15.7	31.0
Prop In Lane	1.00		0.10	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	299	1512	816	57	1944	618	351	769	343	419	387	328
V/C Ratio(X)	1.08	0.65	0.65	0.78	1.01	0.23	1.60	0.36	0.17	0.58	0.56	1.66
Avail Cap(c_a), veh/h	299	1512	816	113	1944	618	351	769	343	436	387	328
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.64	0.64	0.64	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	68.5	31.6	31.6	69.7	16.5	10.5	46.6	50.0	47.8	39.6	53.4	59.5
Incr Delay (d2), s/veh	75.5	2.2	4.0	13.6	18.9	0.5	281.6	0.3	0.2	1.8	1.9	311.9
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	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.8	13.7	15.3	1.8	9.4	1.3	31.4	4.5	1.8	7.2	7.6	40.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	144.0	33.8	35.5	83.3	35.4	11.0	328.2	50.3	48.1	41.4	55.3	371.4
LnGrp LOS	F	C	D	F	F	B	F	D	D	D	E	F
Approach Vol, veh/h		1832			2148			898			1006	
Approach Delay, s/veh		53.8			34.8			223.8			223.2	
Approach LOS		D			C			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.0	66.0	24.6	39.4	10.3	75.7	26.0	38.0
Change Period (Y+Rc), s	7.0	7.5	6.5	7.0	5.5	7.5	6.5	7.0
Max Green Setting (Gmax), s	13.0	58.5	19.5	31.0	9.5	63.5	19.5	31.0
Max Q Clear Time (g_c+I1), s	15.0	60.5	17.9	12.0	5.7	36.2	21.5	33.0
Green Ext Time (p_c), s	0.0	0.0	0.1	1.8	0.0	19.1	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	101.7
HCM 7th LOS	F

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Intersection Delay, s/veh	8.2
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	76	6	3	0	26	107	0	6	2	73	2	98
Future Vol, veh/h	76	6	3	0	26	107	0	6	2	73	2	98
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	86	7	3	0	30	122	0	7	2	83	2	111
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	8.4	7.9	7.9	8.4
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	0%	0%	89%	0%	97%	0%
Vol Thru, %	100%	0%	7%	20%	3%	0%
Vol Right, %	0%	100%	4%	80%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	6	2	85	133	75	98
LT Vol	0	0	76	0	73	0
Through Vol	6	0	6	26	2	0
RT Vol	0	2	3	107	0	98
Lane Flow Rate	7	2	97	151	85	111
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.01	0.003	0.127	0.17	0.132	0.136
Departure Headway (Hd)	5.281	4.576	4.736	4.055	5.583	4.39
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	678	781	758	886	643	817
Service Time	3.013	2.308	2.756	2.072	3.308	2.114
HCM Lane V/C Ratio	0.01	0.003	0.128	0.17	0.132	0.136
HCM Control Delay, s/veh	8.1	7.3	8.4	7.9	9.2	7.8
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0	0	0.4	0.6	0.5	0.5

Intersection	
Intersection Delay, s/veh	7.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	12	65	4	37	3	94	1	4	0	0	14
Future Vol, veh/h	10	12	65	4	37	3	94	1	4	0	0	14
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	13	73	4	42	3	106	1	4	0	0	16
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.3	7.6	8.1	6.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	95%	11%	9%	0%
Vol Thru, %	1%	14%	84%	0%
Vol Right, %	4%	75%	7%	100%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	99	87	44	14
LT Vol	94	10	4	0
Through Vol	1	12	37	0
RT Vol	4	65	3	14
Lane Flow Rate	111	98	49	16
Geometry Grp	1	1	1	1
Degree of Util (X)	0.135	0.102	0.058	0.016
Departure Headway (Hd)	4.367	3.767	4.209	3.675
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	815	935	838	957
Service Time	2.424	1.854	2.298	1.764
HCM Lane V/C Ratio	0.136	0.105	0.058	0.017
HCM Control Delay, s/veh	8.1	7.3	7.6	6.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	0.3	0.2	0

TRAFFIC VOLUME WORKSHEETS

26-002 Proposed Residential Development at Ernest Barrett Pkwy & Ridenour Road, Kennesaw, Cobb County, GA

Traffic Volumes

A&R Engineering
January 2026

1. Ernest W Barrett@Crater Lake

A.M. Peak Hour

	Ridenour Boulevard **Northbound**						Crater Lake Drive **Southbound**						Ermest West Barrett Pakway **Eastbound**						Ermest West Barrett Pakway **Westbound**				
Condition	U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	64	51	101	216		0	50	36	83	169		4	200	2492	113	2809		6	53	1126	12	1197
Growth Factor (%):	2	2	2	2			2	2	2	2			2	2	2	2			2	2	2	2	
No-Build 2028 Volumes:	0	67	53	105	225		0	52	37	86	175		4	208	2592	118	2922		6	55	1171	12	1244
Total New Trips:	0	20	3	28	51		0	0	1	0	1		0	0	0	6	6		0	9	0	0	9
Future 2028 Traffic Volumes:	0	87	56	133	276		0	52	38	86	176		4	208	2592	124	2928		6	64	1171	12	1253

P.M. Peak Hour

	Ridenour Boulevard **Northbound**						Crater Lake Drive **Southbound**						Ermest West Barrett Pakway **Eastbound**						Ermest West Barrett Pakway **Westbound**				
Condition	U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	57	45	68	170		0	62	46	273	381		1	198	1390	74	1663		18	52	1785	20	1875
Growth Factor (%):	2	2	2	2			2	2	2	2			2	2	2	2			2	2	2	2	
No-Build 2028 Volumes:	0	59	47	71	177		0	64	48	284	396		1	206	1446	77	1730		19	54	1856	21	1950
Total New Trips:	0	12	2	17	31		0	0	3	0	3		0	0	0	20	20		0	29	0	0	29
Future 2028 Traffic Volumes:	0	71	49	88	208		0	64	51	284	399		1	206	1446	97	1750		19	83	1856	21	1979

Number of Years = 2 (2026 to 2028)
Growth Factor (%) = 2

26-002 Proposed Residential Development at Ernest Barrett Pkwy & Ridenour Road, Kennesaw, Cobb County, GA

Traffic Volumes

A&R Engineering
January 2026

2.Ernest W Barrett@Old 41 Hwy

A.M. Peak Hour

	Old 41 Highway Northbound						Old 41 Highway Southbound						Ermest West Barrett Pakway Eastbound						Ermest West Barrett Pakway Westbound				
Condition	U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	139	86	53	278		0	286	332	347	965		11	321	2341	140	2813		0	33	1325	74	1432
Growth Factor (%):	2	2	2	2			2	2	2	2			2	2	2	2			2	2	2	2	
No-Build 2028 Volumes:	0	145	89	55	289		0	297	345	361	1003		11	334	2435	146	2926		0	34	1378	77	1489
Total New Trips:	0	0	0	1	1		0	2	0	0	2		0	0	3	0	3		0	3	11	6	20
Future 2028 Traffic Volumes:	0	145	89	56	290		0	299	345	361	1005		11	334	2438	146	2929		0	37	1389	83	1509

P.M. Peak Hour

	Old 41 Highway Northbound						Old 41 Highway Southbound						Ermest West Barrett Pakway Eastbound						Ermest West Barrett Pakway Westbound				
Condition	U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	518	257	52	827		0	218	201	503	922		25	274	1334	47	1680		0	38	1806	126	1970
Growth Factor (%):	2	2	2	2			2	2	2	2			2	2	2	2			2	2	2	2	
No-Build 2028 Volumes:	0	539	267	54	860		0	227	209	523	959		26	285	1387	49	1747		0	40	1878	131	2049
Total New Trips:	0	0	0	3	3		0	6	0	0	6		0	0	12	0	12		0	2	7	3	12
Future 2028 Traffic Volumes:	0	539	267	57	863		0	233	209	523	965		26	285	1399	49	1759		0	42	1885	134	2061

Number of Years = 2 (2026 to 2028)
Growth Factor (%) = 2

26-002 Proposed Residential Development at Ernest Barrett Pkwy & Ridenour Road, Kennesaw, Cobb County, GA

Traffic Volumes

A&R Engineering
January 2026

3.Ridenour Blvd @ Ridenour Blvd

A.M. Peak Hour

	Ridenour Boulevard **Northbound**						Ridenour Boulevard **Southbound**						Ridenour Boulevard **Eastbound**						Ridenour Boulevard **Westbound**				
Condition	U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	1	1	2	4		0	61	3	29	93		0	49	13	6	68		0	2	6	102	110
Growth Factor (%):	2	2	2	2			2	2	2	2			2	2	2	2			2	2	2	2	
No-Build 2028 Volumes:	0	1	1	2	4		0	63	3	30	96		0	51	14	6	71		0	2	6	106	114
Total New Trips:	0	0	0	0	0		0	0	0	15	15		0	50	6	0	56		0	0	2	0	2
Future 2028 Traffic Volumes:	0	1	1	2	4		0	63	3	45	111		0	101	20	6	127		0	2	8	106	116

P.M. Peak Hour

	Ridenour Boulevard **Northbound**						Ridenour Boulevard **Southbound**						Ridenour Boulevard **Eastbound**						Ridenour Boulevard **Westbound**				
Condition	U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	6	2	8		0	70	2	44	116		0	44	3	3	50		0	0	19	103	122
Growth Factor (%):	2	2	2	2			2	2	2	2			2	2	2	2			2	2	2	2	
No-Build 2028 Volumes:	0	0	6	2	8		0	73	2	46	121		0	46	3	3	52		0	0	20	107	127
Total New Trips:	0	0	0	0	0		0	0	0	52	52		0	30	3	0	33		0	0	6	0	6
Future 2028 Traffic Volumes:	0	0	6	2	8		0	73	2	98	173		0	76	6	3	85		0	0	26	107	133

Number of Years = 2 (2026 to 2028)
Growth Factor (%) = 2

26-002 Proposed Residential Development at Ernest Barrett Pkwy & Ridenour Road, Kennesaw, Cobb County, GA

Traffic Volumes

A&R Engineering
January 2026

4. Ridenour Blvd @ Ridenour Rd

A.M. Peak Hour

	Ridenour Road Northbound						Ridenour Road Southbound						Ridenour Boulevard Eastbound						Ridenour Boulevard Westbound				
Condition	U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	67	4	0	71		0	3	2	7	12		0	12	15	42	69		0	0	10	2	12
Growth Factor (%):	2	2	2	2			2	2	2	2			2	2	2	2			2	2	2	2	
No-Build 2028 Volumes:	0	70	4	0	74		0	3	2	7	12		0	12	16	44	72		0	0	10	2	12
Total New Trips:	0	1	0	0	1		0	0	0	0	0		0	0	4	2	6		0	0	1	0	1
Future 2028 Traffic Volumes:	0	71	4	0	75		0	3	2	7	12		0	12	20	46	78		0	0	11	2	13

P.M. Peak Hour

	Ridenour Road Northbound						Ridenour Road Southbound						Ridenour Boulevard Eastbound						Ridenour Boulevard Westbound				
Condition	U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot		U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	88	1	4	93		0	0	0	13	13		0	10	10	62	82		0	4	32	3	39
Growth Factor (%):	2	2	2	2			2	2	2	2			2	2	2	2			2	2	2	2	
No-Build 2028 Volumes:	0	92	1	4	97		0	0	0	14	14		0	10	10	64	84		0	4	33	3	40
Total New Trips:	0	2	0	0	2		0	0	0	0	0		0	0	2	1	3		0	0	4	0	4
Future 2028 Traffic Volumes:	0	94	1	4	99		0	0	0	14	14		0	10	12	65	87		0	4	37	3	44

Number of Years = 2 (2026 to 2028)
Growth Factor (%) = 2

Chanelle Campbell

From: Alexis Daniel <alexis.snell@gmail.com>
Sent: Thursday, February 5, 2026 9:34 AM
To: Chanelle Campbell
Cc: Bill Daniel
Subject: Voicing opposition to RZ2026-01

Good morning Chanelle,

My husband and I were at the Planning Commission Meeting last night to speak against the rezoning request for RZ2026-01. We understand the issue has been tabled until the March 4th meeting. We just wanted to confirm we would have an opportunity to address the council and share our concerns and opposition to the rezoning request. Please let us know if there is anything we need to provide in advance.

Thank you for your help!
Alexis Daniel

MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
March 4, 2026
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, Robert Trim, Douglas Butler
Absent: Carolyn Greenall and Rebecca Patterson
Staff Present: Chanelle Campbell (Director of Planning and Zoning), and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Matt Teague (Applicant, Director of New Development at Walton Communities), Bill Daniel (Cobb County resident), Alexis Daniel (Cobb County resident), Jim Martin (Marietta resident), Stephen Snow (Attorney, Cedar Creek Professional Office Association), Charles Barge (Applicant, President of Cedar Creek Professional Office Association), Adam Rozen (Attorney, DRB Group)

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 March 16, 2026.

3. Approval of the Meeting Minutes

A. Approval of meeting minutes: February 4, 2026

Chairman Bodenhamer called for a motion.
Motion to approve by Commissioner Trim
Seconded by Vice Chair Vande Zande
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

4. Old Business

A. **RZ2026-01** - Consideration to rezone the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel #20021200130 & 20021201560) from General Commercial (GC) and RM-12, Multiple-Family District to RM-16, Multiple-Family District as submitted by Walton Communities, LLC. Said request is to rezone the property for the development of a multi-family residential community. Property consists of 11.44 +/- acres and lies in land lot 140, tax parcels 13 & 156.

Chairman Bodenhamer called for a motion.
Motion by Commissioner Trim to approve with the following conditions as outlined by staff:
1. The rezoning of the Subject Property to RM-16, Multifamily zoning district shall be in accordance with the technical and conceptual site plans submitted concurrently with the application and shall comply with the required front, side, and rear setbacks, as well as the overall density as outlined in the UDC for RM-16 zoning district.
2. The architectural style and composition of the buildings to be constructed on the Subject Property shall be in reasonable conformity to the architectural renderings/elevations submitted with the application and compatible with surrounding development with the Ridenour/ Walton development.
3. Landscaping for the entrance area, signage areas, amenity and courtyard areas and all other common areas immediately surrounding the proposed buildings shall be professionally designed, implemented and maintained, which shall include the installation of an irrigation system in areas where appropriate.
4. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.
5. The applicant will be required to complete sidewalk connectivity along Old 41 Highway, extending the pedestrian network from the existing Legacy at Walton Kennesaw Mountain (62+) community.
6. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
7. All utilities servicing the residences with the proposed community shall be underground.
8. The proposed development shall include amenities for use and enjoyment of its residents as follows:
    a. A Clubhouse
    b. Community courtyards, gathering places, outdoor amenity space
    c. Pedestrian connectivity
9. Dumpsters will be positioned so as to prevent visual intrusion from streets, connection points to the community spaces and, wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during their emptying.
10. Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or staff designee as needed or necessary.
11. The applicant agrees that construction will begin in 24 months of the approval date of the rezoning. If no land development activity is initiated, then the subject property will automatically revert back to the original zoning.

Seconded by Vice Chair Vande Zande
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken. Vice Chair Vande Zande, Commissioner Trim, and Commissioner Butler voted in favor. Motion unanimously approved 3-0. Motion carried.

5. New Business

A. **ZV2026-01** - Consideration of a variance application submitted by Walton Communities LLC for the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel # 20021200130, 20021201560). Said variance request is to reduce the minimum parking requirement for multi-family dwelling units from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit. Property consists of 11.44 +/- acres and and lies in land lot 140, tax parcel 13 & 156.

Chairman Bodenhamer called for a motion
Motion to approve by Vice Chair Vande Zande
Seconded by Commissioner Butler
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken. Vice Chair Vande Zande, Commissioner Trim, and Commissioner Butler voted in favor. Motion unanimously approved 3-0. Motion carried.

B. **RZ2026-03** - Consideration to amend the zoning conditions as outlined in Ordinance # 2006-20 as submitted by Cedar Creek Professional Office Association, Inc., - Alan Barge for the property located at 6095 Pine Mountain Rd (parcel # 20014001470). Said request is to amend the zoning conditions outlined in Ordinance # 2006-20 to eliminate stipulation #14. Property consists of 2.88 +/- acres and lies in land lot 140, tax parcel 147.

Chairman Bodenhamer called for a motion .
Motion to deny the rezoning request by Commissioner Trim
Motion dies for lack of a second. Chairman Bodenhamer called for a new motion.
Motion to approve the request to withdraw without prejudice by Vice Chair Vande Zande
Seconded by Commissioner Butler
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken. Vice Chair Vande Zande, Commissioner Trim, and Commissioner Butler voted in favor. Motion to approve the request to withdraw without prejudice unanimously approved 3-0. Motion carried.

6. Staff Comment

7. Adjourn

Chairman Bodenhamer called for a motion to adjourn.
Motion to adjourn by Vice Chair Vande Zande
Seconded by Commissioner Butler
Chairman Bodenhamer adjourned the meeting at 7:53 p.m.

8000 Miscellaneous Legals

3FAHP0HA6AR190650
2011 HYUNDAI ELANTRA TOURING
KMHDB8AE4BU105202
2005 FORD F-150 1FTPX14595NB13140
2015 NISSAN ROGUE
5N1AT2MT4FC927596
2007 LEXUS IS JTHBK262272032842
2006 TOYOTA SIENNA
5TDBA22C96S076427
2015 MAZDA MAZDA3
JM1BM1T71F1272555
2016 AUDI A3 WAUA7GFF2G1032342
2013 NISSAN ALTIMA
1N4AL3AP4DC288494
2010 NISSAN ROGUE
JN8AS5MT2AW018664
2021 HYUNDAI KONA
KM8K62AA8MU614587
2020 TOYOTA TACOMA
3TMCZ5AN7LM291432
2020 HYUNDAI ELANTRA
5NPD84LF1LH591772
2006 LNDR RANGE ROVER SPORT
SALSH23426A969113
2006 TOYOTA COROLLA
1NXBR32E46Z651427
2019 FORD ESCAPE
1FMCU0GD6KUC19692
2012 MERCEDES-BENZ Benz
WDDGF4HB5CR195612
2015 NISSAN ALTIMA
1N4AL3AP9FC203359
2010 FORD FUSION
3FAHP0HA8AR405722
2014 BMW 435 WBA3R1C50EK192304
2009 BMW X5 5UXFE43599L267755
2009 TOYOTA COROLLA
JTDBL40E09J037138
2018 NISSAN ALTIMA
1N4AL3APXJC231583
2010 GMC SIERRA
3GTRCVE05AG258533
2008 KIA SORENTO
KNDJD736185812553
2017 NISSAN VERSA
3N1CN7AP1HK407092
2015 FORD FOCUS
1FADP3K28FL244392
2020 HONDA CIVIC
2HGFC2F84LH554430
2014 FORD F-150
1FTFW1ET8EKD22110
2008 FORD FOCUS
1FAHP35N78W108313

1:9,16-2026

MDJ-9106
GPN-17

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1 that petitions were filed in the Magistrate Court of Cobb County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is Henson's Wrecker Service, 1975 Veterans Memorial Hwy, Austell, GA 30168.
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before **FEBRUARY 13TH, 2026.** Answer forms may be found in the Magistrate Court Clerk's office located at 32 Waddell St SE, Marietta, GA 30090. Answer forms may also be obtained online at http://www.georgiamagistratecouncil.-com
Vehicle Tag Vin Case #
2012 Mercedes-Benz NOTAG
WDDGF8BBXCR229494 25-L-00049

1:16,23-2026

MDJ-9140
GPN-17
K.O. Towing
344 Kathleen Dr.,
Marietta, GA 30067
Phone: (770)650-1413.

2HNYD2H34CH508435
ACURA MDX 2012 GRAY
WAUCFAFH9BN003772
AUDI A5 2011 BLACK
WBAFR7C55DC828594
BMW 535I 2013 BLUE
WBAFU7C59BC874831
BMW 535xi 2011 WHITE
WBAFR9C5XBC270783
BMW 550i 2011 BLACK
1G6DM577340140106
CADILLAC CTS 2004 GRAY
1G6DG577980200189
CADILLAC CTS 2008 BLACK
1GCEC19WXVE147298
CHEVROLET C/K 1500 1997 GREEN
1G1BC5SM7G7257910
CHEVROLET CRUZE 2016 WHITE
1G1PH5SC0C7303795
CHEVROLET CRUZE 2012 BLUE
2GCEC19T9X1151899
CHEVROLET SILVERADO-1500 1999 GOLD
2C3CDXBG8FH827614
DODGE CHARGER 2015 BLACK
1B8GP34372B560603
DODGE GRANDCARAVAN 2002 SILVER
ZFBCFADH3EZ021139
FIAT 500L 2014 YELLOW
1FMCU0GD0JUC94290
FORD ESCAPE 2018 BURGUNDY
3FADP4BJ7CM153993
FORD FIESTA 2012 BLUE
3FA6P0HD8GR113546
FORD FUSION 2016 GREEN
1HGCP26319A039114
HONDA ACCORD 2009 BLACK
JHMCP26868C057264
HONDA ACCORD 2008 BURGUNDY
5NPE24AF8FH144501
HYUNDAI SONATA 2015 WHITE
5NPE24AF8GH358549
HYUNDAI SONATA 2016 BLACK
JNRBS08W93X400484
INFINITI FX45 2003 WHITE
1C4PJMDX6KD492152
JEEP CHEROKEE 2019 BLACK
1C4RJEBG7EC270974
JEEP GRAND-CHEROKEE 2014 BLACK
1J4PP2GKXBW541127
JEEP LIBERTY 2011 SILVER
KNAFX4A65E5236294
KIA FORTE 2014 SILVER
KNAFU4A23A5823643
KIA FORTE 2010 GRAY
JTHCK262082022459
LEXUS IS 250 2008 BLACK
JTHBE262965002905
LEXUS IS-350 2006 BLACK
2T2HK31U69C119508
LEXUS RX-350 2009 BURGUNDY
5LMJJ2HT7FEJ04016
LINCOLN NAVIGATOR 2015 GRAY
WDDGF8BB5BR147686
MERCEDES-BENZ C-300 2011 BLACK
JA3AJ86E63U006223
MITSUBISHI LANCER 2003 BLACK
1N4BL3AP1DC180080
NISSAN ALTIMA 2013 BLACK
1N4AA5AP7BC805320
NISSAN MAXIMA 2011 BLACK
5N1DR2MMXHC619713
NISSAN PATHFINDER 2017 BLACK
5N1AR2MN3EC604574
NISSAN PATHFINDER 2014 BLUE
3N1AB7AP7HY326983
NISSAN SENTRA 2017 WHITE
3N1CN8DV6ML922576
NISSAN VERSA 2021 BLACK
3N1CN7AP8CL860533
NISSAN VERSA 2012 SILVER
1C6RR7JT1DS572825
RAM RAM 1500 2013 BLACK
JTDBE30K663055671
TOYOTA CAMRY 2006 GREEN
4T1BE32K44U798765
TOYOTA CAMRY 2004 SILVER
5TDKZ3DC6KS997347
TOYOTA SIENNA 2019 GRAY
3VWD07AJ2EM275937
VOLKSWAGEN JETTA 2014 RED

1:16,23-2026

MDJ-9148
GPN-17

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at 2261 Dixie Ave, Smyrna Ga 30080. The vehicles subject to liens as stated above are identified as:
AUDI 2013 A5 WAULFAFR2DA019797
DDC5513 GA
AUDI 2016 A6 WAUHGAFCXDN125941
SJR1362 GA
BLADE 2021 MOPED
LLPTGKBC5M1010073 NO TAG GA
CHEVROLET 2001 EXPRESS G3500 VANS 1GCHG39R711102702 SMI6766 GA
CHEVROLET 2023 MALIBU
1G1ZD5ST8PF248724 DEP8239 GA
CHEVROLET 2003 MONTE CARLO
2G1WW12E339354539 SGF2760 GA
CHEVROLET 2023 SILVERADO 1500
3GCPDBEK2PG120381 SCA1482 GA
CHEVROLET 2022 TAHOE
1GNSCNKD5NR208723 TFB5913 GA
CHEVROLET 2021 TRAX
KL7CJLSB8MB347674 SLI3025 GA
CHRYSLER 2015 200
1C3CCCAB2FN681459 SFB9775 GA
DODGE 2018 CHALLENGER
2C3CDZAG8JH321514 MAN635 MS
FORD 2010 EDGE
2FMDK3KC3ABA37284 SEQ6362 GA
FORD 2015 FOCUS
1FADP3F23FL214260 CDV8561 GA
FORD 2008 TAURUS X
1FMDK02W88GA11601 SKE2559 GA
FORD 2010 TAURUS
1FAHP2EW5AG107812 S2464288 GA
HONDA 2005 ACCORD
1HGCM56445L005427 SES3349 GA
HONDA 2007 ACCORD
JHMCM56347C020047 RVX7946 GA
HONDA 2010 ACCORD
1HGCP2F32AA023783 NO TAG GA
HONDA 2016 ACCORD
1HGCR2F53GA241851 CZG6424 GA
HYUNDAI 2016 ELANTRA GT
KMHD35LH6GU258397 SCA8382 GA
HYUNDAI 2017 ELANTRA
KMHD74LF3HU109458 CDT3586 NC
HYUNDAI 2024 ELANTRA LIMITED
KMHLP4DG7RU821055 SL1VING AL
JEEP 2016 RENEGADE
ZACCJBBT2GPD26867 ASG4242 WI
KIA 2010 SOUL KNDJT2A22A7137280
S2335523 GA
NISSAN 2004 ALTIMA
1N4BL11DX4C119126 SLT7184 GA
NISSAN 2011 ARMADA
5N1BA0ND0BN608975 SHG2862 GA
NISSAN 2012 MAXIMA
1N4AA5AP1CC814869 SLM5649 GA
NISSAN 2018 ROGUE

8000 Miscellaneous Legals

KNMAT2MT8JP541558 CZC8639 GA
PETERBILT 2021 579
1XPBDP9X6MD742809 NO TAG UT
WABASH NATIONAL 2008 TRAILER
1JJV532W88L178220 C6070B GA
TOYOTA 2003 CAMRY
4T1BE32K53U224092 SHK0855 GA
TOYOTA 2009 CAMRY
4T1BE46KX9U414169 SBP8843 GA
TOYOTA 2011 CAMRY
4T1BF3EK2BU777094 PTU1110 GA
TOYOTA 2011 SIENNA
5TDYK3DC7BS102379 TDF2651 GA
TOYOTA 2008 YARIS
JTDJT923485201728 RAB6132 GA
VOLKSWAGEN 2013 PASSAT
1VWBP7A3XDC108925 CJA5573 GA
Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
BARROW WRECKER SERVICE
2261 DIXIE AVE
SMYRNA GA 30080
770-435-8945
1:16,23-2026

MDJ-9149
GPN-17

You are hereby notified, in accordance with OCGA 40-11-19.1, that petitions were filed in the Magistrate Court of Cobb County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: 2261 Dixie Ave SE, Smyrna GA 30080.
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before, **FRIDAY, FEBRUARY 6TH, 2026.** Answer forms may be found in the Magistrate Court Clerk's office located at 32 Waddell St Marietta GA 30090. Forms may also be obtained online at www.georgiamagistratecouncil.com.
BUICK 2013 ENCLAVE
5GAKRCKD3DJ135281 RTS1560 GA
26-L-00040
FORD 2015 TAURUS
1FAHP2D88FG141138 8346AKC KS
26-L-00041
HONDA 2007 CIVIC
2HGFG12617H504240 SLH9768 GA
26-L-00042
HYUNDAI 2011 ELANTRA
5NPDH4AE9BH026646 SJD2827 GA
26-L-00043
LINCOLN 2013 MKX
2LMDJ6JK0DBL03818 SGX2818 GA
26-L-00044
NISSAN 2014 ALTIMA
1N4AL3AP7EC147436 CNA8568 GA
26-L-00045
TOYOTA 2012 COROLLA
2T1BU4EE8CC911082 CTV1656 GA
26-L-00046
VOLKSWAGEN 2007 JETTA
3VWSF71K67M138081 YFK351 GA
26-L-00047
VOLKSWAGEN 2006 NEW BEETLE
3VWRW31C46M408410 CK54QD FL
26-L-00048

1:16,23-2026

MDJ-9150
GPN-17

IN ACCORDANCE WITH OCGA SECTION 40-11-2, THE FOLLOWING VEHICLES HAVE BEEN TOWED AND ARE PRESENTLY BEING STORED AT BARROW WRECKER SERVICE, 2261 DIXIE AVENUE, SMYRNA, GEORGIA 30080, 770-435-8945, AND WILL BE SOLD AT PUBLIC AUCTION ON **THURSDAY, JANUARY 29 TH 2026 AT 11:00 AM**
2005 ACURA MDX 2HNYD18935H529004
2005 ACURA TL 19UUA66275A035552
2010 ACURA TSX JH4CU4F67AC002511
2015 AUDI A6 WAUGFAFC0FN033383
2013 BMW 3 SERIES
WBA3A5C51DJ462028
2015 BMW 3 SERIES
WBA3B5G52FNS17161
2009 CADILLAC CTS
1G6DV57V190127339
2015 CHEVROLET CRUZE
1G1PA5SH7F7270508
2009 CHEVROLET EQUINOX
2CNDL33F896231884
2014 CHEVROLET MALIBU
1G11A5SL4EF264390
2004 CHEVROLET MONTE CARLO
2G1WW12E749380403
2006 CHEVROLET MONTE CARLO
2G1WK151169299906
2007 CHEVROLET TAHOE
1GNFC13J07R216357
2013 DODGE AVENGER
1C3CDZBG0DN719097
2019 DODGE CHALLENGER
2C3CDZAG4KH587355
2022 DODGE CHALLENGER
2C3CDZBT3NH195970
2015 DODGE CHARGER
2C3CDXBG4FH778069
2018 DODGE CHARGER
2C3CDXHG2JH126521
2016 DODGE JOURNEY
3C4PDCAB5GT117977
2010 FORD ESCAPE
1FMCU4K3XAKC46653
2002 FORD EXPLORER
1FMDU64E32UA54799
2008 FORD F-150 1FTRX14W38FB30919
2019 FORD FUSION HYBRID
3FA6P0LU2KR168896
2015 FORD MUSTANG
1FA6P8AM8F5429071
2011 FORD RANGER
1FTKR1ED1BPA07985
2014 FORD TAURUS
1FAHP2E83EG151928
2009 GMC ACADIA
1GKER13D89J136758
2006 GMC ENVOY 1GKDS13S262232339
2006 HONDA CIVIC
2HGFG12836H543136
2008 HONDA CIVIC
JHMFA36278S029026
1998 HONDA CR-V
JHLRD1864WC104771
2008 HONDA PILOT
5FNYF28358B004666
2008 HONDA RIDGELINE
2HJYK162X8H542351
2013 HYUNDAI ELANTRA GT
KMHD35LE6DU096806
2017 HYUNDAI ELANTRA
5NPD84LF0HH151100
2005 HYUNDAI SONATA
KMHWF35H55A097685
2006 INFINITI G35
JNKCV51E56M519387
2013 INFINITI G37 SEDAN
JN1CV6AR7DM756361
2013 INFINITI G37
JN1CV6APXDM718413
2016 INFINITI Q70
JN1BY1AR6GM270893
2003 JAGUAR X-TYPE
SAJEA51D93XD35680
2014 JEEP PATRIOT
1C4NJPBA5ED534385
2014 JEEP PATRIOT
1C4NJPFA3ED600507
2013 KIA FORTE KNAFU4A27D5722223
2012 KIA OPTIMA
5XXGR4A64CG047193
2015 KIA RIO KNADM4A32F6500508
2016 KIA RIO KNADM4A38G6598042
2011 KIA SOUL KNDJT2A24B7271256
2011 MAZDA B-SERIES PICKUP
4F4YR16C4YTM24492
2003 MAZDA PICKUP
4F4YR12D53TM09345
2008 MERCEDES BENZ C-CLASS
WDDGF81X48F099802
2017 NISSAN ALTIMA
1N4AL3AP8HC470026
2014 NISSAN FRONTIER
1N6AD0ER5EN741963
2015 SUBARU WRX
JF1VA1A60F9833108
2021 SUZUKI GSX-R600
JS1GN7FA4M7100103
2004 SUZUKI XL7 JS3TX92V444111558
2007 TAKE THREE VMO TRAILER
1T9TS50367B540184
2024 TAOTAO B200R
L9NLTNBR1R1808556
2002 TOYOTA AVALON
4T1BF28B12U255322
2006 TOYOTA CAMRY
4T1BE32K66U677836
2007 TOYOTA CAMRY
4T1BK46K17U018055
2007 TOYOTA CAMRY HYBRID
4T1BB46K97U021012
2010 TOYOTA CAMRY
4T1BF3EKXAU011760
2011 TOYOTA CAMRY
4T1BF3EKXBU189783
2012 TOYOTA CAMRY
4T4BF1FK2CR208112
2002 TOYOTA COROLLA
1NXBR12E12Z595641
2018 TOYOTA COROLLA
2T1BURHE0JC026459
2011 TOYOTA SIENNA
5TDKK3DC8BS017377
2007 TOYOTA YARIS
JTDBT923571124880
2022 VOLKSWAGEN TAOS
3VVDX7B20NM026074

1:16,23-2026

MDJ-9156
GPN-17
PUBLIC AUCTION
AMERICAN EAGLE TOWING, LLC.
1818 AUSTELL RD.,
MARIETTA, GA 30008
404-409-1795

In accordance with O.C.G.A Section 40-11-2, the following described vehicles have been towed and are presently being stored at American Eagle Towing and will be sold at public auction on **January 31st at 9:00 a.m.** to the highest bidder. All sales are final and sold AS IS. American Eagle Towing, LLC. reserves the right to bid.
25-L-02754
2009 Mercedes-Benz
WDBWK58F49F212029
25-L-02751
2007 Mazda Mazda3
JM1BK32F671652874
25-L-02753
2008 Buick Enclave
5GAER23708J268263
25-L-02755
2008 Ford Edge
2FMDK38C78BA21672
25-L-02757
2013 Hyundai VELOSTER
KMHTC6AD2DU132132
25-L-02758
2016 Jeep Cherokee
1C4PJLCS7GW332230
25-L-02759
2009 Nissan Altima
1N4AL21E59N538183

1:16,23-2026

MDJ-9175
GPN-14
STATE BAR OF GEORGIA
STATE DISCIPLINARY BOARD
NOTICE OF INVESTIGATION
Service by Publication

TO:Charles M. Dalziel, Jr.
Georgia State Bar No. 203730
Re:Office of General Counsel File No. 250144
A Notice of Investigation has been issued in accordance with Bar Rule 4-204.1 based upon a grievance filed against you. Service of a Notice of Investigation by publication is - authorized by Bar Rule 4-204.1 (c).
Pursuant to Bar Rule 4-204.3(a), you are required to file with the State Disciplinary Board member assigned to investigate the grievance filed against you a written response to the Notice of Investigation in the matter within 30 days of January 23, 2026.
Pursuant to Bar Rule 4-204.3(d), your failure to answer the Notice of Investigation may result in your suspension from the practice of law in Georgia until an answer is filed.

1:16,23-2026

MDJ-9176
GPN-17
ABANDONED MOTOR VEHICLE
PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: 2465 Ventura Place Smyrna, Ga 30080. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before **02-16-2026**. Answer forms may be found at the Magistrate Court Clerk's office located at: 32 Waddell St SE, Marietta, Ga 30090. Forms may also be obtained online at www.georgiamagistratecouncil.com.
2021 Ram 3500 Promaster
3C6MRVJGXME580278 TDD0201 GA
Magistrate Court Case No: 26L00062
2009 Chevrolet Aveo
KL1TD56E29B623789 PCQ2651 GA
Magistrate Court Case No: 26L00063
2011 Nissan Altima
1N4AL2AP9BC168794 No Tag
Magistrate Court Case No: 26L00064
2003 Chevrolet Impala
2G1WF52E839387320 RYU3387 GA
Magistrate Court Case No: 26L00065
2011 Hyundai Sonata
5NPEB4AC3BH267879 No Tag
Magistrate Court Case No: 26L00066
2017 Toyota RAV4
2T3YFREV5HW321775 SEU1168 GA
Magistrate Court Case No: 26L00067
2009 Volkswagen Jetta
3VWRJ71K89M091278 SIZ2255 GA
Magistrate Court Case No: 26L00068
2004 Infiniti FX45
JNRBS08W44X403875 RKH1349 GA
Magistrate Court Case No: 26L00069
2005 Mercedes C230
WDBRF40J35F665158 SED9089 GA
Magistrate Court Case No: 26L00070
2003 Ford Explorer
1FMZU64K63UC65573 DDP3769 GA
Magistrate Court Case No: 26L00071
2011 Toyota RAV4
JTMZF4DV7BD029980 SIM6518 GA
Magistrate Court Case No: 26L00072
2007 Ford Edge 2FMDK36CX7BA49709
LBE3501 PA
Magistrate Court Case No: 26L00073
2018 Ford Fusion 3FA6P0LUXJR137927
CUQ9976 GA
Magistrate Court Case No: 26L00074
Howard's Wrecker Service
2465 Ventura Place
Smyrna, Ga 30080 770-432-2613

1:16,23-2026

MDJ-9186
GPN-17
ABANDONED MOTOR VEHICLE
ADVERTISEMENT NOTICE

You are hereby notified, in accordance with OCGA § 40-11-19.1(b)(2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at 2481 Old Covington Hwy SW Conyers, GA 30012
The vehicles subject to liens as stated above are identified as:
Ford 2011 E250 Vans
1FTNE2EL6BDA18536
TAG# S2480312 GA
Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
Quick Drop Impounding, Towing, and Recovery
2481 Old Covington Hwy SW
Conyers GA 30012
678-210-0245
1:16,23-2026

MDJ-9187
GPN-17

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that the references vehicles are subject to a lien and a petition may be filed in the court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The Vehicles are currently located at 2360 Harris Street, Austell, Georgia 30106. Anyone with an ownership interest in these vehicles should contact the following business immediately Business Name:
CSS Transportation
Address 2360 Harris Street,
Austell GA 30106
Telephone #: 770-538-1805
Year / Make Color VIN # Tag # Completed
1 2014 Buick Verano GREY
1G4PR5SK7E4148741 RKL5857 GA
11/26/25
2 1999 Chevrolet Silverado 1500 BROWN 2GCEC19TXX1106499 BSC3973 GA 11/25/25
3 2012 Mazda CX-9 BEIGE JM3TB2BA3C0354731 11/25/25
4 2017 BMW 3 Series white
WBA8F1C50HK825693 JLB7542 OH
11/25/25

1:16,23-2026

MDJ-9188
GPN-17
ABANDONED MOTOR VEHICLE
PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Cobb County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: 950 Allgood Rd, Marietta, GA 30062. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: **02/06/2026.** Answer forms may be found at the Magistrate Court Clerk's office located at:
32 Waddell St SE, Marietta, Ga 30090.
Forms may also be obtained online at www.georgiamagistratecouncil.com.
2022 RAM 3500
3C63RPHL3NG115602 25CINK FL
MAGISTRATE COURT CASE NO:
26-L-00109
2023 KIA FORTE
3KPF24AD5PE600771 SDM5593 GA
MAGISTRATE COURT CASE NO:
26-L-00108
2013 LEXUS IS
JTHCF5C23D5063686 2221KW VA
MAGISTRATE COURT CASE NO:
26-L-00110
2005 TOYOTA CAMRY
4T1BF32KX5U099641 YQE325 GA
MAGISTRATE COURT CASE NO:
26-L-00111
2023 SUBARU CROSSTREK
JF2GTAEC8PH228016 DDY7745 GA
MAGISTRATE COURT CASE NO:
26-L-00113
2013 BUICK VERANO
1G4PP5SK8D4235892 RPX6689 GA
MAGISTRATE COURT CASE NO:
26-L-00112
2008 LINCOLN Mkx
2LMDU88C58BJ33172 NO TAG
MAGISTRATE COURT CASE NO:
26-L-00115
2002 ACURA MDX
2HNYD18612H524725 P9854369 GA
MAGISTRATE COURT CASE NO:
26-L-00114
2010 AUDI A5
WAUWKAFR9AA066488 NO TAG
MAGISTRATE COURT CASE NO:
26-L-00116
2023 VOLKSWAGEN JETTA
3VWBM7BU1PM040470 NO TAG
MAGISTRATE COURT CASE NO:
26-L-00117
2008 BMW 3-SERIES
WBAVA37548NL47087 SGY7630 GA
MAGISTRATE COURT CASE NO:
26-L-00118
2012 JEEP GRAND CHEROKEE
1C4RJEAG6CC217388 ZPM934 GA
MAGISTRATE COURT CASE NO:
26-L-00119
2006 HONDA CIVIC
1HGFA16516L063648 SKB2126 GA
MAGISTRATE COURT CASE NO:
26-L-00120
2023 Ford Edge
2FMPK4K96PBA18972 AW55JW FL
MAGISTRATE COURT CASE NO:
26-L-00121

1:16,23-2026

MDJ-9205
GPN-17
ABANDONED MOTOR VEHICLE
PETITION ADVERTISEMENT

Vehicle Make: CHEVROLET
Year: 2005
Model: Suburban
Vehicle ID #: 3GNEC16Z45G281125
Vehicle License #: NO TAG
Present location of vehicle: **31 Veterans Memorial Hwy SW, Mableton, GA 30126**
You are hereby notified that a petition was filed in the Magistrate Court of Cobb County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. Anyone with an ownership interest in this vehicle may file an answer to this petition on or before: **2/16/2026.** Answer forms may be found in the Magistrate Court Clerk's office located at: 32 Waddell St Marietta GA 30090 Case # 25-L02437
Forms may also be obtained online at www.georgiamagistratecouncil.com.

1:16,23-2026

MDJ-9206
GPN-17
ABANDONED MOTOR VEHICLE
PETITION ADVERTISEMENT

Vehicle Make: Nissan
Year: 2021
Model: Rogue
Vehicle ID #: 5N1AT3BA1MC731829
Vehicle License #: NO TAG
Present location of vehicle: **4018 LINDLEY RD, BLDG 300-A, POWDER SPRINGS, GA 30127-2378**
You are hereby notified that a petition was filed in the Magistrate Court of Cobb County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. Anyone with an ownership interest in this vehicle may file an answer to this petition on or before: **2/16/2026.** Answer forms may be found in the Magistrate Court Clerk's office located at: 32 Waddell St Marietta GA 30090 Case # 25-L02437
Forms may also be obtained online at www.georgiamagistratecouncil.com.

1:16,23-2026

MDJ-9227
GPN-17
NOTICE OF PRIVATE SALE

The following property will be sold by written bid by 9:00 a.m. MST on **1/23/2026**
2024 Utility VS2DX - 1UYVS2537R3178919
To inquire about this item please call Kerry Hendrickson at 801-624-5193.
Transportation Alliance Bank 4185 Harrison Blvd Ogden, UT 84403

1:16,23-2026

MDJ-9243
GPN-14
COBB COUNTY DOT
SEEKS PUBLIC INPUT AT
PUBLIC OPEN HOUSE FOR
EAST-WEST CONNECTOR
CORRIDOR
IMPROVEMENTS STUDY

The Cobb County Department of Transportation (DOT) will host a Public Open House (POH) on the East-West Connector Corridor Improvements Study. The meeting will be held on January 29, 2026, from 5 p.m. to 7 p.m. at Connection Pointe Church of God (Fellowship Hall), 888 East-West Connector, Austell, GA 30106. **(Attendees should enter the parking lot via Hicks Road and use the side entrance to access the Fellowship Hall).**
The in-person meeting will be held in an open house format, allowing attendees to view exhibits and speak with members of the East-West Connector Corridor Improvements Study project team. **There will be no formal presentation**. Interactive stations will allow the public to provide input on existing conditions and travel needs along the corridor.
Public comments may be submitted in any of the following ways:
1. Complete a Comment Card and place it in the comment box at the meeting.
2. Complete a Comment Card and mail it to:
Cobb County Department of Transportation
1890 County Services Parkway, Marietta, GA 30008
3. Email comments to: **DOTPlanning@cobbcounty.gov**
CCDOT has initiated the Study to evaluate current conditions, identify travel needs, and develop concept alternatives to improve safety, mobility, and operations along the East-West Connector from Powder Springs Road to Cumberland Parkway at the Interstate 285 overpass, including a segment of Atlanta Road between I-285 and Cumberland Parkway.
Visit the project web page to learn more:
https://www.cobbcounty.gov/transportation/transportation-planning/roadway-planning

1:16-2026

8001 Juvenile/Youth/Family

MDJ-9019
GPN-10
IN THE JUVENILE COURT OF
COBB COUNTY, GEORGIA
IN THE INTEREST OF:
M.W.; SEX- F; AGE- 7 mo.;
DOB: 4-20-25; CASE # 25-CV-1307-08
Child under 18 years of age.
NOTICE OF SUMMONS.

TO: the Mother, Tasia Webb, and the unknown unnamed father.
YOU ARE FURTHER NOTIFIED that a petition for guardianship has been filed in the Cobb County Juvenile Court and that by reason of an Order for service by publication entered by the court.
YOU ARE HEREBY COMMANDED AND REQUIRED to appear before the Juvenile Court of Cobb County, Georgia, in Marietta, Georgia, on the February 4, 2026, a 9:00 o'clock a.m. The hearing is for the purpose of determining whether a permanent guardian should be appointed over the person and property of the child.
A copy of the petition for permanent guardianship may be obtained from the clerk of the Cobb County Juvenile Court, which is located at 32 Waddle Street, Marietta, Georgia 30090, during regular business hours, Monday through Friday, 8:00 a.m. until 5:00 p.m., exclusive of holidays. A free copy shall be available to you. Upon request, the copy will be mailed to you.
The child is in the present temporary custody the department of family and children services.
The general nature of the allegations is that the unknown unnamed father has abandoned the child.
YOU ARE FURTHER NOTIFIED that while responsive pleadings are not mandatory, they are permissible and you are encouraged to file with the clerk of this court and serve upon petitioner's attorney, Justin M. Schneider, 3600 Dallas Highway, Suite 230, #137, Marietta, Georgia 30064, an answer or other responsive pleading within sixty (60) days of the date of the order for service by publication.
All concerned parties are informed that they are entitled to have an attorney represent them and if a party requests appointed counsel and qualifies for such appointment, then the court will appoint counsel at no cost if the party is unable, without financial hardship, to employ counsel.
Witness the Honorable
Wayne E. Grannis,
Judge of said court.
This 5th day of January 2026.
CLERK JOYCE E. HOLMON
JUVENILE COURT OF
COBB COUNTY

1:9,16,23,30-2026

8002 Local Legislation

MDJ-9135
GPN-13
NOTICE OF INTENTION TO
INTRODUCE LOCAL LEGISLATION

Notice is given that there will be introduced at the 2026 regular session of the General Assembly of Georgia a bill to amend an Act creating the State Court of Cobb County, approved March 26, 1964 (Ga. L. 1964, p. 3211), as amended; and for other purposes.

1:16-2026

8003 Public Hearing

MDJ-9232
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold public hearings to amend the Unified Development Code. The proposed amendment is to amend Appendix A, "Unified Development Code" Chapter 2, Section 2.01.03 "Residential Zoning Districts" and Chapter 9, Section 9.01.00 "Nonconforming Uses". A copy of the amendment to the Unified Development Code is on file in the Office of Planning and Zoning during normal business hours, Monday-Friday from 8 a.m. to 5 p.m. for public viewing.
Said meeting shall be held before the Planning Commission on February 4, 2026, at 6:30 p.m. and the Mayor and Council will hold a public hearing on February 16, 2025, at 6:30 p.m. Both meetings will be held at 2529 J. O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative hereto.
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/**

1:16-2026

MDJ-9233
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for the adoption of the official City of Kennesaw 2026 Zoning Map. A copy of the map is on file in the Planning and Zoning office located at 3080 Moon Station Rd, Kennesaw, GA 30144 for viewing during normal business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.
Said meeting shall be held before the Planning Commission on February 4, 2026, at 6:30 p.m. and the Mayor and Council will hold a public hearing on February 16, 2026, at 6:30 p.m. Both meetings to be held at 2529 J. O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative hereto.
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/**

1:16-2026

MDJ-9234
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 Walton Communities, LLC. Said request is to rezone two (2) parcels located at 1600 Old 41 Hwy (20021200130 & 20021201560) from General Commercial (GC) and RM-12, Multiple-Family District to RM-16, Multiple-Family District to develop a multi-family residential community consisting of one hundred eighty-two (182) dwelling units. The parcels lie in Land Lot 212, Tax Parcels 13 & 156 of the 20th District, 2nd Section, Cobb County Georgia.
Said meetings shall be held before the Planning Commission on February 4, 2026, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on February 16, 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/**

1:16-2026

MDJ-9235
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 Dean Klein. Said request is to rezone approximately 0.11 +/- acres of unassigned right-of-way (ROW) fronting 2995 and 2997 N Main Street (20013900140 & 20013900130) to R-15, Single-Family Residential. The parcels lie in Land Lot 139, Tax Parcels 14 & 13 of the 20th District, 2nd Section, Cobb County Georgia.
Said meetings shall be held before the Planning Commission on February 4, 2026, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on February 16, 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/**

1:16-2026

8004 Public Sales/Auctions

MDJ-8938
GPN-17
STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1897 West Oak Pkwy, Marietta, GA 30062 for January 27, 2026 at 11:30 am.
Rosie Page
Unit# 1534
Household items
Rose Page
Unit# 1608
Household items
Rosie Page
Unit# 2622
Household items
The auction will be listed and advertised on **www.storagetreasures.com**. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

1:9,16-2026

MDJ-9009
GPN-17
NOTICE OF PUBLIC SALE

The following self-storage Cube contents containing household and other goods will be sold for cash by **CubeSmart** Asset Management, LLC as Agent for Owner **[381 Veterans Memorial Hwy SW Mableton Ga 30126]** to satisfy a l

Item Report

TO: The Honorable Mayor and City Council

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: March 9, 2026

TITLE: **Zoning Variance: 1600 Old 41 Hwy & 0 Old 41 Hwy**
Consideration for approval of a variance application for the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel #20021200130 & 2002120156) as submitted by Walton Communities, LLC. Case #ZV2026-01

Summary: Said request is to vary from the parking requirement as outlined in section 6.06.09 that requires 1.75 parking spaces per unit to 1.5 parking spaces per unit. Parcel contains 11.44 +/- acres, lies in Land Lot 212, Tax Parcel 13 & 156. This public hearing was advertised in the Marietta Daily Journal on February 13, 2026, and a public notice has been posted onsite. At their March 4, 2026 meeting, Planning Commission recommended approval of the variance request.

Recommendation:
Planning and Zoning recommends approval of the Variance.

Fiscal Impact:

Attachments:
1. RZ2026-01/ZV2026-01_1600 Old 41 Hwy_Staff Analysis
2. ZV2026-01_1600 Old 41 Hwy_Application Packet
3. 03-04-26 Planning Commission Action Minutes
4. 2026-02-13 1600 Old 41 Highway Legal Ad

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
FEBRUARY 16, 2026 (POSTPONED)
MARCH 16, 2026

PLANNING COMMISSION
FEBRUARY 4, 2026 (POSTPONED)
MARCH 3, 2026

LEGAL ADVERTISEMENTS
JANUARY 16, 2026
FEBRUARY 13, 2026

PUBLIC NOTICE SIGN
JANUARY 16, 2026
FEBRUARY 17, 2026 (UPDATED)

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

Property Addresses
1600 Old 41 Hwy & 0 Old 41 Hwy

Applicant
Walton Communities, LLC

Representative
J. Kevin Moore - Moore, Ingram , Johnson & Steele, LLP

Property Owner
Granite Falls Station, LLC

Current Zoning
General Commercial (GC) and RM-12, Multifamily

Future Land Use Category
Community Activity Center (CAC)

Project Request: Rezone property from General Commercial (GC) and RM-12, Multifamily to RM-16, Multifamily for the development of a multifamily development.



Aerial view of subject property

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: Yes
Historic District: No
Cemetery: No **Floodplain:** Yes **Stream:** Yes
Parcel ID #: 20021200130 & 20021201560
Land Lot #: 212 **Tax Parcel #:** 13 & 156
Land Area: 11.44 +/-

RECOMMENDATION

Staff Recommendation:
Approval with conditions of the rezoning and **approval** of the variance request.
Please see page 12 for basis for recommendation.

ADJACENT PROPERTY DETAILS

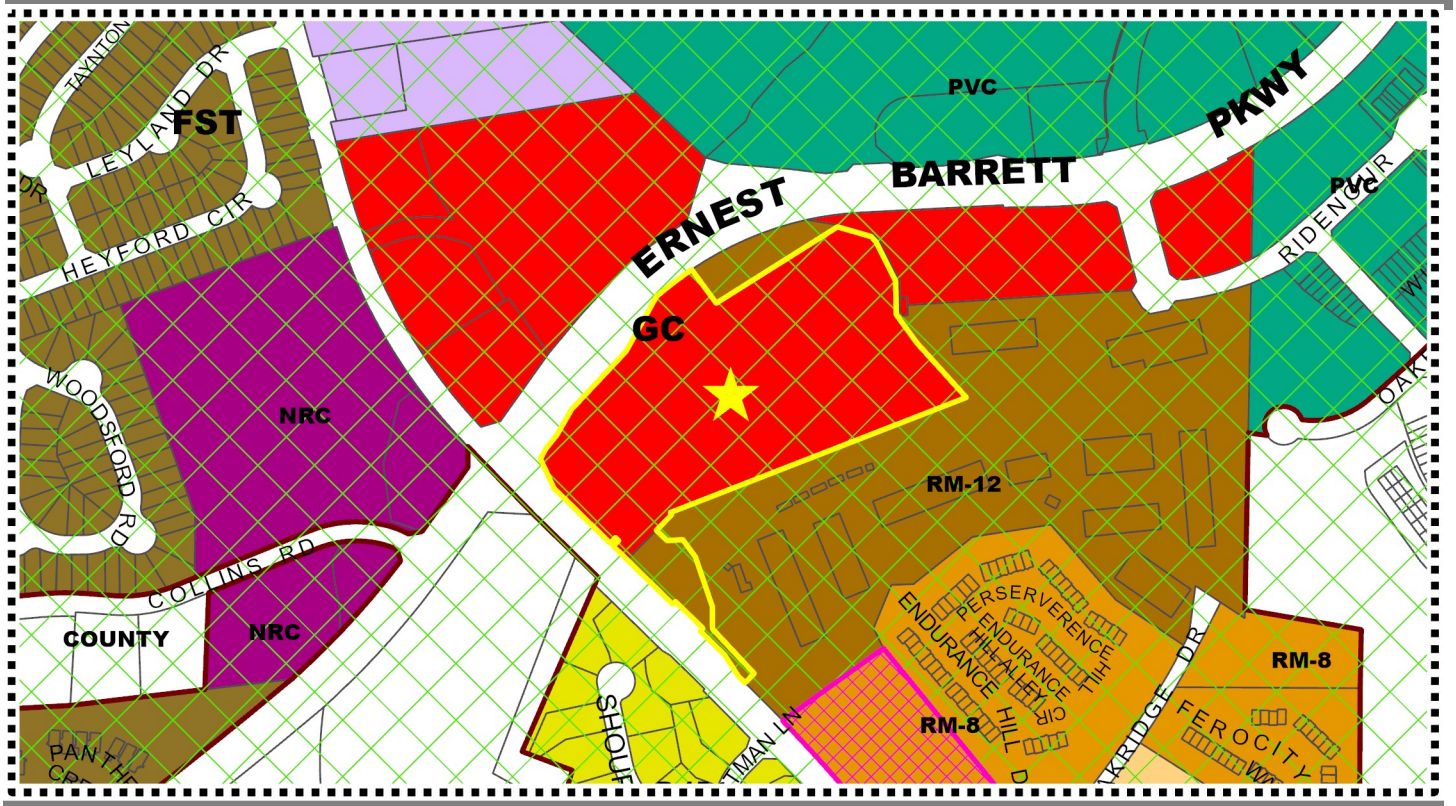
Surrounding Zoning Dist. and Future Land Use

North: Ernest Barrett Pkwy
Zoning: General Commercial (GC)
Future Land Use: Community Activity Center (CAC)
South: No Street
Zoning: RM-12, Multifamily District
Future Land Use: Residential High (RH)
East: Ridenour Blvd
Zoning: RM-12, Multifamily District
Future Land Use: Residential High (RH)
West: Old 41 Hwy
Zoning: County R-20, Single Family Residential
Future Land Use: County Low Density Residential

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ ZV2026-01

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 subject parcels are currently zoned General Commercial (GC) and RM-12, Multifamily district. To the south, the parcels are bordered by multifamily zoning district designated as RM-12, Multifamily. To the east, the properties adjoins parcels zoned General Commercial (GC) and RM-12, Multifamily. Parcels to the north are also zoned General Commercial (GC) and RM-12, Multifamily, while to the west there are a mixture of parcels zoned R-15, Single Family residential and parcels that lie outside the Kennesaw city limits.

This mix of adjacent zoning districts reflects a transition area between commercial uses and established multifamily residential development.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

AERIAL MAP

LOCATION:

The 11.44 +/- acre tract is located at the intersection of Old 41 Highway and Barrett Parkway and is surrounded by a diverse mix of commercial, retail, office, and residential uses. To the south is the Walton Ridenour multifamily residential community constructed between 2004 and 2005. To the east is a shopping center that includes a range of retail and office tenants, such as PT Solutions Physical Therapy, Big Peach Running Co., and several restaurant options. To the north, the property is bordered by additional commercial and retail uses, including a car wash, gas station, and a Zaxby's restaurant. This surrounding development pattern reflects a well established activity center with a blend of residential density and commercial services.



BACKGROUND

The subject property is adjacent to the existing Walton Community, which consists of approximately 250 units of affordable housing. In 2020, the Housing Authority of Cobb County assumed ownership, renovation, and ongoing operation of these communities to ensure the long-term preservation of affordable rental housing within the city limits.

The site has remained vacant largely due to physical and logistical development constraints, including significant topographic challenges and limited access opportunities. These conditions have made the property difficult to develop under previous zoning and market conditions, contributing to its prolonged undeveloped status.

ZONING CASE #: RZ2026-01/ZV2026-01

EXISTING SITE CONDITIONS





STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

DESCRIPTION OF ZONING REQUEST: **REZONING AND VARIANCE**

This is a rezoning and concurrent variance request submitted for 1600 Old 41 Hwy and 0 Old 41 Hwy.

REZONING:

The applicant seeks to change the zoning designation from General Commercial (GC) and RM-12, Multifamily to RM-16, Multifamily for the construction of multifamily development.

VARIANCE:

Request to reduce the requirements for multi-family dwelling units as required in section 6.06.09 of the UDC from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit.

PROJECT INTENT

The applicant is requesting to rezone the property to RM-16, Multifamily to construct a development that will consist of 182 apartment units.

Number of units proposed: 182

Unit Mix Building Types I - III		
A - One Bedroom	47	25.82 %
B - Two Bedroom	111	60.99%
C - Three Bedroom	24	13.19%

Proposed parking: 273 surface spaces (1.5 spaces per unit)

Proposed Amenities: Amenities will Clubhouse and outdoor amenity space.

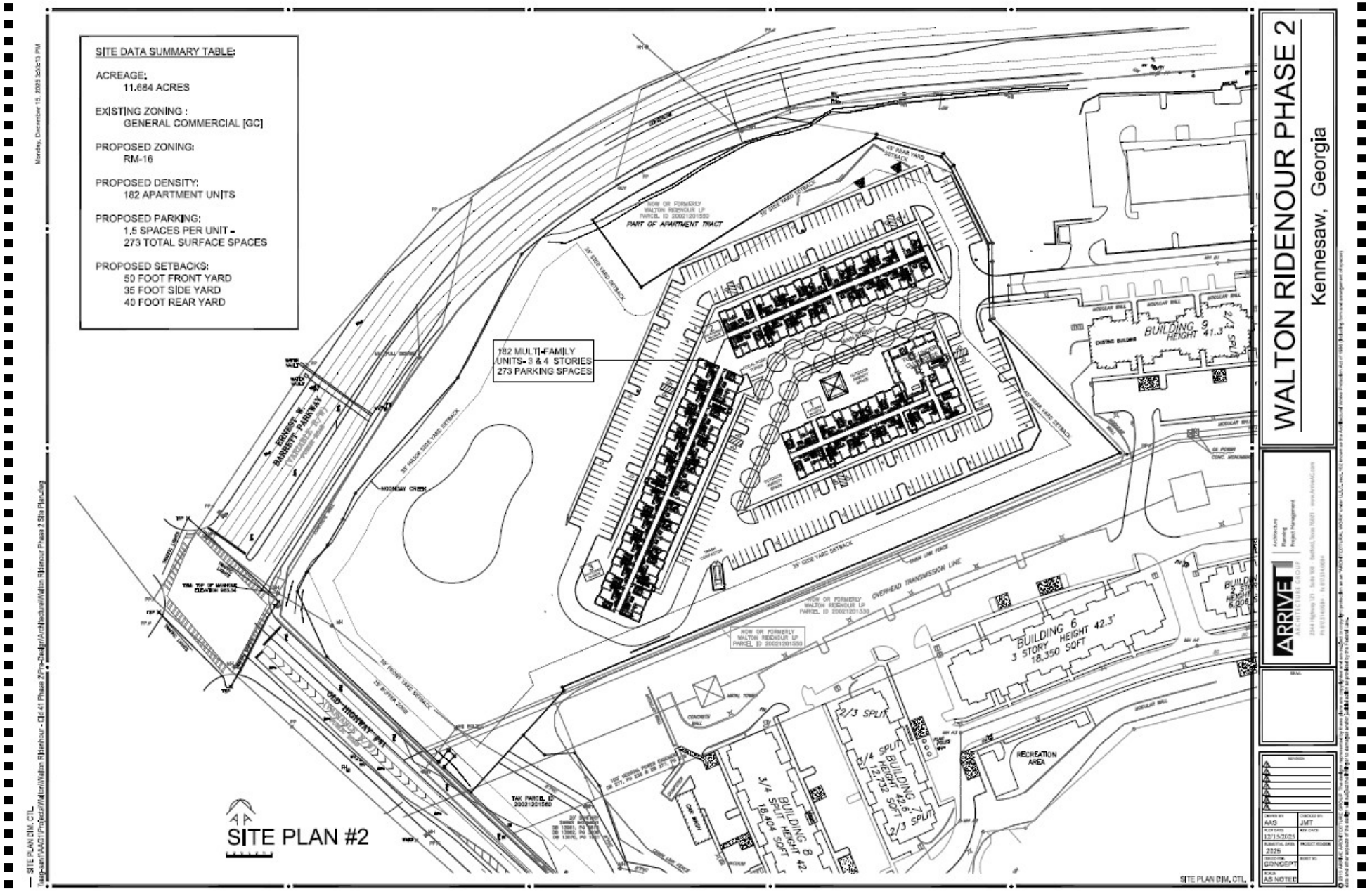
UNIFIED DEVELOPMENT CODE

Section 2.01.03.14 - Lot size, setback and building height requirements for developments within the RM-16, Multifamily Residential zoning district

Minimum lot size:	80, 000 sq. ft.
Maximum Density:	16 units per acre or 6 units per acre for single family dwelling (attached or detached)
Minimum floor area:	(a) 450 square feet: efficiency. (b) 600 square feet: one bedroom. (c) 750 square feet: two bedroom. (d) 900 square feet: three bedroom.
Minimum lot width at front setback line:	75 ft.
Minimum public road frontage:	75 ft.
Maximum cover:	45%
Maximum building height:	40 feet (three and four stories).
Minimum width between buildings:	15 ft.
Minimum building setbacks:	(a) Front yard as measured from arterial: 50 feet. (b) Front yard as measured from collector: 50 feet. (c) Front yard as measured from local: 35 feet. (d) Side yard (aka minor side yard): 35 feet (if not interior portion of development); 15 feet (if interior portion of development). (e) Rear yard: 40 feet. (f) Major side: 35.

PROPOSED SITE PLAN

ZONING CASE #: RZ2026-01/ZV2026-01



PROPOSED RENDERING

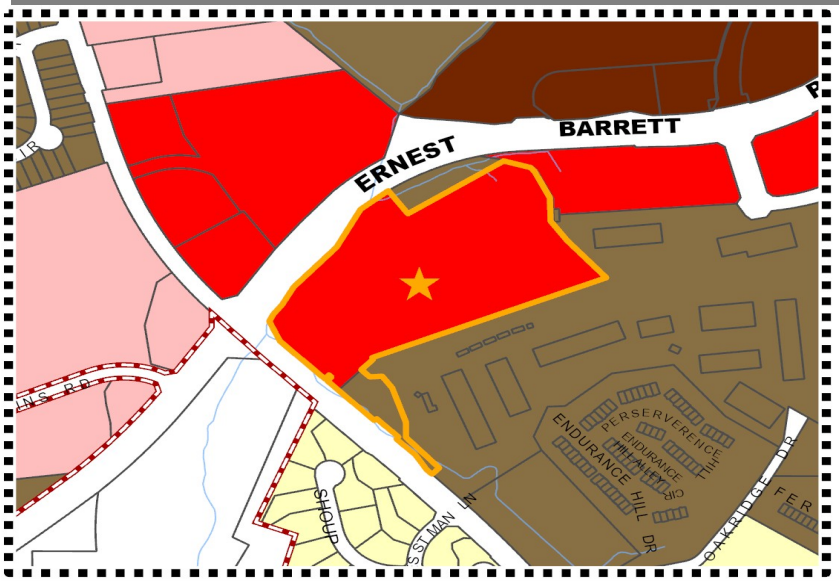
ZONING CASE #: RZ2026-01/ZV2026-01



STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

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 designated the subject properties as a Community Activity Center (CAC) and Residential High (RH). The Community Activity Center is 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 #: RZ2026-01/ZV2026-01

TRANSPORTATION DATA:

AERIAL OF ROAD #1



ROAD #1

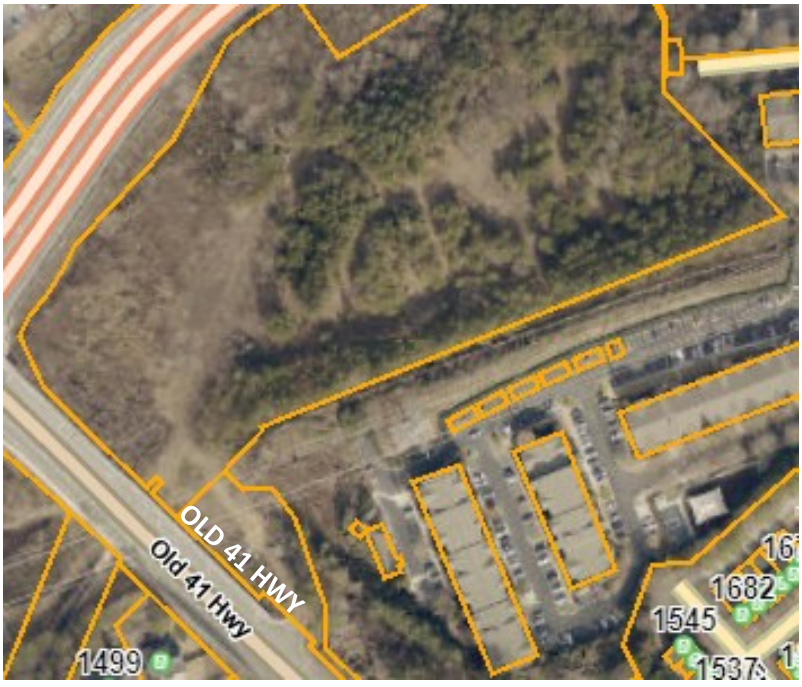
Roadway Name
Ernest Barrett Pkwy

Roadway Classification
Arterials

Speed Limit
45 MPH

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

AERIAL OF ROAD #2



ROAD #2

Roadway Name
Old 41 Hwy

Roadway Classification
Major

Speed Limit
40 MPH

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

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

ENVIRONMENTAL

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

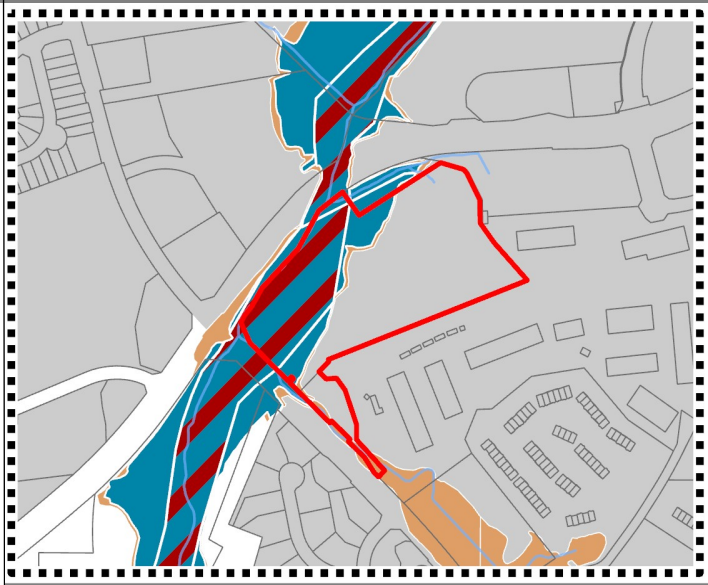
Wetlands:
- ✓ Yes
- ___ No
- ___ Not Verified

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:

Portions of the subject property are located within FEMA designated Flood Zone AE and the regulatory Floodway. These floodplain conditions reduce the amount of developable acreage on the site and will require the applicant to design the project to avoid the Floodway and comply with all applicable federal, state, and local floodplain regulations. Any future development plans must clearly delineate AE and Floodway boundaries and demonstrate compliance with the City's flood damage prevention ordinance.

Applicant will be responsible to meet all City of Kennesaw Development & Zoning Ordinance Standards, State, County and applicable Federal regulations as part of the plan review approval process. All conceptual representations submitted with the application and acted on by Mayor and Council does not relieve applicant and property owners from meeting all development standards.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

FLOOD ZONE ANALYSIS



Due to the presence of significant floodway on the parcel; the site was review based on the requirements outlined in the Unified Development Code; per section 1.09.02 which define Density is defined as:

1. The overall intensity of land use for the total project.

2. Residential density is the number of housing units permitted per acre in the zoning district involved in accordance with the terms of the zoning ordinance or as authorized under conditional zoning by the Mayor and City Council. The maximum residential density per developable acre authorized for R-40, R-30, R-20, R-15, R-12, R-10, PUD-R, RA-4, RA-5, RA-6 RM-8, RM-12, RM-16, FST and MHP zoning districts are set forth in Chapter Four of the Unified Development Code. These maximums could be lowered by conditional zoning by the Mayor and City Council. A developable acre shall not include any part or parts of rivers, streams, floodplains and natural lakes which are not the result of manmade dams. The maximum allowable dwelling units per acre shall in no event exceed any of the following:

a. The maximum set forth in article VIII of this appendix for such zoning district;

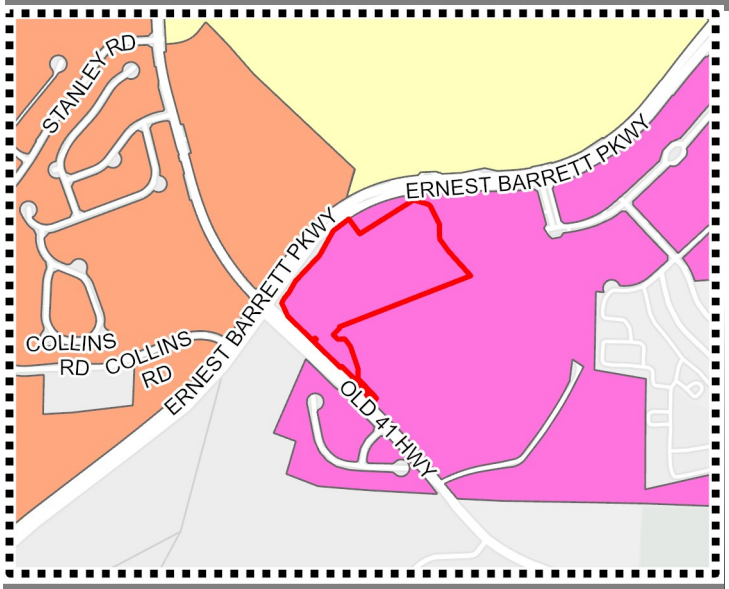
b. The maximum dwelling units per acre which can be constructed without violating any other restrictions, limitations, and/or requirements of such zoning district or the maximum authorized under conditional zoning by the Mayor and City Council.

The site is heavily constrained by the presence of the regulated floodway, which occupies a substantial portion of the parcel and sharply reduces the amount of land that can be safely developed.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

AREA DESIGNATION



RIDENOUR

Ridenour is a unique multi-use project that combines four story, multi-family housing, single family housing and retail development. Located along Barrett Parkway between Cobb Parkway and Old Highway 41, this area is characterized most notably by the high-density development, the high elevation of the structures fronting Barrett Parkway and their colorful facades. With limited office and retail uses located within the development on the ground floors, this area suggests a live, work, play concept. Like the Barrett Parkway/Old 41 Highway, the proximity to I-75, Cobb Parkway and Barrett Parkway makes this an attractive location to residents who commute to Marietta, south Cobb County and Metro Atlanta region for employment. Employment centers are also located across Cobb Parkway in the retail and office districts on or adjacent to Barrett Parkway. Residents may also be students at Kennesaw State University who enjoy the short drive to campus and the recreational opportunities provided at Kennesaw Mountain National Battlefield Park.

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 Ridenour Area. According to the Area Policy Matrix in the Comprehensive Plan, development within this area should prioritize a mix of housing options along with professional office and retail uses. The policy framework emphasizes the preservation of open space and tree canopy, while encouraging an interconnected street network that links new development to surrounding properties. This approach supports inter-parcel access, shared driveways, and coordinated access points to help manage traffic flow and reduce the number of individual curb cuts along major corridors.

The Ridenour Area also promotes a pedestrian-oriented environment by improving sidewalk connectivity and establishing multi-use trail and bicycle routes that link nearby neighborhoods, retail centers, parks, and other key destinations. Higher density residential uses are encouraged in locations with direct access to major roadways and transit facilities, supporting a more compact and accessible development pattern.

The proposed project aligns with these policies by introducing a complementary blend of uses designed to create a dynamic, walkable, and livable environment. The development supports the economic and mobility goals outlined in the Comprehensive Plan and contributes to the long-term vision for the Ridenour Area.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

TRAFFIC ANALYSIS

The applicant completed a traffic study for the proposed multifamily development with primary access via the existing Ridenour Boulevard which serves as an interparcel access roadway. The study was conducted to evaluate how the project would affect traffic conditions in the surrounding roadway network. The study's purpose was to quantify the additional vehicle trip 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. The areas of the study included:

1. Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive
2. Ernest West Barrett Parkway at Old 41 Hwy
3. Ridenour Boulevard at Ridenour Boulevard
4. Ridenour Boulevard at Ridenour Road



Conclusion:

The traffic impact study indicates that the that the signalized study intersection of Ernest West Barrett Parkway at Ridenour Boulevard/Crater Lake Drive will continue to operate at an overall level of service (LOS) "C" in both the AM and PM peak hours. The signalized intersection of Ernest West Barrett Parkway at Old 41 Highway will continue to operate at an overall LOS "E" in the AM peak hour and LOS "F" in the PM peak hour, consistent with existing conditions. The stop-controlled approaches at all unsignalized study intersections will continue to operate at LOS "A" during both the AM and PM peak hours as in existing conditions. Overall, the impact of site-generated trips on the study area roadway network is minimal.

LETTER OF OBJECTION - DATED 02/05/2026

Chanelle Campbell

From: Alexis Daniel <alexis.snell@gmail.com>
Sent: Thursday, February 5, 2026 9:34 AM
To: Chanelle Campbell
Cc: Bill Daniel
Subject: Voicing opposition to RZ2026-01

Good morning Chanelle,

My husband and I were at the Planning Commission Meeting last night to speak against the rezoning request for RZ2026-01. We understand the issue has been tabled until the March 4th meeting. We just wanted to confirm we would have an opportunity to address the council and share our concerns and opposition to the rezoning request. Please let us know if there is anything we need to provide in advance.

Thank you for your help!
Alexis Daniel

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

PLANNING AND ZONING

Site Visit:
☑ Yes
☐ No

Staff Member:
Name: Chanelle Campbell
Date of Visit: 01/29/26 & 03/02/26

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

FEBRUARY 2026 ZONING ADMINISTRATOR'S RECOMMENDATION: **POSTPONE**

Planning and Zoning staff recommends to postpone the rezoning application. Please note that staff received a letter on January 23, 2026 from the applicant's attorney requesting to postpone the case to the March 2026 public hearing.

FEBRUARY 2026 BASIS FOR PLANNING AND ZONING'S RECOMMENDATION:

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. Completion of the Traffic Impact Study (TIS) for staff evaluation
2. Submission of variance application to run concurrent with the rezoning public hearing.

FEBRUARY 4, 2026 PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended to **postpone** the rezoning application to the March 4, 2026 Planning Commission meeting and the March 16, 2026 Mayor and Council meeting.

FEBRUARY 16, 2026 MAYOR AND COUNCIL DECISION:

The Mayor and Council voted to **postpone** the rezoning application to the March 4, 2026 Planning Commission meeting and the March 16, 2026 Mayor and Council meeting.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

STAFF ANALYSIS - **REZONING**

The applicant, Walton Communities, LLC, represented by J. Kevin Moore of Moore, Ingram, Johnson & Steele, LLP, is requesting to rezone approximately 11.444 +/- acres to RM-16, Multifamily Residential for the development of a multifamily community. The total acreage consists of two parcels: 10.753 ± acres currently zoned General Commercial (GC) and 0.691 +/- acres zoned RM-12, Multifamily Residential.

Development of the Property is significantly constrained by its topography and the extent of regulated floodplain areas, which limit both the buildable area and the range of feasible site design options. The parcel is located at the intersection of Old 41 Highway and Barrett Parkway and is positioned between established multifamily communities to the east and south. The site has a floodplain that covers approximately 4.305 +/- acres of the proposed rezoning site. This would leave approximately 7.325 +/- acres of developable land which means that approximately half of the western portion of the site is encumbered by floodplain, creating a natural barrier and further restricting development potential on that side of the property.

Building placement, access, utilities, and stormwater management must all be configured around the protected floodway corridor. These combined physical conditions which includes steep grades and limited access points have historically made the site challenging to develop and continue to shape the scale, layout, and density of any proposed project.

Staff has evaluated the rezoning request in accordance with the standards for decision outlined in Section 10.01.02, Rezoning Procedures, and the requirements of Section 2.01.03.14, Multifamily Residential District (sixteen units per acre) of the Unified Development Code (UDC), with the following observations:

Per the Unified Development Code, the RM-16 district is intended to accommodate multifamily residential uses and compatible institutional or recreational uses at higher densities. The subject property is bordered to the east and south by the existing Walton Ridenour multifamily community, which currently maintains a 98% occupancy rate, demonstrating sustained demand for quality rental housing in this area.

The proposed site plan incorporates a series of residential buildings supported by community-oriented amenities, including a clubhouse, outdoor gathering areas, and a centrally located gazebo. The layout also provides interparcel access from Ridenour Boulevard, ensuring seamless internal circulation and connectivity with the surrounding Walton Ridenour community.

According to the Traffic Impact Study dated January 29, 2026, the addition of the proposed development is not expected to significantly affect existing traffic volumes or degrade current levels of service along the adjacent roadway network. These elements collectively support a cohesive, well-integrated residential community that aligns with the established development pattern and infrastructure capacity of the area.

The applicant’s architectural submission reflects a building design that will be complementary to the existing Walton Ridenour community. Exterior materials will include a combination of high□quality finishes, including—but not limited to—brick and Hardi-plank siding, ensuring visual compatibility with the surrounding development. Residents of the proposed community will also have access to the broader amenity network within Walton Ridenour, reinforcing internal connectivity and shared community resources. Access to the new development will be provided internally through the existing Walton Ridenour community, eliminating the need for additional curb cuts and maintaining a unified circulation pattern.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

STAFF ANALYSIS - **VARIANCE**

The applicant has submitted a concurrent variance application to deviate from *section 6.06.00* of the Unified Development Code. The applicant is requesting to:

1. Reduce the minimum parking requirement from 1.75 spaces per unit to 1.5 spaces per unit

Per the parking standards per use as outlined in *section 6.06.00* Off Street Parking Facilities requires:

Type of Use	Required Parking Spaces
Multi-Family Dwelling Units	1.75 spaces per dwelling unit

According to the requirements outlined in section 6.06.00 of the Unified Development Code, the proposal includes a total of two hundred and seventy three (273) parking spaces on site.

Section 9.02.00 of the Unified Development Code states that variances may be granted using the following criteria:

A. There is extraordinary and exceptional conditions pertaining to the property because of its size, shape or topography;

B. The application of the UDC standards to property creates practical difficulty or unnecessary hardship.

C. The practical difficulty and/or unnecessary hardship are conditions which are peculiar to the property involved; and

D. Relief, if granted, would not cause substantial detriment to the public good or impede the purposes and intent of the UDC

The proposed site is heavily encumbered by floodplain areas and an on-site streams, which substantially limit the amount of usable land and restrict where development can occur. In addition to these environmental constraints, the challenging topography further reduces the buildable area, creating steep transitions and uneven grades that complicate site design, access, and construction feasibility.

Taken together, these extraordinary physical conditions create limitations that are unique to this parcel and not commonly found on surrounding properties. Because these constraints directly impair the reasonable use of the land under standard zoning requirements, the circumstances meet the threshold for considering a variance, as the hardship arises from the inherent characteristics of the property rather than from actions of the applicant.

The proposed use, density, and overall character, as submitted by the applicant, are in conformance with the policy and intent of the Comprehensive Plan. The strategic location of the proposed development will contribute to the revitalization of South Main Street, ensuring that the development is concentrated and intentional. The presence of this development will foster a balanced mix of retail, entertainment, residential, and community gathering spaces, thereby facilitating economic growth and ensuring the viability of the city's downtown area.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

ZONING ADMINISTRATOR'S RECOMMENDATION: APPROVAL WITH CONDIONSS

Based on the findings outlined in the analysis section of the staff report, City Staff recommends **approval with conditions** of the rezoning request from General Commercial (GC) and RM-12, Multifamily to RM-16, Multifamily.

Further more City Staff recommends **approval** of the following variance request:

1. Reduce the required parking from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit.

PROPOSED ZONING CONDITIONS:

1. The rezoning of the Subject Property to RM-16, Multifamily zoning district shall be in accordance with the technical and conceptual site plans submitted concurrently with the application and shall comply with the required front, side, and rear setbacks, as well as the overall density as outlined in the UDC for RM-16 zoning district.
2. The architectural style and composition of the buildings to be constructed on the Subject Property shall be in reasonable conformity to the architectural renderings/elevations submitted with the application and compatible with surrounding development with the Ridenour/ Walton development.
3. Landscaping for the entrance area, signage areas, amenity and courtyard areas and all other common areas immediately surrounding the proposed buildings shall be professionally designed, implemented and maintained, which shall include the installation of an irrigation system in areas where appropriate.
4. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.
5. The applicant will be required to complete sidewalk connectivity along Old 41 Highway, extending the pedestrian network from the existing Legacy at Walton Kennesaw Mountain (62+) community.
6. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
7. All utilities servicing the residences with the proposed community shall be underground.
8. The proposed development shall include amenities for use and enjoyment of its residents as follows:
    a. A Clubhouse
    b. Community courtyards, gathering places, outdoor amenity space
    c. Pedestrian connectivity
9. Dumpsters will be positioned so as to prevent visual intrusion from streets, connection points to the community spaces and, wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during their emptying.
10. Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or staff designee as needed or necessary.
11. The applicant agrees that construction will begin in 24 months of the approval date of the rezoning. If no land development activity is initiated, then the subject property will automatically revert back to the original zoning.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-01/ZV2026-01

PLANNING COMMISSION RECOMMENDATION:

At the March 4, 2026 meeting, the Planning Commission recommended apprvoval with conditions as outlined by staff.

MAYOR AND COUNCIL RECOMMENDATION:

To be determined on March 16, 2026.

Date Received 1/30/26

Staff's Initials RG

VARIANCE APPLICATION

Required Fee $375.00

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

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.
(Applicant or agent must be present at all public hearings)

Date of Consultation 11/05/2025 Staff's Initials _____

PURPOSE OF VARIANCE REQUEST Variance for reduction of parking ratio from 1.75 spaces to 1.5 spaces per unit.

LAND USE PROPERTY ADDRESS Old 41 Highway (unassigned)

Land Lot 212 Tax Parcel 20021200130 20021201560 Lot Size 11.684+/- Current Zoning GC, RM-12

APPLICANT Walton Communities, LLC

APPLICANT EMAIL [redacted]

Applicant address 2281 Akers Mill Road, S.E., Building 4100, Atlanta, GA 30339

(Home#) Not Applicable (Work#) [redacted] (Cell#) [redacted]

Applicant Signature BY: _____
Walton Communities, LLC
Matthew L. Teague, Director of New Development

Signed, sealed and delivered in presence of: Carolyn E. Cook January 29, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC EXP. JAN. 10, 2027 COBB COUNTY, GA

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

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

Representative Signature BY: _____
MOORE INGRAM JOHNSON & STEELE, LLP
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: Carolyn E. Cook January 29, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC EXP. JAN. 10, 2027 COBB COUNTY, GA

TITLEHOLDER: Granite Falls Station, LLC **Telephone:** [redacted]
Granite Falls Station, LLC

Signature: BY: _____ Address: 4963 Tyne Ridge Court, Nashville, TN 37220
Thomas J. Brown, Sole Member

Signed, sealed and delivered in presence of: _____ January 26, 2026
Notary Date

L WARD ENTREKIN NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 17, 2027

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

A separate form must be completed by each applicant).

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:
Not Applicable.

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:
Not Applicable.

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: Not Applicable.

I certify that the foregoing information is true and correct, this 29th day of January, 2026

Walton Communities, LLC

BY: _____

Applicants Signature

Matthew L. Teague, Director of New Development

[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.

CITY OF KENNESAW

Section 1909, Part 4 Standards for Decisions - Variances

Zoning Variances may be granted in such individual cases of practical difficulty or unnecessary hardships as follows:

(1) There is extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.

The Subject Property is encumbered with floodplain and streams; as well as, challenging topography resulting in extraordinary conditions for any development.

(2) The application of this chapter to this particular piece of Property would create practical difficulty or unnecessary hardship.

Due to the challenges above, satisfying the parking ratio creates practical difficulties for successful development.

(3) Such conditions are peculiar to the particular piece of Property involved.

The conditions are unique to the Subject Property.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Chapter.

Applicant has developed both adjacent properties for multi-family uses, and the reduction in the parking ratio will not cause any detriment to the public welfare or the intent of this Chapter.

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

A separate form must be completed by each applicant).

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:
Not Applicable.

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:
Not Applicable.

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 29th day of January, 2026

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____

Applicants Signature

J. Kevin Moore; GA Bar No. 519728
Attorneys for Applicant and Titleholder

[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.

CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on February 12, 2026 in accordance with the application requirements.

MOORE INGRAM JOHNSON & STEELE, LLP

February 25, 2026

Date

BY: _____

~~Applicant~~ Authorized Agent
J. Kevin Moore; GA Bar No. 519728
Attorneys for Applicant and Property Owner

Sworn and subscribed before me this 25th day of February 2026

Carolyn E. Cook

Notary Public

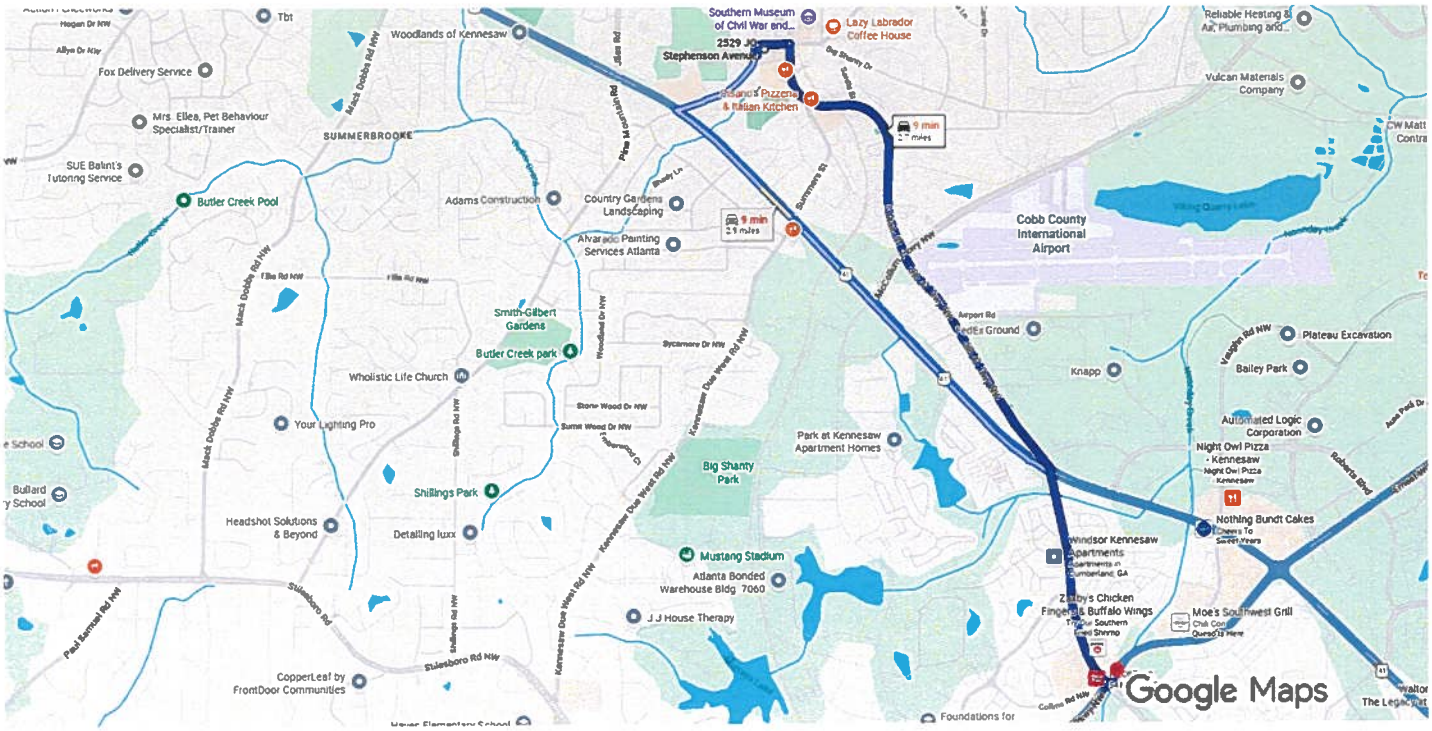
My Commission Expires January 10, 2027

CAROLYN E COOK NOTARY PUBLIC EXP. JAN. 10, 2027 COBB COUNTY, GA

Google Maps

2529 J.O. Stephenson Ave, Kennesaw, GA 30144 to 1630 Old 41 Hwy NW, Kennesaw, GA 30152

Drive 2.7 miles, 9 min



Imagery ©2026 , Map data ©2026 Google 1000 ft

2529 J.O. Stephenson Ave
Kennesaw, GA 30144

1. Head toward J.O. Stephenson Ave
   177 ft
2. Turn right onto J.O. Stephenson Ave
   0.1 mi
3. Turn right onto S Main St
   0.9 mi
4. Continue onto Old 41 Hwy NW
   1.6 mi
5. Use the middle lane to turn left onto Ernest W Barrett Pkwy NW
   Destination will be on the right
   236 ft

1630 Old 41 Hwy NW
Kennesaw, GA 30152

#2nd

BK: 14975 PG: 949-954
Filed and Recorded Aug-24-2012 04:06:56PM
DOC#: D2012-087892
Real Estate Transfer Tax Paid $1,400.00
8332012020361

JAY C. STEPHENSON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Return Recorded Document to:
Busch, Slipakoff & Schuh, LLP
Attn: Timothy C. Raffa, Esq.
3330 Cumberland Boulevard, Suite 300
Atlanta, Georgia 30339
Telephone: (770) 790 -3550

SPECIAL WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 15 day of August, 2012, by CORNERSTONE PROPERTIES II, LLC, a Georgia limited liability company ("Grantor"), and GRANITE FALLS STATION, LLC, a Georgia limited liability company ("Grantee"):

WITNESSETH

For and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Grantor has bargained, sold and do by these presents bargain, sell, convey and confirm to Grantee, its successors and assigns, all of Grantor right, title, interest, claim or demand in and to the property described on Exhibit "A" incorporated herein and made a part hereof together with all interests in land, estates, easements, rights, improvements, personal property, fixtures, equipment, furniture, furnishings, appliances, and appurtenances thereto or in anywise appertaining or belonging to the Property described on Exhibit "A" incorporated herein and made a part hereof (the "Property"), subject only to those matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, 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, their heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID Grantor, heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, their heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hands and seals, the day and year above written.

Signed, sealed and delivered in the presence of:

Certified, sworn to and subscribed before me this 15th day of August, 2012:

Unofficial Witness

Notary Public

My Commission Expires: August 21, 2012

(NOTARIAL SEAL)

SETH D TALLEY
Notary Public
Cherokee County
State of Georgia
My Commission Expires Aug 21, 2012

GRANTOR: CORNERSTONE PROPERTIES II, LLC, a Georgia limited liability company

By: THE RIDGEVILLE GROUP, LLC, a Georgia limited liability company;
Its: Manager

By: _____ **(SEAL)**
Name: TERENCE SHEAHAN
Its: Member

and

By: NEMCHIK, LLC, a Georgia limited liability company
Its: Manager

By: _____ **(SEAL)**
Name: GEORGE NEMCHIK
Its: Manager

Certified, sworn to & subscribed before me this 16th day of August, 2012.

Notary Public

Ashley Skinner
Notary Public, Cobb County, GA
My Commission Expires July 3, 2015

EXHIBIT "A"

TRACT 1:

All that tract or parcel of land lying and being in land lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

Beginning at an iron pin set (#4 r/b) at the intersection of the Northern most mitre of Old Highway #41 (60 foot right-of-way) with the Southeasterly right-of-way of Barrett Parkway Extension (variable right-of-way) and running thence Northeasterly along the Southeasterly right-of-way of Barrett Parkway Ext. the following courses and distances: North 27 degrees 48 minutes 20 seconds East 29.54 feet to an iron pin set (#4 r/b); North 38 degrees 48 minutes 30 seconds East 45.64 feet to an iron pin set (#4 r/b); North 32 degrees 10 minutes 07 seconds East 39.05 feet to an iron pin set (#4 r/b); North 27 degrees 27 minutes 48 seconds East 38.61 feet to an iron pin set (#4 r/b); North 43 degrees 15 minutes 19 seconds East along the center line of Noon Day Creek 206.85 feet to an iron pin set (#4 r/b); North 28 degrees 59 minutes 45 seconds East 185.24 feet to an iron pin set #4 r/b); Northeasterly along said right-of-way an arc distance of 390.15 feet to an iron pin found (#4 r/b); (said are being subtended by a chord bearing North 63 degrees 21 minutes 21 seconds East 387.10 feet and having a radius of 900.42 feet); thence leaving said right-of-way and running thence South 79 degrees 04 minutes 48 seconds East 137.29 feet to an iron pin set #4 r/b); running thence South 72 degrees 35 minutes 33 seconds East 93.43 to an iron pin set (#4 r/b); running thence South 40 degrees 19 minutes 23 seconds East 21.19 feet to an iron pin set (#4 r/b); running thence South 25 degrees 1.0 minutes 57 seconds East 115.75 feet to an iron pin set (#4 r/b); running thence 01 degrees 31 minutes 11 seconds West 24.13 feet to an iron pin set (#4 r/b); running thence South 00 degrees 07 minutes 55 seconds West 54.78 feet to a point; running thence South 00 degrees 07 minutes 55 seconds West 21.22 feet to an iron pin found (#4 r/b); running thence South 43 degrees 19 minutes 43 seconds East 254.47 feet to an iron pin found; running thence South 68 degrees 51 minutes 57 seconds West 819.58 feet to an iron pin set; (#4 r/b); running thence South 44 degrees 04 minutes 54 seconds West 199.67 feet to an iron pin found (#4 r/b) on the Northeasterly right-of-way of Old Highway 441; running thence North 45 degrees 26 minutes 32 seconds West along the Northeasterly right-of-way of Old Highway #41 229.27 feet to an iron pin set (#4 r/b); running thence North 23 degrees 08 minutes 06 seconds West along the Northeasterly right-of-way of Old Highway #41 133.64 feet to an iron pin set at the point of beginning, being a Tract of 11.99 acres as shown on boundary and limited topographic survey for Cornerstone Properties II LLC by Southeast Engineering dated January 15, 2007.

LESS AND EXCEPT:

That certain 0.89 Acres, more or less, being in Land Lot 212, 20th District, 2nd Section, Cobb County, Georgia, and more fully described and referred to in that Limited Warranty Deed from Cornerstone Properties II, LLC, to Walton Ridenour, L.P., dated 05/21/2010, recorded 06/16/2010, in Deed Book 14778, Page 2249, Cobb County records.

and

TRACT 2:

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, Cobb county, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a point being the mitered intersection, of the southerly right of way of Barrett Parkway (variable r/w-80.8 feet from centerline at this point) and the westerly right of way of Ridenour Boulevard (variable r/w -45 feet from centerline at this point); thence along said right of way of Ridenour Boulevard and running the following courses: south 14 degrees 54 minutes 00 seconds east a distance of 199.50 feet to a point; thence south 31 degrees 00 minutes 00 seconds west a distance of 24.94 feet to a point; thence south 30 degrees 32 minutes 28 seconds east a distance of 54.39; thence south 51 degrees 00 minutes 00 seconds east a distance of 25.91 feet to a point; thence north 78 degrees 53 minutes 57 seconds east a distance of 50.87 feet; thence north 35 degrees 00 minutes 00 seconds east a distance of 28.65 feet to a point; thence north 78 degrees 48 minutes 00 seconds east a distance of 83.61 feet to a point; thence along a curve to the left an arc distance of 120.83 feet (said curve having a radius of 500.70 feet; a chord distance of 120.54 feet and a chord bearing of north 72 degrees 31 minutes 50 seconds east) to a point; thence south 00 degrees 09 minutes 46 seconds west a distance of 858.91 feet to an iron pin found (1/2" rebar); thence south 00 degrees 06 minutes 27 seconds east a distance of 26.10 feet to a point; thence north 56 degrees 29 minutes 11 seconds west a distance of 160.48 feet to a point; thence along a curve to the right an arc length of 128.45 feet (said curve having a radius of 122.55 feet; a chord distance of 122.65 feet and a chord bearing of south 03 degrees 20 minutes 13 seconds west) to a point; thence south 32 degrees 53 minutes 26 seconds west a distance of 33.27 feet to a point; thence north 59 degrees 02 minutes 21 seconds west a distance of 219.32 feet to a point; thence north 42 degrees 02 minutes 34 seconds west a distance of 258.84 feet to a point; thence south 75 degrees 47 minutes 17 seconds west a distance of 206.53 feet to a point; thence south 47 degrees 57 minutes 26 seconds west a distance of 196.44 feet to a point; thence south 84 degrees 55 minutes 05 seconds west a distance of 57.38 feet to a point; thence south 19 degrees 40 minutes 19 seconds west a distance of 122.03 feet to a point; thence south 27 degrees 27 minutes 56 seconds east a distance of 50.27 feet to a point; thence south 53 degrees 17 minutes 47 seconds west a distance of 322.97 feet to an iron pin found (5/'8" rebar) on the northerly right of way of Old Highway No. 41 (60' r/w); thence along said right of way north 46 degrees 21 minutes 06 seconds west a distance of 136.19 feet to the TRUE POINT OF BEGINNING, from point thus established and continuing along said right of way the following courses north 46 degrees 21 minutes 06 seconds west a distance of 16.84 feet to a point; thence north 46 degrees 53 minutes 55 seconds west a distance of 142.53 feet to a point; thence north 47 degrees 24 minutes 46 seconds west a distance of 281.49 feet to a point; thence leaving said right of way north 42 degrees 40 minutes 12 seconds east a distance of 119.13 feet to a point; thence south 47 degrees 19 minutes 48 seconds east a distance of 38.66 feet to a point; thence north 86 degrees 07 minutes 17 seconds east a distance of 40.80 feet to a point; thence south 37 degrees 07 minutes 10 seconds east a distance of 55.34 feet to a point; thence south 19 degrees 40 minutes 45 seconds east, a distance of 137.03 feet to a point; thence south 01 degrees 00 minutes 59 seconds east, a distance of 57.65 feet to a point; thence south 46 degrees 53 minutes 55 seconds east a distance of 159.05 feet to a point; thence south 43 degrees 38 minutes 54 seconds west a distance of 33.43 feet to the point of beginning. Said property contains 0.84 acres more or less.

EXHIBIT "B"

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.
2. Riparian rights incident to the property or premises.
3. Zoning laws, ordinances and regulations concerning the use, occupancy, possession and retention of captioned property.
4. That certain Commercial Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases from Cornerstone Properties II, LLC, to Cobb Commercial Bank, dated 10/04/2007, recorded 10/05/2007, in Deed Book 14543, Page 3813, Cobb County records, in the original amount of $4,240,820.00; as Assigned to Crescent Bank at Deed Book 14748, Page 3683; as Assigned to Renasant Bank at Deed Book 14805, Page 1544 and 14807, Page 5674, aforesaid record.
5. That certain Assignment of Rents from Cornerstone Properties II, LLC, to Cobb Commercial Bank, dated 10/04/2007, recorded 10/05/2007, in Deed Book 14543, Page 3822, Cobb County records, in the original amount of $4,240,820.00; as Assigned to Crescent Bank at Deed Book 14748, Page 3683; as Assigned to Renasant Bank at Deed Book 14805, Page 1544 and 14807, Page 5674, aforesaid record.
6. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at Deed Book 14543, Page 3828, aforesaid records.
7. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at 033-2007-0947, Continued at 033-2012-003900, aforesaid records.
10. That certain UCC Financing Statement between Cornerstone Properties II, LLC, and Cobb Commercial Bank, a division of Community Bank of West Georgia, recorded at 033-2007-0948, Continued at 033-2012-003901, aforesaid records.
11. That certain Deed to Secure Debt from Cornerstone Properties II, LLC, to Crescent Bank & Trust Company, dated 12/01/2009, recorded 12/23/2009, in Deed Book 14744, Page 6086, in the original amount of $27,300.00, aforesaid records.
12. All matters shown on that plat of survey for Cornerstone Properties, II, LLC, by Engineering, Inc., dated August 9, 2010, recorded in Plat Book 271, Page 827, Cobb County records.
13. Easement for Right of Way from James H. Monti to Georgia Power Company dated May 30, 1968, recorded July 30, 1968, in Deed Book 1050, Page 299, Cobb County.
14. Easement from Cecilia H. Monti to Atlanta Gas Light Company dated July 30, 1986, recorded August 5, 1986, in Deed book 4059, Page 459, Cobb County records.
15. Easements contained in Right of Way Deed from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, Georgia, dated March 10, 1994, recorded March 31, 1994, in Deed Book 8149, Page 526, Cobb County records.
16. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to L. Barry Teague and Teague Investments, L.P., a Georgia limited partnership, dated January 22, 1998, recorded January 23, 1998, in Deed Book 10963, Page 190, Cobb County records.

17. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, dated December 20, 2002, recorded January 8, 2003, in Deed Book 13662, Page 3208, Cobb County records.
18. Grant of Easement for Sewer and Restrictive Covenant Agreement between L. Barry Teague and Teague Investments, L.P., to Sundial Corporation, dated 4/13/2004 recorded in Deed Book 13982, Page 2918, aforesaid record.[As to Tract II]
19. Grant of Sewer Easement to Cobb County by L. Barry Teague dated 12/4/2002, recorded in Deed Book 13662, Page 3206, aforesaid records.
20. Joinder and Grant of Easement of Sewer between L. Barry Teague and Teague Investments, L.P. and Cobb County dated 12/02/2002, recorded in Deed Book 13961, page 5815, aforesaid records.
21. Sewer Easement from Rita Monti Burke, Executrix under the Will of Cecilia Hertel Monti to Cobb County, dated September 13, 2005, recorded February 17, 2006, in Deed Book 14290, Page 4752, Cobb County records.
22. Encroachment Agreement for Easement between Cornerstone Properties II, LLC, and Georgia Power Company, recorded in Deed Book 14528, Page 1873, Cobb County records.
23. Right of Way Deed from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3201, Aforesaid records.
24. Temporary Construction Easement from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3209, aforesaid records.
25. Permanent Drainage Easement from Cornerstone Properties II, LLC, to Cobb County recorded in Deed Book 14824, Page 3216, aforesaid records.
26. Right of Way Deed from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3223, aforesaid records.
27. Permanent Drainage Easement from Cornerstone Properties II, LLC, to Cobb County recorded in Deed Book 14824, Page 3226, aforesaid records.
28. Temporary Construction Easement for Slopes from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3229, aforesaid records.
29. Temporary Driveway Easement from Cornerstone Properties II, LLC, to Cobb County, recorded in Deed Book 14824, Page 3232, aforesaid records.
30. Grant of Easements from Cornerstone Properties II, LLC, to Shoppes at Ridenhour, LLC, dated 05/31/2010, recorded 06/16/2010 in Deed Book 14778, Page 2204, aforesaid records.

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

2025
Property Tax Bill

Parcel ID	Tax District	Bill #
20021200130	3/3-BOND - KENNESAW CITY	289076

Property Owner/Location/Description	Fair Market Value	Taxable Value
GRANITE FALLS STATION LLC OLD 41 HWY	1,730,930	692,372

Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate	= Net Tax
CITY OF KENNESAW	692,372	0	692,372	7.7500000000	$5,365.88
BOND	692,372	0	692,372	1.4000000000	$969.32

Exemptions:

Printed December 2, 2025 | Settled Value Bill: You are receiving this bill due to the finalization of your appeal.

For properties under appeal with Cobb County, an initial temporary bill was issued based on 85% of the estimated tax value due 12/1/2025. Now that your appeal has been finalized, this bill reflects the full amount due for 2025.

If your taxes are paid through escrow, please forward the attached bill to your mortgage company for prompt processing.

Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov.

Current Year Tax	$6,335.20
Interest	$0.00
Penalty	$0.00
Other Fees	$0.00
Payments Received	$6,335.20
Other Amounts Due	$0.00
Total Due	$0.00
Due Date	12/01/2025

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

Please make check or Money Order Payable to : City of Kennesaw Property Tax Division and include the Parcel ID on your check.

For your convenience, you may pay by check, money order, Discover, Mastercard, AMEX, VISA.
3% fee and $3.50 per transaction fee added to debit/credit card payments. $1.25 fee per ECheck transaction paid online.

Parcel ID:	20021200130
Amount Due:	$0.00
Bill#:	289076
Due Date:	12/01/2025
	AMOUNT PAID

GRANITE FALLS STATION LLC
4963 TYNE RIDGE CT
NASHVILLE, TN 37220

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

Printed: 12/3/2025

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:
THOMAS BROWN

GRANITE FALLS STATION LLC

Payment Date: 10/12/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20021200130	10/15/2025	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$20,861.17	**$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

2025
Property Tax Bill

Parcel ID	Tax District	Bill #
20021201560	3/3-BOND - KENNESAW CITY	301570

Property Owner/Location/Description	Fair Market Value	Taxable Value
GRANITE FALLS STATION LLC OLD 41 HWY	12,370	4,948

Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate	= Net Tax
CITY OF KENNESAW	4,948	0	4,948	7.7500000000	$38.35
BOND	4,948	0	4,948	1.4000000000	$6.93

Exemptions:

Printed December 2025 | Settled Value Bill: You are receiving this bill due to the finalization of your appeal.

For properties under appeal with Cobb County, an initial temporary bill was issued based on 85% of the estimated tax value due 12/1/2025. Now that your appeal has been finalized, this bill reflects the full amount due for 2025.

If your taxes are paid through escrow, please forward the attached bill to your mortgage company for prompt processing.

Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov.

Current Year Tax	$45.28
Interest	$0.00
Penalty	$0.00
Other Fees	$0.00
Payments Received	$45.28
Other Amounts Due	$0.00
Total Due	$0.00
Due Date	12/01/2025

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

Please make check or Money Order Payable to : City of Kennesaw Property Tax Division and include the Parcel ID on your check.

For your convenience, you may pay by check, money order, Discover, Mastercard, AMEX, VISA.
3% fee and $3.50 per transaction fee added to debit/credit card payments. $1.25 fee per ECheck transaction paid online.

Parcel ID:	20021201560
Amount Due:	$0.00
Bill#:	301570
Due Date:	12/01/2025
	AMOUNT PAID

GRANITE FALLS STATION LLC
4963 TYNE RIDGE CT
NASHVILLE, TN 37220

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

Printed: 12/18/2025

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:
THOMAS BROWN

GRANITE FALLS STATION LLC

Payment Date: 10/12/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20021201560	10/15/2025	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$149.09	**$0.00**

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

Tract 1

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the northerly most mitered intersection of the southeasterly Right of Way of Ernest W. Barrett Parkway (Variable R/W) and the northeasterly Right of Way of Old Highway #41 (Variable R/W); from point thus established and running along the southeasterly Right of Way of Ernest W. Barrett Parkway the following courses: North 26° 23' 39" East a distance of 29.54 feet to a point; thence North 37° 23' 49" East a distance of 45.64 feet to a point; thence North 30° 45' 26" East a distance of 39.05 feet to a point; thence North 26° 03' 07" East a distance of 38.61 feet to a point; thence North 41° 50' 38" East a distance of 206.85 feet to a point; thence North 27° 35' 04" East a distance of 185.24 feet to a point; thence running along a curve to the right an arc length of 390.14 feet, (said curve having a radius of 900.42 feet, with a chord bearing of North 61° 56' 40" East, and a chord length of 387.10 feet) to an iron pin set; thence leaving said Right of Way South 80° 38' 53" East a distance of 49.71 feet to an iron pin set; thence running along a curve to the left an arc length of 324.14 feet, (said curve having a radius of 870.61 feet, with a chord bearing of South 66° 30' 24" West, and a chord length of 322.28 feet)to an iron pin set; thence South 36° 10' 42" East a distance of 110.83 feet to an iron pin set; thence North 57° 49' 34" East a distance of 372.64 feet to an iron pin set; thence South 74° 00' 06" East a distance of 91.70 feet to an iron pin set; thence South 41° 43' 57" East a distance of 19.08 feet to an iron pin set; thence South 26° 35' 31" East a distance of 112.62 feet to an iron pin set; thence South 01° 16' 47" East a distance of 102.12 feet to an iron pin set; thence South 44° 44' 24" East a distance of 249.02 feet to an iron pin set; thence South 67° 27' 15" West a distance of 812.14 feet to an iron pin set; thence South 21° 58' 58" East a distance of 5.05 feet to an iron pin set; thence South 42° 40' 12" West a distance of 80.54 feet to an iron pin set; thence South 42° 40' 12" West a distance of 98.29 feet to an iron pin set on the aforementioned northeasterly Right of Way of Old Highway #41 (Variable R/W); thence running along said Right of Way the following courses: North 47° 08' 07" West a distance of 49.33 feet to an iron pin set; thence North 43° 22' 55" East a distance of 14.98 feet to a Right of Way Monument; thence North 45° 25' 25" West a distance of 11.13 feet to a Right of Way Monument; thence South 39° 48' 21" West a distance of 15.34 feet to an iron pin set; thence North 47° 08' 07" West a distance of 217.11 feet to an iron pin set; thence along a miter North 24° 32' 39" West a distance of 82.30 feet to the TRUE POINT OF BEGINNING. Said tract contains 10.753 Acres (468,391 Square Feet).

Tract 2

All that tract or parcel of land lying and being in Land Lot 212 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING, commence at the northerly most mitered intersection of the southeasterly Right of Way of Ernest W. Barrett Parkway (Variable R/W) and the northeasterly Right of Way of Old Highway #41 (Variable R/W); thence running along said miter South 24° 32' 39" East a distance of 94.99 feet to a point; thence running along the northeasterly Right of Way of Old Highway #41 the following courses: South 46° 55' 56" East a distance of 205.69 feet to a point; thence North 39° 48' 21" East a distance of 0.89 feet to a Right of Way monument; thence North 39° 48' 21" East a distance of 20.07 feet to a Right of Way monument; thence South 45° 25' 25" East a distance of 11.13 feet to a Right of Way monument; thence South 43° 22' 55" West a distance of 19.62 feet to a Right of Way monument; thence South 43° 22' 55" West a distance of 1.00 feet to a point; thence South 46° 55' 56" East a distance of 49.40 feet to an iron pin set and the TRUE POINT OF BEGINNING; from point thus established and leaving said Right of Way North 42° 40' 12" East a distance of 104.10 feet to an iron pin set; thence South 47° 19' 48" East a distance of 38.66 feet to an iron pin set; thence North 86° 07' 17" East a distance of 40.80 feet to an iron pin set; thence South 37° 07' 10" East a distance of 55.34 feet to an iron pin set; thence South 19° 40' 45" East a distance of 137.03 feet to an iron pin set; thence South 01° 00' 59" East a distance of 57.65 feet to an iron pin set; thence South 46° 53' 55" East a distance of 159.05 feet to an iron pin set; thence South 43° 39' 50" West a distance of 33.42 feet to an iron pin set on the aforementioned northeasterly Right of Way of Old Highway #41; thence running along said Right of Way the following courses: North 48° 08' 55" West a distance of 20.10 feet to a point; thence North 34° 28' 42" West a distance of 68.85 feet to a point; thence North 47° 13' 34" West a distance of 88.14 feet to a point; thence North 42° 46' 26" East a distance of 10.00 feet to a point; thence North 47° 13' 34" West a distance of 100.00 feet to a point; thence South 42° 46' 26" West a distance of 10.00 feet to a point; thence North 47° 06' 59" West a distance of 165.49 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.691 Acres (30,098 Square Feet).

RESOLUTION OF GRANITE FALLS STATION, LLC

THE UNDERSIGNED, being the Sole Member of **GRANITE FALLS STATION, LLC**, a limited liability company organized and existing under the laws of the State of Georgia (hereinafter referred to as "Granite Falls Station"), does state as follows:

WHEREAS, Granite Falls Station is the owner of certain real property located at the intersection of the northeasterly side of Old 41 Highway and the southeasterly side of Barrett Parkway; being more particularly identified as Cobb County Tax Parcel Nos. 20021200130 and 20021201560, Land Lot 212, 20th District, 2nd Section. City of Kennesaw, Cobb County, Georgia (hereinafter collectively the "Property" or the "Subject Property"); and

WHEREAS, Granite Falls Station consents to the filing of a Variance Application for the Property in the City of Kennesaw, Cobb County, Georgia, by Walton Communities, LLC, as Applicant, and, in connection therewith, Granite Falls Station, as owner, must execute a portion of the Variance Application and any other ancillary documentation (hereinafter collectively referred to as "Application") to consummate the contemplated filing of the Application, and written documentation is required to authorize the Application and to specifically authorize the execution on behalf of Granite Falls Station of all documents necessary to consummate the filing of the Application; and

WHEREAS, the undersigned has reviewed and approved the form of the Application and related documents; and

WHEREAS, the undersigned is the Sole Member of Granite Falls Station.

NOW, THEREFORE, BE IT RESOLVED that Thomaas J. Brown, as the Sole Member, is authorized to execute the aforesaid Variance Application and any and all other documents necessary or appropriate to file and complete the variance process for the Subject Property with the City of Kennesaw, Cobb County, Georgia, on such terms, conditions, and provisions as is deemed necessary and appropriate; such execution of any documents being conclusive evidence that the undersigned deems the terms, conditions, and provisions thereof to be proper and in the best interest of Granite Falls Station.

RESOLVED, FURTHER, that any and all acts of Thomas J. Brown are pursuant to the authority granted by Granite Falls Station and are accepted as actions of Granite Falls Station.

IN WITNESS WHEREOF, the undersigned Sole Member of GRANITE FALLS STATION, LLC has hereunto set his hand and seal as of the day and year written below.

GRANITE FALLS STATION, LLC

BY: 

Thomas J. Brown
Sole Member

Date Executed: January 26th, 2026

ATTACHMENT TO VARIANCE APPLICATION

Application No.: _____
Hearing Dates: **March 4, 2026**
March 16, 2026

BEFORE THE PLANNING COMMISSION AND THE MAYOR AND CITY COUNCIL FOR THE CITY OF KENNESAW, GEORGIA

CONSTITUTIONAL CHALLENGE
ATTACHMENT TO VARIANCE APPLICATION

COME NOW, Applicant, WALTON COMMUNITIES, LLC (hereinafter referred to as "Applicant"), and Titleholder, GRANITE FALLS STATION, LLC (hereinafter referred to as "Owner" or "Titleholder"), and assert the following:

1.

By Application for Variance, Applicant and Titleholder applied for a variance as to the requirements of the Unified Development Code for the City of Kennesaw, and seek a variance for reduction of parking ratio from 1.75 spaces to 1.5 spaces per unit; all as more fully set forth in the subject Variance Application (hereinafter referred to as the "Parking Requirement").

2.

The Unified Development Code for the City of Kennesaw was established by the governing authority of the City of Kennesaw, Georgia, being hereinafter referred to as the "Unified Development Code of the City of Kennesaw" or in the alternative the "Ordinance."

3.

By Variance Application, Applicant and Titleholder applied for a variance specifically as to certain real property lying and being in the City of Kennesaw, Cobb County, Georgia, a

MOORE INGRAM
JOHNSON & STEELE
A Limited Liability Partnership
Emerson Overlook
326 Roswell Street
Suite 100
Marietta, GA 30060
(770) 429-1499
FAX (770) 429-8631

more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the "Subject Property" or "Property").

4.

The Variance Application seeks a waiver of the zoning requirements of the Parking Requirement, as applied to the Subject Property.

5.

There is no question but that enforcement of the Parking Requirement would create an unnecessary hardship in that same would deny reasonable use of the Property while causing no substantial detriment to the public good. The Variance Application does not seek a use of the Property which is prohibited by any ordinance or resolution.

6.

The Unified Development Code of the City of Kennesaw and the Code of the City of Kennesaw are unconstitutional as applied to the Property in that said Ordinances deprive Applicant and Titleholder of their Property under and pursuant to Art. I, § I, ¶¶ 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 of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. Said Ordinances, as they presently exist, violate the Applicant's and Titleholder's right to unfettered use of their Property in that a refusal to grant the requested variance from said Ordinances would result in unwarranted loss of existing and proposed reasonable residential use. Further, said Ordinances do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void as applied to the Property. Further, said Ordinances are

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unconstitutional in that same are arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant and Titleholder.

7.

The Unified Development Code of the City of Kennesaw and the Code of the City of Kennesaw are further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Variance Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 29th day of January, 2026.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____
J. KEVIN MOORE
Georgia Bar No. 519728

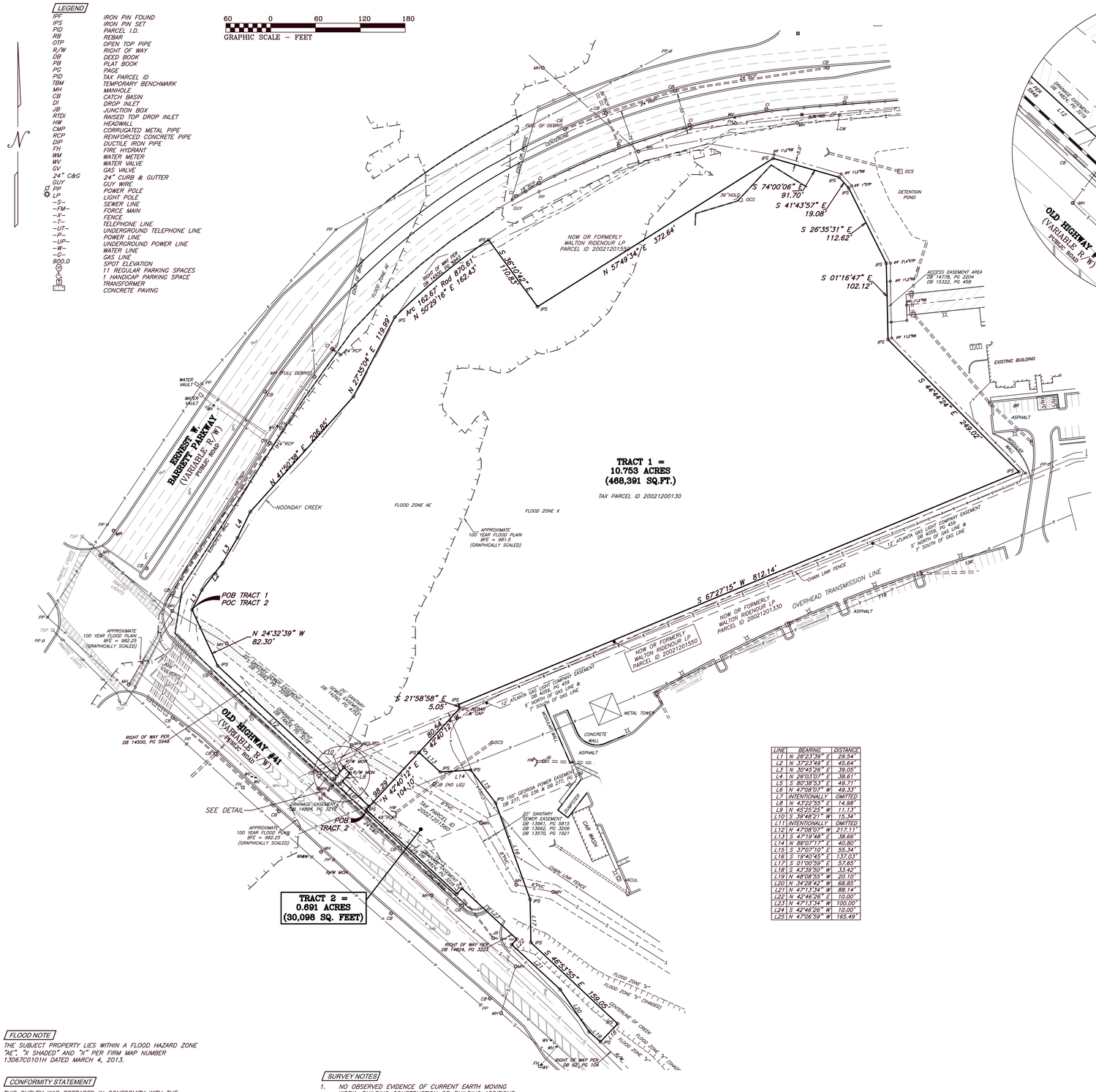
Attorneys for Applicant and Titleholder

MOORE INGRAM
JOHNSON & STEELE
A Limited Liability Partnership
Emerson Overlook
326 Roswell Street
Suite 100
Marietta, GA 30060
(770) 429-1499
FAX (770) 429-8631

LEGEND

IPF	IRON PIN FOUND
IPC	IRON PIN SET
PID	PARCEL I.D.
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
PID	TAX PARCEL ID
TBM	TEMPORARY BENCHMARK
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
-S-	SEWER LINE
-FM-	FORCE MAIN
-X-	FENCE
-T-	TELEPHONE LINE
-UT-	UNDERGROUND TELEPHONE LINE
-P-	POWER LINE
-UP-	UNDERGROUND POWER LINE
-W-	WATER LINE
-G-	GAS LINE
900.0	SPOT ELEVATION
	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
	TRANSFORMER
	CONCRETE PAVING

GRAPHIC SCALE – FEET
60 0 60 120 180


TRACT 1 = 10.753 ACRES (468,391 SQ.FT.)
TAX PARCEL ID 20021200130
TRACT 2 = 0.691 ACRES (30,098 SQ. FEET)
POB TRACT 1
POC TRACT 2
POB TRACT 2
SEE DETAIL
BERNEST W. BARRETT PARKWAY (VARIABLE R/W) PUBLIC ROAD
OLD HIGHWAY #41 (VARIABLE R/W) PUBLIC ROAD
NOW OR FORMERLY WALTON RIDENOUR LP PARCEL ID 20021201550
NOW OR FORMERLY WALTON RIDENOUR LP PARCEL ID 20021201330
TAX PARCEL ID 20021201560
NOONDAY CREEK
FLOOD ZONE AE
FLOOD ZONE X
APPROXIMATE 100 YEAR FLOOD PLAIN BFE = 981.5 (GRAPHICALLY SCALED)
APPROXIMATE 100 YEAR FLOOD PLAIN BFE = 982.25 (GRAPHICALLY SCALED)
S 74°00'06" E 91.70'
S 41°43'57" E 19.08'
S 26°35'31" E 112.62'
S 01°16'47" E 102.12'
S 44°44'24" E 249.02'
S 67°27'15" W 812.14'
S 21°58'58" E 5.05'
S 67°27'15" W 159.05'
N 57°49'34" E 372.64'
S 36°10'42" E 110.33'
N 27°36'04" E 119.99'
N 41°50'38" E 206.85'
N 24°32'39" W 82.30'
N 42°40'12" E 104.10'
N 42°40'12" E 80.54'
N 47°08'07" W 49.33'
N 42°40'12" E 98.29'
N 47°08'07" W 82.30'
ARC 152.67' Rad 870.61' N 50°29'16" E 152.43'
ACCESS EASEMENT AREA DB 14778, PG 2304 DB 15322, PG 458
EXISTING BUILDING
ASPHALT
CHAIN LINK FENCE
OVERHEAD TRANSMISSION LINE
12' ATLANTA GAS LIGHT COMPANY EASEMENT DB 4609, PG 459 & 5' NORTH OF GAS LINE & 5' SOUTH OF GAS LINE
CONCRETE WALL
METAL TOWER
CAR WASH
DETENTION POND
CENTERLINE OF CREEK
FLOOD ZONE "A" (RAMOD)
FLOOD ZONE "A"
FLOOD ZONE "X"
RIGHT OF WAY PER DB 14824, PG 3221
RIGHT OF WAY PER DB 14824, PG 3201
RIGHT OF WAY PER DB 14824, PG 3216
RIGHT OF WAY PER DB 14500, PG 5948
RIGHT OF WAY PER DB 972, PG 104
DRAINAGE EASEMENT DB 14824, PG 3216
DRAINAGE EASEMENT DB 14824, PG 3216
DRAINAGE EASEMENT DB 14824, PG 3216
20' SANITARY SEWER EASEMENT DB 14824, PG 3216
20' SANITARY SEWER EASEMENT DB 14824, PG 3216
150' GEORGIA POWER EASEMENT DB 277, PG 238 & DB 277, PG 240
20' SANITARY SEWER EASEMENT DB 13961, PG 5815 DB 13662, PG 3206 DB 13570, PG 1921
TOP OF BANK
TOE OF SLOPE
CREEK BANK
FLOW ZONE AE
CONTOUR
GUY WIRES
FULL OF DEBRIS
MH FULL DEBRIS
WATER VAULT
WATER VAULT
TRAFFIC LIGHTS
TRAFFIC LIGHTS
TSP
TSP
TSP
TSP
PP
PP
P

SITE PLAN #2

SITE DATA SUMMARY TABLE:

ACREAGE:
11.684 ACRES

EXISTING ZONING :
GENERAL COMMERCIAL [GC]

PROPOSED ZONING:
RM-16

PROPOSED DENSITY:
182 APARTMENT UNITS

PROPOSED PARKING:
1.5 SPACES PER UNIT -
273 TOTAL SURFACE SPACES

PROPOSED SETBACKS:
50 FOOT FRONT YARD
35 FOOT SIDE YARD
40 FOOT REAR YARD

182 MULTI-FAMILY
UNITS- 3 & 4 STORIES
273 PARKING SPACES

ERNEST W. BARRETT PARKWAY
(VARIABLE R/W)
PUBLIC ROAD

OLD HIGHWAY #41
(VARIABLE R/W)
PUBLIC ROAD

NOONDAY CREEK

50' FRONT YARD SETBACK

25' BUFFER ZONE

35' MAJOR SIDE YARD SETBACK

35' SIDE YARD SETBACK

40' REAR YARD SETBACK

MAIN STREET

OUTDOOR AMENITY SPACE

FOCAL POINT TOWER

GAZEBO

TUCK-UNDER CLUBHOUSE

TRASH COMPACTOR

3 3&4 STORIES 75 UNITS

2 3&4 STORIES 66 UNITS

1 3&4 STORIES 50 UNITS

BUILDING 6
3 STORY HEIGHT 42.3'
18,350 SQFT

BUILDING 7
2/3 SPLIT
HEIGHT 42.6'
12,732 SQFT
3/4 SPLIT

BUILDING 8
3/4 SPLIT HEIGHT 42.
18,404 SQFT

BUILDING 9
2/3 SPLIT
HEIGHT 41.3'

RECREATION AREA

CAR WASH

DUMPSTER

VACUUM

TAX PARCEL ID
20021201560

NOW OR FORMERLY
WALTON RIDENOUR LP
PARCEL ID 20021201550

PART OF APARTMENT TRACT

20' SANITARY SEWER EASEMENT
DB 13961, PG 3818
DB 13662, PG 3306
DB 13570, PG 1921

150' GEORGIA POWER EASEMENT
DB 277, PG 236 & DB 277, PG 239

OVERHEAD TRANSMISSION LINE

CHAIN LINK FENCE

MODULAR WALL

CONCRETE WALL

METAL TOWER

TBM: TOP OF MANHOLE ELEVATION 983.34

TRAFFIC LIGHTS

WATER VAULT

FULL DEBRIS

CENTERLINE

ROCK WALL

GUY

8"PVC

SCALE: AS NOTED	DRAWN BY: AAG
ISSUED FOR: CONCEPT	CHECKED BY: JMT
PLOT DATE: 12/15/2025	REVISION
SUBMITTAL DATE: 2025	REV. DATE:
PROJECT NUMBER	SHEET NO.

SEAL

ARRIVE ARCHITECTURE GROUP
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Project Management
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WALTON RIDENOUR PHASE 2

Kennesaw, Georgia

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MOORE INGRAM JOHNSON & STEELE, LLP

Attorneys at Law
326 Roswell Street, Suite 100
Marietta, Georgia 30060
[redacted]

February 12, 2026

RE: NOTIFICATION OF NEARBY ZONING APPLICATION
Property: 1600 Old 41 Highway, Kennesaw, Georgia 30144
Parcel ID Nos.: 20021200130; 20021201560

To Whom It May Concern:

This correspondence is to formally notify you that the City of Kennesaw Planning and Zoning Department has received a Variance Application for two parcels of land within two hundred (200) feet of our property. As a nearby property owner, you have the right to be informed of potential zoning changes.

The Application details are as follows:

Applicant:	Walton Communities, LLC
Applicant's Representative:	J. Kevin Moore, Esq., Moore Ingram Johnson & Steele, LLP [redacted]
Property:	1600 Old 41 Highway, Kennesaw, Georgia 30144
Parcel Identification Numbers:	20021200130; 20021201560
Description of Proposal:	Variance request to reduce the minimum parking requirement for multi-family dwelling units from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit.

The Application will be reviewed and voted on at public hearings by the Planning Commission and the Mayor and City Council. The meeting details are as follows:

Planning Commission Meeting
Date: March 4, 2026
Time: 6:30 p.m.

Mayor and City Council Hearing
Date: March 16, 2026
Time: 6:30 p.m.

Both meetings occur in the City Hall Council Chambers located at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia 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 Mayor and City Council.

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore
Attorneys for Applicant and Property Owner

Enclosures



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ 2026-001	GC & RM-12	RM-16
DX			
HBR			
SLUP			
ZV2026-001			

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

1600 Old 41 Hwy

Land Lot 212, Tax Parcels 13 & 156

Subject Property

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

Derek Easterling MAYOR
Lea Sherry CITY CLERK

Scale: 1" = 246'
Print Date: 2/2/2026
ZV2026_001

Date Received 1/30/26

Staff's Initials RG

VARIANCE APPLICATION

Required Fee $375.00

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

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.
(Applicant or agent must be present at all public hearings)

Date of Consultation 11/05/2025 Staff's Initials _____

PURPOSE OF VARIANCE REQUEST Variance for reduction of parking ratio from 1.75 spaces to 1.5 spaces per unit.

LAND USE PROPERTY ADDRESS Old 41 Highway (unassigned)

Land Lot 212 Tax Parcel 20021200130 20021201560 Lot Size 11.684+/- Current Zoning GC, RM-12

APPLICANT Walton Communities, LLC

APPLICANT EMAIL [redacted]

Applicant address 2281 Akers Mill Road, S.E., Building 4100, Atlanta, GA 30339

(Home#) Not Applicable (Work#) [redacted] (Cell#) [redacted]

Applicant Signature BY: Walton Communities, LLC
Matthew L. Teague, Director of New Development

Signed, sealed and delivered in presence of: Carolyn E. Cook Notary January 29, 2026 Date

CAROLYN E COOK NOTARY PUBLIC EXP JAN 10, 2027 COBB COUNTY, GA

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

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

Representative Signature BY: MOORE INGRAM JOHNSON & STEELE, LLP
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: Carolyn E. Cook Notary January 29, 2026 Date

CAROLYN E COOK NOTARY PUBLIC EXP JAN 10, 2027 COBB COUNTY, GA

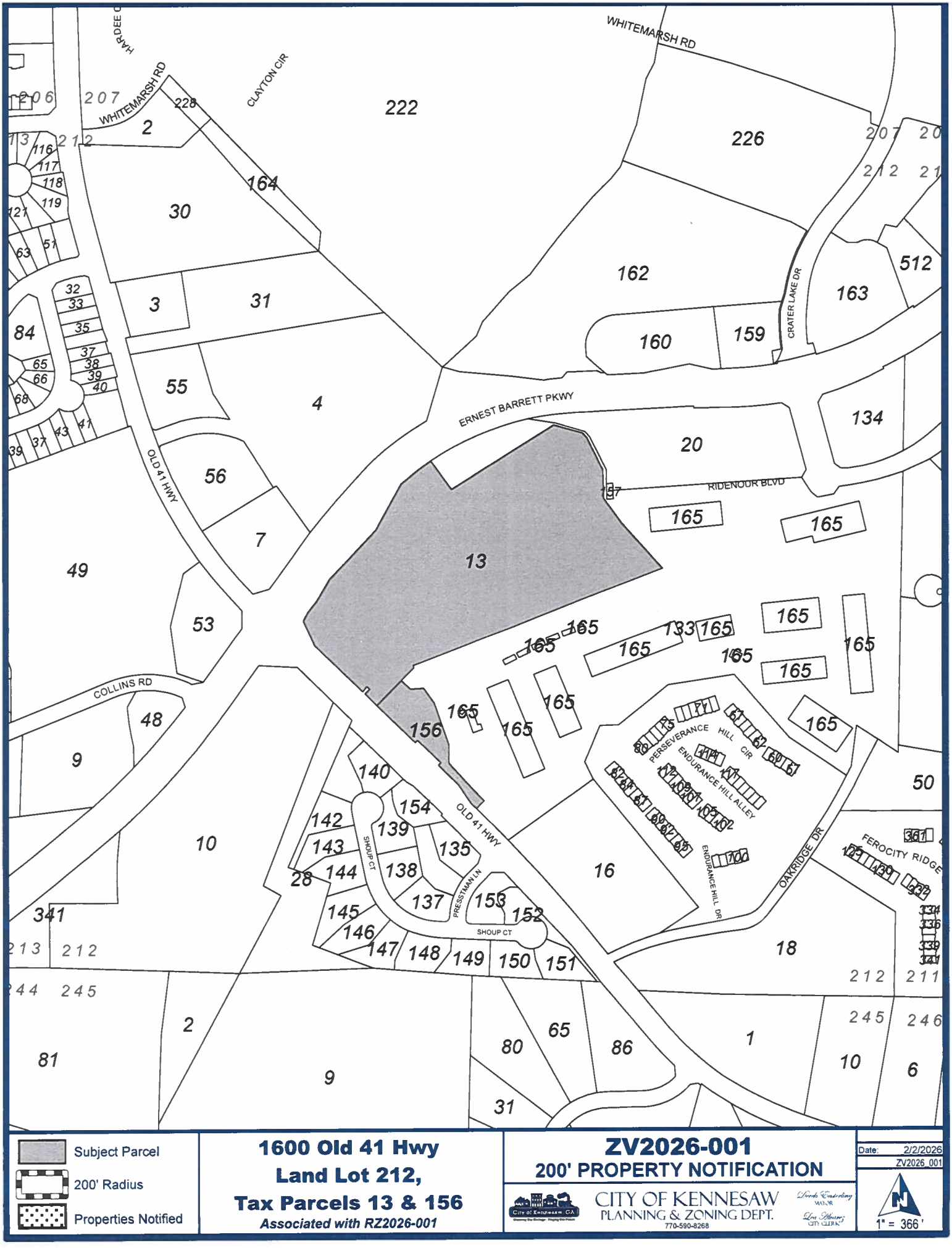
TITLEHOLDER: Granite Falls Station, LLC Telephone: [redacted]

Signature: BY: Granite Falls Station, LLC
Thomas J. Brown, Sole Member

Address: 4963 Tyne Ridge Court, Nashville, TN 37220

Signed, sealed and delivered in presence of: Notary January 26, 2026 Date

L WARD ENTREKIN NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 17, 2027


WHITEMARSH RD
CLAYTON CIR
WHITEMARSH RD
CRATER LAKE DR
ERNEST BARRETT PKWY
OLD 41 HWY
RIDENOUR BLVD
COLLINS RD
OLD 41 HWY
PERSEVERANCE HILL CIR
ENDURANCE HILL ALLEY
ENDURANCE HILL DR
OAKRIDGE DR
FEROCITY RIDGE
SHOUP CT
PRESSTMAN LN
SHOUP CT
Subject Parcel
200' Radius
Properties Notified
1600 Old 41 Hwy
Land Lot 212,
Tax Parcels 13 & 156
Associated with RZ2026-001
ZV2026-001
200' PROPERTY NOTIFICATION
CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268
Date: 2/2/2026
ZV2026_001
1" = 366'

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: KELLY HICKS — Printed at 02/11/26 11:38 by khick-tj

Acct #: 110016 — Ad #: 536481 — Status: New WHOLD

CITY OF KENNESAW
2529 J.O. STEPHENSON AVE
KENNESAW GA 30144

Start: 02/13/2026 — Stop: 02/13/2026
Times Ord: 1 — Times Run: ***
LEG 1.00 X 3.03 Words: 200
Total LEG 3.03
Class: 8003 PUBLIC HEARING
Rate: LEGL — Cost: 30.00
Ad Descrpt: PH-9841 1600 OLD 41 HWY
Descr Cont: MDJ-9841 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: 1600 OLD 41 HWY
Created: khick 02/11/26 11:34
Last Changed: khick 02/11/26 11:38

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

PUB	ZONE	EDT	TP	RUN DATES
MDJ	A	95	S	02/13

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-9841
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 variance request submitted by Walton Communities, LLC. Said request is to vary from the minimum parking spaces per dwelling unit required for multi-family dwelling units, as outlined in the Unified Development Code under Appendix A, Section 6.06.05, from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit. The property is located at 1600 Old 41 Hwy (20021200130 & 20021201560) and lies in Land Lot 212, Tax Parcels 13 and 156, 20 th District, 2nd Section, Cobb County, Georgia.

Said meetings shall be held before the Planning Commission on March 4, 2026, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on March 16, 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/

2:13-2026

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # ZV2026-01

PURPOSE Variance to reduce the parking requirement for multi-family residential dwelling units.

DATE OF PUBLIC MEETING: 3/4/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 3/16/2026 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

FOR FURTHER INFORMATION PLEASE CALL:
PLANNING AND ZONING DEPARTMENT 770-590-8268

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # RZ2026-01

PURPOSE Rezone from General Commercial (GC) and RM-12, Multiple Family District to RM-16, Multiple Family District to develop a multi-family residential community.

DATE OF PUBLIC MEETING: 2/4/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 2/16/2026 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

02.13.2026 10:11

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # ZV2026-01

PURPOSE Variance to reduce the parking requirement for multi-family residential dwelling units.

DATE OF PUBLIC MEETING: 3/4/2026 **TIME:** 6:30PM

DATE OF PUBLIC MEETING: 3/16/2026 **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

CITY OF KENNESA
LAND USE NOTIC

APPLICATION # RZ2026-01

PURPOSE Rezone from General Commercial (GC) and RM
Multiple Family District to RM-16, Multiple Fam
District to develop a multi-family residential co

DATE OF PUBLIC MEETING: 2/4/2026 **TIME:** 6:30PM

DATE OF PUBLIC MEETING: 2/16/2026 **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

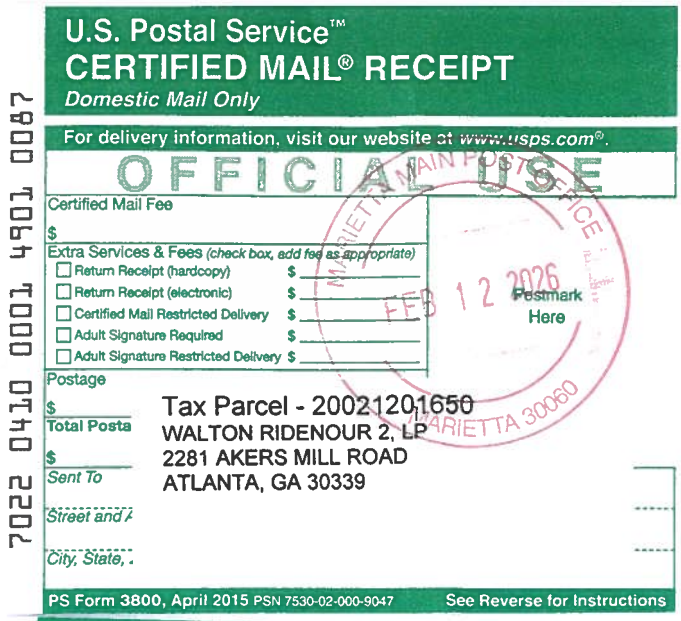
HTTP://WWW.KENNESAW-GA.GOV

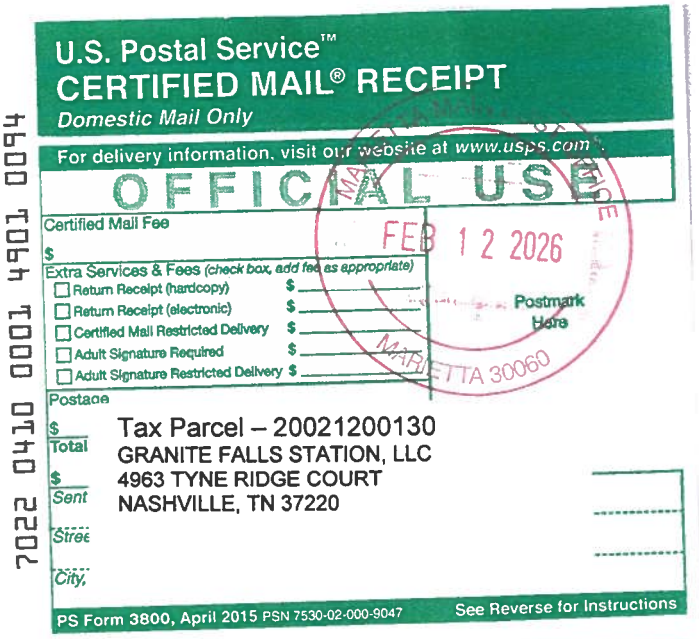
FOR FURTHER INFORMATION PLEASE CALL :

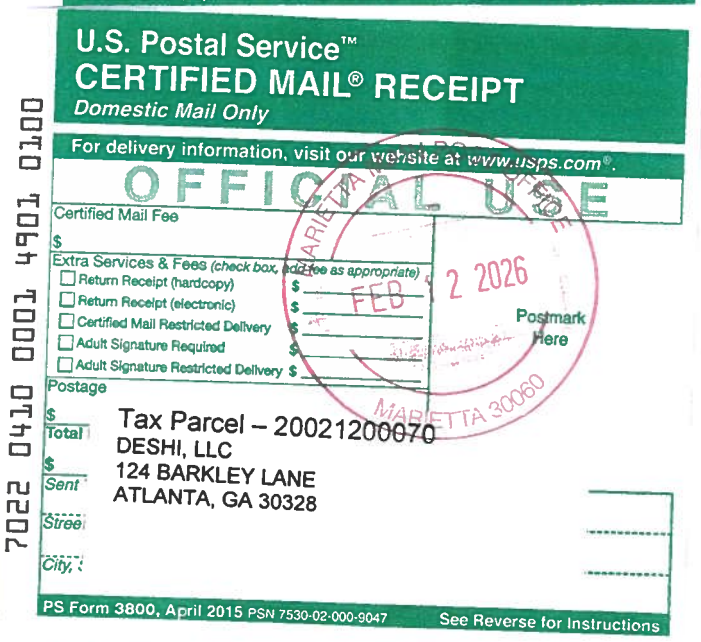
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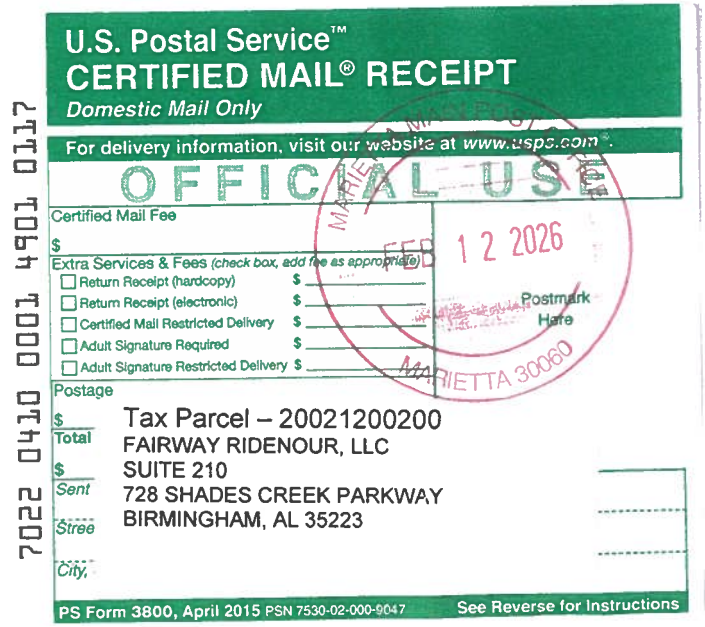
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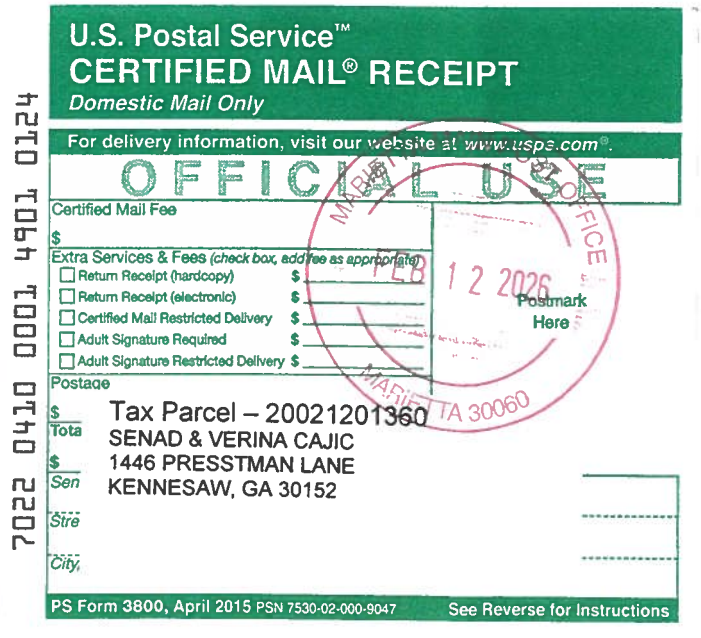

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Sent To
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City, Sta
Tax Parcel - 20021201330
HOUSING AUTHORITY OF COBB COUNTY
2950 ATLANTA ROAD
SMYRNA, GA 30080
FEB 12 2026
Postmark Here
MARIETTA 30060
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
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Adult Signature Restricted Delivery
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Sent To
Street and
City, State,
Tax Parcel - 20021201650
WALTON RIDENOUR 2, LP
2281 AKERS MILL ROAD
ATLANTA, GA 30339
FEB 12 2026
Postmark Here
MARIETTA 30060
PS Form 3800, April 2015 PSN 7530-02-000-9047
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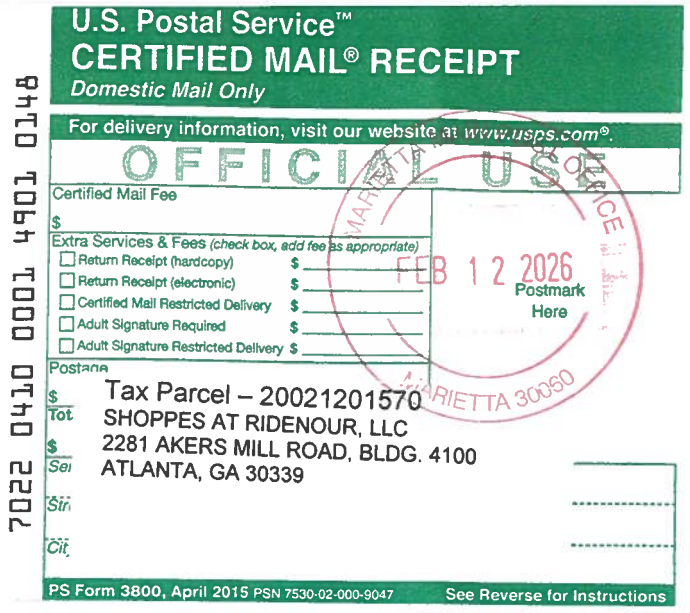

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Stree
City,
Tax Parcel – 20021200130
GRANITE FALLS STATION, LLC
4963 TYNE RIDGE COURT
NASHVILLE, TN 37220
FEB 12 2026
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MARIETTA 30060
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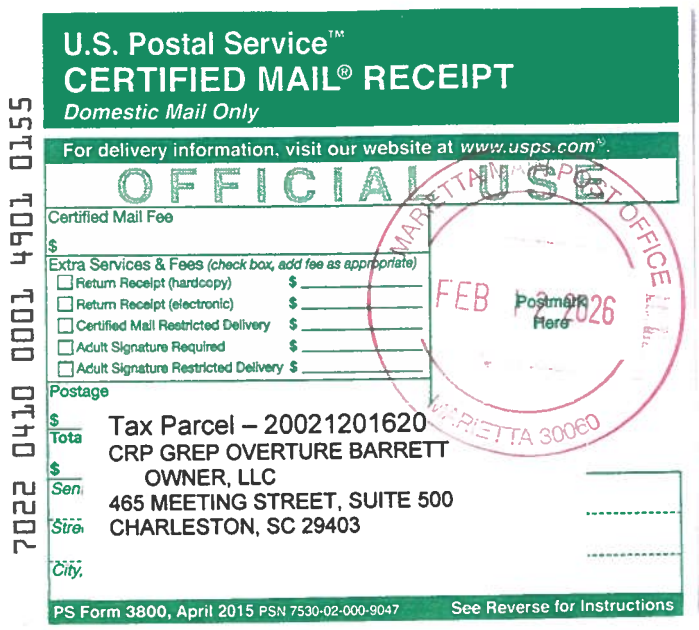

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City,
Tax Parcel – 20021200070
DESHI, LLC
124 BARKLEY LANE
ATLANTA, GA 30328
FEB 2 2026
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MARIETTA 30060
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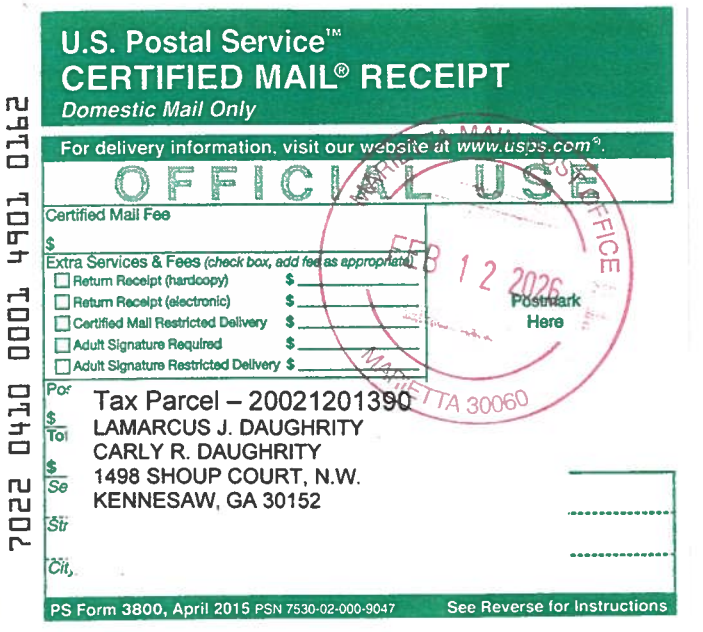

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City,
Tax Parcel – 20021200200
FAIRWAY RIDENOUR, LLC
SUITE 210
728 SHADES CREEK PARKWAY
BIRMINGHAM, AL 35223
FEB 12 2026
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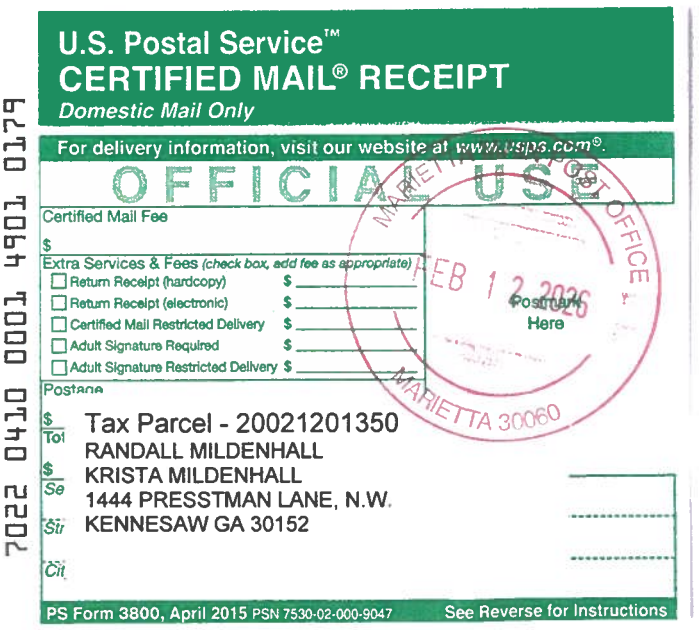

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GLORIA A. DOWNEY
1500 SHOUP COURT
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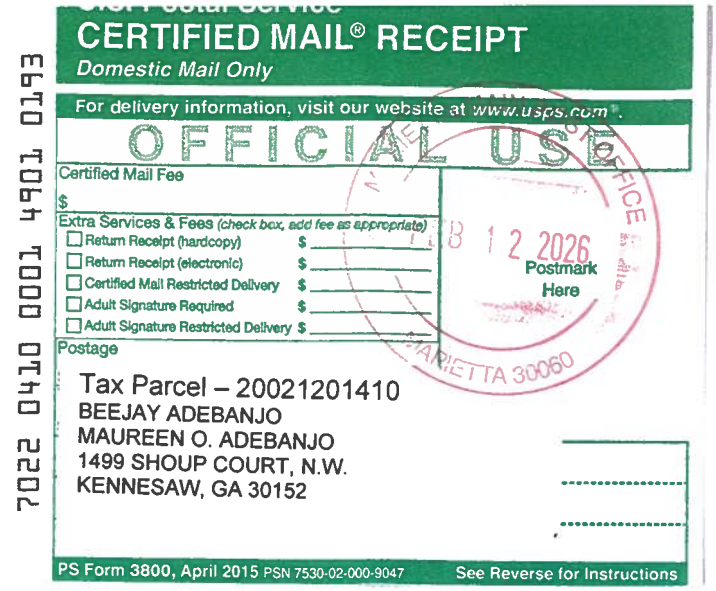

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ATLANTA, GA 30339
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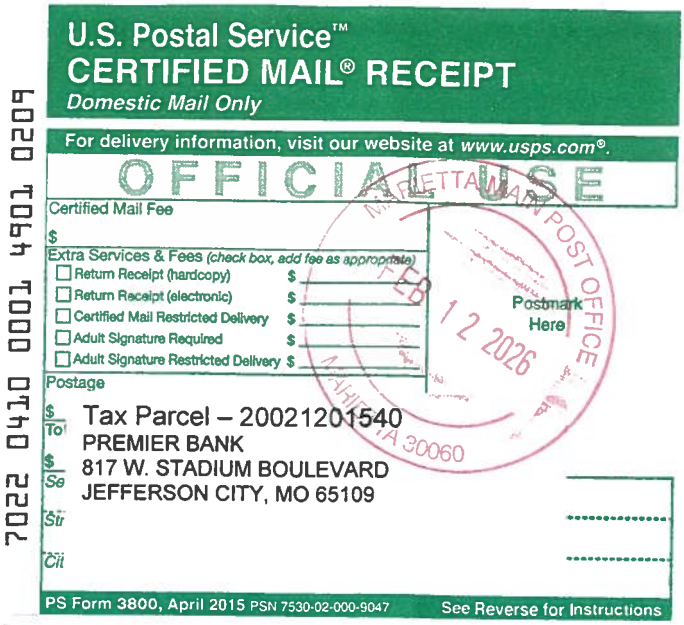

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CRP GREP OVERTURE BARRETT OWNER, LLC
465 MEETING STREET, SUITE 500
CHARLESTON, SC 29403
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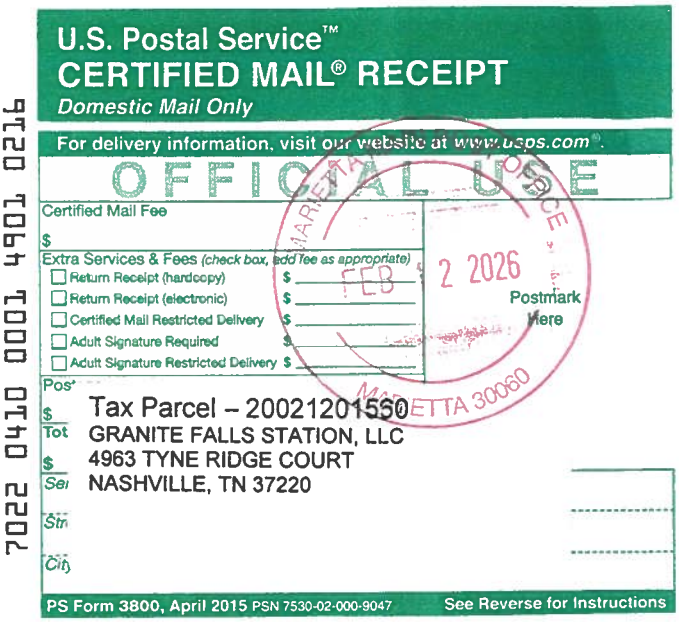

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Tax Parcel – 20021201390
LAMARCUS J. DAUGHRITY
CARLY R. DAUGHRITY
1498 SHOUP COURT, N.W.
KENNESAW, GA 30152
PS Form 3800, April 2015 PSN 7530-02-000-9047
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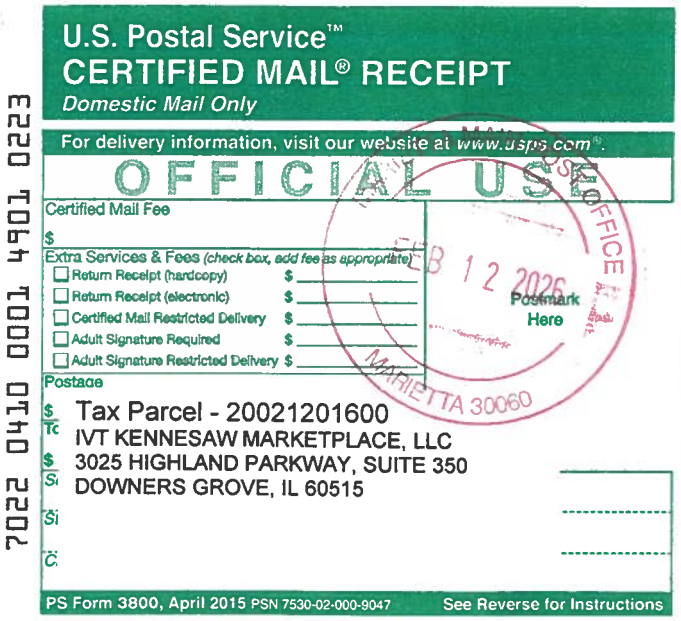

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RANDALL MILDENHALL
KRISTA MILDENHALL
1444 PRESSTMAN LANE, N.W.
KENNESAW GA 30152
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MARIETTA 30060
Tax Parcel – 20021200040
1680 OLD 41 HIGHWAY, LLC
POST OFFICE Box 724506
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BEEJAY ADEBANJO
MAUREEN O. ADEBANJO
1499 SHOUP COURT, N.W.
KENNESAW, GA 30152
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JEFFERSON CITY, MO 65109
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IVT KENNESAW MARKETPLACE, LLC
3025 HIGHLAND PARKWAY, SUITE 350
DOWNERS GROVE, IL 60515
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Postmark Here
MARIETTA 30060
Tax Parcel – 20021200160
WALTON AT KENNESAW MOUNTAIN, LLC
2281 AKERS MILL ROAD, BLDG 4100
ATLANTA,GA 30339
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FEB 12 2026
Postmark Here
MARIETTA 30060
Tax Parcel – 20021200530
MESQUITE CREEK DEVELOPMENT, INC.
C/O CUSHMAN & WAKEFIELD
POST OFFICE BOX 2437
SMYRNA, GA 300081-2437
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
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Tax Parcel – 20021201360
SENAD & VERINA CAJIC
1446 PRESSTMAN LANE
KENNESAW, GA 30152

9590 9402 8958 4064 4652 34

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

7022 0410 0001 4901 0124

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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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ 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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1. Article Addressed to:

Tax Parcel - 20021201330
HOUSING AUTHORITY OF COBB COUNTY
2950 ATLANTA ROAD
SMYRNA, GA 30080

9590 9402 8958 4064 4652 89

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

7022 0410 0001 4901 0070

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 2/18/26

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:

Tax Parcel – 20021200070
DESHI, LLC
124 BARKLEY LANE
ATLANTA, GA 30328

9590 9402 8958 4064 4652 58

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

7022 0410 0001 4901 0100

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 2/14

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
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ 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.

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Tax Parcel – 20021201560
GRANITE FALLS STATION, LLC
4963 TYNE RIDGE COURT
NASHVILLE, TN 37220

9590 9402 8958 4064 4651 42

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

7022 0410 0001 4901 0216

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

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City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

RECEIVED
FEB 17 2026
CITY OF KENNESAW

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City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

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USPS TRACKING #

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Kennesaw, GA 30144

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CITY OF KENNESAW

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City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

RECEIVED
FEB 17 2026
CITY OF KENNESAW

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:

Tax Parcel – 20021200130
GRANITE FALLS STATION, LLC
4963 TYNE RIDGE COURT
NASHVILLE, TN 37220

9590 9402 8958 4064 4652 65

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0094

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

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

Page 298 of 587

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Tax Parcel – 20021201410
BEEJAY ADEBANJO
MAUREEN O. ADEBANJO
1499 SHOUP COURT, N.W.
KENNESAW, GA 30152

9590 9402 8958 4064 4651 66

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0193

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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

9590 9402 8958 4084 4652 65

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•

Attention: Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

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FEB 17 2026
CITY OF KENNESAW

4-279798

USPS TRACKING #

9590 9402 8958 4084 4651 66

First-Class Mail
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United States
Postal Service

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

Attention: Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

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CITY OF KENNESAW

USPS TRACKING #

9590 9402 8958 4064 4651 28

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CITY OF KENNESAW

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

Attention: Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

USPS TRACKING #

9590 9402 8958 4064 4652 10

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CITY OF KENNESAW

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

Attention: Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

USPS TRACKING #

9590 9402 8958 4064 4652 72

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CITY OF KENNESAW

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

Attention: Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

USPS TRACKING #

9590 9402 8958 4064 4652 41

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Postage & Fees Paid
USPS
Permit No. G-10

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RECEIVED
FEB 23 2026
CITY OF KENNESAW

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

Attention: Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

Tax Parcel – 20021200160
WALTON AT KENNESAW MOUNTAIN, LLC
2281 AKERS MILL ROAD, BLDG 4100
ATLANTA,GA 30339

9590 9402 8958 4064 4651 28

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

7022 0410 0001 4901 0230

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* Ginger Harris 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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ 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:

Tax Parcel – 20021201570
SHOPPES AT RIDENOUR, LLC
2281 AKERS MILL ROAD, BLDG. 4100
ATLANTA, GA 30339

9590 9402 8958 4064 4652 10

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

7022 0410 0001 4901 0148

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* Ginger Harris C. Date of Delivery 2/9/26

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
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20021201650
WALTON RIDENOUR 2, LP
2281 AKERS MILL ROAD
ATLANTA, GA 30339

9590 9402 8958 4064 4652 72

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

7022 0410 0001 4901 0087

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Ginger Harris C. Date of Delivery 2/16/26

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

Tax Parcel – 20021200200
FAIRWAY RIDENOUR, LLC
SUITE 210
728 SHADES CREEK PARKWAY
BIRMINGHAM, AL 35223

9590 9402 8958 4064 4652 41

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

7022 0410 0001 4901 0117

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 2/17/26

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
☐ Insured Mail Restricted Delivery (over $500)
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USPS TRACKING #

9590 9402 8958 4064 4657 35

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United States Postal Service

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City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

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CITY OF KENNESAW

-279799

USPS TRACKING #

9590 9402 8958 4064 4657 73

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Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

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Attention: Planning & Zoning
City of Kennesaw
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Kennesaw, GA 30144

RECEIVED
FEB 24 2026
CITY OF KENNESAW

-279799

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:

Tax Parcel - 20021201600
IVT KENNESAW MARKETPLACE, LLC
3025 HIGHLAND PARKWAY, SUITE 350
DOWNERS GROVE, IL 60515

9590 9402 8958 4064 4651 35

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

7022 0410 0001 4901 0223

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

2/17

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
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
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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:

Tax Parcel – 20021201620
CRP GREP OVERTURE BARRETT OWNER, LLC
465 MEETING STREET, SUITE 500
CHARLESTON, SC 29403

9590 9402 8958 4064 4652 03

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

7022 0410 0001 4901 0155

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

2/17

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

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

CERTIFIED MAIL®

9214 8901 4298 0640 0000 0247

MOORE INGRAM JOHNSON & STEELE
A LIMITED LIABILITY PARTNERSHIP

Emerson Overlook
326 Roswell Street, Suite 100
MARIETTA, GEORGIA 30060

NEOPOST
02/12/2026
US POSTAGE

FIRST-CLASS MAIL
IMI
$010.44⁰

ZIP 30060
041M11289387

Tax Parcel – 20021200530
MESQUITE CREEK DEVELOPMENT, INC.
C/O CUSHMAN & WAKEFIELD
POST OFFICE BOX 2437
SMYRNA, GA 300081-2437

NIXIE 326 FE 1 0002/19/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 30060822525 *0824-01754-16-28

ANK

30081340605025

MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
March 4, 2026
6:30 PM

---

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, Robert Trim, Douglas Butler
Absent: Carolyn Greenall and Rebecca Patterson
Staff Present: Chanelle Campbell (Director of Planning and Zoning), and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Matt Teague (Applicant, Director of New Development at Walton Communities), Bill Daniel (Cobb County resident), Alexis Daniel (Cobb County resident), Jim Martin (Marietta resident), Stephen Snow (Attorney, Cedar Creek Professional Office Association), Charles Barge (Applicant, President of Cedar Creek Professional Office Association), Adam Rozen (Attorney, DRB Group)

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 March 16, 2026.

3. Approval of the Meeting Minutes

A. Approval of meeting minutes: February 4, 2026

Chairman Bodenhamer called for a motion.
Motion to approve by Commissioner Trim
Seconded by Vice Chair Vande Zande
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

4. Old Business

A. **RZ2026-01** - Consideration to rezone the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel #20021200130 & 20021201560) from General Commercial (GC) and RM-12, Multiple-Family District to RM-16, Multiple-Family District as submitted by Walton Communities, LLC. Said request is to rezone the property for the development of a multi-family residential community. Property consists of 11.44 +/- acres and lies in land lot 140, tax parcels 13 & 156.

Chairman Bodenhamer called for a motion.
Motion by Commissioner Trim to approve with the following conditions as outlined by staff:
1. The rezoning of the Subject Property to RM-16, Multifamily zoning district shall be in accordance with the technical and conceptual site plans submitted concurrently with the application and shall comply with the required front, side, and rear setbacks, as well as the overall density as outlined in the UDC for RM-16 zoning district.
2. The architectural style and composition of the buildings to be constructed on the Subject Property shall be in reasonable conformity to the architectural renderings/elevations submitted with the application and compatible with surrounding development with the Ridenour/ Walton development.
3. Landscaping for the entrance area, signage areas, amenity and courtyard areas and all other common areas immediately surrounding the proposed buildings shall be professionally designed, implemented and maintained, which shall include the installation of an irrigation system in areas where appropriate.
4. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.
5. The applicant will be required to complete sidewalk connectivity along Old 41 Highway, extending the pedestrian network from the existing Legacy at Walton Kennesaw Mountain (62+) community.
6. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
7. All utilities servicing the residences with the proposed community shall be underground.
8. The proposed development shall include amenities for use and enjoyment of its residents as follows:
    a. A Clubhouse
    b. Community courtyards, gathering places, outdoor amenity space
    c. Pedestrian connectivity
9. Dumpsters will be positioned so as to prevent visual intrusion from streets, connection points to the community spaces and, wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during their emptying.
10. Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or staff designee as needed or necessary.
11. The applicant agrees that construction will begin in 24 months of the approval date of the rezoning. If no land development activity is initiated, then the subject property will automatically revert back to the original zoning.

Seconded by Vice Chair Vande Zande
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken. Vice Chair Vande Zande, Commissioner Trim, and Commissioner Butler voted in favor. Motion unanimously approved 3-0. Motion carried.

5. New Business

A. **ZV2026-01** - Consideration of a variance application submitted by Walton Communities LLC for the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel # 20021200130, 20021201560). Said variance request is to reduce the minimum parking requirement for multi-family dwelling units from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit. Property consists of 11.44 +/- acres and and lies in land lot 140, tax parcel 13 & 156.

Chairman Bodenhamer called for a motion
Motion to approve by Vice Chair Vande Zande
Seconded by Commissioner Butler
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken. Vice Chair Vande Zande, Commissioner Trim, and Commissioner Butler voted in favor. Motion unanimously approved 3-0. Motion carried.

B. **RZ2026-03** - Consideration to amend the zoning conditions as outlined in Ordinance # 2006-20 as submitted by Cedar Creek Professional Office Association, Inc., - Alan Barge for the property located at 6095 Pine Mountain Rd (parcel # 20014001470). Said request is to amend the zoning conditions outlined in Ordinance # 2006-20 to eliminate stipulation #14. Property consists of 2.88 +/- acres and lies in land lot 140, tax parcel 147.

Chairman Bodenhamer called for a motion .
Motion to deny the rezoning request by Commissioner Trim
Motion dies for lack of a second. Chairman Bodenhamer called for a new motion.
Motion to approve the request to withdraw without prejudice by Vice Chair Vande Zande
Seconded by Commissioner Butler
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken. Vice Chair Vande Zande, Commissioner Trim, and Commissioner Butler voted in favor. Motion to approve the request to withdraw without prejudice unanimously approved 3-0. Motion carried.

6. Staff Comment

7. Adjourn

Chairman Bodenhamer called for a motion to adjourn.
Motion to adjourn by Vice Chair Vande Zande
Seconded by Commissioner Butler
Chairman Bodenhamer adjourned the meeting at 7:53 p.m.

8000 Miscellaneous Legals

2010 TOYOTA COROLLA
2T1BU4EE0AC304896
2010 TOYOTA COROLLA
2T1BU4EE9AC525848
2014 TOYOTA COROLLA
2T1BURHE1EC212002
2015 TOYOTA COROLLA
2T1BURHE5FC391565
2003 TOYOTA HIGHLANDER
JTEGF21A730101049
2004 TOYOTA SEQUOIA
5TDZT38A14S212017
2022 VOLKSWAGEN ARTEON
WVWAR7AN6NE01028
2012 VOLKSWAGEN PASSAT
1VWAH7A32CC090508
2013 VOLKSWAGEN PASSAT
1VWBP7A3XDC049679
2013 VOLKSWAGEN PASSAT
1VWCH7A3XDC083641
2013 VOLVO XC60
YV4902DZ2D2420409
2007 VOLVO XC90
YV4CN982171391671
2001 YAMAHA ROAD STAR
JYAVP02E61A012266

2:13,20-2026

MDJ-9754
GPN-17
ABANDONED MOTOR VEHICLE
PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: 2465 Ventura Place Smyrna, Ga 30080. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before **03-16-2026**. Answer forms may be found at the Magistrate Court Clerk's office located at: 32 Waddell St SE, Marietta, Ga 30090. Forms may also be obtained online at www.georgiamagistratecouncil.com.
2015 Chrysler 200
1C3CCCAB4FN588975 SGJ4176 GA
Magistrate Court Case No: 26L00419
2017 Dodge Journey
3C4PDCBG1HT532449 SME5477 GA
Magistrate Court Case No: 26L00420
2015 Dodge Dart
1C3CDFBB3FD351817 NO TAG
Magistrate Court Case No: 26L00421
2013 Freightliner Cascadia
1FUJGLBG3DSBS7911 C4133B GA
Magistrate Court Case No: 26L00422
2005 Pontiac Bonneville
1G2HZ54Y55U211639 YVG530 GA
Magistrate Court Case No: 26L00423
2021 Chrysler Pacifica
2C4RC1L78MR586343 CYU7100 GA
Magistrate Court Case No: 26L00424
2016 Ford Fusion
3FA6P0HD7GR402756 SKM4696 GA
Magistrate Court Case No: 26L00425
2013 Cadillac ATS
1G6AL5S38D0174844 SGJ8799 GA
Magistrate Court Case No: 26L00426
2019 Jeep Compass
3C4NJCCB8KT660035 RYU5722 GA
Magistrate Court Case No: 26L00427
2018 Chevrolet Silverado C1500
3GCPCREC6JG507429 TX
Magistrate Court Case No: 26L00428
2007 Vanguard National Trailer
5V8VA53257M700271 4TV2677 CA
Magistrate Court Case No: 26L00429

Howard's Wrecker Service
2465 Ventura Place
Smyrna, Ga 30080 770-432-2613
2:13,20-2026

MDJ-9755
GPN-17
Abandoned Motor Vehicle
Advertisement Notice
Howard's Wrecker Service

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at 2465 Ventura Place, Smyrna, Ga 30080. The vehicles subject to liens as stated above are identified as:
2013 Ford Focus
1FADP3F29DL198224 SLZ3072 GA
2025 Mercedes-Benz GLA250
W1N4N4HB4SJ641030 EFW545 GA
2014 Toyota Corolla
2T1BURHE9EC207100 SML1264 GA
2020 Nissan Altima
1N4BL4CV7LC192105 SFF6924 GA
2011 Hyundai Accent
KMHCN4AC5BU574440 CVW9034 GA
2007 Toyota Camry
4T1BE46K87U030890 RYX4364 GA
2016 Honda Pilot
5FNYF6H8XGB023313 CEB3960 GA
2011 International Prostar
3HSCUAPR8BN186822 C587CJ GA
2022 Toyota Corolla
JTND4MBE4N3181952 CUX4072 GA
2013 Nissan Altima
1N4AL3AP6DC142579 306DV36 TX
2025 Mitsubishi Outlander
JA4J3VA84SZ036795 XCR8026 TX
2018 Nissan Rogue
JN1BJ1CP7JW185931 CTK2233 GA
2016 Honda CRV
5J6RM3H46GL021457 CFN5673 GA
2012 Honda CRV
5J6RM3H77CL036330 DP7MIH GA
2010 Honda Accord
1HGCP2F39AA095435 668HU MS
2024 Genesis G70
KMTG34SC8RU136467 MISSR0Z GA
2010 BMW 335I
WBAWL7C55AP252219 RXX1223 GA
2007 Wabash National Trailer
1JJV532W27L040378 FR5932 IA
2013 Subaru Outback
4S4BRBAC4D3319162 SLL7785 GA

Howard's Wrecker Service
2465 Ventura Place
Smyrna, Ga 30080
770-432-2613
2:13,20-2026

MDJ-9790
GPN-17

K.O. Towing 344 Kathleen Dr., Marietta, GA 30067 Phone:(770)650-1413. In accordance with GA code §40-11-2, the following vehicles have been deemed abandoned and will be sold at public auction on **02/28/2026 @1:00PM**. This vehicle list is subject to change without notice due to typographical errors, court order status, omissions or duplication. K.O. Towing reserves the right to refuse bidding number to anyone.
WA1L2AFP7GA090487 AUDI Q5 2016 GRAY
WBA5A5C56ED505335 BMW 528i 2014 GRAY
WBAFR7C56CC814203 BMW 535i 2012 BLACK
3GYEK63N42G199900 CADILLAC ESCALADE 2002 BLACK
2GCEC19R3W1101843 CHEVROLET C/K-1500 1998 BLACK
2CNFLNEC6B6225692 CHEVROLET EQUINOX 2011 GRAY
1G1JE6SB6F4118247 CHEVROLET SONIC 2015 RED
1GNSCKE05CR304419 CHEVROLET SUBURBAN 2012 WHITE
3GNEC16Z14G341747 CHEVROLET SUBURBAN 2004 RED
1GNFC13087J327549 CHEVROLET TAHOE 2007 TAN
1GNDT13S252137312 CHEVROLET TRAIL BLAZER 2005 GOLD
1GNES16S136240939 CHEVROLET TRAIL BLAZER 2003 BLACK
1C3CCDG5FN540652 CHRYSLER/200 2015 BLACK
1C3CCCB5FN525087 CHRYSLER/200 2015 WHITE
3C4PDCAB4ET246564 DODGE JOURNEY 2014 GRAY
3D4GG67V99T237975 DODGE JOURNEY 2009 BLACK
1D3HB13P59S792098 DODGE RAM/1500 2009 BLACK
3C3CFFCR6FT527744 FIAT/500 2015 WHITE
1FMEU63E26UA06674 FORD EXPLORER 2006 GOLD
1FTRW08L41KB64894 FORD F-150 2001 TAN
3FADP4BJ8GM129059 FORD FIESTA 2016 SILVER
3FADP4BJ9EM148037 FORD FIESTA 2014 BLACK
1FADP3F26DL237464 FORD FOCUS 2013 GRAY
3FA6P0HD1FR217603 FORD FUSION 2015 TAN
1GKKVPKD5EJ263741 GMC ACADIA 2014 GRAY
2HGED6347MH572973 HONDA CIVIC 1991 RED
5NPDH4AE8FH568391 HYUNDAI ELANTRA 2015 BEIGE
5XYZT3LB4FG249384 HYUNDAI SANTA FE 2015 SILVER
5XYZWDLAXDG052978 HYUNDAI SANTA FE SPORT 2013 WHITE
5NPE24AF8HH562222 HYUNDAI SONATA 2017 BURGUNDY
5NPE24AF5FH149204 HYUNDAI SONATA 2015SILVER
5NPEB4AC3EH880671 HYUNDAI SONATA 2014 BLUE
KM8J3CA21JU634789 HYUNDAI TUCSON 2018 BLUE
SAJWA2GB0CLV37823 JAGUAR XJ 2012 SILVER
1J8HH48N66C248255 JEEP COMMANDER 2006 RED
1C4RJFJT0FC882326 JEEP GRAND CHEROKEE 2015 RED
3KPF24AD8KE077237 KIA FORTE 2019 WHITE
5XXGM4A79FG439971 KIA OPTIMA 2015 BLACK
KNADN4A39F6459968 KIA RIO 2015 BLACK
KNDJX3A52E7026125 KIA SOUL 2014 WHITE
SALCR2BGXHH691245 LANDROVER DISCOVERY SPORT 2017 BLACK
JN8AZ08T64W216645 NISSAN MURANO 2004 SILVER
JN8AS5MT8FW159925 NISSAN ROGUE SELECT 2015 PURPLE
3N1AB61E19L659123 NISSAN SENTRA 2009 BLUE
JTDBU4EE0A9116367 TOYOTA COROLLA 2010 SILVER

2:13,20-2026

8000 Miscellaneous Legals

MDJ-9829
GPN-17
ABANDONED MOTOR VEHICLE
PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Cobb County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: 950 Allgood Rd, Marietta, GA 30062. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: **03/06/2026.** Answer forms may be found at the Magistrate Court Clerk's office located at: 32 Waddell St SE, Marietta, Ga 30090. Forms may also be obtained online at www.georgiamagistratecouncil.com.
2015 JEEP RENEGADE
ZACCJABT3FPC05631 RWT1176 GA
MAGISTRATE COURT CASE NO: 26-L-00372
2023 MAZDA CX-30
3MVDMBBMXPM566612 SCR4750 GA
MAGISTRATE COURT CASE NO: 26-L-00430
2003 GMC DXL
1GKFK66U83J132136 888BPTP TN
MAGISTRATE COURT CASE NO: 26-L-00431
2015 HYUNDAI ELANTRA
5NPDH4AE0FH596380 DCU6483 GA
MAGISTRATE COURT CASE NO: 26-L-00432
2012 HONDA ACCORD
1HGCP2F48CA240184 CTC8572 GA
MAGISTRATE COURT CASE NO: 26-L-00433
2001 CHEVROLET SILVERADO 1500
1GCEK19T31E127266 SHA5926 GA
MAGISTRATE COURT CASE NO: 26-L-00434
2019 SUBARU LEGACY
4S3BNAS69K3007600 DDP3333 GA
MAGISTRATE COURT CASE NO: 26-L-00435
2000 TOYOTA TACOMA
4TAWN72N0YZ631265 RMR3693 GA
MAGISTRATE COURT CASE NO: 26-L-00436
2008 TOYOTA Sienna
5TDZK23C08S160486 TX13701 GA
MAGISTRATE COURT CASE NO: 26-L-00437
2012 KIA FORTE
KNAFT4A27C5609065 SAM9613 GA
MAGISTRATE COURT CASE NO: 26-L-00438
2015 KIA OPTIMA
5XXGM4A77FG384677 DAS3848 GA
MAGISTRATE COURT CASE NO: 26-L-00439
2012 FORD F/E
3FAHP0HA4CR171033 471BKDX TN
MAGISTRATE COURT CASE NO: 26-L-00440
2022 MAZD CX-30
3MVDMBCL7NM442798 NO TAG
MAGISTRATE COURT CASE NO: 26-L-00441
2017 KIA FORTE
3KPFK4A77HE037735 CGB5036 GA
MAGISTRATE COURT CASE NO: 26-L-00442
1995 GMC P35
1GDKP32KXS3503696 10716 TN
MAGISTRATE COURT CASE NO: 26-L-00444
2016 BMW 320
WBA8E5G52GNT93058 TCV7449 NC
MAGISTRATE COURT CASE NO: 26-L-00443
2008 HONDA CIVIC
2HGFG12658H508454 NO TAG
MAGISTRATE COURT CASE NO: 26-L-00445
2022 CHRY PACIFICA
2C4RC1L71NR227899 CVU4843 GA
MAGISTRATE COURT CASE NO: 26-L-00446
2021 LNDR RRS
SALWG2SU0MA759838 XGM9537 GA
MAGISTRATE COURT CASE NO: 26-L-00447
2012 GMC TERRAIN
2GKFLTEK4C6231206 SJK0942 GA
MAGISTRATE COURT CASE NO: 26-L-00448
2013 CHEVROLET CRUZE
1G1PA5SH2D7160477 NO TAG
MAGISTRATE COURT CASE NO: 26-L-00449
2008 HONDA PILOT
5FNYF28518B013561 SHK0840 GA
MAGISTRATE COURT CASE NO: 26-L-00450
2012 CHEVROLET IMPALA
2G1WG5E32C1319200 NO TAG
MAGISTRATE COURT CASE NO: 26-L-00451

2:13,20-2026

MDJ-9830
GPN-17
Abandoned Motor Vehicle
Advertisement Notice
Marietta Wrecker Service

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at Marietta Wrecker Service, 950 Allgood Rd, Marietta, GA 30062. The vehicles subject to liens as stated above are identified as:
Vehicle Year/ Vehicle Make/ Vehicle Model/ License Plate # State/ VIN
2018 FORD EXPLORER NO TAG NO TAG 1FM5K8AR0JGB47421
2011 FORD ESCAPE AZG8747 GA
1FMCU0EG1BKB95214
2016 GMC SIERRA 1500 CXE3597 GA
3GTU2PEC6GG327743
2013 TOYOTA COROLLA TAK6812 GA
2T1BU4EE6DC039244
2011 NISSAN QUEST NO TAG NO TAG
JN8AE2KP7B9000480
2011 MAZDA MAZDA 3 RKR6001 GA
JM1BL1VG4B1450839
2016 JEEP CHEROKEE SJK1623 GA
1C4PJLAB5GW288411
1999 CHEVROLET CAVALIER
SKF4211 GA 1G1JC1243X7163446
2012 TOYOTA PRIUS CFD2608 GA
JTDKN3DUXC1505759
2021 OTHER CHONGQING HUANSONG I NO TAG NO TAG
LWGPCMLC7MA8C1109
2023 MAZDA CX-30 SCR4750 GA
3MVDMBBMXPM566612
2003 GMC DXL 888BPTP TN
1GKFK66U83J132136
2015 HYUNDAI ELANTRA
DCU6483 GA 5NPDH4AE0FH596380
2012 HONDA ACCORD CTC8572 GA
1HGCP2F48CA240184
2001 CHEVROLET SILVERADO 1500
SHA5926 GA 1GCEK19T31E127266
2019 SUBARU LEGACY DDP3333 GA
4S3BNAS69K3007600
2000 TOYOTA TACOMA RMR3693 GA
4TAWN72N0YZ631265
2008 TOYOTA SIENNA TX13701 GA
5TDZK23C08S160486
2012 KIA FORTE SAM9613 GA
KNAFT4A27C5609065
2015 KIA OPTIMA DAS3848 GA
5XXGM4A77FG384677
2011 HYUNDAI SONATA PJV7063 GA
5NPEC4AC6BH035693
2012 FORD F/E 471BKDX TN
3FAHP0HA4CR171033
2022 MAZD CX-30 NO TAG NO TAG
3MVDMBCL7NM442798
2017 KIA FORTE CGB5036 GA
3KPFK4A77HE037735
1995 GMC P35 10716 TN
1GDKP32KXS3503696
2016 BMW 320 TCV7449 NC
WBA8E5G52GNT93058
2008 HONDA CIVIC NO TAG NO TAG
2HGFG12658H508454
2022 CHRYSLER PACIFICA
CVU4843 GA 2C4RC1L71NR227899
2021 LNDR RRS XGM9537 GA
SALWG2SU0MA759838
2012 GMC TERRAIN SJK0942 GA
2GKFLTEK4C6231206
2013 CHEVROLET CRUZE NO TAG
NO TAG 1G1PA5SH2D7160477
2008 HONDA PILOT SHK0840 GA
5FNYF28518B013561
2012 CHEVROLET IMPALA NO TAG
NO TAG 2G1WG5E32C1319200
2014 HYUNDAI ELANTRA
SMG7385 GA KMHDH4AH8EU100977
2010 TOYOTA CAMRY NO TAG NO TAG 4T1BK3EK6AU100043
2017 NISSAN FRONTIER CLI4687 GA
1N6DD0ER2HN700109
2014 AUDI A6 TFE1606 GA
WAUGFAFC2EN011481
2020 NISSAN ALTIMA SBT3879 GA
1N4BL4CV4LC230146
2021 MASERATI LEVANTE
YWX601 GA ZN661XUAXMX357863
2015 FRHT CASCADIA ZKF393 GA
3AKJGBD46FDGK2431
2018 HONDA PILOT CXK7208 GA
5FNYF5H50JB020671
2012 TOYOTA COROLLA 248IA0 TN
5YFBU4EE7CP018112
2006 TOYOTA CAMRY SKF4119 GA
4T1BE32K16U721421
2013 HONDA ACCORD TGJ4013 GA
1HGCR2F79DA088938
2018 INF QX60 SFT6731 GA
5N1DL0MNXJC502623
2014 HONDA CIVIC SKT1382 GA
2HGFB2F50EH514227
2016 NISSAN ALTIMA SDL1728 GA
1N4AL3AP8GC106168
1998 LEXS ES 300 NO TAG NO TAG
JT8BF28G2W5039915
2016 NISSAN SENTRA TDU7453 GA
3N1AB7AP8GY251919
2017 FORD FUSION NO TAG NO TAG
3FA6P0HD5HR396733
2023 FORD MAVERICK CYD1541 GA
3FTTW8E92PRA22321
2019 RAM 1500 SCU9621 GA
1C6SRFHT7KN729545
2006 ACUR TL CSS2466 GA
19UUA66256A054067
2013 HYUNDAI ELANTRA
DEI4953 GA 5NPDH4AE9DH430873
2010 LEXS IS 250 RVL0160 GA
JTHBF5C26A5124813
2015 HYUNDAI ELANTRA NO TAG
NO TAG 5NPDH4AE3FH598947
2019 HYUNDAI SONATA NO TAG NO TAG 5NPE24AFXKH756144
2015 JEEP RENEGADE RWT1176 GA
ZACCJABT3FPC05631
2015 CHEVROLET EQUINOX NO TAG
NO TAG 2GNALBEK3F1159116
2017 TOYOTA RAV4 JPN5226 NE
2T3DFREV2HW630523
2024 NISSAN SENTRA BSG2975 TN
3N1AB8BVXRY210584
2011 BMW 7-SERIES NO TAG NO TAG
WBAKB8C50BC851934
2018 FORD T350 VANS TGF0174 GA
1FBZX2CM8JKA67632
2024 HYUNDAI ELANTRA
DAT2672 GA KMHLS4DG9RU805079
2013 HYUNDAI ACCENT SLN7146 GA
KMHCT5AE8DU094635
2016 FORD FOCUS NO TAG NO TAG
1FADP3K24GL213948
2014 NISSAN ROGUE SFT6949 GA
JN8AS5MVXEW720349
2006 VOLKSWAGEN NEW BEETLE
SEU8607 GA 3VWRW31C46M411355
2008 GMC ACADIA TFY5126 GA
1GKER33768J123026
2013 AUDI A4 CVS1962 GA
WAUAFAFL6DA082193
2006 TOYOTA CAMRY DJA172 GA
JTDBE32K363063093
2011 HONDA PILOT RWU3320 GA
5FNYF3H52BB013291
2005 LEXUS RX 330 DAY3176 GA
2T2GA31U95C025535
2019 FORD ESCAPE CYU4489 GA
1FMCU0GD0KUB45671
2013 NISSAN SENTRA CCH6646 GA
3N1AB7AP0DL563788
2001 HONDA ST1100 WRY726 GA
JH2SC26061M100415
2012 MNNI COOPER NO TAG NO TAG
WMWZC3C55CWL83598
2013 MNNI COOPER NO TAG NO TAG
WMWSU3C52DT677557
2017 BMW 4SERIES TDB0334 GA
WBA4F7C53HG438026
2006 BMW 3 SERIES CWZ1606 GA
WBAVD335X6KL51513
2015 FORD TLT NO TAG NO TAG
1FAHP2F85FG108904
2018 HONDA CIVIC DAF8585 GA
2HGFC2F50JH555500
2011 TOYOTA PRIUS CHQ3376 GA
JTDKN3DU7B5366570
2006 FORD F150 TFR1496 GA
1FTRX02W26KC18264
2023 HONDA CIVIC WMN8609 TX
2HGFE2F55PH545239
2014 MAZDA MAZDA 6 CLZ9041 GA
JM1GJ1V67E1161896
2010 HONDA CIVIC DCR7544 GA
2HGFA1F55AH542144
2018 NISSAN ALTIMA SLI2468 GA
1N4AL3AP4JC127669
2020 TOYOTA CAMRY CTW3764 GA
4T1K61AKXLU332601
2012 NISSAN ALTIMA SMN3131 GA
1N4AL2AP1CN500118
2019 CHEVROLET EQUINOX NO TAG
NO TAG 3GNAXNEV7KL110168
2009 MERZ C CLASS CXZ2732 GA
WDDGF81XX9R063290

2:13,20-2026

MDJ-9831
GPN-17

In accordance with OCGA section 40-11-2, the following described vehicles have been impounded and are presently being stored at MARIETTA WRECKER SERVICE, 950 Allgood Rd. Marietta, GA 30062, 770-953-1176 and will be sold at public auction via mariettawrecker.com on
Thursday, February 26th, 2026
To register go to mariettawrecker.com/auctions. Please register early.
Vehicle/VIN
2018 CHEVROLET EQUINOX
2GNAXJEV7J6293096
2018 WABASH NATIONAL CORPORATI Other
1JJV532D3JL072701
2016 NISSAN MAXIMA
1N4AA6AP7GC438061
2016 DODGE DART
1C3CDFAA6GD549219
2018 NISSAN ALTIMA
1N4AL3AP3JC285985
2007 HONDA ACCORD
1HGCM66517A079031
2013 Chevrolet Cruze
1G1PE5SB7D7142220
2007 CHEVROLET SUBURBAN
3GNFC16007G143347
2011 JEEP GRAND CHEROKEE
1J4RR5GT4BC628682
2009 TOYOTA SIENNA
5TDZK23C69S277071
2007 SUZUKI VL800
JS1VS55A472105261

2:13,20-2026

MDJ-9843
GPN-17
ABANDONED MOTOR VEHICLE
ADVERTISEMENT NOTICE
(TOWING OR STORAGE COMPANY)

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at BIG TOW WRECKER SERVICE. The vehicles subject to liens as stated above are identified as:
2015 Honda Accord CLU7240 GA
1HGCR3F93FA025103
Regal boat 91933AA GA
404DH741021002842
2004 Cadillac DeVille
1G6KD54YX4U229765
2010 Hyundai ELANTRA ACF9568 WI
KMHDU4AD6AU065035
2009 Infiniti G37 Coupe
JNKCV64F09M652766
2008 Infiniti G35 GA
JNKBV61F58M267962
TRAILER AND JET SKI GA0927
Box trailer T856497
2011 Lincoln Navigator CNT4804 GA
5LMJJ2H54BEJ03093
2003 Honda Odyssey
5FNRL189X3B024190
Trailer 5FTCE2328H2002897
2007 Scion tC RVV0651 GA
JTKDE177670202310
2012 Ford Fusion NBY462 MN
3FAHP0GA5CR346259
2007 Ford E-Series SAPIDAF GA
1FMNE11WX7DA80115
2005 Honda Accord RLU9693 GA
1HGCM82735A000779
2007 Chevrolet Equinox
2CNDL13F176074152
2004 Toyota Camry RHD8905 GA
4T1BE32K04U842714
2008 Lincoln Navigator L CXT3426 GA
5LMFL27578LJ10416

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

BIG TOW WRECKER SERVICE
1260 SANDTOWN RD SW
MARIETTA, GA 30008
Telephone#:770-973-2537
MAG 40-04
2:13,20-2026

MDJ-9844
GPN-17
ABANDONED MOTOR VEHICLE
PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Cobb County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: 1260 Sandtown Rd SW Marietta GA 30060 Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: **MARCH 9 2026** Answer forms may be found in the Magistrate Court Clerk's office located at: 32 WADDELL STREET MARIETTA GA 30060 Forms may also be obtained online at www.georgiamagistratecouncil.com.
2004 Ford Focus SLQ9655 GA
1FAFP34314W169609
Magistrate Court Case No.: 26-L-00257
2016 Ram 1500 CHL5723 GA
1C6RR6NTXGS159925
Magistrate Court Case No.: 26-L-00261
2010 Mazda Mazda6 CDH3358 GA
1YVHZ8BH5A5M40630
Magistrate Court Case No.: 26-L-00265
2002 Cadillac Escalade SKA0904 GA
1GYEC63T02R244925
Magistrate Court Case No.: 26-L-00266
2016 Ford Focus HDS389 MS
1FADP3K22GL381765
Magistrate Court Case No.: 26-L-00275
1990 Ford F-250 8772BD5 AL
2FTHF25M4LCB35729
Magistrate Court Case No.: 26-L-00277
2005 Chevrolet Astro YTE799 GA
1GCDL19X65B123411
Magistrate Court Case No.: 26-L-00278
2002 Acura TL 19UUA56882A043508
Magistrate Court Case No.: 26-L-00280
2014 Nissan Versa
3N1CN7AP7EK446457
Magistrate Court Case No.: 26-L-00282
1997 Mercedes-Benz SL-Class
WDBFA63FXVF145706
Magistrate Court Case No.: 26-L-00284
2016 GMC Sierra 3500HD TFB6384 GA
1GD42VCG4GF164436
Magistrate Court Case No.: 26-L-00287
2008 Honda Civic A0CR9D3 AL
1HGFA16878L109089
Magistrate Court Case No.: 26-L-00297
2000 Honda Accord SJZ1199 GA
1HGCG5671YA117622
Magistrate Court Case No.: 26-L-00298
2007 Chevrolet Impala RWX7636 GA
2G1WT58K279193345
Magistrate Court Case No.: 26-L-00299
2013 Hyundai ACCENT RTH2803 GA
KMHCU5AE5DU061783
Magistrate Court Case No.: 26-L-00300
2011 BMW 3 Series KHV0478 TX
WBAPH7C5XBE131219
Magistrate Court Case No.: 26-L-00301
2016 Jeep Compass
1C4NJCBA0GD688305
Magistrate Court Case No.: 26-L-00302
2015 Ford Fiesta 3FADP4AJ2FM218965
Magistrate Court Case No.: 26-L-00303
2014 Chevrolet Cruze
1G1PA5SH7E7182833
Magistrate Court Case No.: 26-L-00304
2009 GMC Savana Cutaway
SAW1384 GA 1GDGG31C491900536
Magistrate Court Case No.: 26-L-00305
2014 Kia Sorento YPI357 GA
5XYKT3A60EG443139
Magistrate Court Case No.: 26-L-00306
2006 Honda Accord
1HGCM66566A074244
Magistrate Court Case No.: 26-L-00397
2002 Toyota Sienna
4T3ZF13C02U429350
Magistrate Court Case No.: 26-L-00398
2005 Honda Accord
1HGCM56475A158685
Magistrate Court Case No.: 26-L-00399
2011 Hyundai SONATA SGR8485 GA
5NPEC4AC5BH168171
Magistrate Court Case No.: 26-L-00400
2013 Ford Focus RZJ2657 GA
1FADP3F23DL297248
Magistrate Court Case No.: 26-L-00401
Jet Ski & Trailer 5DKPB12143N004729
Magistrate Court Case No.: 26-L-00402
2011 Toyota Camry SGT4071 GA
4T1BF3EK9BU590631
Magistrate Court Case No.: 26-L-00403
1995 Ford E-150 1FTEE14Y7SHA65526
Magistrate Court Case No.: 26-L-00404
2016 Kia Soul KNDJP3A58G7863738
Magistrate Court Case No.: 26-L-00405
2008 Volvo XC70 YV4BZ982181017997
Magistrate Court Case No.: 26-L-00406
MAG 40-10

2:13,20-2026

8001 Juvenile/Youth/Family

MDJ-9379
GPN-10
IN THE JUVENILE COURT OF
COBB COUNTY, GEORGIA
IN THE INTEREST OF:
W.Q.
SEX - M; AGE - 17; DOB: 6-30-08;
CASE # 25-CV-1952-08
Child under 18 years of age.
NOTICE OF SUMMONS.

TO: the Mother, Olympic Brown, and the father, Clinton Wilson, is unknown.
YOU ARE FURTHER NOTIFIED that a petition for guardianship and petition to terminate parental rights has been filed in the Cobb County Juvenile Court and that by reason of an Order for service by publication entered by the court.
YOU ARE HEREBY COMMANDED AND REQUIRED to appear before the Juvenile Court of Cobb County, Georgia, in Marietta, Georgia, on the March 11, 2026, at 9:00 o'clock a.m. The hearing is for the purpose of determining whether a permanent guardian and terminate parental rights should be appointed over the person and property of the child.
A copy of the petition for permanent guardianship and terminate parental rights may be obtained from the clerk of the Cobb County Juvenile Court, which is located at 32 Waddle Street, Marietta, Georgia 30090, during regular business hours, Monday through Friday, 8:00 a.m. until 5:00 p.m., exclusive of holidays. A free copy shall be available to you. Upon request, the copy will be mailed to you. The children are in the present temporary custody the department of family and children services.
The general nature of the allegations is that the Mother, Olympic Brown, and the father, Clinton Wilson, have abandoned the child.
YOU ARE FURTHER NOTIFIED that while responsive pleadings are not mandatory, they are permissible and you are encouraged to file with the clerk of this court and serve upon petitioner's attorney, Justin M. Schneider, 3600 Dallas Highway, Suite 230, #137, Marietta, Georgia 30064, an answer or other responsive pleading within sixty (60) days of the date of the order for service by publication.
All concerned parties are informed that they are entitled to have an attorney represent them and if a party requests appointed counsel and qualifies for such appointment, then the court will appoint counsel at no cost if the party is unable, without financial hardship, to employ counsel.

Witness the Honorable
Wayne E. Grannis,
Judge of said court.
This 21st day of January, 2026
CLERK Joyce E. Holmon JUVENILE
COURT OF COBB COUNTY
1:23,30; 2:6,13-2026

MDJ-9393
GPN-10
IN THE JUVENILE COURT OF
COBB COUNTY, GEORGIA
IN THE INTEREST OF:
C.N.G. SEX - M; AGE- 1;
DOB: 12-11-23; CASE # 25-CV-1572-08
Child under 18 years of age.
NOTICE OF SUMMONS.

TO: the Mother, Jauri Gray, the putative fathers, an adult male named Noel and an unknown unnamed father.
YOU ARE FURTHER NOTIFIED that a petition for termination of parental rights has been filed in the Cobb County Juvenile Court and that by reason of an Order for service by publication entered by the court.
YOU ARE HEREBY COMMANDED AND REQUIRED to appear before the Juvenile Court of Cobb County, Georgia, in Marietta, Georgia, on the March 25, 2026, at 9:00 o'clock a.m.
The hearing is for the purpose of determining whether the parental rights of the child should be terminated.
A copy of the petition for termination of parental rights may be obtained from the clerk of the Cobb County Juvenile Court, which is located at 32 Waddle Street, Marietta, Georgia 30090, during regular business hours, Monday through Friday, 8:00 a.m. until 5:00 p.m., exclusive of holidays. A free copy shall be available to you. Upon request, the copy will be mailed to you.
The children are in the present temporary custody the department of family and children services.
The general nature of the allegations is that the Mother, Jauri Gray, the putative fathers, an adult male named Noel and an unknown unnamed father, have abandoned the child.
YOU ARE FURTHER NOTIFIED that while responsive pleadings are not mandatory, they are permissible and you are encouraged to file with the clerk of this court and serve upon petitioner's attorney, Justin M. Schneider, 3600 Dallas Highway, Suite 230, #137, Marietta, Georgia 30064, an answer or other responsive pleading within sixty (60) days of the date of the order for service by publication.
All concerned parties are informed that they are entitled to have an attorney represent them and if a party requests appointed counsel and qualifies for such appointment, then the court will appoint counsel at no cost if the party is unable, without financial hardship, to employ counsel.

Witness the Honorable
Amber N. Patterson,
Judge of said court.
This 28th day of January, 2026
CLERK Joyce E. Holmon
JUVENILE COURT OF
COBB COUNTY
2:6,13,20,27-2026

8001 Juvenile/Youth/Family

MDJ-9562
GPN-10
IN THE JUVENILE COURT OF
COBB COUNTY, GEORGIA
IN THE INTEREST OF:
K.X.B.; SEX- M; AGE- 1;
DOB: 7-1-23; CASE # 25-CV-1903-08
Child Under the Age of 18.
NOTICE OF SUMMONS.

TO: the punative father, Robert Milton Bracy, III, aka, Robert Bracy, and an unknown unnamed father, are unknown.
YOU ARE FURTHER NOTIFIED that a petition for termination of parental rights hzs been filed in the Cobb County Juvenile Court and that by reason of an Order for service by publication entered by the court.
YOU ARE HEREBY COMMANDED AND REQUIRED to appear before the Juvenile Court of Cobb County, Georgia, in Marietta, Georgia, on the April 13, 2026, at 9:00 o'clock a.m. The hearing is for the purpose of determining whether the parental rights of the child should be terminated.
A copy of the petition for termination of parental rights may be obtained from the clerk of the Cobb County Juvenile Court, which is located at 32 Waddle Street, Marietta, Georgia 30090, during regular busines hours, Monday through Friday, 8L00am until 5:00pm, exclusive of holidays.
The general nature of the allegations is that the punative father, Robert Milton Bracy III, aka, Robert Bracy, and an unknown unnamed father, are unknown, have abandoned the child.
YOU ARE FURTHER NOTIFIED that while responsive pleadings are not mandatory, they are permissible and you are encouraged to file with the clerk of this court and serve upon petitioner's attorney, Justin M. Schneider, 3600 Dallas Highway, Suite 230, #137, Marietta, Georgia, 30064, an answer or other responsive pleading within sixty (60) days of the date of the order for service by publication.
All concerned parties are informed that they are entitled to have an attorney represent them and if a party requests appointed counsel and qualifies for such appointment, then the court will appoint counsel at no cost if the party is unable, without financial hardship, to employ counsel.

Witness the Honorable
Wayne E. Grannis,
Judge of said court.
This 29th day of January, 2026
CLERK Joyce E. Holmon
JUVENILE COURT OF
COBB COUNTY
2:6,13,20,27-2026

MDJ-9747
GPN-10
IN THE JUVENILE COURT OF
COBB COUNTY, GEORGIA
IN THE INTEREST OF:
B.A.O.G. a.k.a. B.G.; SEX- F; AGE- 2;
DOB: 7-24-23; CASE # 25-CV-0941-08
Child under 18 years of age.
NOTICE OF SUMMONS.

TO: the Mother, Ashley Stephanie Michelle Culberson.
YOU ARE FURTHER NOTIFIED that a petition for termination of parental rights has been filed in the Cobb County Juvenile Court and that by reason of an Order for service by publication entered by the court.
YOU ARE HEREBY COMMANDED AND REQUIRED to appear before the Juvenile Court of Cobb County, Georgia, in Marietta, Georgia, on the May 11, 2026, at 9:00 o'clock a.m. The hearing is for the purpose of determining whether the parental rights of the child should be terminated.
A copy of the petition for termination of parental rights may be obtained from the clerk of the Cobb County Juvenile Court, which is located at 32 Waddle Street, Marietta, Georgia 30090, during regular business hours, Monday through Friday, 8:00 a.m. until 5:00 p.m., exclusive of holidays. A free copy shall be available to you. Upon request, the copy will be mailed to you.
The children are in the present temporary custody the department of family and children services.
The general nature of the allegations is that the Mother, Ashley Stephanie Michelle Culberson, has abandoned the child.
YOU ARE FURTHER NOTIFIED that while responsive pleadings are not mandatory, they are permissible and you are encouraged to file with the clerk of this court and serve upon Case petitioner's attorney, Justin M. Schneider, 3600 Dallas Highway, Suite 230, #137, Marietta, Georgia 30064, an answer or other responsive pleading within sixty (

Item Report

TO: The Honorable Mayor and City Council

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: March 9, 2026

TITLE: **Ordinance: Rezoning Request for 6095 Pine Mountain Road**
Consideration for approval of an ordinance authorizing a rezoning request submitted by Cedar Creek Professional Office Association, Inc for the property located at 6095 Pine Mountain Rd (parcel #20014001470). Case #RZ2026-03

Summary:
Said request to amend the zoning conditions approved under ordinance #2006-20, specifically eliminating condition #14 which requires interparcel access and shared access located at 6095 Pine Mountain Road (parcel # 20014001470). The parcel consists of 2.88 +/- acres and lies in Land Lot 140 and Tax Parcels 147. The public hearing was advertised in the Marietta Daily Journal on February 13, 2026 and public notice signs posted on site on February 13, 2026. At the March 4, 2026 meeting the applicant Cedar Creek Professional Office Association, Inc represented by Attorney Stephen Snow requested for the rezoning application to amend the zoning conditions on ordinance #2006-20 be withdrawn; the Planning Commission unanimously voted to recommended approval of the request to withdraw the application without prejudice.

Recommendation:
Planning and Zoning recommends denial of the rezoning request.

Fiscal Impact:

Attachments:
1. RZ2026-03_6095 Pine Mountain Rd_Staff Anyalsis
2. RZ2026-03_6095 Pine Mountain Road_Application Packet
3. RZ2026-03_6095 Pine Mountain Rd_DRB Group Opposition Letter
4. RZ2026-03_6095 Pine Mountain Rd_DRB Group Georgia, LLC Constitutional Challenge
5. RZ2026-03_6095 Pine Mountain Rd_Trustee for the Estate of AP Real Estate Georgia, LLC Constitutional Challenge

6. 03-04-26 Planning Commission Action Minutes
7. 2026-02-13 6095 Pine Mountain Road Legal Ad

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
MARCH 16, 2026

PLANNING COMMISSION
MARCH 4, 2026

LEGAL ADVERTISEMENTS
FEBRUARY 13, 2026

PUBLIC NOTICE SIGN
FEBRUARY 13, 2026

APPLICATION SUBMITTED
JANUARY 16, 2026

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-03

Property Addresses
6095 Pine Mountain Rd

Applicant
Cedar Creek Professional Office Association, Inc - Charles Alan Barge

Representative
Stephen Snow - Bendin Sumrall & Ladner, LLC

Property Owner
Cedar Creek Professional Office Association, Inc

Current Zoning
Highway General Business (HGB)

Future Land Use Category
Community Activity Center (CAC)

Project Request: Amend rezoning conditions from Ordinance #2006-20.

Please see page 4 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:** No
Parcel ID #: 20014001470
Land Lot #: 140 **Tax Parcel #:** 147
Land Area: 2.88 +/-

RECOMMENDATION

Staff Recommendation: DENIAL

Please see page 19 for basis for recommendation.

ADJACENT PROPERTY DETAILS

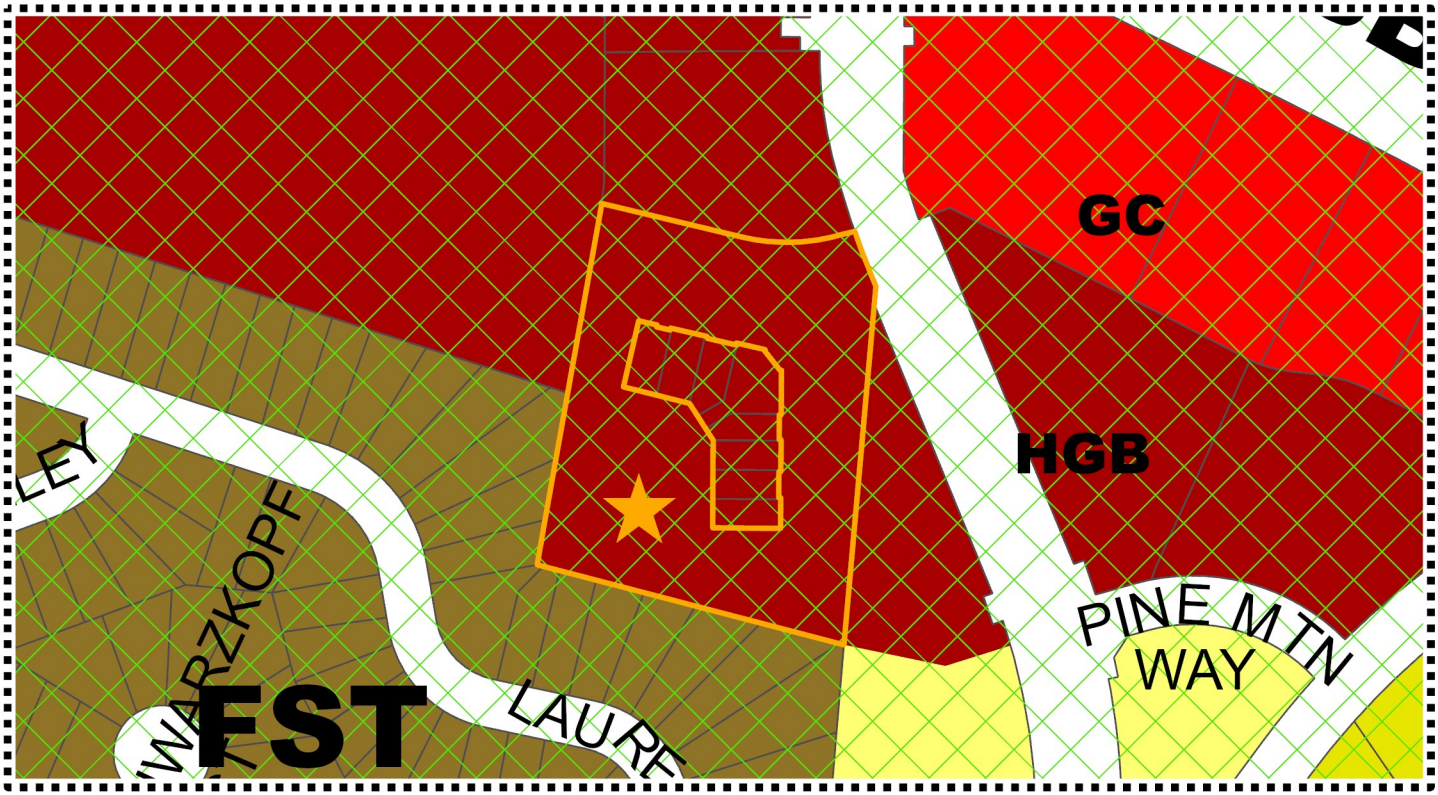
Surrounding Zoning Dist. and Future Land Use

North: No Street (Private Drive)
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: Public Service/Institutional (PI)
West: No Street
Zoning: Fee Simple Townhouse (FST) & Planned Unit Development – Residential (PUD-R)
Future Land Use: Residential High (RH) & Community Activity Center (CAC)

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-03

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

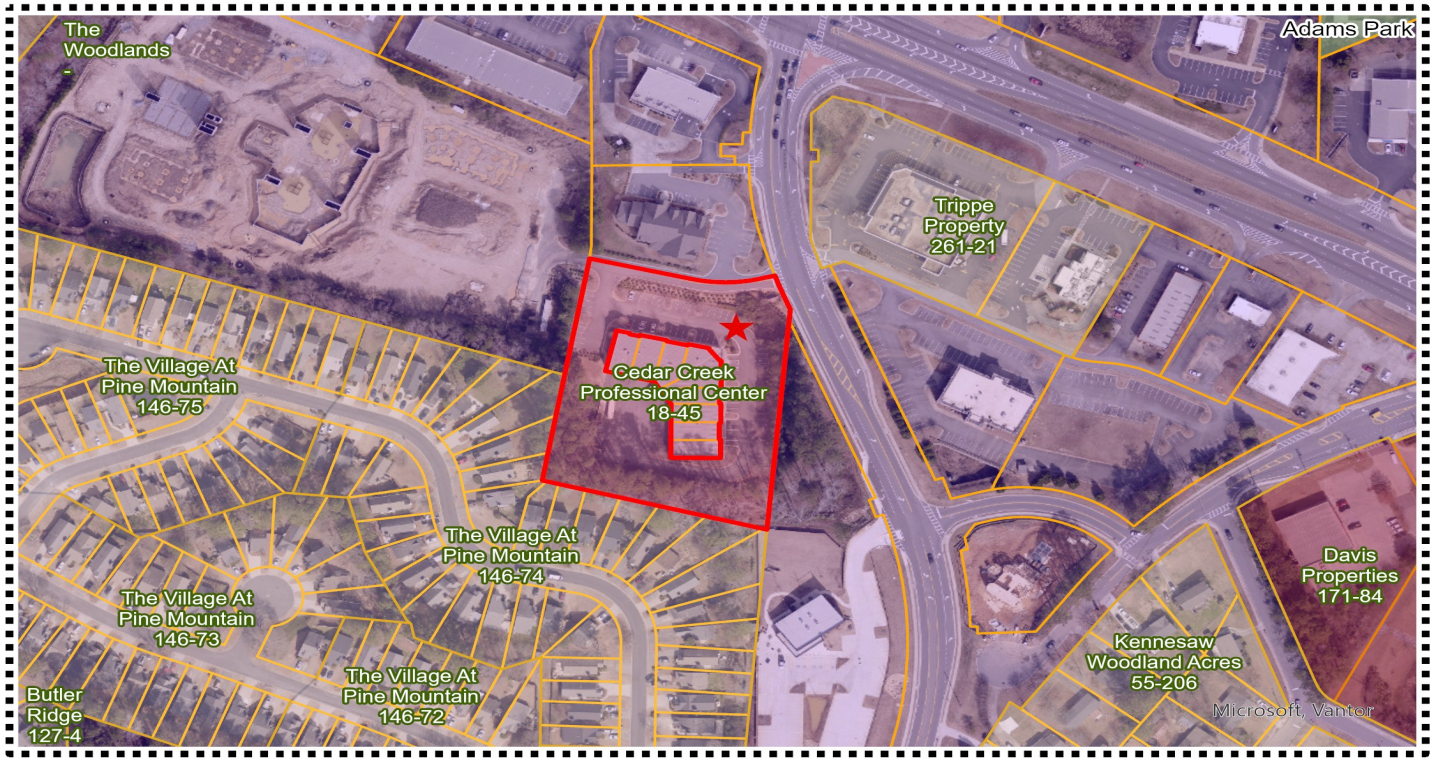
- Airport Hazard District
- Conservation Subdivision
- Historic Districts
- Historic Preservation Village
- Senior Living

The parcel was rezoned from General Commercial (GC) and R-20, Single Family Residential to Highway General Business (HGB) in 2006. Per *section 2.01.04* of the Unified Development Code (UDC), the Highway General Business district is intended to provide locations for commercial and service uses which are oriented toward general and specialty service businesses and interstate and state highway travelers. The subject parcel is bordered to the south by residential properties zoned Fee Simple Townhouse (FST). To the west, it adjoins additional FST zoned parcels as well as a recently rezoned parcel now zoned Planned Unit Development – Residential (PUD-R). Parcels directly to the north and east are also zoned HGB, creating a natural transition between commercially oriented frontage and established residential neighborhoods. The surrounding pattern reflects a mixed-use environment where commercial and residential districts meet, illustrating the area's ongoing shift toward a more blended land-use character.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-03

AERIAL MAP



BACKGROUND

The 2.88 +/- acre tract along Pine Mountain Road sits within an area that has steadily evolved into a blend of residential and commercial activity. The site currently contains a multi-tenant professional office building that includes Innovation Compounding, a pharmacy, and a State Farm Insurance office. Directly north is an additional office building occupied by 5-Star Building Solution, completed in 2019.

To the west and south, the property is bordered by The Village at Pine Mountain, an established residential subdivision. This mix of surrounding uses reflects the long-standing transition between neighborhood-scale residential development and the commercial uses as development gets closer to Cobb Parkway.

In 2006, the Mayor and Council rezoned the 2.88 +/- acre parcel from General Commercial (GC) and R-20 Single Family Residential to Highway General Business (HGB) to support the development of what is now the Cedar Creek Professional Center. At the time, the subject parcel and the adjacent 8.823 +/- acre tract were under the same ownership, with the intent to expand the office complex across both properties. The first office building was completed in 2008 and continues to operate with multiple professional tenants. The remaining 8.823 +/- acre parcel, however, was never developed and was sold in 2009.

On February 16, 2026, the Mayor and Council approved the rezoning of the 8.823 +/- acre tract from HGB to Planned Unit Development – Residential (PUD-R) for the development of an 89 unit “for-sale” townhome community submitted by DRB Group Georgia, LLC. This approval further solidifies the area’s gradual shift toward a more integrated land-use pattern, where commercial services and residential neighborhoods coexist and support one another.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-03

DESCRIPTION OF ZONING REQUEST: **REZONING**

REZONING:
This is a rezoning amendment request to amend the zoning conditions approved under ordinance #2006-20, specifically eliminating condition #14 which requires interparcel access and shared access drive with adjoining vacant property once future development is pursued.

APPLICATION DETAILS

Pre-Application Meeting
January 12, 2026

Application Submitted
January 16, 2026

Fees Paid
February 3, 2026

Certified Letters Mailed
February 13, 2026

UNIFIED DEVELOPMENT CODE

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.

***Section 4.01.02* - Lot size, setback and building height requirements for developments within the Highway General Business (HGB)**

Minimum Lot size	20, 000 sq. ft
Minimum lot width at front setback line	60 ft.
Maximum Coverage	75%
Maximum building height:	50 ft (4 stories maximum)
Minimum Building Setback	Front Yard as measured from arterial: 50 ft
	Front Yard as measured from collector: 40 ft
	Front Yard as measured from local: 40 ft
	Side Yard (aka minor side): 10 ft
	Rear yard: 30 ft
	Major side: 25 or 35 ft

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-03

EXISTING SITE CONDITIONS

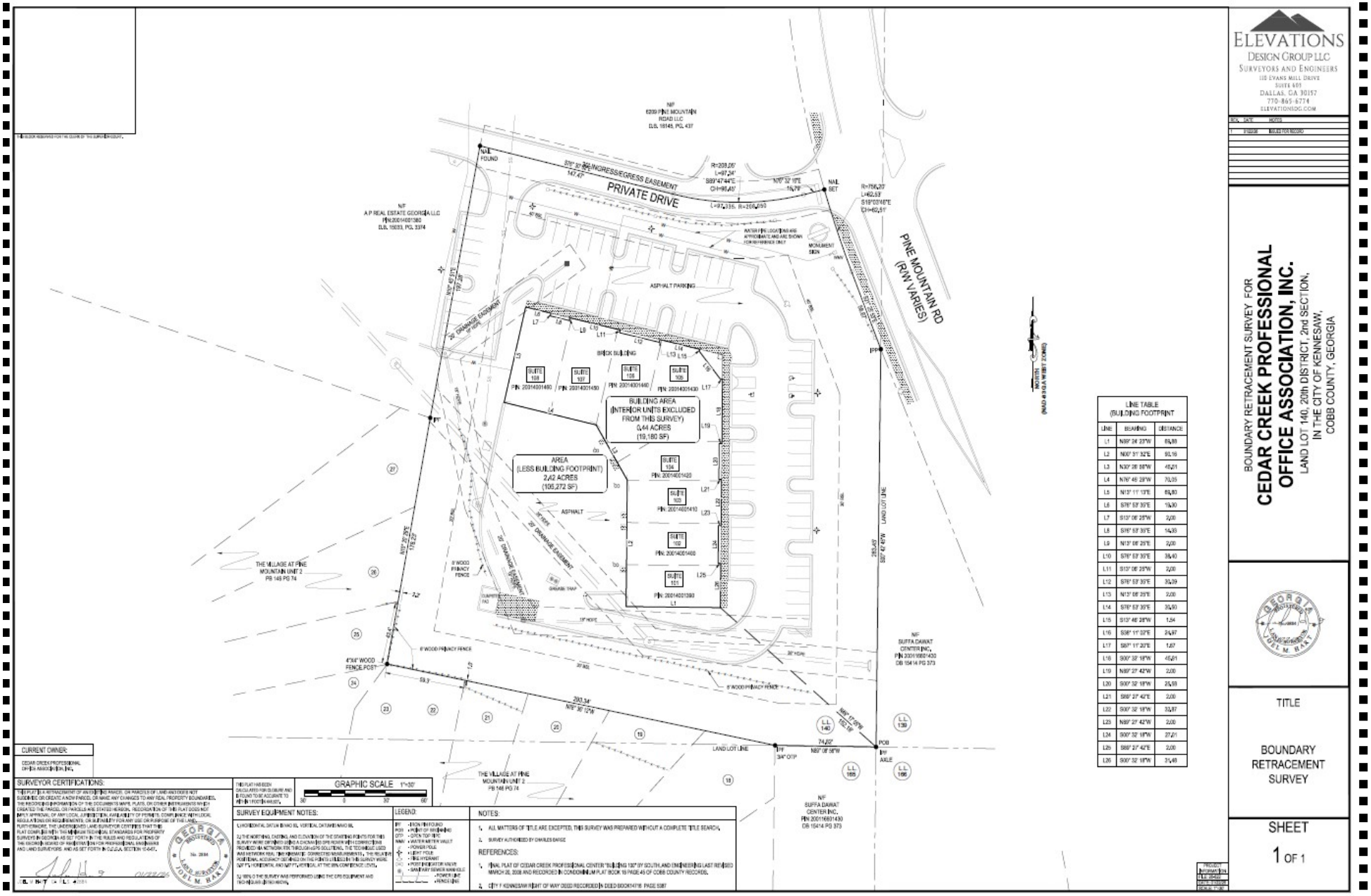




Images obtained from Google Map

EXISTING SURVEY

ZONING CASE #: RZ2026-03



LINE TABLE (BUILDING FOOTPRINT)		
LINE	BEARING	DISTANCE
L1	N89° 24' 23"W	69.89
L2	N00° 31' 32"E	93.16
L3	N30° 28' 58"W	45.21
L4	N76° 46' 28"W	70.05
L5	N13° 11' 13"E	69.80
L6	S76° 53' 35"E	19.90
L7	S13° 06' 25"W	2.00
L8	S76° 53' 35"E	14.35
L9	N13° 06' 25"E	2.00
L10	S76° 53' 35"E	35.40
L11	S13° 06' 25"W	2.00
L12	S76° 53' 35"E	35.39
L13	N13° 06' 25"E	2.00
L14	S76° 53' 35"E	35.90
L15	S13° 46' 28"W	1.54
L16	S58° 11' 32"E	24.97
L17	S67° 11' 20"E	1.67
L18	S00° 32' 18"W	45.21
L19	N89° 27' 42"W	2.00
L20	S00° 32' 18"W	25.69
L21	S89° 27' 42"E	2.00
L22	S00° 32' 18"W	33.87
L23	N89° 27' 42"W	2.00
L24	S00° 32' 18"W	27.21
L25	S89° 27' 42"E	2.00
L26	S00° 32' 18"W	31.49

CURRENT OWNER:
CEDAR CREEK PROFESSIONAL OFFICE ASSOCIATION, INC.

SURVEYOR CERTIFICATIONS:

SURVEY EQUIPMENT NOTES:

LEGEND:

NOTES:
1. ALL MATTERS OF TITLE ARE EXCEPTED, THIS SURVEY WAS PREPARED WITHOUT A COMPLETE TITLE SEARCH.
2. SURVEY AUTHORIZED BY CHARLES BARGE

REFERENCES:
1. FINAL PLAT OF CEDAR CREEK PROFESSIONAL CENTER "BUILDING 100" BY SOUTHLAND ENGINEERING LAST REVISED MARCH 26, 2008 AND RECORDED IN CONDOMINIUM PLAT BOOK 19 PAGE 45 OF COBB COUNTY RECORDS.
2. CITY OF KENNESAW RIGHT OF WAY DEED RECORDED IN DEED BOOK 14716 PAGE 5387

ELEVATIONS DESIGN GROUP LLC
SURVEYORS AND ENGINEERS
110 EVANS MILL DRIVE SUITE 601
DALLAS, GA 30157
770-865-6774
ELEVATIONSDG.COM

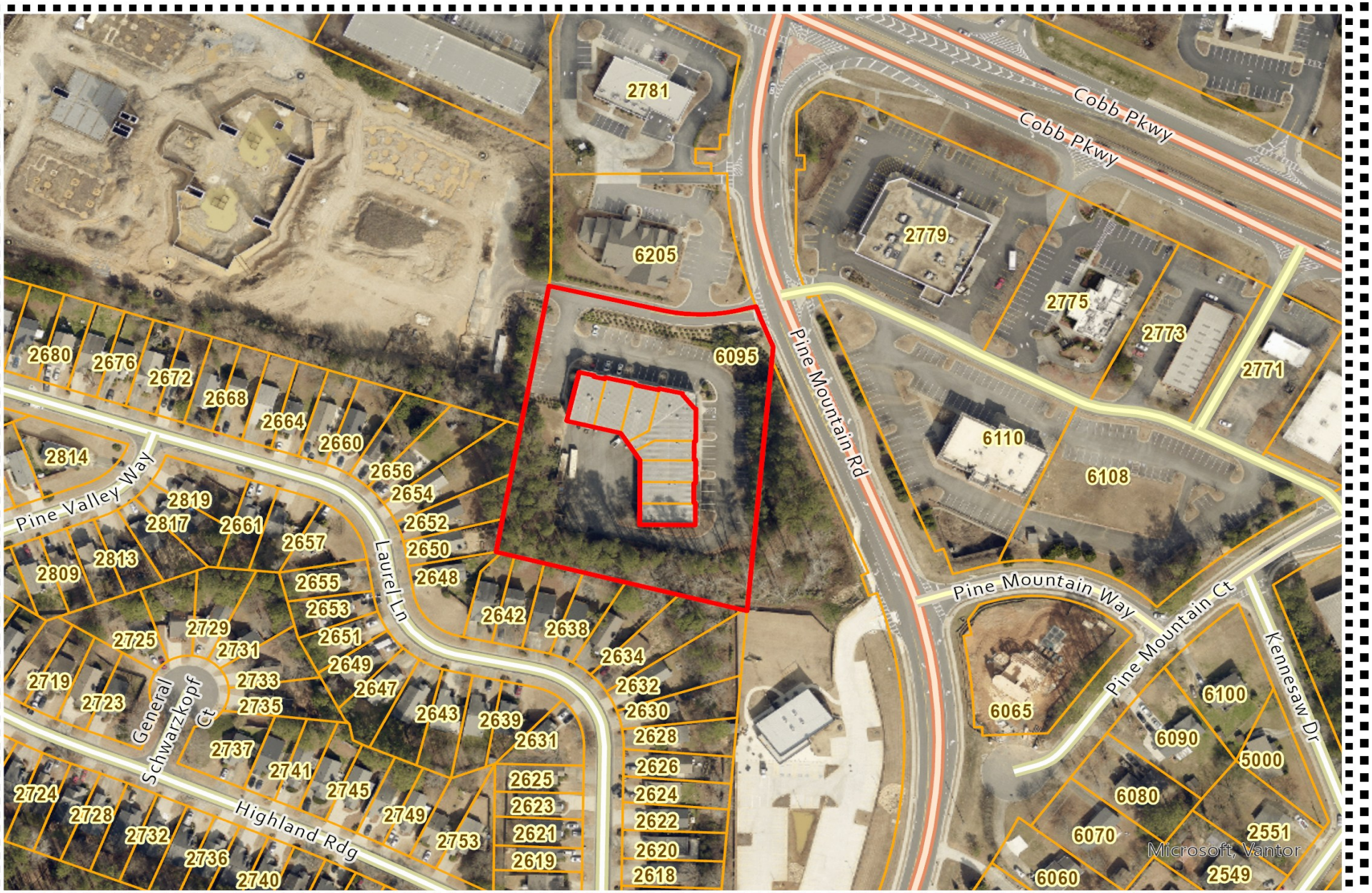
BOUNDARY RETRACEMENT SURVEY FOR
CEDAR CREEK PROFESSIONAL OFFICE ASSOCIATION, INC.
LAND LOT 140, 20th DISTRICT, 2nd SECTION,
IN THE CITY OF KENNESAW,
COBB COUNTY, GEORGIA

TITLE
BOUNDARY RETRACEMENT SURVEY

SHEET
1 OF 1

EXISTING AERIAL MAP

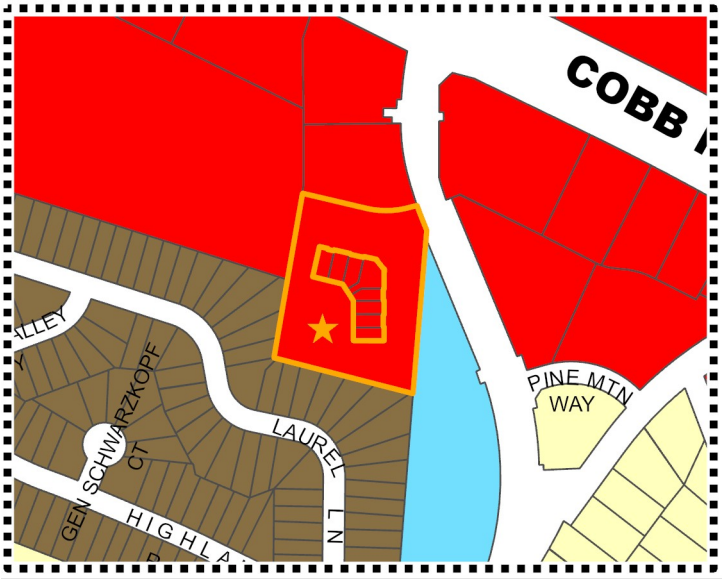
ZONING CASE #: RZ2026-03



STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-03

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 property as a Community Activity Center (CAC), an area intended to support a balanced mix of commercial, civic, and residential uses. The current use as a business office with multiple professional suites fits well within this designation, as CAC areas are meant to bring together services, employment opportunities, and community-oriented activities in a walkable, mixed-use setting.

The existing office suites contribute to that vision by providing professional services that serve both nearby residents and the broader community. Uses such as Innovation Compounding, the pharmacy, and the State Farm Insurance office help anchor the corridor with neighborhood-serving commercial activity, reinforcing the Community Activity Center goal of creating a convenient, activity-rich environment where daily needs can be met close to home.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-03

TRANSPORTATION DATA:

AERIAL OF ROAD #1



ROAD #1

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

AERIAL OF ROAD #2

ROAD #2

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-03

ENVIRONMENTAL

Floodplain:
___ Yes
_✓_ No
___ Not Verified

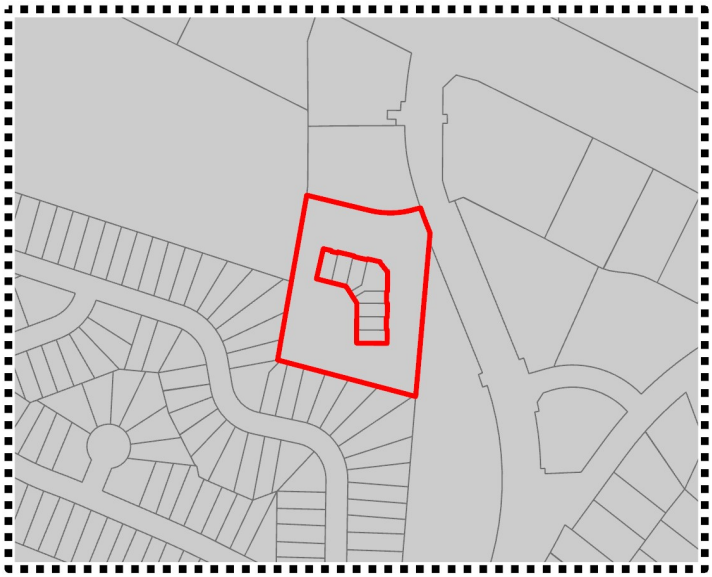
Wetlands:
___ Yes
_✓_ No
___ Not Verified

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

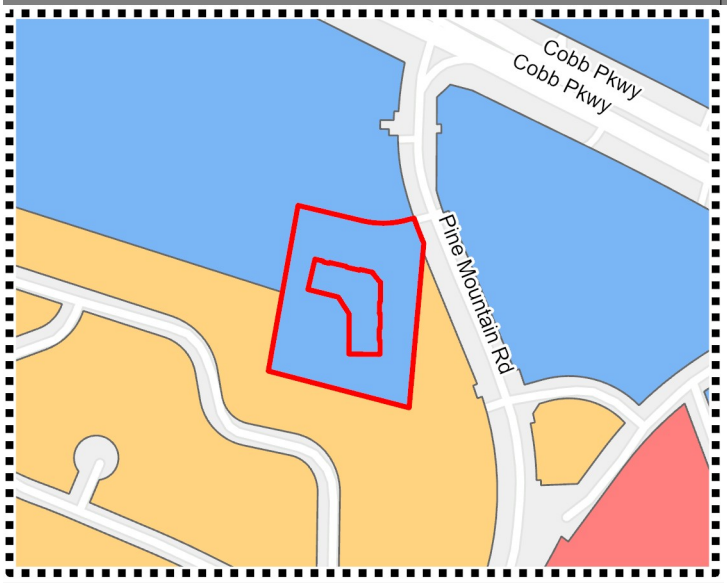
ADDITIONAL COMMENTS REGARDING PROJECT:

Applicant will be responsible to meet all City of Kennesaw Development & Zoning Ordinance Standards, State, County and applicable Federal regulations as part of the plan review approval process. All conceptual representations submitted with the application and acted on by Mayor and Council does not relieve applicant and property owners from meeting all development standards.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-03

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

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

WHEREAS, notice was advertised in the Marietta Daily Journal on June 23, 2006,of a public hearing before the Kennesaw Planning Commission held on July 10, 2006 and the Mayor and Council on August 7, 2006; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal on July 10, 2006; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal on August 7, 2006; and

WHEREAS, the Mayor and Council have determined that the proposed amendment to the Official Zoning Map is in the public interest and meets the standards established in the Kennesaw Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.

SECTION 1. The Official Zoning Map of the City of Kennesaw, Georgia is hereby amended so as to change the zoning district designation from City GC (General Commercial) & R20 to City HGB (Highway General Business) for the following described property:

ALL OF 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 2.88 acres as shown on plat for King's Crossing, prepared by Centerline Surveying Systems, Inc. and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 139, 140, 165 and 166, said district and section; thence running north 89 degrees 23 minutes 09 seconds west as measured along the southerly land lot line of Land Lot 140, said district and section for a distance of 74.82 feet to a point; thence running north 78 degrees 50 minutes 24 seconds west for a distance of 293.34 feet to a point and corner; thence running north 10 degrees 03 minutes

54 seconds east for a distance of 178.00 feet to an iron pin found; thence running north 0l degrees 27 minutes 26 seconds east for a distance of 197.63 to a point and corner; 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 to the left, an arc distance of 93.57 feet on a radius of 200.00 feet to a point; thence running north 76 degrees 36 minutes 52 seconds east for a distance of 24.21 feet to a point and corner located on the southwesterly right of way of Pine Mountain Road (having a variable right of way); thence running south 22 degrees 21 minutes 21 seconds east as measured along the southwesterly right of way of Pine Mountain Road for a distance of 70.07 feet to an iron pin found 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 32 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.

SECTION 2. BE IT FURTHER ORDAINED THAT that the Planning Commission makes recommendation to rezone the property to City HGB (Highway General Business) with the following conditions of approval:

This letter dated August 30, 2006 shall supersede and replace in full those certain letters of agreeable stipulations and conditions dated and submitted July 7, 2006, and July 10, 2006. The referenced stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.

(2) Rezoning of the Subject Property shall be from the existing R-20 and General Commercial ("GC") zoning categories to Highway General Business ("HGB") zoning category for the purpose of a general business/office development, with reference to that Rezoning Drawing prepared for Pebblebrook Development, LLC dated April 24, 2006.

(3) Applicant shall submit a site plan for the development which complies with all City of Kennesaw development standards and ordinances for approval by City staff during the plan review process and prior to the issuance of any building or development permits.

(4) Applicant agrees that the architectural style for the proposed development shall be consistent with all architectural photographs submitted to City staff during the zoning process and presented to the City of Kennesaw during the respective public hearings. In that regard, the exterior elevations of the proposed buildings shall consist of brick, stone, stacked stone, stucco, and other masonry materials.

(5) Applicant agrees that with respect to the proposed rezoning of the subject 2.64 acres, the proposed rezoning shall be "use specific" to general business/office as presented by Applicant.

CITY OF KENNESAW
ORDINANCE NO. 2006-20, 2006

(6) Applicant agrees to establish and maintain a permanent, minimum forty (40) foot buffer along the entire southern boundary of the Subject Property, as well as, the adjacent property also to be developed, which buffer shall be adjacent to a development known as "The Village at Pine Lake Mountain." Such forty foot buffer shall not include any drives or other paved areas; but rather, shall be utilized for landscaping, screening materials, and fencing subject to a landscape plan to incorporate such features subject to City of Kennesaw staff approval during the plan review process.

(7) Applicant agrees that all lighting located to the front or sides of the proposed buildings, both within the Subject Property and on adjoining property which will be part of the proposed development, shall be period or themed lighting to the architecture of the proposed development; and further, lighting located to the rear will be directional or hooded such that all beams or glare will be contained within the bounds of the proposed development.

(8) Dumpster locations shall be as shown on the submitted site plan for the rezoned parcel, as well as, adjoining parcel to be included as part of the subject development. Dumpster pick-up shall be limited to Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m.

(9) There shall be no overnight parking of vehicles in the rear of the subject development; and such restriction shall be included in the operating covenants for the subject development.

(10) Applicant agrees to the installation of an eight (8) foot wood privacy fence along that portion of the rezoned parcel adjacent to existing residential properties.

(11) Applicant agrees that the future development shall be consistent with the general layout and design as shown and reflected on the submitted site plan.

(12) The areas identified as undisturbed buffer to the southernmost boundary of tract will be binding and preserved as such with the developer being responsible to supplement additional trees if visual gaps are identified and field verified by the City of Kennesaw.

(13) Applicant agrees to coordinate and seek approval from the City of Kennesaw on final layout of access drive to the proposed development from Pine Mountain Road that will reduce stacking and promote better traffic flow for egress and ingress.

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

CITY OF KENNESAW
ORDINANCE NO. 2006-20, 2006

(15) The rear portion of all proposed office buildings that will be facing adjoining residential property will not be cinderblock but will match the building material and quality of the front and side facades of the buildings.

(16) All HVAC units and utilities will be designed to be placed away from the adjoining residential properties to reduce any secondary noise from the units being heard by adjoining properties. Sound baffling materials can be incorporated into construction as long as the materials are consistent with the architectural quality for the building.

SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses, and phrases are severable, and if any section, paragraph, sentence, clause, and phrase is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance.

SECTION 4. BE IT FURTHER ORDAINED THAT this Ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

PASSED AND ADOPTED by the Kennesaw City Council on this 5th day of September, 2006.

ATTEST:

Debra Taylor, City Clerk

CITY OF KENNESAW:

Leonard Church, Mayor

CITY OF KENNESAW
ORDINANCE NO. 2006-20, 2006

DRB GROUP

February 27, 2026

Via E-Mail CCampbell@kennesaw-ga.gov
City of Kennesaw Planning and Zoning
c/o Chanelle Campbell, Director
3080 Moon Station Road
Kennesaw, GA 30144

RE: DRB Group Georgia, LLC's Letter in Opposition to Cedar Creek Professional Office Association, Inc's Request to Remove Stipulation #14 from City of Kennesaw Zoning Ordinance No. 2006-20, 2006 Related to 6095 Pine Mountain Road, Kennesaw, GA 30152 (Rezoning Application No. RZ2026-03).

Dear Ms. Campbell,

Please accept this letter as DRB Group Georgia, LLC ("DRB")'s Letter in Opposition to Cedar Creek Professional Office Association, Inc. ("CCPOA")'s Request to Remove Stipulation #14 from City of Kennesaw Zoning Ordinance No. 2006-20, 2006 Related to 6095 Pine Mountain Road, Kennesaw, GA 30152 (Rezoning Application No. RZ2026-03) ("Rezoning Application").

As you know, DRB is the contract purchaser of approximately 8.83 acres of property located at 6095 Pine Mountain Road, Kennesaw, Georgia 30152 ("DRB Property") which DRB submitted for rezoning through Rezoning Application No. RZ2025-03 ("DRB Rezoning Application"). On February 16, 2026, the City Council unanimously approved the DRB Rezoning Application and rezoned the DRB Property from Highway General Business ("HGB") to Planned Unit Residential ("PUD-R"), permitting the development of up to eighty-nine (89) townhomes. A condition of that rezoning approval was that DRB secure two (2) entrances for the planned subdivision, including to Pine Mountain Road through the unnamed private drive serving the CCPOA property located at 6095 Pine Mountain Road, Kennesaw, GA 30152 ("CCPOA Property"). As the City of Kennesaw just conditioned DRB to secure access through the unnamed driveway at the heart of the Rezoning Application, it is antithetical to then remove CCPOA's near twenty (20) year old zoning condition from City of Kennesaw, Georgia Ordinance No. 2006-20, 2006 (the "Ordinance") requiring that "(14) Interparcel access and shared access drive shall be designed with adjoining vacant property once future development of adjoining vacant parcel is pursued." DRB is pursuing the development of the "vacant property" and CCPOA is obligated to provide interparcel access and shared access.

301-696-0200 | 2099 Gaither Road, Suite 600, Rockville, MD 20850 | DRBgroup.com

DRB HOMES DRB ELEVATE

DRB GROUP

Many of CCPOA's arguments for why Ordinance condition number 14 should be removed are premised upon a faulty application of the Ordinance to the DRB Property. At the time of the 2006 rezoning, the only property submitted for rezoning from City General Commercial ("City GC") to HGB was the 2.88 +/- acres that make up the CCPOA Property and, on its face, the Ordinance only adds conditions on the CCPOA Property. The City of Kennesaw would have been unable, at that time, to add new zoning conditions to a piece of property that was not before the City Council. The DRB Property cannot be in violation of the Ordinance's conditions as alleged by CCPOA because the DRB Property was already zoned HGB and was not named in the rezoning application.

CCPOA is also incorrect in its assertion that "future development" in the Ordinance is tied to the DRB Property being developed for two additional office buildings. The City Council had the knowledge and ability to add qualifying language that the interparcel access was only required to be granted if the adjoining vacant parcel was developed as two additional office buildings. Instead, the plain language of the condition is, "(14) Interparcel access and shared access drive shall be designed with adjoining vacant property **once future development of adjoining vacant parcel is pursued**" (emphasis added). Similarly, CCPOA also takes issue with DRB's assertion that the DRB Property is landlocked and argues that since the DRB Property is not landlocked and there is an alleged alternative access to the DRB Property that CCPOA should not be required to provide access to the DRB Property. While the DRB Property is landlocked, if the Planning Commission and City Council were to somehow conclude that the Property was not landlocked, the landlocked status has no bearing on whether CCPOA is obligated to provide the DRB Property access through a zoning condition. Even with access to Hwy 41 (Cobb Parkway) to the north via Kings Crossing Court that does not change the longstanding zoning requirement for CCPOA to provide access to the DRB Property. The City Council could have drafted Ordinance Condition No. 14 to say that if the DRB Property was landlocked, only then CCPOA was required to provide access. CCPOA is reading in additional words and limitations that do not exist and are irrelevant to the issue at hand, CCPOA complying with its zoning obligations.

CCPOA's Rezoning Application is an attempt to re-interpret a long-standing zoning condition to attempt to have it removed when CCPOA is finally obligated to comply with the condition. The reality is, at all times in CCPOA's development, interparcel access was contemplated. At the time of its zoning, the City Staff and the Mayor and City Council recognized the necessity and benefit of providing access to the DRB Property and memorialized this foresight in the existing stipulation. When the unnamed drive serving the CCPOA Property was developed, the pavement was poured across the property line onto the DRB Property, in anticipation of granting the future access required by the zoning condition. When previously platted "Devi

301-696-0200 | 2099 Gaither Road, Suite 600, Rockville, MD 20850 | DRBgroup.com

DRB HOMES DRB ELEVATE

DRB GROUP

Manor" began construction, this same drive served as regular access to the DRB Property. When CCPOA and the owner of adjoining property at 6205 Pine Mountain Road (the two (2) properties that afford Pine Mountain Road access) applied for land disturbance permits ("LDP") and final plats, one of the express conditions of the LDP checklist was proof of access to the DRB Property along with corresponding reference on the CCPOA and 6205 Pine Mountain Road's plats. CCPOA was afforded the benefit of development and construction conditioned on the express promise of providing future access to the DRB Property; now that its construction is complete, CCPOA seeks to prevent DRB from the same benefit.

DRB requests that the City Council reject CCPOA's Rezoning Application and leave Ordinance Condition No. 14 in place.

Thank you for your time and consideration. If there is anything further that DRB can provide to assist you in your review of this matter, please let me know.

Sincerely,

Samuel J. Holder

Samuel J. Holder, Esq.

DRB Group Georgia, LLC
55 Ivan Allen Jr. Blvd, Ste 400
Atlanta, Georgia 30308
sholder@drbgroup.com
470-890-1103

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-03

PLANNING AND ZONING

Site Visit:
☑ Yes
☐ No

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

Land Use Recommendation:
Commercial 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: No Comments

Building Services: No Comments

Cobb County Fire: None provided

Cobb County Water: None provided

STAFF ANALYSIS

The applicant, Alan Barge, represented by Attorney Stephen Snow with Bendin Sumrall & Ladner, LLC, is requesting an amendment to the existing rezoning conditions for the 2.88 +/- acre parcel at 6095 Pine Mountain Road. The parcel was originally rezoned in 2006, when the Mayor and Council approved a change from General Commercial (GC) and R-20 Single Family Residential to Highway General Business (HGB) to facilitate the development of what is now the Cedar Creek Professional Center. At that time, both the subject parcel and the adjacent 8.823 +/- acre tract were under common ownership, with the stated intent of expanding the office complex across both properties. The first office building was completed in 2008 and continues to operate today with multiple professional tenants. The remaining 8.823 +/- acre tract, however, was never developed and was sold in 2009. Over the years, there have been multiple attempts to bring forward viable development concepts for the site, but none advanced due to a combination of market conditions and site constraints.

On February 16, 2026, the Mayor and Council approved the rezoning of the 8.823 +/- acre tract from HGB to Planned Unit Development – Residential (PUD-R) to allow the construction of a subdivision consisting of 89 “for-sale” townhome as submitted by DRB Group Georgia, LLC. As part of that approval, the Mayor and Council added a condition requiring the development to provide two access points one from Cobb Parkway and one from Pine Mountain Road. These two access points are intended to distribute traffic and ensure the subdivision’s internal circulation functions safely and efficiently.

The Comprehensive Plan and corridor policies for the Cobb Parkway Commercial Corridor emphasize inter-parcel connectivity, shared access points, and coordinated circulation to reduce the number of individual driveways along major roadways. This policy direction is intended to improve traffic flow, minimize conflict points, and support cohesive development patterns across parcels. The existing stormwater pond constructed on the adjacent parcel is an example of this coordinated approach, demonstrating how shared infrastructure can support multiple developments.

The applicant’s request to remove or modify the required access points would limit the functional use of the parcel for future development, reduce opportunities for shared circulation, and run counter to the established policy framework that encourages coordinated access management along the corridor. Maintaining inter-parcel access is essential to ensuring that the remaining developable land can be used efficiently and in a manner consistent with long-term planning goals.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-03

ZONING ADMINISTRATOR'S RECOMMENDATION: **DENIAL**

Based on the findings outlined in the analysis section of this staff report, City staff recommends **denial** to amend the zoning conditions as outlined in the request case #RZ2026-03.

PLANNING COMMISSION RECOMMENDATION:

At the March 4, 2026 meeting the applicant Cedar Creek Professional Office Association, Inc represented by Attorney Stephen Snow requested for the rezoning application to amend the zoning conditions on ordinance #2006-20 be withdrawn; the Planning Commission unanimously voted to recommended approval of the request to withdraw the application without prejudice.

MAYOR AND COUNCIL DECISION:

To be determined on March 16, 2026

REZONING APPLICATION

Date Received 01/16/26
Staff's Initials CMC

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

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 1/12/26 Staff's Initials _____

REZONING PROPERTY ADDRESS 6095 Pine Mountain Road

Land Lot 140 Tax Parcel 6 Lot Size 2.88 +/-

Resident Population _____ Housing Units _____ Other Buildings _____

Zoning Request from: Please see below and attached documents.
Present Zoning _____ To: _____

For the purpose of: Amending the original zoning application to strike condition 14 from Zoning Ordinance No. 2006-20, 2006. Applicant submits this application due to the use of the adjoining property being in violation of the referenced zoning ordinance. Please see the attached documents in support of applicant's zoning application.

APPLICANT EMAIL [redacted]

Applicant Address 6095 Pine Mountain Rd

(Phone #) [redacted]

Applicant Signature Charles Allen Barge Date 1/15/26

Signed, sealed and delivered in presence of: TMcAllister 1/15/26
Notary **Date**

T MCALLISTER NOTARY PUBLIC PAULDING COUNTY, GEORGIA MY COMMISSION EXPIRES 06/17/2027

REPRESENTIVE STEPHEN SNOW

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

Representative Signature _____ Date 1/16/26

Signed, sealed and delivered in presence of: Carol A Caine 1/16/26
Notary **Date**

TITLEHOLDER: Cedar Creek Professional Office Association, Inc **(Phone #)** _____

Signature: Charles Allen Barge **Address** [redacted]

Signed, sealed and delivered in presence of: TMcAllister 1/15/26
Notary **Date**

T MCALLISTER NOTARY PUBLIC PAULDING COUNTY, GEORGIA MY COMMISSION EXPIRES 06/17/2027

CAROLE A HARE NOTARY PUBLIC GWINNETT COUNTY GA GEORGIA EXPIRES JUNE 7, 2029

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 January, 2026

_____

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.

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

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice at:

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 2053

Section 1908 Standards for Decisions- Rezoning

Section 1908 of the Kennesaw Zoning Code details thirteen zoning review factors, which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages if necessary

	COMMENTS
(1) Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals and objective?	Yes, the proposed amendment would be compatible with the City's land use and development, plans, goals, and objective.
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 result in decreased traffic congestion leading to an overall increase in traffic safety.
(3) Would the proposed amendment tend to increase, decrease, or have no relationship to safety from fire and other dangers?	The proposed amendment would result in an increase to safety from fire and other dangers due to less traffic congestion.
(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 would promote public health and the general welfare of the city.
(5) Would the proposed amendment tend to increase, decrease, or have no influence on the adequate (provisions) of light or air?	The proposed amendment would have no influence on adequate provisions of light or air.
(6) Would the proposed amendment tend to cause, prevent, or have no influence on the overcrowding of land?	The proposed amendment would prevent overcrowding by decreasing traffic congestion on Pine Mountain Road.
(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 would reduce the harmful effects of dense population distribution and the associated overcrowding of Pine Mountain Road.
(8) Would the proposed amendment tend to impede, facilitate, or have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities or facilities?	The proposed amendment is compatible with the provision of transportation by reducing traffic congestion on an already overwhelmed section of Pine Mountain Road.
(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 would be compatible with environment conditions of the surrounding developments. If the amendment is rejected, an increase in traffic and pollution would diminish the value of the surrounding properties.
(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 require no 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 would promote the aesthetic effect of existing and future uses of property and the surrounding area.
(12) Would the proposed amendment have measurable adverse economic effect on the value of the surrounding or adjacent property?	The proposed amendment would have a measurably positive economic impact by preventing a significant diminution in value of the affected and surrounding properties.

CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on February 9, 2026 in accordance with the application requirements.

February 9, 2026
Date

Applicant or Authorized Agent

Sworn and subscribed before me this 9th day of February 2026

Notary Public

CAROL L PARE NOTARY EXPIRES GEORGIA JUNE 7, 2029 GWINNETT COUNTY GA PUBLIC

Deed Book 14772 Pg 4032
Filed and Recorded May-18-2010 01:08pm
2010-0068710
Real Estate Transfer Tax $0.00

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Re-Record to add Exhibit "A".

Upon recording return to:
Lisa A. Crawford
Dorough & Dorough, LLC
160 Clairemont Avenue
Suite 650
Decatur, Georgia 30030
(404) 687-9977

FIRST AMERICAN TITLE INSURANCE COMPANY
Six Concourse Parkway, Suite 2000
Atlanta, GA 30328
FILE NO: NCS 512099 103
Attn: Jeni Brown

Deed Book 14907 Pg 95
Filed and Recorded Dec-29-2011 12:15pm
2011-0163804
Real Estate Transfer Tax $0.00

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

QUITCLAIM DEED

THIS INDENTURE, made this 17th day of May, 2010, by and between **BANK OF NORTH GEORGIA**, a Georgia banking association, party of the first part (hereinafter referred to as "Grantor"), and **CEDAR CREEK PROFESSIONAL OFFICE ASSOCIATION, INC.**, a Georgia nonprofit corporation, party of the second part (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property located in Land Lot 140 of the 20th District, City of Kennesaw, Cobb County, Georgia, which is the common area of the Cedar Creek Professional Center, as the same is more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (said property is hereinafter referred to as the "Cedar Creek Professional Center Common Area"); and

WHEREAS, Grantor desires to ratify and affirm the provisions of that certain Declaration of Covenants, Conditions, and Restrictions for Cedar Creek Professional Center, recorded April 11, 2008 at Deed Book 14598, Page 5608, *et seq.*, Cobb County, Georgia land records (hereinafter as amended and/or supplemented from time to time, referred to as the "Declaration"), as the same applies to the Cedar Creek Professional Center Common Area; and

WHEREAS, Grantor desires to convey the Cedar Creek Professional Center Common Area to the Association subject to all of the covenants, conditions, restrictions and easements contained in the Declaration such that from and after the date of this conveyance, the Cedar Creek Professional Center Common Area shall be subject to the jurisdiction of the Association

and bound by provisions of the Declaration and shall constitute Common Area as such term is defined in the Declaration;

NOW THEREFORE, Grantor, for and in consideration of the sum of **TEN AND NO/100 ($10.00) DOLLARS** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and quitclaimed, and by these presents does grant, bargain, sell, alien, convey and QUITCLAIM unto the said Grantee the Cedar Creek Professional Center Common Area as the same is more particularly described on Exhibit "A", attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed under seal as of the day, month and year first above written.

GRANTOR: **BANK OF NORTH GEORGIA**, a Georgia banking association

By: Sara Delgado
Name: Sara Delgado
Title: Bank Officer

Signed, sealed, and delivered
in the presence of:

[AFFIX BANK SEAL]

CORPORATE SEAL

WITNESS

NOTARY PUBLIC

My Commission Expires: 10.19.13

[AFFIX NOTARY SEAL]

DENISE WISNIEWSKI NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES OCT. 19, 2013

P:\Clients\3121\Cedar Creek\Quitclaim Deed.doc

EXHIBIT "A"

Property Description

All that tract or parcel of land lying and being in Land Lot 140 of the 20th District, City of Kennesaw, Cobb County, Georgia, containing approximately 2.877 acres, as more particularly shown on that certain **Final Plat for Cedar Creek Professional Center "Building 100"**, prepared by Southland Engineering, dated February 4, 2008, last revised March 20, 2008, containing the seal of Kevin N. Cooney., G.R.L.S. No. 2980, recorded April 11, 2008 in Condominium Plat Book 18, Page 45, *et seq.*, Cobb County, Georgia records, reference to said plat of survey and the record thereof being hereby made for a more complete description.

LESS AND EXCEPT THEREFROM:

All that tract or parcel of land lying and being in Land Lot 140 of the 20th District, City of Kennesaw, Cobb County, Georgia, being designated as Building 100, containing approximately 19,180 square feet or 0.440 acres, as more particularly shown on that certain **Final Plat for Cedar Creek Professional Center "Building 100"**, prepared by Southland Engineering, dated February 4, 2008, last revised March 20, 2008, containing the seal of Kevin N. Cooney., G.R.L.S. No. 2980, recorded April 11, 2008 in Condominium Plat Book 18, Page 45, *et seq.*, Cobb County, Georgia records, reference to said plat of survey and the record thereof being hereby made for a more complete description.

Printed: 1/15/2026

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:

CEDAR CREEK PROFESSIONAL OFFICE INC

Payment Date: 1/1/0001

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20014001470	10/15/2025	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00		**$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

2025
Property Tax Bill

Parcel ID	Tax District	Bill #
20014001470	3/3-BOND - KENNESAW CITY	283920

Property Owner/Location/Description	Fair Market Value	Taxable Value
CEDAR CREEK PROFESSIONAL OFFICE INC 6095 PINE MOUNTAIN RD	100	40

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	40		0		40		7.7500000000		$0.31
BOND	40		0		40		1.4000000000		$0.06

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	$0.00
Interest	$0.00
Penalty	$0.00
Other Fees	$0.00
Payments Received	$0.00
Other Amounts Due	$0.00
Total Due	$0.00
Due Date	12/01/2025

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

Please make check or Money Order Payable to : City of Kennesaw Property Tax Division and include the Parcel ID on your check.

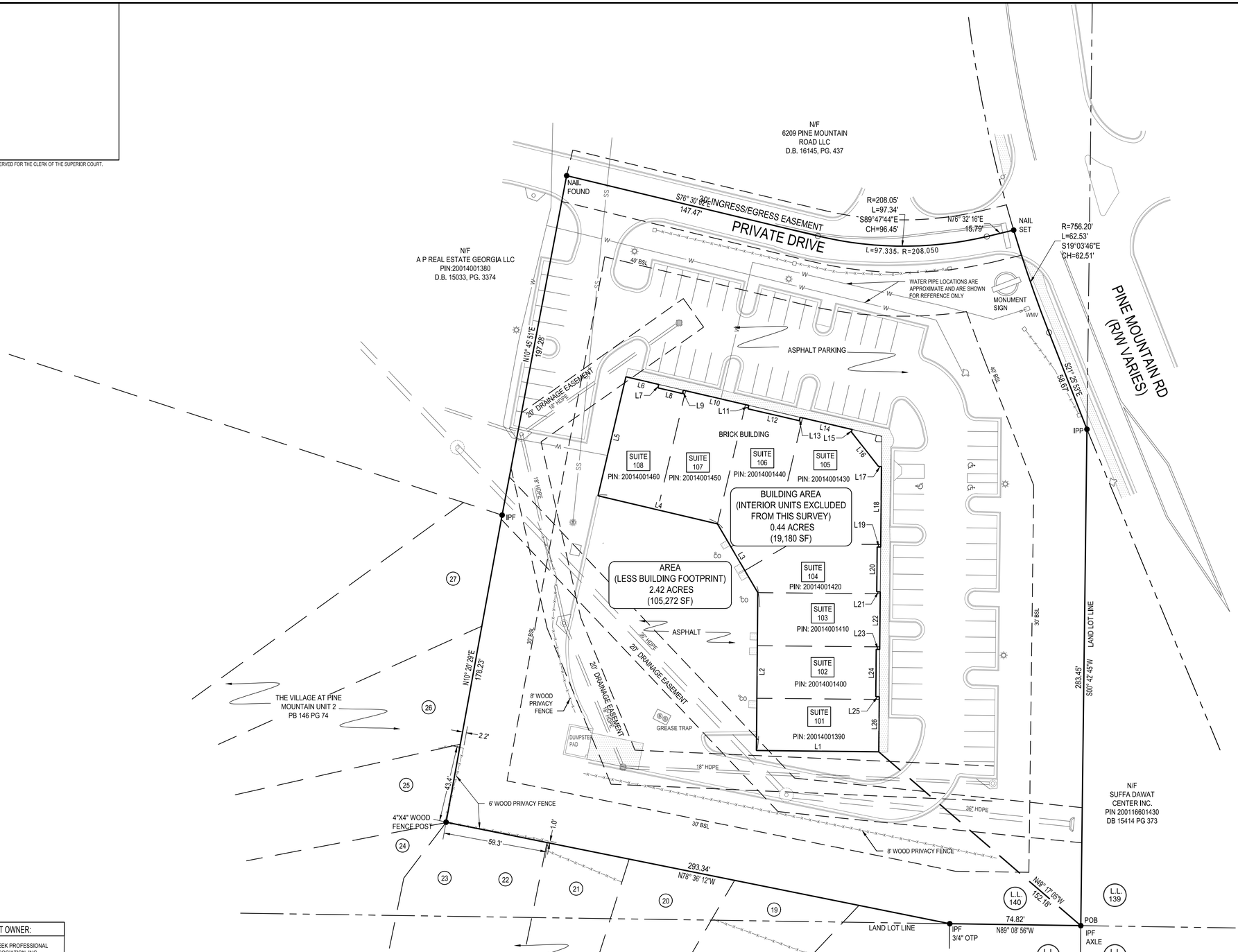
For your convenience, you may pay by check, money order, Discover, Mastercard, AMEX, VISA.
3% fee and $3.50 per transaction fee added to debit/credit card payments. $1.25 fee per ECheck transaction paid online.

Parcel ID:	20014001470
Amount Due:	$0.00
Bill#:	283920
Due Date:	12/01/2025
	AMOUNT PAID

CEDAR CREEK PROFESSIONAL OFFICE INC
2700 DELK RD SUITE 100
MARIETTA, GA 30067

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



LINE TABLE (BUILDING FOOTPRINT		
LINE	BEARING	DISTANCE
L1	N89° 24' 23"W	69.88
L2	N00° 31' 32"E	90.16
L3	N30° 26' 56"W	45.51
L4	N76° 45' 29"W	70.05
L5	N13° 11' 13"E	69.80
L6	S76° 53' 35"E	19.30
L7	S13° 06' 25"W	2.00
L8	S76° 53' 35"E	14.33
L9	N13° 06' 25"E	2.00
L10	S76° 53' 35"E	38.40
L11	S13° 06' 25"W	2.00
L12	S76° 53' 35"E	30.09
L13	N13° 06' 25"E	2.00
L14	S76° 53' 35"E	30.50
L15	S13° 46' 28"W	1.54
L16	S38° 11' 02"E	24.97
L17	S87° 11' 20"E	1.67
L18	S00° 32' 18"W	45.91
L19	N89° 27' 42"W	2.00
L20	S00° 32' 18"W	25.58
L21	S89° 27' 42"E	2.00
L22	S00° 32' 18"W	32.87
L23	N89° 27' 42"W	2.00
L24	S00° 32' 18"W	27.01
L25	S89° 27' 42"E	2.00
L26	S00° 32' 18"W	31.48

CURRENT OWNER:

CEDAR CREEK PROFESSIONAL OFFICE ASSOCIATION, INC.

SURVEYOR CERTIFICATIONS:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 2884 LAND SURVEYOR JOEL M. HART

JOEL M HART GA R.L.S. #2884 01/22/26

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 446,521'.

GRAPHIC SCALE 1"=30'
30' 0 30' 60'

SURVEY EQUIPMENT NOTES:

1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED USING A CHCNAV I83 GPS ROVER WITH CORRECTIONS PROVIDED VIA NETWORK RTK THROUGH eGPS SOLUTIONS. THE TECHNIQUE USED WAS NETWORK REAL TIME KINEMATIC CORRECTED MEASUREMENTS . THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.07 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

3.) 100% O THE SURVEY WAS PERFORMED USING THE GPS EQUIPMENT AND TECHNIQUES LISTED ABOVE.

LEGEND:

IPF - IRON PIN FOUND
POB - POINT OF BEGINNING
OTP - OPEN TOP PIPE
WMV - WATER METER VAULT
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- POST INDICATOR VALVE
- SANITARY SEWER MANHOLE
- POWER LINE
- FENCE LINE

NOTES:

1. ALL MATTERS OF TITLE ARE EXCEPTED, THIS SURVEY WAS PREPARED WITHOUT A COMPLETE TITLE SEARCH.
2. SURVEY AUTHORIZED BY CHARLES BARGE

REFERENCES:

1. FINAL PLAT OF CEDAR CREEK PROFESSIONAL CENTER "BUILDING 100" BY SOUTHLAND ENGINEERING LAST REVISED MARCH 20, 2008 AND RECORDED IN CONDOMINIUM PLAT BOOK 18 PAGE 45 OF COBB COUNTY RECORDS.
2. CITY F KENNESAW RIGHT OF WAY DEED RECORDED IN DEED BOOK14716 PAGE 5387

ELEVATIONS
DESIGN GROUP LLC
SURVEYORS AND ENGINEERS
110 EVANS MILL DRIVE
SUITE 603
DALLAS, GA 30157
770-865-6774
ELEVATIONSDG.COM

REV.	DATE	NOTES
1	01/22/26	ISSUED FOR RECORD

BOUNDARY RETRACEMENT SURVEY FOR CEDAR CREEK PROFESSIONAL OFFICE ASSOCIATION, INC.

LAND LOT 140, 20th DISTRICT, 2nd SECTION,
IN THE CITY OF KENNESAW,
COBB COUNTY, GEORGIA

GEORGIA REGISTERED No. 2884 LAND SURVEYOR JOEL M. HART

TITLE

BOUNDARY RETRACEMENT SURVEY

SHEET

1 OF 1

PROJECT INFORMATION
FILE: 26-022
DATE: 01/22/26
SCALE: 1"=30'

Stephen T. Snow, Esq.
Partner

[redacted]

January 16, 2026

Via E-Mail
CCampbell@kennesaw-ga.gov

City of Kennesaw Planning and Zoning
c/o Chanelle Campbell, Director
3080 Moon Station Road
Kennesaw, GA 30144

RE: Cedar Creek Professional Office Association, Inc.'s Request to Remove Stipulation #14 from City of Kennesaw Zoning Ordinance No. 2006-20, 2006 Related to 6095 Pine Mountain Road, Kennesaw, GA 30152

Dear Ms. Campbell,

This law firm and the undersigned represent Cedar Creek Professional Office Association, Inc. ("CCPOA"). Since May 17, 2010, CCPOA has owned the common area of the Cedar Creek Professional Center located at 6095 Pine Mountain Road, Kennesaw, GA 30152. (**Exhibit 1**). CCPOA submits this letter to formally request that the City of Kennesaw remove Stipulation #14 from Zoning Ordinance No. 2006-20, 2006 affecting the unnamed private drive serving its property (the "Ordinance" (**Exhibit 2**)). This request is being submitted contemporaneously with CCPOA's objection to Rezoning Application #RZ2025-3 submitted by DRB Group Georgia, LLC for the purpose of constructing an 89-unit townhome community on the property owned by AP Real Estate Georgia, LLC, situated immediately adjacent to the CCPOA property.

As set forth in CCPOA's objection letter and its accompanying exhibits, DRB's proposed 89-unit townhome development is inconsistent with the "general business/office development" purpose for which the adjacent property is currently zoned and as was specifically contemplated by the City, the developer of the Cedar Creek Professional Center, and the nearby residents who mutually negotiated and agreed upon the terms and stipulations set forth in the Ordinance. The proposed 89-unit townhome development directly violates no less than five (5) stipulations set forth within the Ordinance that specifically relate to and restrict the manner in which the adjacent property can be developed.

The ~2.84-acre parcel on which CCPOA's property and Building 100 lie was originally part of a larger ~11.7-acre development project involving three (3) small office buildings. In 2006, as part of its acquisition of the ~11.7 acres from King's Crossing Management, LLC, Pebblebrook Development, LLC rezoned (#RZ2006-11) the ~2.84-acre parcel from GC (General Commercial)

and R-20 to match the HGB (Highway General Business) zoning designation that already existed for the other ~8.83 acres "for the purpose of a general business/office development" encompassing all ~11.7 acres "with reference to that Rezoning Drawing prepared for Pebblebrook Development, LLC dated April 24, 2006." (Ordinance, Stipulation #2; see also Rezoning Drawing (**Exhibit 3**)). As noted throughout the Ordinance, the "proposed development" refers to "a general business/office development" including "all proposed office buildings" located not only on the rezoned ~2.84-acre parcel, but also on the adjoining ~8.83-acre property where DRB now proposes to construct 89 townhomes. (See e.g. Ordinance, Stipulation #2, #4, #5, #6, #7, #8, #11, #14, and #15).

The City approved Pebblebrook's rezoning application following extensive negotiations with adjacent property owners and residents, which resulted in numerous stipulations being imposed upon the proposed development on CCPOA's property "and the adjacent property also to be developed," referring to the ~8.83 acres on which Pebblebrook intended to construct Buildings 200 and 300, and on which DRB now seeks to construct 89 townhomes. (See Kennesaw Planning Commission meeting minutes for July, 10, 2006 (**Exhibit 4**); Mayor and Council meeting minutes for September 5, 2006 (**Exhibit 5**); Mayor and Council Agenda Packet for September 5, 2006 (**Exhibit 6**)).The Ordinance's zoning stipulations specifically reference "the proposed buildings, both within the Subject Property and on adjoining property, which will be part of the proposed development." (Ordinance, Stipulation #7).

As noted above, DRB's proposed 89-unit townhome development violates multiple stipulations set forth in the Ordinance and it is completely inconsistent with the type of future development that was contemplated by the City, Pebblebrook, and the local residents as the basis for the prior zoning approval. Most concerning to CCPOA is DRB's intention of using Stipulation #14 as grounds for seizing control over CCPOA's private drive to provide ingress/egress for the residents of the proposed townhome community. Stipulation #14 provides, "Interparcel access and shared access drive shall be designed with adjoining vacant property once future development of adjoining parcel is pursued." The term "future development" used in Stipulation #14 refers to the two (2) additional office buildings shown in the Rezoning Drawing and referenced so many times throughout the Ordinance. It does not refer to "any" future development, such as the 89 townhomes currently proposed by DRB.

As noted in Stipulation #13, traffic congestion on Pine Mountain Road was already a concern for the City and the local businesses and residents when the zoning Ordinance was passed back in 2006. The proposed development consisting of 89 townhomes accessing Pine Mountain Road via CCPOA's private drive is contrary to the City's directive to reduce stacking and promote better traffic flow to and from Pine Mountain Road.

DRB's site plan shows two (2) points of ingress/egress. The first is to Hwy 41 (Cobb Parkway) to the north via King Crossing Court. The second is to Pine Mountain Road to the east via the unnamed private drive serving the CCPOA property. As part of its zoning application, DRB submitted a Traffic Impact Study[1] which relied upon the assumption that the future townhome residents would have two (2) points of ingress/egress. However, in a meeting with the City and CCPOA on January 12, 2026, DRB represented to the City and to CCPOA that it is "landlocked" and is seeking an easement of necessity through CCPOA's private drive because the current owner does not have the legal right to use King Crossing Court as shown on DRB's site plan and as indicated in its Traffic Impact Study. DRB makes this assertion despite the fact that the current owner's deed, and all relevant prior deeds, specifically include an easement appurtenant granting the owner "all right, title and interest in real estate [King Crossing Court] by virtue of the Reciprocal Easement Agreement" recorded by the original owner of the full ~11.7 acres. (See Pebblebrook's Limited Warranty Deed (**Exhibit 7**); AP Real Estate Georgia, LLC's Limited Warranty Deed (**Exhibit 8**); and Reciprocal Easement Agreement (**Exhibit 9**)). It is noteworthy that the current owner of the proposed development property has used King Crossing Court as its exclusive point of ingress/egress since 2019. It is also noteworthy that the Rezoning Drawing submitted by Pebblebrook in 2006 as part of its acquisition and future development of the ~11.7-acre property, as well as its rezoning of the ~2.84-acre parcel, specifically shows that that grantor of the Reciprocal Easement Agreement intended to have the future development access Hwy 41 via King Crossing Court. (**Exhibit 3**). It is also noteworthy that DRB acknowledges that no one claiming an ownership or other interest in King Crossing Court has objected to its proposed use of King Crossing Court to access the proposed development or has otherwise claimed that the current owner lacks the legal right to do so.

CCPOA disputes DRB's position that it is landlocked or that the current owner has no legal right to use King Crossing Court. The recorded Reciprocal Easement Agreement was created for the specific purpose of providing "a perpetual and non-exclusive permanent easement and right of way appurtenant" to give access to the development property via King Crossing Court. (**Exhibit 9**). Moreover, the current owner's deed specifically references that same Reciprocal Easement Agreement as "Appurtenant Easement Area No. 3" benefiting the subject property. (**Exhibit 8**; see also **Exhibit 7**). In light of DRB's representations to the City in its site plan and Traffic Impact Study that the proposed development will access Hwy 41 via King Crossing Court, the fact that the current owner's deed specifically references the Reciprocal Easement Agreement over King Crossing Court as an easement appurtenant benefitting the development property, and the fact that the current owner has exclusively used King Crossing

[1] CCPOA questions the validity of the traffic study submitted by DRB. It seems highly unlikely that an 89-unit residential townhome community would only generate 28 exit trips during the peak morning hours of 7:00 am – 9:00 am.

Court to access the development property since 2019, it appears that DRB's current position is merely a strategy to support its effort to seize access to CCPOA's private drive and secure a second access point for its proposed townhomes.

DRB relies upon Stipulation #14 to support its contention that the Ordinance requires CCPOA to allow the residents of its proposed 89-unit townhome development to use CCPOA's private drive as a secondary (or primary, as it now alleges) point of ingress/egress. However, the recorded Reciprocal Easement Agreement and relevant deeds clearly indicate that the proposed development property is not landlocked as DRB contends and that it does not need CCPOA's private drive. Rather, DRB is merely seeking a secondary access point for the convenience of its future residents.

The Ordinance and Stipulation #14 were based on the assumption that the future development would be limited to two (2) small office buildings, as specifically shown on Pebblebrook's Rezoning Drawing and as regulated by the stipulations set forth in the Ordinance. Neither Pebblebrook, nor the City, nor the residents who collectively negotiated the terms and stipulations of the Ordinance contemplated that the adjoining property would be developed into 89 townhomes. CCPOA is confident that Pebblebrook and the local residents would never have agreed to this stipulation if it were possible for the adjoining property to be developed in a completely different manner than what was shown in Pebblebrook's Rezoning Drawing, such as replacing the two (2) office buildings with 89 townhomes all using CCPOA's private drive to access Pine Mountain Road. The harm that will certainly result to CCPOA, the unit owners of Building 100, the local residents, and the general public if the traffic from 89 townhomes were permitted to access this congested section of Pine Mountain Road through CCPOA's private drive would be irreparable.

Because the adjoining property referenced in the Ordinance will no longer be developed into two (2) small office buildings as contemplated by the Ordinance, CCPOA requests that the City remove Stipulation #14 from the Ordinance so that any future development on that property will be accessible only from Hwy 41 via King Crossing Court pursuant to the rights granted under the recorded Reciprocal Easement Agreement. With the assistance of City of Kennesaw code enforcement, the proposed development property's access to CCPOA's private drive has been blocked off since 2019. Since that time, the current owner of the proposed development property has exclusively accessed the development property from Hwy 41 via Kings Crossing Court. CCPOA has submitted this rezoning application merely to update the Ordinance by removing outdated Stipulation #14 and to bring the Ordinance in line with the current status and limited use of its private drive. All other stipulations within the Ordinance should remain in effect to protect the ongoing interests of the local residents, business owners, and community members who live, work, and commute near the proposed development property.

We appreciate the opportunity to submit this letter in support of CCPOA's Rezoning Application. If you need any further information or documentation related to this matter, please do not hesitate to contact me.

Sincerely,



Stephen T. Snow

CC: Cedar Creek Professional Office Association, Inc.

Index

Exhibit 1: Bank of North Georgia Quitclaim deed to Cedar Creek Professional Office Association

Exhibit 2: City of Kennesaw Ordinance 2006-20

Exhibit 3: Rezoning Drawing

Exhibit 4: Planning Commission Meeting Minutes for July 10, 2006

Exhibit 5: Mayor and Council Meeting Minutes for September 5, 2006

Exhibit 6: Mayor and Council Agenda Packet for September 5, 2006

Exhibit 7: Limited Warranty Deed for Pebblebrook Development, LLC

Exhibit 8: Limited Warranty Deed for AP Real Estate Georgia, LLC

Exhibit 9: Reciprocal Easement Agreement between Kings Crossing Investments, LLC and Kings Crossing Management, LLC

Exhibit 1

Deed Book 14772 Pg 4032
Filed and Recorded May-18-2010 01:08pm
2010-0068710
Real Estate Transfer Tax $0.00

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Re-Record to add Exhibit "A".

Upon recording return to:
Lisa A. Crawford
Dorough & Dorough, LLC
160 Clairemont Avenue
Suite 650
Decatur, Georgia 30030
(404) 687-9977

FIRST AMERICAN TITLE INSURANCE COMPANY
Six Concourse Parkway, Suite 2000
Atlanta, GA 30328
FILE NO: NCS 512099 103
Attn: Jeni Brown

Deed Book 14907 Pg 95
Filed and Recorded Dec-29-2011 12:15pm
2011-0163804
Real Estate Transfer Tax $0.00

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

QUITCLAIM DEED

THIS INDENTURE, made this 17th day of May, 2010, by and between **BANK OF NORTH GEORGIA**, a Georgia banking association, party of the first part (hereinafter referred to as "Grantor"), and **CEDAR CREEK PROFESSIONAL OFFICE ASSOCIATION, INC.**, a Georgia nonprofit corporation, party of the second part (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

WHEREAS, Grantor is the owner of certain real property located in Land Lot 140 of the 20th District, City of Kennesaw, Cobb County, Georgia, which is the common area of the Cedar Creek Professional Center, as the same is more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (said property is hereinafter referred to as the "Cedar Creek Professional Center Common Area"); and

WHEREAS, Grantor desires to ratify and affirm the provisions of that certain Declaration of Covenants, Conditions, and Restrictions for Cedar Creek Professional Center, recorded April 11, 2008 at Deed Book 14598, Page 5608, *et seq.*, Cobb County, Georgia land records (hereinafter as amended and/or supplemented from time to time, referred to as the "Declaration"), as the same applies to the Cedar Creek Professional Center Common Area; and

WHEREAS, Grantor desires to convey the Cedar Creek Professional Center Common Area to the Association subject to all of the covenants, conditions, restrictions and easements contained in the Declaration such that from and after the date of this conveyance, the Cedar Creek Professional Center Common Area shall be subject to the jurisdiction of the Association

and bound by provisions of the Declaration and shall constitute Common Area as such term is defined in the Declaration;

NOW THEREFORE, Grantor, for and in consideration of the sum of **TEN AND NO/100 ($10.00) DOLLARS** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and quitclaimed, and by these presents does grant, bargain, sell, alien, convey and QUITCLAIM unto the said Grantee the Cedar Creek Professional Center Common Area as the same is more particularly described on Exhibit "A", attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed under seal as of the day, month and year first above written.

GRANTOR: **BANK OF NORTH GEORGIA**, a Georgia banking association

By: Sara Delgado
Name: Sara Delgado
Title: Bank Officer

Signed, sealed, and delivered
in the presence of:

[AFFIX BANK SEAL]

CORPORATE SEAL

WITNESS

NOTARY PUBLIC

My Commission Expires: 10.19.13

[AFFIX NOTARY SEAL]

DENISE WISNIEWSKI NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES OCT. 19, 2013

P:\Clients\3121\Cedar Creek\Quitclaim Deed.doc

EXHIBIT "A"

Property Description

All that tract or parcel of land lying and being in Land Lot 140 of the 20th District, City of Kennesaw, Cobb County, Georgia, containing approximately 2.877 acres, as more particularly shown on that certain **Final Plat for Cedar Creek Professional Center "Building 100"**, prepared by Southland Engineering, dated February 4, 2008, last revised March 20, 2008, containing the seal of Kevin N. Cooney., G.R.L.S. No. 2980, recorded April 11, 2008 in Condominium Plat Book 18, Page 45, *et seq.*, Cobb County, Georgia records, reference to said plat of survey and the record thereof being hereby made for a more complete description.

LESS AND EXCEPT THEREFROM:

All that tract or parcel of land lying and being in Land Lot 140 of the 20th District, City of Kennesaw, Cobb County, Georgia, being designated as Building 100, containing approximately 19,180 square feet or 0.440 acres, as more particularly shown on that certain **Final Plat for Cedar Creek Professional Center "Building 100"**, prepared by Southland Engineering, dated February 4, 2008, last revised March 20, 2008, containing the seal of Kevin N. Cooney., G.R.L.S. No. 2980, recorded April 11, 2008 in Condominium Plat Book 18, Page 45, *et seq.*, Cobb County, Georgia records, reference to said plat of survey and the record thereof being hereby made for a more complete description.

Exhibit 2

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

WHEREAS, notice was advertised in the Marietta Daily Journal on June 23, 2006,of a public hearing before the Kennesaw Planning Commission held on July 10, 2006 and the Mayor and Council on August 7, 2006; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal on July 10, 2006; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal on August 7, 2006; and

WHEREAS, the Mayor and Council have determined that the proposed amendment to the Official Zoning Map is in the public interest and meets the standards established in the Kennesaw Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.

SECTION 1. The Official Zoning Map of the City of Kennesaw, Georgia is hereby amended so as to change the zoning district designation from City GC (General Commercial) & R20 to City HGB (Highway General Business) for the following described property:

ALL OF 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 2.88 acres as shown on plat for King's Crossing, prepared by Centerline Surveying Systems, Inc. and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 139, 140, 165 and 166, said district and section; thence running north 89 degrees 23 minutes 09 seconds west as measured along the southerly land lot line of Land Lot 140, said district and section for a distance of 74.82 feet to a point; thence running north 78 degrees 50 minutes 24 seconds west for a distance of 293.34 feet to a point and corner; thence running north 10 degrees 03 minutes

54 seconds east for a distance of 178.00 feet to an iron pin found; thence running north 01 degrees 27 minutes 26 seconds east for a distance of 197.63 to a point and corner; 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 to the left, an arc distance of 93.57 feet on a radius of 200.00 feet to a point; thence running north 76 degrees 36 minutes 52 seconds east for a distance of 24.21 feet to a point and corner located on the southwesterly right of way of Pine Mountain Road (having a variable right of way); thence running south 22 degrees 21 minutes 21 seconds east as measured along the southwesterly right of way of Pine Mountain Road for a distance of 70.07 feet to an iron pin found 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 32 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.

SECTION 2. BE IT FURTHER ORDAINED THAT that the Planning Commission makes recommendation to rezone the property to City HGB (Highway General Business) with the following conditions of approval:

This letter dated August 30, 2006 shall supersede and replace in full those certain letters of agreeable stipulations and conditions dated and submitted July 7, 2006, and July 10, 2006. The referenced stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.

(2) Rezoning of the Subject Property shall be from the existing R-20 and General Commercial ("GC") zoning categories to Highway General Business ("HGB") zoning category for the purpose of a general business/office development, with reference to that Rezoning Drawing prepared for Pebblebrook Development, LLC dated April 24, 2006.

(3) Applicant shall submit a site plan for the development which complies with all City of Kennesaw development standards and ordinances for approval by City staff during the plan review process and prior to the issuance of any building or development permits.

(4) Applicant agrees that the architectural style for the proposed development shall be consistent with all architectural photographs submitted to City staff during the zoning process and presented to the City of Kennesaw during the respective public hearings. In that regard, the exterior elevations of the proposed buildings shall consist of brick, stone, stacked stone, stucco, and other masonry materials.

(5) Applicant agrees that with respect to the proposed rezoning of the subject 2.64 acres, the proposed rezoning shall be "use specific" to general business/office as presented by Applicant.

(6) Applicant agrees to establish and maintain a permanent, minimum forty (40) foot buffer along the entire southern boundary of the Subject Property, as well as, the adjacent property also to be developed, which buffer shall be adjacent to a development known as "The Village at Pine Lake Mountain." Such forty foot buffer shall not include any drives or other paved areas; but rather, shall be utilized for landscaping, screening materials, and fencing subject to a landscape plan to incorporate such features subject to City of Kennesaw staff approval during the plan review process.

(7) Applicant agrees that all lighting located to the front or sides of the proposed buildings, both within the Subject Property and on adjoining property which will be part of the proposed development, shall be period or themed lighting to the architecture of the proposed development; and further, lighting located to the rear will be directional or hooded such that all beams or glare will be contained within the bounds of the proposed development.

(8) Dumpster locations shall be as shown on the submitted site plan for the rezoned parcel, as well as, adjoining parcel to be included as part of the subject development. Dumpster pick-up shall be limited to Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m.

(9) There shall be no overnight parking of vehicles in the rear of the subject development; and such restriction shall be included in the operating covenants for the subject development.

(10) Applicant agrees to the installation of an eight (8) foot wood privacy fence along that portion of the rezoned parcel adjacent to existing residential properties.

(11) Applicant agrees that the future development shall be consistent with the general layout and design as shown and reflected on the submitted site plan.

(12) The areas identified as undisturbed buffer to the southernmost boundary of tract will be binding and preserved as such with the developer being responsible to supplement additional trees if visual gaps are identified and field verified by the City of Kennesaw.

(13) Applicant agrees to coordinate and seek approval from the City of Kennesaw on final layout of access drive to the proposed development from Pine Mountain Road that will reduce stacking and promote better traffic flow for egress and ingress.

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

(15) The rear portion of all proposed office buildings that will be facing adjoining residential property will not be cinderblock but will match the building material and quality of the front and side facades of the buildings.

(16) All HVAC units and utilities will be designed to be placed away from the adjoining residential properties to reduce any secondary noise from the units being heard by adjoining properties. Sound baffling materials can be incorporated into construction as long as the materials are consistent with the architectural quality for the building.

SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses, and phrases are severable, and if any section, paragraph, sentence, clause, and phrase is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance.

SECTION 4. BE IT FURTHER ORDAINED THAT this Ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

PASSED AND ADOPTED by the Kennesaw City Council on this 5th day of September, 2006.

ATTEST:

Debra Taylor, City Clerk

CITY OF KENNESAW:

Leonard Church, Mayor

Regular Council Agenda
9/5/2006 6:30:00 PM
0000 Pine Moutain - Rezoning
Community Development

Title of Agenda Item:	Authorization for approval of ORDINANCE rezoning request submitted by Pebblebrook Development, LLC for property located at 0000 Pine Mountain Road (southwesterly side of Pine Mountain)
Title of Agenda Item:	Property located in Land Lot 140, Tax Parcel 6. Said request to rezoned property from City GC/R-20 to City HGB (Highway General Business) for proposed office condo development with inside storage on property with 2.84+/- total acres. Application was advertised on June 23, 2006 in the Marietta Daily Journal. Planning Commission at a meeting held on July 10, 2006 recommended tabling this application to the next scheduled Planning Commission of August 14, 2006. At their August 7, 2006 meeting, Mayor and Council continued this item to September 5, 2006. Planning Commission motioned to approve the rezoning request with conditions at their regular scheduled meeting August 14, 2006 vote 5-0. Darryl Simmons, Zoning Administrator recommends approval of the rezoning request with conditions as per attorney's letter dated August 30, 2006.
Funding Line(s)	

SOUTHLAND ENGINEERING * SOUTHLAND ENGINEERING * SOUTHLAND ENGINEERING * SOUTHLAND ENGINEERING * SOUTHLAND ENGINEERING * SOUTHLAND ENGINEERING * SOUTHLAND ENGINEERING * SOUTHLAND ENGINEERING *

Exhibit 3

IPF	= IRON PIN FOUND	L.L.	= LAND LOT
IPS	= IRON PIN SET	L.L.L.	= LAND LOT LINE
OTP	= OPEN TOP PIPE	PP	= POWER POLE
CTP	= CRIMPED TOP	–P–	= POWER LINE
R/W	= RIGHT OF WAY	–X–	= FENCE LINE
CM	= CONCRETE MONUMENT	CH.	= CHORD
N/F	= NOW OR FORMERLY	A or L	= ARC LENGTH

REZONING DRAWING FOR:

PEBBLEBROOK DEVELOPMENT

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

DATE: APRIL 24, 2006	REV:	JOB NO: 6011

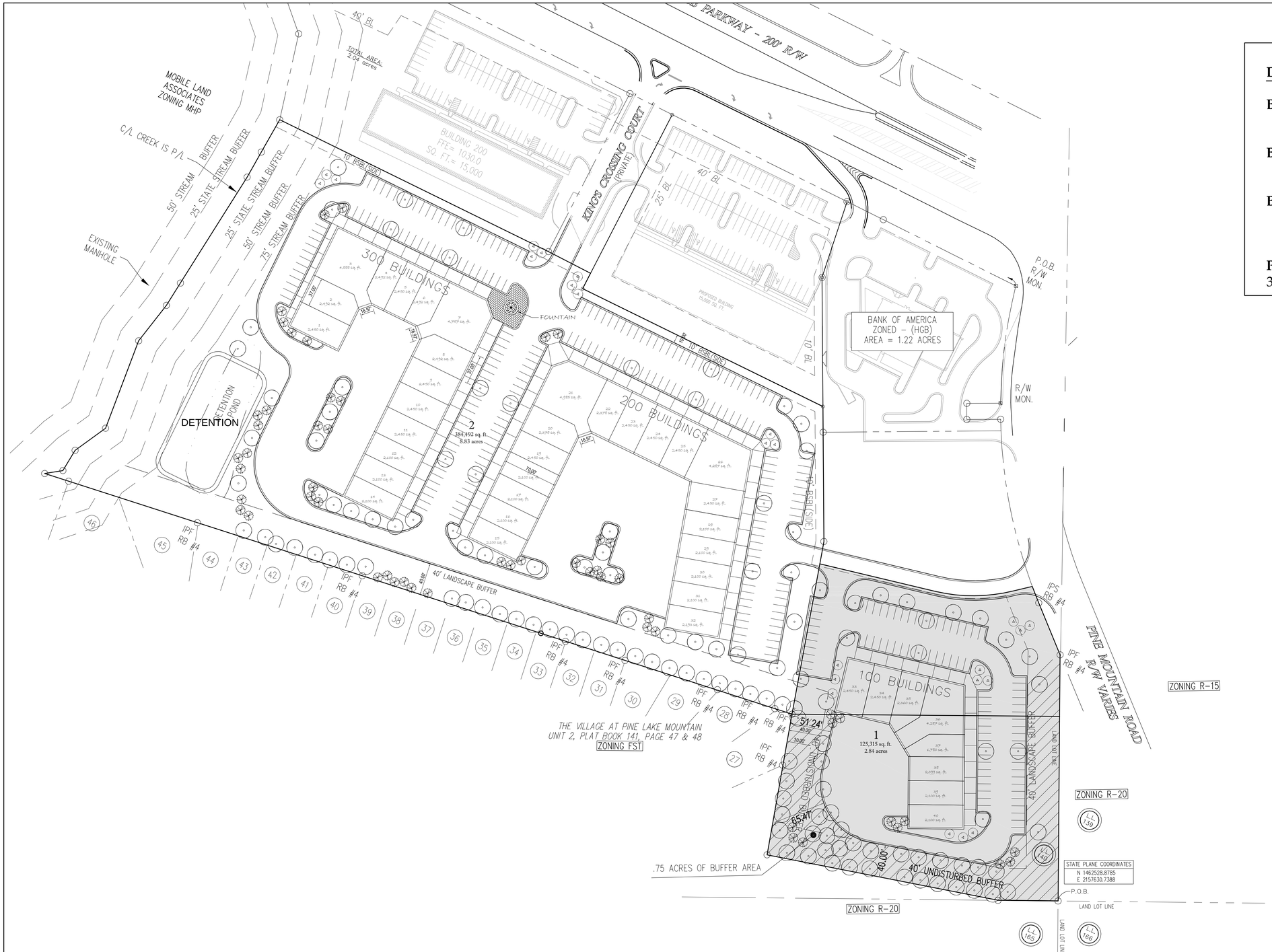
SouthLand Engineering Inc.
CIVIL ENGINEERS & LAND SURVEYORS
925 NORTH TENNESSEE STREET
CARTERSVILLE, GEORGIA 30120
PHONE: 770.387.0440
FAX: 770.607.5151

0 30 60 120 180
SCALE: 1" = 60' GRAPHIC SCALE

OUTLOT
ZONED – (HGB)
AREA = 0.99 ACRES

L=235.11'
R=633.11'
CHORD=233.76'
BRG=S 11°43'07" W

21.28'
S76°34'50"E
148.14'
L=98.05'
N76°36'52"E
24.21'
208.05
IPS
RB #4
70.07'
N22°21'26"W
N 10°27'28" E
197.63'
278.98'
328.71'
IPF
RB #4
PINE MOUNTAIN ROAD
R/W VARIES
ZONING R-15
100 BUILDINGS
33
2,450 sq. ft.
34
2,450 sq. ft.
35
2,360 sq. ft.
36
4,287 sq. ft.
37
1,780 sq. ft.
38
2,099 sq. ft.
39
2,100 sq. ft.
40
2,100 sq. ft.
1
125,315 sq. ft.
2.84 acres
N/F
51.24'
40.00'
30.00'
40' UNDISTURBED BUFFER
65.47'
N 10°03'34" E 178.00'
40' LANDSCAPE BUFFER
LAND LOT LINE
30
29
28
27
PINE LAKE MOUNTAIN
141, PAGE 47 & 48
FST
IPF
RB #4
ZONING R-20
L.L. 139
L.L. 140
N/F
KING CROSSING MGMT. LLC
ZONED – (GC)
AREA = 1.16 ACRES
KING CROSSING MGMT. LLC
ZONED – (R-20)
AREA = 1.68 ACRES
STATE PLANE COORDINATES
N 1462528.8785
E 2157630.7388
.75 ACRES OF BUFFER AREA
N 78°50'25" W 293.34'
40.00'
40' UNDISTURBED BUFFER
74.82'
N 89°23'09" W
P.O.B.
LAND LOT LINE
L.L. 165
L.L. 166
MAGNETIC NORTH



DEVELOPMENT SUMMARY

BUILDING 100
8 UNITS - 19,626 SF (FOOT PRINT)

BUILDING 200
18 UNITS - 45,271 SF (FOOT PRINT)

BUILDING 300
14 UNITS - 38,162 SF (FOOT PRINT)
TOTAL 40 UNITS - 103,059 SF

PARKING PROVIDED
314 SPACES

ZONING SUMMARY

TRACT 1

ZONING - R-20(CURRENT) - HGB(PROPOSED)
AREA - 2.84 ACRE
SETBACKS:
FRONT - 40' (PROPOSED)
SIDE - 10' (PROPOSED)
REAR - 30' (PROPOSED)
BUFFERS:
40' ADJACENT TO RESIDENTIAL - 15' (PROPOSED)

TRACT 2

ZONING - HGB(CURRENT)
AREA - 8.83 ACRE
SETBACKS:
FRONT - 40' (CURRENT)
SIDE - 10' (CURRENT)
REAR - 30' (CURRENT)
BUFFERS:
40' ADJACENT TO RESIDENTIAL - 15' (PROPOSED)
25' AND 50' STREAM BUFFERS (CURRENT)

CONCEPTUAL SITE PLAN "C"

SouthLand Engineering Inc.
925 NORTH TENNESSEE STREET
CARTERSVILLE, GEORGIA 30120
PHONE: 770.387.0440 FAX: 770.607.5151

King's Crossing Site

KENNESAW , GEORGIA

MARCH 28, 2006
REVISED AUGUST 3 2006

NORTH

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

Exhibit 4

PLANNING COMMISSION
July 10, 2006
Minutes
7:00p.m.

Fred Moore, Chairman called the meeting to order at 7:00P.M. in the Council Chambers, 2529 J.O. Stephenson Avenue. Roll call was taken and the following members were present: Fred Moore, Alan Davis, Doug Rhodes, Pat Ferris, Jeff Miller and Richard Anderson.

City Staff representative, Darryl Simmons, Zoning Administrator was present.

The public was advised that the Planning Commission serves as an Advisory Board that makes recommendations to the Mayor and Council to be heard on August 7, 2006, unless otherwise noted. Chairman Moore instructed anyone giving comments in the public session to please sign in and noted that limitation of 10 minutes per side would be given.

Action on Minutes – June 12, 2006

Richard Anderson requested that a noted be made to correct the minutes reflecting that he abstained from action on the May 8, 2006, meeting due to his absence. The minutes looked as if he voted against the minutes.

> "Jeff Miller made motion, seconded by Pat Ferris to approve the minutes of the May 8, 2006, as submitted. Vote 5-1 (Richard Anderson was absent from the 5-8-06 meeting)"

Richard Anderson made motion, seconded by Alan Davis to approve the minutes of the June 12, 2006, as amended. Vote 5-0

Letter of resignation – Received

Chairman Moore read into the record a letter received from Planning Commission member, Gurdon Counts tending his resignation as member of the Planning Commission. The Chairman and Board members accepted his resignation with heartfelt thanks for his services to the City and this Board.

Old Business:

(A) Annexation Request (AX2006-1) Consideration to approve an annexation request submitted by Seth Crawford on behalf of owner, Ken Smathers. Said request to annex property located at 4048 Ayers Drive and identified as Land Lot 60, Tax Parcel 26, 20th District, 2nd Section consisting of 1+/- acres from County R-20 to City UVC for proposed mixed use development. (Mayor and Council 8-7-06) ****Request to table to August agenda from applicant was received**

(B) Rezoning Request (RZ2006-8) Consideration to approve a rezoning request submitted by Seth Crawford on behalf of owner, Ken Smathers, for property

located at 4048 Ayers Drive. Said request to rezone from County R-20 to City UVC for proposed mixed use development. Land Lot 60, Tax Parcel 26, 20th District, 2nd Section, consisting of 1+/- acres. (Mayor and Council 8-7-06) ****Request to table to August agenda from applicant was received

(C) Rezoning Request (RZ2006-8A, B, C) Consideration to approve a rezoning request submitted by Seth Crawford on behalf of owners, Robert Ellison, for property located at 4058 Ayers Drive and Dale Burrell for property located at 4068 Ayers and Ken Smathers, for property located at 1465 Shiloh Road. Said request to rezone from City R-20 to City UVC for proposed mixed use development. Land Lot 60, Tax Parcels 27, 28 and 31, 20th District, 2nd Section, consisting of 7.76+/- acres. (Mayor and Council 8-7-06) ****Request to table to August agenda from applicant was received

(D) Variance Request (ZV2006-9 A,B,C) Consideration to approve a variance request submitted by Seth Crawford on behalf of owners, Robert Ellison, for property located at 4058 Ayers Drive and Dale Burrell for property located at 4068 Ayers and Ken Smathers, for property located at 1465 Shiloh Road. Said request is to increase the unit density for the proposed project from 8 units per acre to 8.89 units per acre, in addition requesting a 0' front setback for all interior residential units to accommodate rear alley access design. Properties located in Land Lot 60, and identified as Tax Parcels 26, 27, 28 & 31, 20th District, 2nd Section. (Mayor and Council 8-7-06) ****Request to table to August agenda from applicant was received

Staff presented agenda items identified as A-D for annexation, rezoning and variance together. Mr. Simmons noted that the applicant has made notification via letter dated, July 6, 2006 requesting that this matter be tabled to the August Planning Commission agenda. The purpose of the request to table is based on substantial modifications to the proposed site plan for development, which have not been completed.

The request allows the applicant to work with staff and Cobb County residents and allow time for Cobb County Board to review the submitted modifications made to the site plan pursuant to the City-County House Bill 489 Intergovernmental Land Use and Annexation Agreement.

Attorney, John Moore came forward to represent the applicant for annexation and rezoning as set forth in the applications. Mr. Moore referenced the letter dated July 6, 2006, which was submitted to the board and reviewed with them the modifications to the proposed site plan for development – including the following:

- Elimination of access from the proposed development to Ayers Drive
- A decrease in the proposed density from 69 homes to 54 homes, thereby resulting in a proposed density of 6.9 unites per acre – eliminating the variance being requested
- Elimination of a row of proposed town homes adjacent to the existing single-family residential properties; and
- To establish a minimum forty (40) foot buffer adjacent to the existing single-family residential properties

The proposed changes is to orient the project more towards Shiloh Road and provide a better buffer and transition to existing single-family residential properties.

Floor opened to public comment.

Mary Malone asked about the elimination of the access on Ayers Drive. Are you moving or completely eliminating this access.

Attorney Moore responded that the access would be eliminated.

Floor closed to public comment.

Doug Rhodes made motion; seconded by Richard Anderson to accept the letter from the applicant's attorney (Moore Ingram Johnson & Steele) dated July 6, 2006, requesting to table the above noted applications to the August 14, 2006, Planning Commission agenda.

Motion carried. Vote 5-0.

(E) Rezoning Request (RZ2006-6) Consideration to approve a rezoning request submitted by Piedmont Properties for property located at 3051 N. Main Street. Said request to rezone from City R-20 & FST to City NRC (Neighborhood Retail Commercial) for a proposed shopping center. Land Lot 127, Tax Parcels 06 & 142, 20th District, 2nd Section, (Mayor and Council 8-7-06)

Darryl Simmons, Zoning Administrator, came forward to present this application for rezoning of property located along the southeast corner of Jiles Road and Main Street intersection. He indicated that staff was just presented a letter of stipulations, dated July 10, 2006.

Staff has not had time to review the letter and will have the applicant's attorney go over those stipulations when he comes forward. Mr. Simmons noted that the applicant is requesting a rezoning of 3.1+/- acres incorporating two parcels from R-20 and FST to City NRC (Neighborhood Retail Commercial for a retail center. The Future Land Use Map supports the NRC zoning district requested on the corner parcel.

Staff stated that this property is located near the entrance of Kennesaw's Historic District. So the site layout and architectural design expectation is higher for this project due to its location. The rear of the proposed development abuts a single-family residential housing development and will require the applicant to comply with the 35-foot buffer as is illustrated on the site plan.

Mr. Simmons noted that staff has concern on the visual impact of the parking being created with this project and recommends some kind of landscaping that will soften this area to those residential development areas and the general public. Overall the parking meets and exceeds the requirements of the zoning district.

Mr. Simmons also discussed other conditions that could be incorporated including, period lighting, fencing and landscaping along Jiles Road and Main Street, building elevations to be approved by Planning Commission and Mayor and Council, permanent signage to be monument in style, the park area proposed to incorporate elements in downtown Kennesaw, such as benches, and lighting.

This project represents an opportunity to increase the architectural standard for the Main Street gateway corridor. Staff recommends approval with conditions as discussed above.

Mr. Parks Huff, attorney for the applicant came forward. He stated that this application was requested to be tabled from last month to allow time for the applicant to work with staff on concerns for the proposed project.

The proposed project is being created to be pedestrian friendly throughout the development. Piedmont Properties entered into dialogue with the Kennesborough Square neighborhood to address their concerns and the letter of stipulations submitted to staff, dated July 10, 2006 was the

outcome of those dialogues. The applicant has agreed to those conditions being made part of the granting of their rezoning request.

Mr. Huff continued to discuss the project as to the building architecture, which is to be approved by the Planning Commission and Mayor and Council. Discussion on the 35-foot undisturbed buffer to the east, fencing along Jiles Road, dumpster will be contained in a three sided masonry structure, with limited pick-up times between 7am and 9 pm. The retail center shall not be opened later than 10:00p.m. Citizens had some concern about deceleration lanes and these will be addressed along Jiles Road and Main Street.

Lighting included environmentally sensitive design scaled period fixtures similar to the downtown lighting. As Mr. Simmons discussed the applicant will agree to soften the impact of the open parking area by incorporating a landscape plan along the perimeter of the property subject to staff approval.

All of the items discussed are a result of the dialogue and made part of the stipulation letter, which the applicant would be agreeable to part of any granted approval for the requested rezoning.

Planning members had general questions with the dumpster, landscaping and building design**.** Mr. Ferris commented that he had concern about possible cut-through to Main or Jiles.

Attorney Huff commented about the cut-through and will have some research and possible direction as to how this can be addressed prior to the Mayor and Council meeting.

Floor opened to public comment.

Member of the Home Owners Association of Kennesborough Square neighborhood came forward and discussed the agreement/letter of stipulations. They as a group had been working with the developer and voiced their concerns about traffic (cut-through), square footage (expansion) they would not like to see any expansion of the proposed development take place. They are in acceptance of the letter of stipulations, which has addressed a lot of the concerns they have including fencing along the residential properties adjacent to this project.

Floor closed to public comment.

Doug Rhodes made motion, seconded by Alan Davis to approve the rezoning from **City R-20/FST to City NRC (Neighborhood Retail Commercial)** subject to staff conditions as follows:

- Applicant must incorporate low fencing and landscaping along Jiles Road and Main Street in combination with landscaping to soften visual impact to parking area
- Final building elevations to be approved by Planning Commission and Mayor and Council
- Period lighting to be utilized on site similar to downtown Kennesaw design
- If undisturbed buffer is utilized, applicant must supplement with additional trees where visual gaps are identified
- Park area near top corner of development and Gazebo to incorporate elements in downtown Kennesaw as pertaining to benches, lighting
- Permanent signage to be monument in style and incorporate architectural elements of development

In addition to staff conditions members included the letter of stipulations from Parks Huff of Sams, Larkin & Huff dated July 10, 2006 with 12 stipulations, also in addition to those stipulations a condition that there would be no further expansion of the 32,500 proposed development.

Motion carried. Vote 5-0.

New Business

(F) Variance Request (ZV2006-11) Consideration to approve a variance request submitted by Fuller's Chase Downtown Inc. (Frank Boone) for property located at 2950 Cherokee Street. Said request amend building height to 45 feet for proposed town home development as per the Historic Design Review Guidelines. Land Lot 138, Tax Parcel 10, 20th District, 2nd Section, Cobb County is zoned **CBD/HKHD.** (Mayor and Council 7-17-06)

Member, Pat Ferris removed himself from participating on this application as he is an adjoining property owner to the subject property.

Staff presented the application for variances for the proposed Central Business District project Fuller's Chase, Phase II development, which is established as mixed-use development. The applicant requests approval to increase proposed structures height to 45 feet, allow a three story residential unit design and the allowance of front garage access and parking areas.

The Phase II Development proposes 28 single family attached homes on 6.6 acres.

This project requires CBD concept approval process before the Historic Preservation Commission, the KDDA and Mayor and Council. The HPC heard and approved the concept at a meeting held on June 20, 2006. The KDDA is scheduled to hear the matter on July 11, 2006.

The applicants' request involves increasing the height of the proposed town homes to 42 feet six inches. Staff review with members the scaling and heights of adjoining properties. Members reviewed the site plan, which showed these dimensions.

The adopted Design Review Standards for the Historic District states that all new structures should be within 10% of the average of the two adjacent buildings.

Adjoining tracts inside Historic District
2910-2914 Cherokee Street,
2904 Cherokee Street (Testa House),
2886 Cherokee Street (Ecclectic Living),
2080 Big Shanty Road (Ferris House)
2934 Cherokee Street (Bobby Grant Center)

Adjoining tracts outside of Historic District
2052, 2060 and 2076 Pine Hill Circle

The applicant submitted overall building heights of two of the adjacent buildings and the following findings were discovered:

The Testa house located at 2904 Cherokee Street has an height of 19 feet
Compared to proposed town home height of 42'-6" **the height difference would be 23'-6".**

- Proposed building placement measured from centerline of Cherokee Street would be just over 270 feet

The Ferris house located on Big Shanty Road abuts this tract. The single family home is measured at 24' compared to the proposed town home height of 42'-6"; **the height difference equals 18'-5"**

- Proposed building placement measured from centerline of Big Shanty Road would be slightly over 170 feet.

City staff as part of analyzing the request conducted site visits and concluded the following based on the submitted proposal:

1. The visual exposure of the proposed town homes if constructed as submitted would be greatest along Cherokee Street at the 2904 Cherokee Street location (Testa House) and on Big Shanty Road location (Ferris House)
2. The visual impact would decrease as you travel north along Cherokee Street towards 2910-2914 Cherokee Street, which contains approved two-story office structures.
3. Other considerations include existing water tower.

Staff conclusion of the project was that the location of the town home elements will be over 200 feet from centerline of Cherokee Street and over 175 feet from centerline of Big Shanty Road. The intended land uses are appropriate and the building placement will lessen the visual impact from Cherokee street. The development will incorporate a second tier street away from Cherokee Street.

The previous approved two story office buildings along Cherokee Street are not compatible with the district requirements and intent. Phase II of Fullers Chase design approach is to be compatible with the Historic District Standards as far as the placement of the development and the incorporation of landscaping and period lighting to ensure compatibility to adjoining structures.

Staff concludes that a hardship was shown for this property based on the variance standards under section 1909.

Staff concluded that there would be a visual impact to adjoining properties identified and additional landscaping, lighting and material choices can assist in minimizing the impact.

Dr. Jeff Drobney submitted a letter/analysis recommending the granting of the variances requested by the applicant on behalf of the Historic Preservation Committee.

Staff recommends approval of the variances to increase proposed structures height to 45 feet, allow a three story residential unit design and the allowance of front garage access and parking areas with condition:

1. That the developer will be required to present a complete landscaping and lighting plan to the HPC for Certificate of appropriateness prior to any development permits being issued.

The applicant came forward. Mr. Frank Boone recognized Mr. Gurdon Counts and Pam Carter present with regards to the application for Fuller's Chase Development Phase II.

He commented that staff presented his request completely and that he only wanted members to be made aware that the entrance off Cherokee Street identified as Carrie Drive would meet the development standards for a two way entrance and that the mature trees along this route will be maintained.

Floor opened to public comment.

Mr. J.O. Stephenson came forward and directed his comments to the committee. He voiced his concern with fencing and directed questions regarding the underground piping for the detention pond and wanted to understand how this worked in maintaining any kind of drainage problems.

The matter of design was briefly discussed and explained to Mr. Stephenson who appeared to accept the explanation.

Pat Ferris also came forward. He stated that he had no real problem with the proposed development; however, wanting to make sure that his privacy would be protected. He addressed the fencing along his property to help retain his privacy and briefly voiced his concern to save as many of the mature trees along the two properties as well.

Floor closed to public comment.

Doug Rhodes made motion, seconded by Richard Anderson to approve the requested variances to increase proposed structures height to 45 feet, allow a three story residential unit design and the allowance of front garage access and parking areas with staff's recommended condition:

1. That the developer will be required to present a complete landscaping and lighting plan to the HPC for Certificate of appropriateness prior to any development permits being issued.

Motion carried. Vote 4-0.

Member Pat Ferris returned to the board.

(G) Annexation Request (AX2006-2) Consideration to approve an annexation request submitted by TBKP. Said request to annex property located at 0000 Ben King Road (intersection of the northerly side of Ben King Road with the westerly side of Chalker Road) Land Lot 131, Tax Parcel 40 (portion of), 20th District, 2nd Section consisting of 5.65+/- acres from County R-20 to City FST (Fee Simple Town Home) for proposed senior age-restricted detached home development. (Mayor and Council 8-7-06) ****Request to table to August agenda from applicant was received**

(a) Rezoning Request (RZ2006-12) Consideration to approve a rezoning request submitted by TBKP. Said request to rezone from County R-20 to City FST (Fee Simple Town Home) for proposed senior age-restricted detached home development., Land Lot 131, Tax Parcel 40 (portion of) consisting of 5.85+/- acres. (Mayor and Council 8-7-06) ****Request to table to August agenda from applicant was received**

Staff presented agenda item identified as A-B for annexation and rezoning together. Mr. Simmons noted that the applicant has made notification via letter dated, July 7, 2006 requesting that this matter be tabled to the August Planning Commission agenda. The purpose of the request to table is to allow the applicant time and the opportunity to address concerns raised by staff and Cobb County. Specifically, the applicant intends to revise its proposed site plan for development to lower the density and to provide a system of streets and/or alleys that comply with City of Kennesaw Public Works standards.

Staff accepted a petition via emails received by surrounding property owners objecting to the request for annexation and rezoning (approximately 100).

Floor opened to public comment.

Don Korach of 1465 Tributary Court came forward. He represented home owners opposed to the annexation and zone change. He explained that there had been other attempts to rezone the property, which failed and would like the property to retain what the Future Land Use Map has for

that area being R-20. Keep the property in the zone designation of low density and not try to put as many small lots on the requested 5+/- acres. The home owners would like to voice their request for the city to deny the annexation and rezoning of the property as there has been a history on this property for request to rezone, which have in the past been denied.

Richard Taylor of 1510 Ben King Road and others voiced objection to the annexation and rezoning of the property for high density development, which is not appropriate for this area. There is controversy within the Pine Tree Country Club on the matter of selling and rezoning of this property. Other concern is water run-off/drainage in this area that needs to be addressed prior to any development being considered in this area.

Holly Martin of 3333 Timber Lake Road raised concern over the density, which would go against County land use for that area. She also commented that she had concern about age discrimination with the senior restricted development being proposed. Traffic is already a problem along that area and with increase development would only bring more.

Member, Mr. Parnell of the Pine Tree County Club came forward giving the commission some general facts on the selling of the property. He also commented that there has been a change to the proposed site plan from 26 lots down to 20 single-family lots and that all members are not opposed to the request for annexation and rezoning as it is being made apparent here tonight. As to the senior age restriction this would be made part of any covenants for the development.

Connie Johnson also voiced concern on the density being proposed for the project and voices her concern on the water issue as well.

Karen Stockwell once again stated the density issue and voiced her opinion on wanting to see larger lots be proposed as well as placement on some design restrictions on the project as she stated four-sided pretty.

Others (Mr. Dave Waples) came forward and voiced their concerns on the density issue, water and strongly opposing the request to rezone and annex the property.

Floor closed to public comment.

Staff commented briefly that there has been no submitted plan showing the reduction of lots as stated by one of the residents. Concern about water issues is an item to be addressed at plan review for the project. Staff does recommend tabling this matter as requested by the applicant.

Jeff Miller made motion, seconded by Alan Davis to accept the letter from the applicant to table this request to the August 14, 2006, meeting.

Motion carried. Vote 5-0

(H) Rezoning Request (RZ2006-10) Consideration to approve a rezoning request submitted by MC Edwards for property located at 2689 S. Main Street. Said request to rezone from City R-15 to City NRC (Neighborhood Retail Commercial) for proposed retail/marital arts development. Land Lot 167, Tax Parcel 15, 20th District, 2nd Section, consisting of .71+/- acres. (Mayor and Council 8-7-06)

Darryl Simmons, Zoning Administrator, came forward and presented the application of rezoning of property located along the westerly side of S. Main Street right-of-way. The applicant is seeking to rezone property from City GR-15 to City Neighborhood Retail Commercial (NRC) for expansion of martial arts business.

Subject property is currently located along S. Main Street across from the Duncan Street Post Office. This portion of Main Street has transitional zoning. The existing single family house is currently unoccupied. The adjoining tract is utilized by a church with a cemetery that wraps around subject parcel to the rear. The property south of subject parcel is an existing mobile home park. The City identified the corridor as a gateway corridor with the CBD District beginning near the intersection of Sardis Street.

City staff met with applicant who agrees that the architectural elements will be important if the property is redeveloped. The applicant wishes to rezone the property and utilize the existing structure. Further redevelopment of site may occur in the future and the applicant is fully aware of the development standards that would have to be met including but not limited to the following:

Parking plan
Storm water management
Buffer requirements
Architectural standards

ETO studio is an existing business located in the Summer Street/Main Street shopping center. The applicant wished to utilize this property as the business expands.

The application being considered is for the rezoning of subject property. The final site layout and design is still being considered by applicant who must present to staff to identify any development standards conflicts.

Staff identified large mature trees on site that can be part of tree preservation plan when redevelopment plans are finalized.

Staff Concludes that

- This project represents an opportunity to increase the architectural standard for the Main Street gateway corridor.
- Business expansion and retention is very important
- Coordinated site planning with City staff will be required for future development

Staff recommends approval with the following conditions:

1. Applicant will present final site plan layout and elevations for review and approval by Planning Commission and Mayor and Council when redevelopment plans are finalized
2. This rezoning approval is for the use only. All development standards will be met by design and any variances required will be responsibility of the property owner.
3. The subject parcel will not incorporate any use that involves the selling of alcohol.
4. Eating and drinking establishments will be prohibited as a permitted use.

Floor opened to public comment.

Floor closed to public comment.

Brief discussion by the board regarding stipulations took place.

Pat Ferris made motion, seconded by Richard Anderson to approve the rezoning for the property from City R-15 to City NRC (Neighborhood Retail Commercial) subject to staff's conditions as follows:

1. Applicant will present final site plan layout and elevations for review and approval by Planning Commission and Mayor and Council when redevelopment plans are finalized
2. This rezoning approval is for the use only. All development standards will be met by design and any variances required will be responsibility of the property owner.
3. The subject parcel will not incorporate any use that involves the selling of alcohol.
4. Eating and drinking establishments will be prohibited as a permitted use.

Motion carried. Vote 5-0

(l) Rezoning Request (RZ2006-11) Consideration to approve a rezoning request submitted by Pebblebrook Development, LLC, for property located at 0000 Pine Mountain Road (southwesterly side of Pine Mountain Road and the westerly side of Cobb Parkway (US Highway 41) Said request to rezone from City GC, R-20 to City HGB for proposed office condos development w/indoor storage. Land Lot 140, Tax Parcel 6, 20th District, 2nd Section, consisting of 2.84+/- acres. (Mayor and Council 8-7-06)

Darryl Simmons, Zoning Administrator, came forward and presented the application of rezoning of property located along the westerly side of Pine Mountain Road right-of-way. The applicant is seeking to rezone property from City GC (General Commercial) and R-20 to City HGB (Highway General Business) for an office condo development with indoor storage.

The proposed development will incorporate three buildings with rear service access and architectural elements complimentary to area. The subject tract is designated on the Future Land Use Map as Community Activity Center. The request is compatible with the FLUM designation.

Staff noted the proximity of the adjoining single family residential subdivision identified as the Villages at Pine Lake Mountain. The staff's analysis and recommendations incorporated code regulated protection. There is to be a 40 foot undisturbed buffer along the rear.

Brief discussion regarding the stream buffer on the western side of the property, which currently is shown on the site plan as 50 feet needs to be 75 feet according to standards currently adopted by the City. An accurate site plan was not received by staff.

Mr. Simmons gave a history on the property and how it is was developed up to today and the proposed elevation of the project being considered. Staff requires that an updated site plan in compliance with standards be submitted, which would show all architectural style – brick, stone stucco, shows the lighting proposed for the project along with landscaping including the required buffer.

Mr. Simmons recommends the use being proposed for the project to head off other intrusive uses allowed in the HGB district. Staff recommends approval with the following conditions:

1. Incorporate letter of stipulation from Attorney Kevin Moore, updated letter of July 10, 2006 with the change to strike all references of the term warehouse from description of the intended use.
2. Item 2 will be altered to reference a compliant site plan versus the submitted plan, dated April 24, 2006.

There was a power failure and equipment stopped recording.

The member of the commission discussed the plan and challenging site and how best to promote the best uses for the area. The members felt that it would be of a benefit to the applicant if they would supply a better site plan and address some of the concerns with buffering, parking, architectural style etc.

The attorney for the applicant, Mr. John Moore, came forward. He presented the application for rezoning of the property to Highway General Business. The applicant proposes two story buildings, which will be owed by individuals for professional use. The building would have four-sided brick with no loading zones. (Elevations were shown). The plan is to reduce the drive area to enlarge the buffer along the residential properties to the rear, which would also reduce the building sizes.

The letter of stipulation submitted would address the proposed uses zoned for the area and the applicant would also address those concerns about water and drainage on the property. The request from the applicant is to table this matter to allow them time to address concerns and submit a compliant site plan and to allow staff and members to visit site of West Oak in Sandy Springs, which is a project similar to what the applicant proposes for this area.

Floor opened to public comments.

Faye McColloch came forward and directs general questions concerning the site plan and voiced her objection to the rezoning.

Mr. Hyre of 2634 Laurel Lane asked that the commission consider denying the request to rezone the property to Highway General Business; however, he would trust the commission in whatever decision they make on the matter and work with staff and the developer to develop the best project on the site. Brief discussion regarding traffic concerns egress and decel lanes. Mr. Hyre voiced his concern on decrease in property values to the residential properties in the rear.

Floor closed to public comments.

Due to the power failure and recording equipment failure the best decision on this application was to accept at the applicant's request to table to the next agenda of the Planning Commission.

Alan Davis made motion, seconded by Richard Anderson to table the meeting and this application to the August 14, 2006, meeting of the Board.

Motion carried. Vote 5-0

Adjournment

Due to power failure the meeting of the Planning Commission was called and adjourned at 10:00pm

Respectfully submitted

Diane Wrobleski, Assistant Zoning Administrator

Exhibit 5

MINUTES OF MAYOR & COUNCIL
CITY OF KENNESAW
City Council Chambers
Monday, September 5, 2006
6:30 p.m.

Mayor Church opened the meeting at 6:30 p.m.

Present: Mayor Leonard Church
Mayor Pro-tem Mark Mathews
Councilmember John Dowdy
Councilmember Cindy Giles
Councilmember Bruce Jenkins
Councilmember Bill Thrash
City Clerk Debra Taylor
City Manager Steve Kennedy
City Attorney Fred Bentley, Jr.

I. INVOCATION

Fred Bentley, Jr. led the invocation.

II. PLEDGE OF ALLEGIANCE

Police Chief Callahan led the Pledge of Allegiance.

III. CALL TO ORDER

IV. ANNOUNCEMENTS

Mayor Church recognized Judge Jim Bodiford and Helen Gorham as being present at tonight's meeting.

JUDGE BODIFORD: He is running for Chief Superior Court Judge for the sixth time and encouraged the public to vote. Even though he is running unopposed, he asked the public to exercise their right to vote.

V. PRESENTATIONS

A. Mayor Church and Councilmember Jenkins presented Police Chief Callahan with the Kennesaw Proclamation declaring September as National Preparedness Month. September has been declared National Preparedness Month by the U.S. Department of Homeland Security. This is a nationwide effort held each September to encourage Americans to take simple steps to prepare for emergencies in their homes, businesses and schools. The goal of the month is to increase public awareness about the importance of being prepared for emergencies and to encourage individuals to take action. More information regarding emergency preparedness is available at www.georgia911.org; www.ready.gov; www.citizencorps.gov.

VI. OLD BUSINESS

No items.

VII. NEW BUSINESS

No items.

VIII. PUBLIC HEARING(S)

A. Authorization for approval of **ORDINANCE NO. 2006-20, 2006** rezoning request submitted by Pebblebrook Development, LLC for property located at 0000 Pine Mountain Road (southwesterly side of Pine Mountain). Property located in Land Lot 140, Tax Parcel 6. Said request to rezoned property from City GC/R-20 to City HGB (Highway General Business) for proposed office condo development with inside storage on property with 2.84+/- total acres. Application was advertised on June 23, 2006 in the Marietta Daily Journal. Planning Commission at a meeting held on July 10, 2006 recommended tabling this application to the next scheduled Planning Commission of August 14, 2006. At their August 7, 2006 meeting, Mayor and Council continued this item to September 5, 2006. Planning Commission motioned to approve the rezoning request with conditions at their regular scheduled meeting August 14, 2006 vote 5-0. Darryl Simmons, Zoning Administrator recommends approval of the rezoning request with conditions as per attorney's letter dated August 30, 2006.

Zoning Administrator Simmons distributed a new rendering of the property and read the following stipulations into the record: (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; (2) Rezoning of the Subject Property shall be from the existing R-20 and General Commercial ("GC") zoning categories to Highway General Business ("HGB") zoning category for the purpose of a general business/office development, with reference to that Rezoning Drawing prepared for Pebblebrook Development, LLC dated April 24, 2006; (3) Applicant shall submit a site plan for the development which complies with all City of Kennesaw development standards and ordinances for approval by City staff during the plan review process and prior to the issuance of any building or development permits; (4) Applicant agrees that the architectural style for the proposed development shall be consistent with all architectural photographs submitted to City staff during the zoning process and presented to the City of Kennesaw during the respective public hearings. In that regard, the exterior elevations of the proposed buildings shall consist of brick, stone, stacked stone, stucco, and other masonry materials; (5) Applicant agrees that with respect to the proposed rezoning of the subject 2.64 acres, the proposed rezoning shall be "use specific" to general business/office as presented by Applicant; (6) Applicant agrees to establish and maintain a permanent, minimum forty (40) foot buffer along the entire southern boundary of the Subject Property, as well as, the adjacent property also to be developed, which buffer shall be adjacent to a development known as "The Village at Pine Lake Mountain." Such forty foot buffer shall not include any drives or other paved areas; but rather, shall be utilized for landscaping, screening materials, and fencing subject to a landscape plan to incorporate such features subject to City of Kennesaw staff approval during the plan review process; (7) Applicant agrees that all lighting located to the front or sides of the proposed buildings, both within the Subject Property and on adjoining property which will be part of the proposed

development, shall be period or themed lighting to the architecture of the proposed development; and further, lighting located to the rear will be directional or hooded such that all beams or glare will be contained within the bounds of the proposed development; (8) Dumpster locations shall be as shown on the submitted site plan for the rezoned parcel, as well as, adjoining parcel to be included as part of the subject development. Dumpster pick-up shall be limited to Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m.; (9) There shall be no overnight parking of vehicles in the rear of the subject development; and such restriction shall be included in the operating covenants for the subject development; (10)Applicant agrees to the installation of an eight (8) foot wood privacy fence along that portion of the rezoned parcel adjacent to existing residential properties; (11) Applicant agrees that the future development shall be consistent with the general layout and design as shown and reflected on the submitted site plan; (12) The areas identified as undisturbed buffer to the southernmost boundary of tract will be binding and preserved as such with the developer being responsible to supplement additional trees if visual gaps are identified and field verified by the City of Kennesaw; (13) Applicant agrees to coordinate and seek approval from the City of Kennesaw on final layout of access drive to the proposed development from Pine Mountain Road that will reduce stacking and promote better traffic flow for egress and ingress; (14) Inter-parcel access and shared access drive shall be designed with adjoining vacant property once future development of adjoining vacant parcel is pursued; (15) The rear portion of all proposed office buildings that will be facing adjoining residential property will not be cinderblock but will match the building material and quality of the front and side facades of the buildings; (16) All HVAC units and utilities will be designed to be placed away from the adjoining residential properties to reduce any secondary noise from the units being heard by adjoining properties. Sound baffling materials can be incorporated into construction as long as the materials are consistent with the architectural quality for the building.

6:42 PM Floor Opened for Public Comment

KEVIN MOORE (on behalf on Pebblebrook Development): The stipulations mentioned by Mr. Simmons covered everything from them working in concert with adjoining neighbors, staff and the Planning Commission. He requests Council approval for what he believes to be a quality development and will be for General Business use. They are addressing the buffer issues as part of the stipulations. There will be a good downtown feel to the project. He requests approval of this 2.84+/- acres as part of the entire 11 acre tract to solve a problem with this property behind the shopping center which will be a project to be proud of.

6:44 PM Floor Closed to Public Comment

Mayor Church called for a vote on the implied motion to approve Ordinance No. 2006-20 to rezone Pebblebrook Development at 0000 Pine Mountain Road, with stipulations. Vote taken, approved unanimously 5-0. Motion carried.

[Agenda items VIII-B and C were presented concurrently.]

B. Authorization to approve ORDINANCE for annexation submitted by TBKP Development, LLC for property located on Ben King Road - intersection of the

northerly side of Ben King Road and the westerly side of McCollum Parkway. Property located in Land Lot 131, portion of Tax Parcel 40. Said request to annex 5.65+/- acres property for proposed senior age-restricted detached home development. Application was advertised on June 23, 2006 in the Marietta Daily Journal. Planning Commission at a meeting held on July 10, 2006 recommended tabling this application to the next scheduled Planning Commission meeting of August 14, 2006. Mayor & Council continued the item until September 5, 2006. At the August 14 meeting the Planning Commission motioned to deny rezoning and annexation requests, vote was 5-0. Darryl Simmons, Zoning Administrator recommends approval with conditions of annexation and RA-4 rezoning application with conditions: 1) Incorporate engineering conditions that address drainage, water retention and safe access for public vehicles and emergency services; 2) Developer to submit the engineering study, all approved drainage easements and drawings as part of the site plan review process to the Planning Commission and Mayor and Council; 3) Approve rezoning to RA-4 with a maximum of 3.53 density as submitted; 4) Developer will develop covenants that will be compatible with Pinetree CC covenants in function; 5) Proper landscaping and safety controls for proposed housing will be incorporated along golf course; 6) Provide a private road width of a minimum 24' bc; 7) Period lighting will be incorporated into the development which matches downtown Kennesaw design.

Zoning Administrator Simmons said this annexation and rezoning process started in June/July and there have been several recommended changes and revisions to the site plan. Staff is now recommending tabling this for 30-days based upon correspondence received today from Cobb County Planning Department regarding their objection letter. Mr. Simmons wants to go through the process with the County regarding the validity of some of their objections and look at HB 49 aspects and process.

6:47 PM Floor Open for Public Comments

Swearing-in of any witnesses or individuals offering comments on any of the following items.

JIM NAY (100 Galleria Parkway): He's here tonight representing adjoining property owner Richard Taylor and 257 neighbors who live in the immediate area where the property is located. They are strongly opposed to this rezoning and annexation. He feels anyone affiliated with the country club or TBKP Development should be disqualified to take part in, or consideration in this matter – he feels it constitutes a conflict. The Planning Commission unanimously opposed the project and then changed to approve. He distributed summary of his argument notes and a copy of Exhibit A from the City's Intergovernmental Agreement with Cobb County. He presented his arguments about zoning allowances as mentioned in the Intergovernmental Agreement. There should only be 0-2 dwellings units per acre to meet the land use standards. The County can change their land use plan when they want, but the City's Intergovernmental Agreement states we are bound to rezone only to unobjectionable districts and the City must comply with the agreed upon zoning classifications. This does not include the RA-4 category and would be a violation of the agreement. The plans call for 20 units with 3.53 dwelling units per acre which is far above the 2 units per acre as allowed by

Cobb County. RA-4 zoning is prohibited, there are issues regarding drainage and detention, cul-de-sac layouts and widths not in compliance, emergency services and vehicles which does not comply with the existing site plan. He feels five to six other variances would be required for this awkward shaped parcel. These private, undersized streets are inadequate and unsafe. The planning map clearly shows the proposed use is inconsistent with the surroundings, areas, patterns that surrounds it on all four sides. The City has already received two letters from the County objecting to this rezoning. It's a completely unsuitable development and allows the developer to make money for a project that does not fit. Mr. Nay distributed petitions from 257 people that are opposed to this development. He raised and imposes his constitutional challenge, and expressly maintain his constitutional rights in regards to the request that is before the Mayor and Council tonight. Please deny the annexation and rezoning.

HOLLY MARTIN (3333 Timberlake Road): She knows this project is on the FST zoning and not RA-4. Pinetree is a wonderful neighborhood of R-20 zoning. Cobb County spent an enormous about of time, effort, planning and tax dollars for future land use in this area. She knows the Mayor has worked hard on a better relationship with the County. There are storm water runoff problems and there is an area on Kings Drive that has had storm water problems for six years already and this project will seriously impact those people even further. Please don't go against the future land use plan.

CONNIE JOHNSON (37 Dekayne Drive): There is a serious drainage issue and the creek needs to be cleaned out. Nothing has been done and more development will be devastating to the existing homeowners. She distributed photos of past drainage problems in the area.

DAVID CONDON (3210 Wimbleton Court, Fairway 2): He is a country club member. He distributed photographs showing flooding that has occurred in his rear yard. He has lived in this area for 23 years and can attest to damage caused by mother nature and has concerns of "opening Pandora's box." The finished portion of the creek/natural ditch is approximately 45' and 150' (natural ditch) which is about 16' across and 4'-5' deep – this has flooded twice in 23 years that he knows of. There is 6,300 sq ft of hard surface along the path. If you do the math – 2,000 sq ft per unit minimum times 20 units creates almost an acre of asphalt and concrete – not counting the street surface, for an overall effect of eight times more asphalt than exists now. He brought up the "Katrina factor" regarding flooding potentials due to heavy rains. He recommends rejecting the proposal and keep the County Club estates the residential area it's supposed to be – keep the lid on Pandora's box.

KEVIN MOORE: Not everyone here opposes this project. He wants to separate fact from fiction. He disagrees with Mr. Nays comments, especially the Intergovernmental Agreement, as the County does not dictate rules on how cities run themselves – they are not prohibited from acting and disputes can be resolved. He agrees it is good to hold off for 30 days. The project will be an age-restricted, low density community limited to people 55 years and over with a maximum of 20 homes. The City does not have any such facilities/residential senior living. Certain land use categories as appropriate - one which is low density residential. The County allows five units per acre. He gave an example of another County project which included townhomes and it's a resounding success. Costs for the project units being discussed tonight will be $400,000/$450,000

average. Regarding stormwater: this project is part of Pinetree's renovation of it's golf course (hole #2) and involves the creek, ponds and stormwater facilities. This project can tie into that existing system and newly renovated stormwater design. There will not be water towards Ben King or McCullum. He will submit a respond to the County letter received this morning.

JERRY PERNELL (President, Pinetree County Club): Their membership voted by over 2/3s majority to sell the property. The entire 10-member Board support TBKP to build this quality project on this property. Asked Mayor and Council to see the merits of this development and approve the annexation in 30-days.

7:20 PM Floor Closed to Public Comment

Councilmember Mathews said there appears to be controversy on his involvement because he is a member of the country club, a call of notice was given to the City Attorney saying there could be a potential conflict of interest. He asks the City Attorney to review the information and resolve this possible conflict. He does not see this as a conflict of interest – there is no monetary advantages and he cannot even sell his membership. City Attorney Bentley said his research proved Pinetree Country Club is a non-profit organization. Bylaws were not specific on asset disposal. O.C.G.A. Code addresses if the club closed, members would receive nothing. Under Kennesaw Ethic Code 2-95: A member of the governing authority shall disqualify himself from participating in any official act or action of the city which results in a pecuniary benefit to the member or a business or activity in which he has an interest, when such benefit is not available to the public at large. There is no direct benefit to members and is offered to the public. This non-profit is not a 501(c)(3), but a 501(c)(7) and Councilmember Mathews holds less than 5% of the beneficial ownership. Dick v. Williams was a standard in ethic case and is the "appearance of impropriety" and that has to be determined by Council. There is an affidavit on file at the Clerk's office. He sees no legal impediment for Mr. Mathews to participate.

Request by Councilmember Thrash to adjourn to Executive Session to discuss legal, seconded by Councilmember Dowdy. Vote taken, approved unanimously 5-0. Motion carried.

Motion by Councilmember Thrash to enter into Executive Session as allowed by O.C.G.A. Sec. 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal, seconded by Councilmember Jenkins. Vote taken, approved unanimously 5-0. Motion carried.

7:25 PM Recess

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

7:34 PM Reconvened

Councilmember Thrash read the Board back into Open Session and directed the Mayor to execute an affidavit in compliance with O.C.G.A. Sec. 50-14-4, seconded by Councilmember Dowdy. Vote taken, approved unanimously 5-0. Motion carried.

MR. NAY: Sell the property for $1.4 million and will fix things. If this doesn't happen, someone else will have to come up with this $1.4 million and may have to have members pay increased dues and membership fees. Feels a pecuniary interest is involved. Mr. Bentley said normally it's 5% interest, 10% by state law - please don't mischaracterize. Mr. Mathews membership does not allow him to share in any equity. Mr. Nay said however, it does allow him to share in the losses, especially if the $1.4 million has to be made up by the membership.

Councilmember Mathews said a possible conflict would affect the entire Council if you follow that logic because annexations effects taxes; if he's a member of an HOA then "he shouldn't take any action" if he uses that logic. We just voted on the Swift/Cantrell Park which will affect nearby property owners, so again - then no one should vote. Where do we draw the line? Why are we even elected? Where does it end? We then couldn't act on HOAs because we can affect property values – it's all sticks and bricks. He takes his elected position seriously and doesn't feel this is any different than anything else they act upon. Mr. Bentley said that is not the intent of ethics laws. Mr. Mathews could consider abstention at this point while case law is researched further, without any prejudices with the right to vote. Georgia law even recognizes that you can have up to a 10% interest and still be able to participate in the process. The City ordinance disqualification is different and does not meet that criteria.

Mayor Church called for a vote on the motion by staff to table this item to the October 2, 2006 meeting. Vote taken, approved 4-0-1. Councilmember Mathews abstained without prejudice to future actions pending further legal review. Motion carried.

C. Authorization for ORDINANCE approving request for rezoning submitted by TBKP Development, LLC for property located on Ben King Road - intersection of the northerly side of Ben King Road and the westerly side of McCollum Parkway. Property located in Land Lot 131, portion of Tax Parcel 40. Said request to rezone 5.65+/- acres from County R-20 to City FST (Fee Simple Town Home) on property proposed for senior age-restricted detached home development. Application was advertised on June 23, 2006 in the Marietta Daily Journal. Planning Commission at a meeting held on July 10, 2006 recommended tabling this application to the next scheduled Planning Commission meeting of August 14, 2006. At their August 7th meeting, Mayor and Council continued this item to September 5th. Planning Commission at their regular scheduled meeting August 14, 2006 motioned to deny rezoning application, vote 5-0. Darryl Simmons, Zoning Administrator recommends approval with conditions of annexation and RA-4 rezoning application with conditions: 1) Incorporate engineering conditions that address drainage, water retention and safe access for public vehicles and emergency services; 2) Developer to submit the engineering study, all approved drainage easements and drawings as part of the site plan review process to the Planning Commission and Mayor and Council; 3) Approve rezoning to RA-4 with a maximum of 3.53 density as submitted; 4) Developer will develop covenants that will be compatible with Pinetree CC covenants in function; 5) Proper landscaping and safety controls for proposed housing will be incorporated along golf course; 6) Provide a private road width of a minimum 24' bc; 7) Period

lighting will be incorporated into the development which matches downtown Kennesaw design.

Mayor Church called for a vote on the motion by staff to table this item to the October 2, 2006 meeting. Vote taken, approved 4-0-1. Councilmember Mathews abstained without prejudice to future actions pending further legal review. Motion carried. Item VIII-B and C were considered concurrently.

D. Authorization for land use renewal permit submitted by Sandra Riedesel for property located at 3849 Princeton Oaks NW. Property located in Land Lot 88, Tax Parcel 210. Land Use Permit request to renew operation of business for a Day Care Center in a residential dwelling unit on property. Application was advertised on July 28, 2006 in the Marietta Daily Journal. At a meeting held on August 14, 2006, the Planning Commission recommended approval of the land use renewal with staff recommendations for a period of 24 months. Vote 5-0 • Maximum number of children to be limited to ten children • Hours of operation will be from 8:30 am to 12:00pm (noon) • Owner to maintain State approval • Land Use permit to be issued for period of two years • On street parking to be minimized as much as possible. Motion carried, vote 5-0. Zoning Administrator, Darryl Simmons, recommends approval with conditions: 1) Maximum number of children to be limited to ten children; 2) Hours of operation will be from 8:30 am to 12:00 pm; 3) Owner to maintain State approval; 4) Land Use permit to be issued for period of two years period; 5) On street parking to be minimized as much as possible.

Zoning Administrator Simmons reported this process started in 2003 and staff has never received any form of complaint on the subject property or operation of business.

7:48 PM Floor Open for Public Comment

The applicant was present, but there were no comments or questions.

7:48 PM Floor Closed to Public Comment

Mayor Church called for a vote on the implied motion to approve land use renewal permit submitted by Sandra Riedesel for property located at 3849 Princeton Oaks NW. Vote taken, approved unanimously 5-0. Motion carried.

E. Authorization for approval of **ORDINANCE NO. 2006-21, 2006** granting a rezoning request submitted by Lonnie Ayers for property located at 6101 Pine Mountain Road. Property located in Land Lot 139, Tax Parcel 42, 20th District, 2nd Section, Cobb County. Said request to rezone property from City R-20 to City General Commercial (GC) for purpose to correct an existing split zoning. Planning Commission at a meeting held on August 14, 2006, recommended approval of the rezoning from City General Commercial and R-20 to City Highway General Business (HGB) per staff recommendations. Motion carried, vote 5-0. Zoning Administrator, Darryl Simmons, recommends approval to rezone the property to HGB to be compatible with adjoining zoning district.

Zoning Administrator Simmons reported this rezoning is to correct a split zoning for a small triangle piece of property. This is basically a housekeeping issue.

7:50 PM Floor Opened for Public Comment

No comments.

7:50 PM Floor Closed to Public Comment

Mayor Church called for a vote on the implied motion to approve rezoning request submitted by Lonnie Ayers for property located at 6101 Pine Mountain Road. Vote taken, approved unanimously 5-0. Motion carried.

Motion by Councilmember Dowdy requesting to refund the applicant's fees, motion seconded by Councilmember Mathews. Vote taken, approved unanimously 5-0. Motion carried.

IX. CONSENT AGENDA

A. Approval of August 21, 2006 Mayor & Council Minutes.

B. Approval of an expense submitted by Mayor Church for lunch at Trackside Grill on August 18, 2006 with prospective member for the Planning Commission, Mitch Hyre. FUNDING LINE: 1100-100-52.3630 $29.05

C. Authorization for Mayor Church to execute cemetery deed to Dale Waldron for the purchase of two (2) lots in the City Cemetery, being Section III, Land Lots A & B, of Block 58. Mrs. Dale Waldron purchased two lots in the City Cemetery on August 25, 2006. This is authorization for the Mayor to execute said deed, in Section III, Lots A & B, Block 58 of the City Cemetery. Copy of deed attached. The City Clerk recommends approval.

D. Consideration for approval of a Closed Function Alcohol Serving Permit to serve alcoholic beverages on September 16, 2006 at the Community Center Meeting Room at 2753 Watts Drive. The applicant is Laney Huff. This is a birthday celebration. An off-duty police officer will be on site. Parks and Recreation Director recommends approval.

E. Authorization for closed function permit for the Georgia Parks & Recreation Commission quarterly meeting. The Georgia Parks and Recreation Commission will be holding their quarterly meeting at the Museum on September 12, 2006. The event will be from 6:30 p.m. until approximately 8:30 p.m. Dinner will be served by Bar-B-Q Street. Approximately 40 people will be in attendance. A police officer will be on site. The Recreation & Culture Director recommends approval.

F. Consideration to approve the lowest responsive bidder, Cline Service Corporation, to construct the first phase of the Community Wide Trail. Four contractors submitted bids on the trail specifications as designed by MacTec

engineering. The construction of the trail will be supported through recreation bond money and a $48,000 matching grant from the Land Water Conservation Fund. The Director for Parks and Recreation recommends approval of Cline Service Corporation: Cline Service corporation: $211,000 JJE Constructors: $382,096 CMES, Inc.: $528,281 Woodwind Construction Company: $446,500. FUNDING LINE: 301.4225.54.1461 - Capital Projects Fund $211,000

G. Community Development Budget Amendment Request. To transfer funds from Community Development to IT for data line connections/switch work managed and paid for by IT for remodeling of Community Development space. Bob Fox, Darryl Simmons and Mark Rice for Community Development and Teri Chambers for IT recommend approval. FUNDING LINE: 100-7500-53.1180 (from ED); FUNDING LINE: 100-7500-52.1260 (from ED); FUNDING LINE:100-1535-53.1180 (to IT).

H. Consideration to approve a budget amendment decreasing capital outlay line items: Sites 100.1055.54.1100, Adams Park Improvements 100.1055.54.1451, Equipment 100.1055.54.2500 and increasing operating account line items water/sewer 100.6100.53.1210 and electricity 100.6100.53.1230. The amendment form with justifications is attached. These amendments are necessary as we are transferring budgeted capital outlay monies to operating accounts. We have been able to complete all projects except the football practice field project which has just been approved by the school board. This project will not begin till next fiscal year.

I. Request for approval of a one-time variance for New Beginnings United Methodist Church, located at 2925 Mack Dobbs Rd, NW. The New Beginnings United Methodist Church is planning a church fundraiser that will include a Turkey Shoot event. The event will be held on private church property September 23, 2006 from 9:00 a.m. to 2:00 p.m. The request is for a one-time variance related to Sec 34-2 of the Kennesaw Code of Ordinances, which governs use of firearms. The site has been reviewed by Public Safety and determined to be safe for the event. Neighboring residents will be properly notified of the event. The City will request a hold harmless agreement for the event from New Beginnings United Methodist Church. City Manager recommends approval.

J. Consideration of ORDINANCE approving annexation request submitted by Seth Crawford for property located at 4048 Ayers. Properties identified as Land Lot 60, of the 20th District, 2nd Section, Tax Parcel 26. Applicant is requesting annexation approval for property currently zoned County R-20 to be annexed into the City of Kennesaw for property consisting of 1+/-acres. Application was advertised on May 26, 2006 in the Marietta Daily Journal. Planning Commission at a meeting held on June 12, 2006 recommended accepting the letter requesting a continuance, dated June 5, 2006. Next scheduled meeting dates for July 10, 2006 Planning Commission and August 7, 2006 Mayor and Council with applicant making the proper notification to surrounding property owners. Motion carried, vote 6-0. Planning Commission meeting held July 10, 2006 reviewed letter that itemized the proposed modifications to the site plan that will be resubmitted for Planning Commission review at their next scheduled meeting on

August 14, 2006. At their August 7th meeting, Mayor and Council continued the public hearing until September 5, 2006. Planning Commission on August 14, 2006 motioned to accept letter of withdrawal dated August 14, 2006 without prejudice, vote 5-0. Darryl Simmons, Zoning Administrator recommends accepting letter of withdrawal dated August 14, 2006 without prejudice.

K. Consideration of ORDINANCE approving rezoning request submitted by Seth Crawford for properties located at 4048 Ayers, 4058 Ayers, 4068 Ayers and 1465 Shiloh Road. Properties identified as Land Lot 60, of the 20th District, 2nd Section, Tax Parcels 27, 31, 26, 28. Applicant is requesting rezoning approval for properties currently zoned County R-20 to City UVC (Urban Village Commercial) for properties consisting of 7.76+/-acres. Application was advertised on May 26, 2006 in the Marietta Daily Journal. Planning Commission at a meeting held on June 12, 2006 recommended accepting the letter, dated June 5, 2006, requesting a continuance. Next scheduled meeting dates for July 10, 2006 Planning Commission and August 7, 2006 Mayor and Council with applicant making the proper notification to surrounding property owners. Motion carried, vote 6-0. Planning Commission meeting held July 10, 2006 reviewed letter that itemized the proposed modifications to the site plan that will be resubmitted for Planning Commission review at their next scheduled meeting on August 14, 2006. At their August 7, 2006 meeting, Mayor and Council continued the public hearing until their September 5, 2006 meeting. Planning Commission on August 14, 2006 motioned to accept letter of withdrawal dated August 14, 2006 without prejudice, vote 5-0. Darryl Simmons, Zoning Administrator recommends accepting letter of withdrawal dated August 14, 2006 without prejudice.

L. Consideration of variance request submitted by Seth Crawford for properties located at 4048 Ayers, 4058 Ayers, 4068 Ayers and 1465 Shiloh Road. Properties identified as Land Lot 60, of the 20th District, 2nd Section, Tax Parcels 27, 31, 26, 28. Applicant is requesting variance approval for properties currently zoned County R-20 to City UVC (Urban Village Commercial) for properties consisting of 7.76+/-acres. Application was advertised on May 26, 2006 in the Marietta Daily Journal. Planning Commission at a meeting held on June 12, 2006 recommended accepting the letter of continuance. Next scheduled meeting dates for July 10, 2006 Planning Commission meeting. Planning Commission at their July 10, 2006 meeting motioned to table this item to the August 14, 2006 meeting. At their August 8, 2006 meeting, Mayor and Council continued this item to their September 5, 2006 meeting. August 14, 2006 Planning Commission motioned to accept letter of withdrawal dated August 14, 2006 without prejudice, vote 5-0. Darryl Simmons, Zoning Administrator recommends letter of withdrawal dated August 14, 2006 without prejudice.

M. Atlanta Falcons Football Team "Paint the Town Red" Promotional Street Team Event. The Atlanta Falcons promotions staff is interested in hosting a 30 minute promotional event in downtown Kennesaw. The event is scheduled for Friday, November 3rd from 11:45 a.m.-12:30 p.m. (this does not include set up or break down time). The event will target pedestrian traffic during the lunch hour. The event will require 2 parking spaces for the Falcons promotional vans. These vans

are equipped with exterior sound systems, which will be operated by a Falcons staff emcee. The event is free, open to the public, and will include Atlanta Falcons football trivia contests and football ticket give-aways. Council approved the use of the City parking lot near Trackside Grill as the designated event area. The Public Relations Coordinator has contacted the Special Events Committee and will be presenting the event information to that Committee on Wednesday, September 6 at 4:00 p.m. The Public Relations Coordinator recommends Council approving the event being hosted in the City pending approval by the Special Events Committee.

Mayor Church called for a vote on the implied motion to approve the Consent Agenda, engross. Vote taken, approved unanimously 5-0. Motion carried.

X. COMMITTEE AND BOARD REPORTS

DEPARTMENT REPORTS

XI. POLICE DEPARTMENT (Councilmember Bruce Jenkins)
TIM CALLAHAN, Chief

No items.

XII. INFORMATION TECHNOLOGY (Councilmember Mark Mathews)
TERI CHAMBERS, Director

No items.

XIII. PUBLIC WORKS (Councilmember Bill Thrash)
WOODY MCFARLIN, Director

No items.

XIV. RECREATION AND CULTURE AGENCY (Councilmember John Dowdy)
JEFF DROBNEY, Agency Director
DOUG TAYLOR, Director

No items.

XV. COMMUNITY DEVELOPMENT (Councilmember Cindy Giles)
ROBERT FOX, Director
DARRYL SIMMONS, Zoning Administrator
MARK RICE, Building Official

Motion by Councilmember Thrash to add the described over to the agenda, seconded by Councilmember Giles. Vote taken, approved unanimously 5-0. Motion carried. ITEM: Authorization for the City Attorney to prepare utility easement for water service to The Village at Fullers Chase and for the Mayor to execute easement. The Village at Fullers Chase entails 28 town homes requiring an 8" water main for service to the residences and hydrants. The developer in consultation with Kennesaw Public Works, Cobb Water and the developer's consulting engineer determined the most feasible location for the water line is from Cherokee Street across lots 9 and 10 of Fullers Chase Phase 1; then clipping the back southeast corner of the City owned Bobby Grant Center property for 0.038 acres. The developer has provided for the utility easement on lots 9

and 10 (see attached drawing). The service line for Phase 1 is 3" and is inadequate for the second phase. The R/W width of the new drive to Cherokee Street (Boone Drive) has insufficient width for the utility line. Access to the water main on Big Shanty is not feasible due to inadequate width of the existing utility easement. This is a non-exclusive agreement and the developer would be financially responsible for relocation costs (of the utilities) if necessary. Community Development Director, Bob Fox, recommends approval.

Motion by Councilmember Thrash to approve easement for water service to The Village at Fullers Chase and for the Mayor to execute a non-exclusive easement with the condition the developer or applicant pay cost of platting and provide City with metes and bounds description, motion seconded by Councilmember Giles. Vote taken, approved unanimously 5-0. Motion carried.

XVI. FINANCE AND ADMINISTRATION (Councilmember Bill Thrash) KENNETH TURNER, Director

No items.

XVII. PUBLIC COMMENT/BUSINESS FROM THE FLOOR

RON PAPLIONI (General Manager, Lake Allatoona Preservation Authority): Mr. Paplioni expressed his appreciation to the City for what we do with zoning and storm water management because a good portion runs into the water shed. This is our water shed, where we get the drinking water so we should have a vested interest. Big development on the north side of the lake is occurring and will have an impact and will certainly economically impact the City of Kennesaw, as the Lake has done for the past 53 years.

XVIII. CITY MANAGER'S REPORT - Steve Kennedy

City Manager Kennedy reported the home rule Charter amendment on taxation was not on tonight's agenda because the public hearing dates were omitted in the legal ad. As well, he requests another ordinance as written, be changed to allow regular meetings be called and voted upon as needed. This will allow a final public hearing at a third regular meeting to be held on September 27th. The budget and revised Personnel Manual will also be adopted at this meeting. City Attorney Bentley said he recommends amending specific code to permit additional regular meetings be held if approved by Mayor and Council.

XIX. MAYOR'S REPORT

A. Appointments to any Boards and Commissions requiring appointments by the Council. This item is for (re)appointments made by the City Council to any Board or Commission requiring an appointment to fill any vacancies or resignations.

No items.

B. Mayoral appointments to standing Boards and Committees. Appointments to any Boards and Committees made by the Mayor to fill any vacancies, resignations, and to create or dissolve committees, as deemed necessary.

No items.

XX. EXECUTIVE SESSION - Land, Legal, Personnel

A. 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 as provided under O.C.G.A. 50-14-2(1); and/or personnel matters as provided under O.C.G.A 50-14-3(6) and/or real estate matters as provided under O.C.G.A. 50-14-3.

No items.

XXI. ADJOURN

Mayor Church adjourned at 7:59 p.m. until the next regularly scheduled meeting on Monday, September 18, 2006 at 6:30 p.m. in the Council Chambers.

_____

Debra Taylor, City Clerk

Exhibit 6

Regular Council Agenda
9/5/2006 6:30:00 PM
0000 Pine Moutain - Rezoning
Community Development

Title of Agenda Item:	Authorization for approval of ORDINANCE rezoning request submitted by Pebblebrook Development, LLC for property located at 0000 Pine Mountain Road (southwesterly side of Pine Mountain)
Title of Agenda Item:	Property located in Land Lot 140, Tax Parcel 6. Said request to rezoned property from City GC/R-20 to City HGB (Highway General Business) for proposed office condo development with inside storage on property with 2.84+/- total acres. Application was advertised on June 23, 2006 in the Marietta Daily Journal. Planning Commission at a meeting held on July 10, 2006 recommended tabling this application to the next scheduled Planning Commission of August 14, 2006. At their August 7, 2006 meeting, Mayor and Council continued this item to September 5, 2006. Planning Commission motioned to approve the rezoning request with conditions at their regular scheduled meeting August 14, 2006 vote 5-0. Darryl Simmons, Zoning Administrator recommends approval of the rezoning request with conditions as per attorney's letter dated August 30, 2006.
Funding Line(s)	

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

WWW.MIJS.COM

JOHN R. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON‡
ROBERT D. INGRAM†
J. BRIAN ONEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
JERE C. SMITH
CLAYTON O. CARMACK
KEVIN B. CARLOCK†
ALEXANDER T. GALLOWAY III†
J. KEVIN MOORE
RODNEY R. MCCULLOCH
SUSAN S. STUART
DANIEL A. LANDIS**

BRIAN D. SMITH
HARRY R. TEAR III
W. TROY HART†
JEFFREY A. DAXE
MELISSA M. GILBERT
JOYCE W. HARPER
AMY K. WEBER
COURTNEY H. MOORE
KIM A. ROPER
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JEFFREY K. STINSON
JAMES D. WALKER III
CHRISTOPHER D. GUNNELS*
CHRISTOPHER L. MOORE
JENNIFER S. WHITE*
RYAN G. PRESCOTT
RICARDO J. DeMEDEIROS
BRETT A. MILLER
KAREN S. KURTZ

CHRISTOPHER C. MINGLEDORFF
MORGAN E. POSTEN
KATHERINE G. CRONE
RYAN E. JARRARD*
ANN A. HAMMENECKER*
JAMES D. BLISCH*
ESTHER VAYMAN
COLE B. STINSON† **

OF COUNSEL:
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN NM
*** ALSO ADMITTED IN NC
‡ ADMITTED ONLY IN TN

July 10, 2006

Mr. Darryl T. Simmons
Zoning Administrator
City of Kennesaw
2529 J. O. Stephenson Avenue
Kennesaw, Georgia 30144

Hand Delivered

RE: Application for Rezoning
Application No.: RZ2006-11
Applicant: Pebblebrook Development, LLC
Property Owner: King's Crossing Management, LLC
Property: 2.84 acres located on the southwesterly side of Pine Mountain Road, westerly of Cobb Parkway (U.S. Highway 41), Land Lot 140, 20th District, 2nd Section, Cobb County, Georgia

Dear Darryl:

As you know, this firm and the undersigned represent Pebblebrook Development, LLC, the Applicant (hereinafter referred to as "Applicant"), and King's Crossing Management, LLC, the Property Owner (hereinafter referred to as "Property Owner"), in their Application for Rezoning concerning the 2.84 acre tract located at the southwesterly side of Pine Mountain Road, westerly of Cobb Parkway (U.S. Highway 41), City of Kennesaw, Cobb County, Georgia (hereinafter the "Subject Property"). After conferences with planning and zoning staff, conferences with area residents, reviewing the uses of surrounding properties, we have been authorized by the Applicant and Property Owner to submit this letter of agreeable stipulations and conditions which, if the pending Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and

shall be binding upon the Property. This letter shall supersede and replace in full that certain letter of agreeable stipulations and conditions dated and submitted July 7, 2006. The referenced stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.

(2) Rezoning of the Subject Property shall be from the existing R-20 and General Commercial ("GC") zoning categories to Highway General Business ("HGB") zoning category for the purpose of a general business/office development, with reference to that Rezoning Drawing prepared for Pebblebrook Development, LLC dated April 24, 2006. Applicant shall submit a site plan for the development which complies with all City of Kennesaw development standards and ordinances for approval by City staff during the plan review process and prior to the issuance of any building or development permits.

(3) Applicant agrees that the architectural style for the proposed development shall be consistent with all architectural photographs submitted to City staff during the zoning process and presented to the City of Kennesaw during the respective public hearings. In that regard, the exterior elevations of the proposed buildings shall consist of brick, stone, stacked stone, stucco, and other masonry materials.

(4) Applicant agrees that with respect to the proposed rezoning of the subject 2.64 acres, the proposed rezoning shall be "use specific" to general business/office as presented by Applicant.

(5) Applicant agrees to establish and maintain a permanent, minimum forty (40) foot buffer along the entire southern boundary of the Subject Property, as

well as, the adjacent property also to be developed, which buffer shall be adjacent to a development known as "The Village at Pine Lake Mountain." Such forty foot buffer shall not include any drives or other paved areas; but rather, shall be utilized for landscaping, screening materials, and fencing subject to a landscape plan to incorporate such features subject to City of Kennesaw staff approval during the plan review process.

(6) Applicant agrees that all lighting contained within the proposed development, both within the Subject Property and on adjoining property which will be part of the proposed development, shall be period or themed lighting to the architecture of the proposed development; and further, will be directional or hooded such that all beams or glare will be contained within the bounds of the proposed development.

We believe the requested zoning, together with the Rezoning Drawing and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the existing conditions of the area. The proposed development shall be of the highest quality and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
c: Mayor and City Council
Planning Commission

Pebblebrook Development, LLC

PLANNING COMMISSION MINUTES – DRAFT
July 10, 2006

Item: Pine Mountain/Cobb Parkway

(A) Rezoning Request (RZ2006-11) Consideration to approve a rezoning request submitted by Pebblebrook Development, LLC, for property located at 0000 Pine Mountain Road (southwesterly side of Pine Mountain Road and the westerly side of Cobb Parkway (US Highway 41) Said request to rezone from City GC, R-20 to City HGB for proposed office condos development w/indoor storage. Land Lot 140, Tax Parcel 6, 20th District, 2nd Section, consisting of 2.84+/- acres. (Mayor and Council 8-7-06)

Darryl Simmons, Zoning Administrator, came forward and presented the application of rezoning of property located along the westerly side of Pine Mountain Road right-of-way. The applicant is seeking to rezone property from City GC (General Commercial) and R-20 to City HGB (Highway General Business) for an office condo development with indoor storage.

The proposed development will incorporate three buildings with rear service access and architectural elements complimentary to area. The subject tract is designated on the Future Land Use Map as Community Activity Center. The request is compatible with the FLUM designation.

Staff noted the proximity of the adjoining single family residential subdivision identified as the Villages at Pine Lake Mountain. The staff's analysis and recommendations incorporated code regulated protection. There is to be a 40 foot undisturbed buffer along the rear.

Brief discussion regarding the stream buffer on the western side of the property, which currently is shown on the site plan as 50 feet needs to be 75 feet according to standards currently adopted by the City. An accurate site plan was not received by staff.

Mr. Simmons gave a history on the property and how it is was developed up to today and the proposed elevation of the project being considered. Staff requires that an updated site plan in compliance with standards be submitted, which would show all architectural style – brick, stone stucco, shows the lighting proposed for the project along with landscaping including the required buffer.

Mr. Simmons recommends the use being proposed for the project to head off other intrusive uses allowed in the HGB district. Staff recommends approval with the following conditions:

1. Incorporate letter of stipulation from Attorney Kevin Moore, updated letter of July 10, 2006 with the change to strike all references of the term warehouse from description of the intended use.
2. Item 2 will be altered to reference a compliant site plan versus the submitted plan, dated April 24, 2006.

There was a power failure and equipment stopped recording.

The member of the commission discussed the plan and challenging site and how best to promote the best uses for the area. The members felt that it would be of a benefit to the applicant if they would supply a better site plan and address some of the concerns with buffering, parking, architectural style etc.

The attorney for the applicant, Mr. John Moore, came forward. He presented the application for rezoning of the property to Highway General Business. The applicant proposes two story buildings, which will be owed by individuals for professional use. The building would have four-sided brick with no loading zones. (Elevations were shown). The plan is to reduce the drive area to enlarge the buffer along the residential properties to the rear, which would also reduce the building sizes.

The letter of stipulation submitted would address the proposed uses zoned for the area and the applicant would also address those concerns about water and drainage on the property. The request from the applicant is to table this matter to allow them time to address concerns and submit a compliant site plan and to allow staff and members to visit site of West Oak in Sandy Springs, which is a project similar to what the applicant proposes for this area.

Floor opened to public comments.

Faye McColloch came forward and directs general questions concerning the site plan and voiced her objection to the rezoning.

Mr. Hyre of 2634 Laurel Lane asked that the commission consider denying the request to rezone the property to Highway General Business; however, he would trust the commission in whatever decision they make on the matter and work with staff and the developer to develop the best project on the site. Brief discussion regarding traffic concerns egress and decel lanes. Mr. Hyre voiced his concern on decrease in property values to the residential properties in the rear.

Floor closed to public comments.

Due to the power failure and recording equipment failure the best decision on this application was to accept at the applicant's request to table to the next agenda of the Planning Commission.

Alan Davis made motion, seconded by Richard Anderson to table the meeting and this application to the August 14' 2006, meeting of the Board.

PLANNING COMMISSION

8-14-06 – Draft Minutes (portion of)

TOPIC: Pine Mountain-Cobb Parkway, rezoning :

> **(C)Rezoning Request (RZ2006-11)** Consideration to approve a rezoning request submitted by Pebblebrook Development, LLC, for property located at 0000 Pine Mountain Road (southwesterly side of Pine Mountain Road and the westerly side of Cobb Parkway (US Highway 41) Said request to rezone from City GC, R-20 to City HGB for proposed office condos development w/indoor storage. Land Lot 140, Tax Parcel 6, 20th District, 2nd Section, consisting of 2.84+/- acres. (Mayor and Council 8-7-06)

Darryl Simmons, Zoning Administrator, came forward and presented the application of rezoning of property located along the westerly side of Pine Mountain Road right-of-way. The applicant is seeking to rezone property from City GC (General Commercial) and R-20 to City HGB (Highway General Business) for an office condo development with indoor storage.

The proposed development will incorporate three buildings with rear service access and architectural elements complimentary to area. The subject tract is designated on the Future Land Use Map as Community Activity Center. The request is compatible with the FLUM designation.

Staff noted the proximity of the adjoining single family residential subdivision identified as the Villages at Pine Lake Mountain. The staff's analysis and recommendations incorporated code regulated protection. There is to be a 40 foot undisturbed buffer along the rear.

Brief discussion regarding the stream buffer on the western side of the property, which currently is shown on the site plan as 50 feet needs to be 75 feet according to standards currently adopted by the City. A corrected site plan was received with noted item changes including showing the 40 foot undisturbed buffer along all residentially zoned properties, accurate scale and the stream buffer reflected according to the adopted City codes.

Mr. Simmons gave a history on the property and how it is was developed up to today and the proposed elevation of the project being considered. Staff requires that an updated site plan in compliance with standards be submitted, which would show all architectural style – brick, stone stucco, shows the lighting proposed for the project along with landscaping including the required buffer.

Mr. Simmons recommends the use being proposed for the project to head off other intrusive uses allowed in the HGB district. Staff recommends approval with the following conditions:

- Incorporate all conditions specified in letter of stipulations dated July 10, 2006 prepared by Moore Ingram Johnson and Steele.

- Dumpster location will be coordinated with the City staff in order to minimize impact to adjoining residential properties. Garbage pickup will not occur before 7 am and after 7pm.
- The areas identified as undisturbed buffer to the southernmost boundary of tract will be binding and preserved as such with the developer being responsible to supplement additional trees if visual gaps are identified and field verified by the City of Kennesaw.
- Coordination and approval from City of Kennesaw on final layout of access drive to development from Pine Mountain Road that will reduce stacking and promote better traffic flow for egress and ingress.
- Interparcel access and shared access drive to be designed with adjoining vacant property once future development of adjoining vacant parcel is pursued.
- Rear portion of all proposed office buildings that will be facing adjoining residential property will not be Cinder block but will match the building material and quality of the front and side facades of buildings.
- All HVAC units and utilities will be designed to be placed away from the adjoining residential properties to reduce any secondary noise from the units being heard by adjoining properties. Sound baffling materials can be incorporated into construction as along as the materials are consistent with the architectural quality for the building.

The members of the commission discussed the plan and challenging site and how to promote the best uses for the area, including bonding to help protect the buffer areas, better traffic flow with the interparcel access, dumpster locations and lighting.

The attorney for the applicant, Mr. John Moore, came forward. He presented the application for rezoning of the property to Highway General Business. The applicant proposes two story buildings, which will be owed by individuals for professional use. The building would have four-sided brick with no loading zones. (Elevations in file). The revised plan shows the reduction of the drive area to enlarge the buffer along the residential properties to the rear, which would also reduce the building sizes.

The letter of stipulation previously submitted addresses the proposed uses zoned for the area such as professional offices; including the owner of the properties restate office, surveyors, engineers, contractors who would have enclosed project storage. He discussed briefly the dumpster locations, lighting and property owners association to be created to help with maintenance of the property.

Mr. Moore commented that this use appears to be a better fit then the other attempts made for rezoning and would request that the commission consider approval of the rezoning including the letter of stipulations dated July 10, 2006.

Floor opened to public comments.

Faye McColloch came forward voiced her concerns over the service drive, which is located so close to the residentially zoned properties can place one in harms way. Perhaps better fencing - concrete style. She submitted photos for the commission to review which showed concerns about the easement (which she said they probably have no idea about) on her property, landscaping and drainage. People say they will do things and never do – she indicated that she has had this problem for a number of years

and has seen nothing done – fencing, buffer area running along the Villages at Pine Mountain. Any kind of requirements placed on this project **must** be submitted in writing. I have concern with promises because what took place with the previous development for the buffer, landscaping area is still not complete, fences down, trees down, flooding. For the last four years Ms. McColloch stated she has tried to get items rectified to no success. Still waiting. She thanked the commission for their time.

Mr. Mitchell Hyre of 2634 Laurel Lane asked that the commission to consider some of the verbal stipulations that the applicant has expressed to the community during the times of communications, which is appreciated by the residents. Those included:

- Erection of a 8foot privacy fence
- Dumpster locations
- Time of dumpster pickups
- Low level lighting
- Site plan specific
- Overnight vehicle

The applicant responded agreement to the above noted items. Dumpster location along the islands behind buildings 200 and 300, with pickup times limited to weekdays, curb lighting with hooded or low level lighting in the rear of the buildings along with some decorative post lighting on the site. No overnight parking of service vehicles.

Concern as to fencing and landscaping all to be addressed with the new development and maintained by the office association.

Floor closed to public comments.

Brief discussion followed with motion was made by Doug Rhodes, seconded by Richard Anderson to a approve the rezoning from City GC & R-20 to City HGB with staff recommendations

- Incorporate all conditions specified in letter of stipulations dated July 10, 2006 prepared by Moore Ingram Johnson and Steele.
- Dumpster location will be coordinated with the City staff in order to minimize impact to adjoining residential properties. Garbage pickup will not occur before 7 am and after 7pm. In addition ***Planning Commission added language as to dumpster location on the islands of buildings 200 and 300 and that pick-up would be limited to weekdays***
- The areas identified as undisturbed buffer to the southernmost boundary of tract will be binding and preserved as such with the developer being responsible to supplement additional trees if visual gaps are identified and field verified by the City of Kennesaw.
- Coordination and approval from City of Kennesaw on final layout of access drive to development from Pine Mountain Road that will reduce stacking and promote better traffic flow for egress and ingress.
- Interparcel access and shared access drive to be designed with adjoining vacant property once future development of adjoining vacant parcel is pursued.
- Rear portion of all proposed office buildings that will be facing adjoining residential property will not be Cinder block but will match the building material and quality of the front and side facades of buildings.

- All HVAC units and utilities will be designed to be placed away from the adjoining residential properties to reduce any secondary noise from the units being heard by adjoining properties. Sound baffling materials can be incorporated into construction as along as the materials are consistent with the architectural quality for the building.
- ***Planning Commission added that there would be no overnight parking of service vehicles***
- ***Planning Commission added a stipulation of an 8 foot fence***
- ***Planning Commission added stipulation that the rezoning is subject to a site plan specific – similar to revised plan dated August 3, 2006 by Karl Lutjens of Southland Engineering, Inc and identified as Concept Site C subject to meeting all development standards during construction review***

Motion carried. Vote 5-0

REZONING APPLICATION

Case # RZ2006-11

Date: May 26, 2006

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

**Note: If property is identified as being located within the Kennesaw Historic District and there are to be any exterior improvements or changes to be made such as, façade, parking, landscaping, signage, etc. applicant must follow application procedures to the Historic Preservation Commission. Please consult with Planning and Zoning Staff.

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

FROM GC, R-20 **TO** HGB

REZONING PROPERTY ADDRESS 0000 Southwesterly side of Pine Mountain Road, westerly of Cobb Parkway (U.S. Highway 41)

Land Lot 140 Tax Parcel 6 Present Zoning GC, R-20 Lot Size 2.84

Current Use Vacant Proposed Use Office/~~Warehouse~~ Condos w/ indoor storage gpw

Legal Description of property (short form) Land Lot 140, 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia

APPLICANT Pebblebrook Development, LLC

Applicant's residence 1800 Airport Road, Kennesaw, Georgia 30144 (Fax #) (770) 423-1544

(Home #) Not Applicable (Work #) (678) 738-0205 (Cell #) (404) 915-0914

OWNER OF PROPERTY King's Crossing Management, LLC

Owner's residence Suite 300, 1950 North Park Place Atlanta, Georgia 30339 (Fax #) (770) 419-1905

(Home #) Not Applicable (Work #) (678) 793-6301 (Cell #) (770) 329-0706

WHO WILL DO PRESENTATION OR REPRESENTATION OF YOUR APPLICATION AT ALL THE PUBLIC HEARINGS?

Name Moore Ingram Johnson & Steele, LLP (Work #) (770) 429-1499 (Cell #) Not Applicable

ATTORNEY ~~REZONING NAME~~ J. Kevin Moore, Esq.

Address 192 Anderson Street, Marietta, Georgia 30060

(Home #) Not Applicable (Work #) (770) 429-1499 (Cell #) Not Applicable

Carolyn E. Cook (770) 429-1499

Notary Notary Public, Cobb County, Georgia My Commission Expires Jan. 10, 2007

PEBBLEBROOK DEVELOPMENT, LLC

BY: _____

Signature of Applicant

Mitchell J. Nimey, Managing Member

5/4/2006

CONTACT PERSON FOR PROJECT Mitchell J. Nimey

Address 1800 Airport Road, Kennesaw, Georgia 30144 (Fax #) (770) 423-1544

(Home #) Not Applicable (Work #) (678) 738-0205 (Cell #) (404) 915-0914

1. The relationship of the applicant to the property in questions is ( ) Owner ( ) Tenant/Leasee (X) Purchaser under contract ( ) Other, please specify _____

2. If the applicant is not the owner of the property in question, the applicant must have the property owner sign the appropriate area of the affidavit of ownership. See Attached

3. Has the applicant been before the Board on the property in questions in the past? ( ) Yes (X) No
If yes, state when and why Not Applicable

4. Was the request ( ) Approved ( ) Denied ( ) Withdrawn Not Applicable

5. If the Owner and Applicant are not the same, please complete the Affidavit of Ownership.
See Attached

6. Resident Population 0 Housing Units 0 Other buildings 0

PLEASE SUBMIT THE FOLLOWING WITH THE APPLICATION:

1. A deed with legal description of property noting the property owner.

2. A plat or boundary survey drawn to scale by a registered engineer with the preliminary plans for development shown thereon. These plans must include building location, parking areas, access points, land lot lines, north arrow, buffer areas and other information as required by the Planning Commission.

3. Tax plat map showing surrounding property zoning with designation stated from Future Land Use Map for parcel being rezoned.

4. Disclosure Forms

OFFICE USE ONLY

Check Number 216 Fee 375.00

Date of Advertising _____ & _____ Newspaper _____

Date/Hearing Planning Commission 7-10-06 Action _____

Date/Hearing Mayor and Council 8-7-06 Action _____

Stipulations: _____

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Hearing Dates: _____
_____

Applicant: **Pebblebrook Development, LLC**
Titleholder: **King's Crossing Management, LLC**

Representative on behalf of Applicant and Property Owner

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____
J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owner

Signed, sealed, and delivered in the presence of:

_____
Notary Public, State of Georgia
Notary Public, Cobb County, Georgia
My Commission Expires Jan. 10, 2007

Moore Ingram Johnson & Steele, LLP
Attorneys at Law
192 Anderson Street
Marietta, Georgia 30060
(770) 429-1499
(770) 429-8631 (Telefax)

STATE OF GEORGIA
COBB COUNTY

AFFIDAVIT OF OWNERSHIP

Richard Tuley, Jr., Managing Member of King's Crossing Management, LLC, of full age, being duly sworn according to law on oath disposes and says, that the deponent resides at Suite 300, 1950 North Park Place, Atlanta, Georgia 30339 in the municipality of Not Applicable in the County of Cobb City and State of Georgia and is the owner in fee of all that certain lot, piece or parcel of land situated, and designated as Land Lot 140, Tax Parcel 6 in the attached application.

KING'S CROSSING MANAGEMENT, LLC

BY: _____

Owner to sign here

Richard Tuley, Jr., Managing Member

Owner Phone Number (678) 793-6301 (Office)

Sworn and subscribed before me this 26th day of May 20 06

Caroline E. Cook

Notary Public

Notary Public, Georgia
My Commission Expires 10, 2007

5/4/2006

STATE OF GEORGIA
COBB COUNTY

AUTHORIZATION

(If anyone other than the above owner is making this application the following authorization must be executed.)

Pebblebrook Development, LLC is hereby authorized to make the within application.

KING'S CROSSING MANAGEMENT, LLC

May 26, 2006
Date

BY: _____
Owner to sign here
Richard Tuley, Jr., Managing Member

Sworn and subscribed before me this 26th day of May 2006

Carolyn E. Cook
Notary Public
Notary Public, Cobb County, Georgia
My Commission Expires Jan. 10, 2007

AFFIDAVIT OF REPRESENTATION

Pebblebrook Development, LLC is hereby authorized to make the within application.

KING'S CROSSING MANAGEMENT, LLC

May 26, 2006
Date

BY: _____
Owner to sign here
Richard Tuley, Jr., Managing Member

Sworn and subscribed before me this 26th day of May 20 06

Carolyn E. Cook
Notary Public
Notary Public, Cobb County, Georgia
My Commission Expires Jan. 10, 2007

5/4/2006

CAMPAIGN DISCLOSURE REPORT BY APPLICANT

(A separate form must be completed by each applicant – please see definition below)

Has the applicant made, within two (2) years immediately preceding the filing of this application, 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? [ ] Yes [X] No

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

PLEASE APPLY THE FOLLOWING INFORMATION WHICH WILL BE CONSIDERED AS THE REQUIRED DISCLOSURE:

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

Not Applicable.

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:

Not Applicable.

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:

Not Applicable.

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT, THIS 26th DAY OF May ,2006

PEBBLEBROOK DEVELOPMENT, LLC

BY:

APPLICANT SIGNATURE Mitchell J. Nimey
Managing Member

If the answer to any of the above is "yes" then that 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 Kennesaw, GA. 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.

Applicant means any person who makes application and any attorney, other person representing or acting on behalf of a person who makes application to the Mayor and Council and Planning Commission.

5/4/2006

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT

(A separate form must be completed by each applicant – please see definition below)

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? [ ] Yes [X] No - To the best of our knowledge, information, and belief.

If "yes" Name Not Applicable.

If so, describe the nature and extent of such interest:

Not Applicable.

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? No, to the best of our knowledge, information, and belief.

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above?

[ ]Yes [X] No - To the best of our knowledge, information, and belief.

If "yes" Name Not Applicable.

If so, describe the nature and extent of such interest:

Not Applicable.

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT, THIS 26th DAY OF May, 2006

PEBBLEBROOK DEVELOPMENT, LLC

BY: _____

APPLICANT'S SIGNATURE Mitchell J. Nimey
Managing Member

If the answer to any of the above is "yes" then that 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 Kennesaw, GA. 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.

Applicant means any person who makes application and any attorney, other person representing or acting on behalf of a person who makes application to the Mayor and Council and Planning Commission.

5/4/2006

CAMPAIGN DISCLOSURE REPORT BY APPLICANT

(A separate form must be completed by each applicant – please see definition below)

Has the applicant made, within two (2) years immediately preceding the filing of this application, 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? [ ] Yes [X] No

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

PLEASE APPLY THE FOLLOWING INFORMATION WHICH WILL BE CONSIDERED AS THE REQUIRED DISCLOSURE:

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

Not Applicable.

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:

Not Applicable.

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:

Not Applicable.

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT, THIS 26th DAY OF May ,20 06

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____

APPLICANT SIGNATURE J. Kevin Moore
Georgia Bar No. 519728
Attorneys for Applicant and Property Owner

If the answer to any of the above is "yes" then that 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 Kennesaw, GA. 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.

Applicant means any person who makes application and any attorney, other person representing or acting on behalf of a person who makes application to the Mayor and Council and Planning Commission.

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT

(A separate form must be completed by each applicant – please see definition below)

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? [ ] Yes [X] No
- To the best of our knowledge, information, and belief.

If "yes" Name Not Applicable.

If so, describe the nature and extent of such interest:

Not Applicable.

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

No, to the best of our knowledge, information, and belief.

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above?

[ ]Yes [X]No - To the best of our knowledge, information, and belief.

If "yes" Name Not Applicable.

If so, describe the nature and extent of such interest:

Not Applicable.

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT, THIS 26th DAY OF May, 20 06

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____

APPLICANT'S SIGNATURE

J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owner

If the answer to any of the above is "yes" then that 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 Kennesaw, GA. 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.

Applicant means any person who makes application and any attorney, other person representing or acting on behalf of a person who makes application to the Mayor and Council and Planning Commission.

LEGAL DESCRIPTION

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 2.88 acres as shown on plat for King's Crossing, prepared by Centerline Surveying Systems, Inc., and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 139, 140, 165, and 166, said district and section; thence running north 89 degrees 23 minutes 09 seconds west as measured along the southerly land lot line of Land Lot 140, said district and section, for a distance of 74.82 feet to a point; thence running north 78 degrees 50 minutes 25 seconds west for a distance of 293.34 feet to a point and corner; thence running north 10 degrees 03 minutes 54 seconds east for a distance of 178.00 feet to an iron pin found; thence running north 01 degrees 27 minutes 26 seconds east for a distance of 197.63 feet to a point and corner; 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 to the left, an arc distance of 93.57 feet on a radius of 200.00 feet to a point; thence running north 76 degrees 36 minutes 52 seconds east for a distance of 24.21 feet to a point and corner located on the southwesterly right of way of Pine Mountain Road (having a variable right of way); thence running south 22 degrees 21 minutes 21 seconds east as measured along the southwesterly right of way of Pine Mountain Road for a distance of 70.07 feet to an iron pin found 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 32 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.

DRIVING DIRECTIONS

Go WEST on J.O. Stephenson Avenue toward Dallas Street

Turn LEFT onto Dallas Street

Go approximately 0.2 miles and make a SLIGHT RIGHT onto Watts Drive

Go approximately 0.2 miles and make a SLIGHT RIGHT onto US-41 North

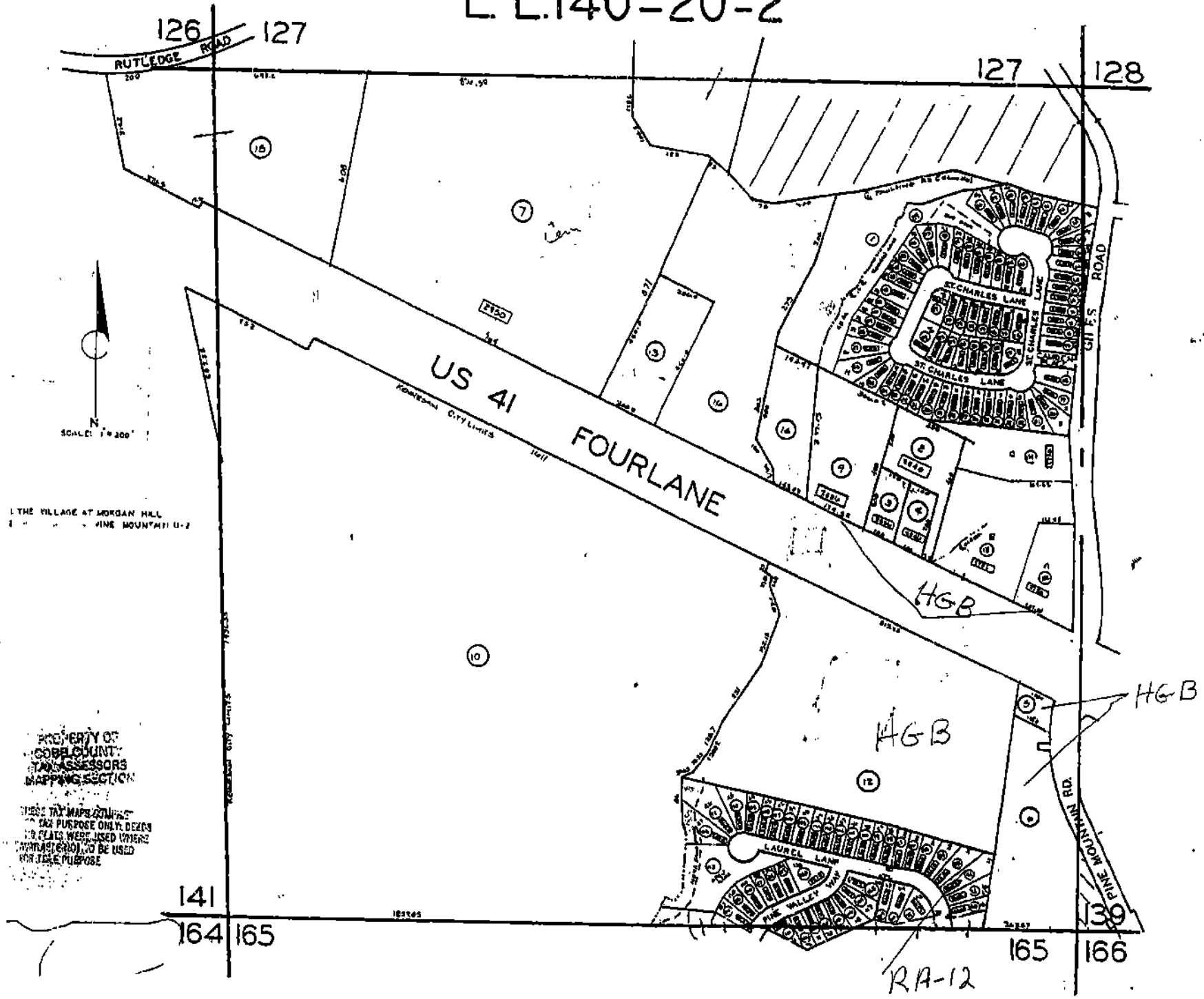
Go approximately 0.2 miles north on US-41 to the Pine Mountain Road Intersection

Turn LEFT onto Pine Mountain Road

The sight will be located approximately 0.1 miles from the intersection on the RIGHT side (northerly) of Pine Mountain Road

20-140

L. L.140-20-2



The Village At Pine Mountain
RZ2006-11 Concerned Residents Petition

We, the undersigned, as residents of The Village At Pine Mountain wish to air concerns regarding the rezoning petition #RZ2006-11. They are as follows:

A) The community preference is that this area remain undisturbed, however in the interest of development, we understand that change is eminent. We believe that the designation of O&I would better suit the asthetics of our neighborhood and better preserve our property values.

B) The plan, as shown, shows a 40' buffer however this is a buffer of curbing and asphalt. The nine properties which adjoin the parcel in question are requesting a 40' undisturbed buffer with an 8' privacy fence on the development side of the buffer. The adjoining property owners shall agree not to assume ownership of the buffer through care and maintenance. Our interest is only in our privacy.

C) The plan, as submitted does not show dumpster locations or central trash collection site. Our concern is not just limited to their location but also the times at which the trash will be collected.

D) All homes on Laurel Lane have bedrooms located in the rear of the dwelling. We are concerned about high intensity lighting interrupting our sleep.

E) We are concerned about the hours of operation and after hour deliveries of the business tenants who may occupy suites in the event the zoning is changed to HGB.

F) We believe that ingress/egress of this parcel onto Pine Mountain Road by delivery vehicles and additional general traffic will exacerbate an already dire traffic situation on this road. We would like to know how Kennesaw plans to deal with this.

G) We feel strongly that allowing a zoning designation which will permit the building of personal mini storage space would drastically compromise the asthetics and security of our quiet community. If this is in the City's Plan, we wholeheartedly petition against it.

	Name	Address	Signature
1	MITCHELL HYRE	2631 Laurel Lane	
2	L. Michelle Eaton	2632 Laurel Lane	
3	Laurel Mitchell	2630 Laurel Lane	
4	[illegible]	2630 Laurel Lane	
5	[illegible]	2628 Laurel Lane N.W.	
6	Shawn Sawyer	2628 Laurel Lane	
7	Evelynne Forton	2644 LAUREL LANE	
8	[illegible]	2648 Laurel Ln	
9	Jennifer Niemnick	2648 Laurel Ln.	
10	Shawna Sims	2642 Laurel Ln	
12	JORDAN ROSAS	2680 Laurel LN	
13	Christopher Baker	2631 Laurel LN	
14	[illegible]	2658 Laurel LN	
15	LINDA [illegible]	2643 Laurel Ln	
16	[illegible]	2654 Laurel LN	
17	Stella Stangler	2652 " "	
18	Luis Limon	2650 Laurel Lane	
19	LUIS LEON	2657 Laurel Ln.	

20	CAROLYN LINK	2658 LAUREL LANE	
21	Joe Link	2658 Laurel Ln.	
22	Joel Smith	2662 Laurel Lane	
23	LINDA HARI	2662 Laurel Lane	
24	Mary McDonald	2659 Laurel Lane	
25	Ada B. Jones	2666 Laurel Lane	
26	DOROTHY GAESS	2661 LAUREL LANE	
27	Jonathan Nash	2814 Pine Valley Way	
28	James T. Nash	2814 Pine Valley Way	720 480 9734
29	Shannon Noel	2808 Pine Valley Way	
30	Carolyn Green	2670 Laurel Lane	
31		2678 Laurel Lane	
32	Lucia Linares	2652 Laurel Ln.	
33	Alicia O'Grady	2657 Laurel Ln	
34	LAURA CARUTI	2644 Laurel Lane	
35	FRANCIS J. HICKEY	2660 Laurel Lane	
36	Audrey Hickey	2660 Laurel Ln	
37	SEAN EACHUS	2645 Laurel Lane	
38	Nancy Farlan	2649 Laurel Lane	
39	Sean Agnew	2639 Laurel Ln	
40	HEATHER HALL	2637 Laurel Ln	
41	Elizabeth Ballenger	2649 Laurel Lane NW	
42	Daniel Brelsford	2653 Laurel Lane	
43	Linda Simmons	2655 Laurel Lane	
44	Peggy Phillips	2654	
45		2656 Laurel Lane	
46	Christy Lawrence	2656 Laurel Lane	
47	JOYCE RUTHERFORD	2817 Pine Valley	
48		2813 Pine Valley Way	
49	Lorel Hall	2813 Pine Valley Way	
50	Ron Spangler	2805 Pine Valley Way	
51		2806	
52	Nathaniel Sims	2642 Laurel Lane	
53	GREG SNYDER	2622 LAUREL LANE	
54	Rebecca Snyder	2623 Laurel Ln	
55	Meg Hagan	2673 Laurel Ln	

56	Jeffrey W Palmer	2619 Laurel Lane	Jeffrey W Palmer
57	[illegible]	2620 Laurel Lane	[illegible]
58	Karen Richardson	2602 Laurel Lane	Karen Richardson
59	Ruth V. Lakeman	2600 Laurel Lane	Ruth V. Lakeman
60	Thomas N. Lamie	2600 Laurel Lane	Thomas N. Lamie
61	George Lakeman	2600 Laurel Lane	George W. LAKEMAN
62	Kathleen Killingback	2756 Highland Ridge	Kathleen Killingback
63	Cheryl Tillman	2754 Highland Ridge	Cheryl L Tillman
64	JOSE LUIS MALDONADO	2744 HIGHLAND RDG.	[illegible]
65	DAVID HARBER	2734 HIGHLAND RIDGE	David Harber
66	Melis Arnold	2737 HIGHLAND RIDGE	[illegible]
67	Mike Bledsoe	2732 HIGHLAND RIDGE	M. Bledsoe
68	Kim Dell	2754 Highland Ridge	[illegible]
69	Lisa Manning	2740 Highland Rd	[illegible]
70	Victor Durand	2740 Highland Rd	Victor Durand
71	Tracey Rotenberger	2634 Laurel Lane	Tracey Rotenberger
72	Joyce Johnston	2819 Pine Valley Way	Joyce Johnston
73	Sarah Banks	2702 Highland Ridge	Sarah Banks
74	Carol Kemp	2730 Highland Ridge	Carol Kemp
75	Julie Norman	2722 Highland Ridge	[illegible]
76	Yvonne Cui	2625 Laurel Dr 92154	[illegible]
77	[illegible]	2617 Laurel Ln Kearny Ca	[illegible]
78	Ethel Mosher	2750 Highland Ridge Kearny Mesa	Ethel Mosher
79	Kathy Singhas	2746 Highland Ridge Rd.	[illegible]
80	Stephen Smith	2732 Highland Ridge	[illegible]
81	Jon Stanaff	2732 Highland Ridge	[illegible]
82	[illegible]	2732 Highland Ridge	[illegible]
83	Bonnie Hall	2725 Gen Schwarzkopf Ct	[illegible]
84	Kristopher Johnson	2731 Gen. Schwarzkopf Ct	Kristopher Johnson
85	Denise Guzzardo	2733 Gen Schwarzkopf Ct	[illegible]
86	Linda McPherson	2735 Gen Schwarzkopf	Linda McPherson
87	Cindy Amos	2751 Highland Ridge	Cindy Amos
88	Phillip Tomaszewski	2802 Pine Valley Way	[illegible]
89	Kimberly Hurley	2807 Pine Valley Way	[illegible]
90	Rhonda Hall	2731 Highland Ridge Ave	[illegible]
91	Susan Thomas	2715 Highland Ridge	[illegible]

2715 Highland Ridge 30152

	Jean W. Dorst	Jean W. Dorst	Jean W. Dorst
93	James R Gipson	2606 Laurel Lane	James R Gipson
94	Claudia Arbaleda	2609 Laurel Lane	Claudia Arbaleda
95	PETER Ayuco	2604 Laurel Lane	
96	Phillip Evans	2760 Highland Ridge	Phillip Evans
97	Simon Temperton	2753 Highland Ridge	Simon Temperton
98	Alice Regina Lane	2749 Highland Ridge	Alice Regina Lane
99	Thomas Atkins	2749 Highland Ridge	Thomas Atkins
100	Ellen Poor	2742 Highland Ridge	Ellen Poor
101	Sue Hopper	2736 Highland Ridge	Sue Hopper
102	Pam Cleghorn	2723 Highland Ridge	Pam Cleghorn
103	Stephen Barth	2732 Highland Ridge	Stephen Barth
104	John Petrone	2804 Dominion Lane	John Petrone
105	Billy Joe Batchelor	2724 Highland Ridge	Billy Joe Batchelor
106	Anne M. Sparks	2610 Laurel Lane	Anne M. Sparks
107	SUSAN G. SCHROEDER	2714 HIGHLAND RIDGE	Susan G. Schroeder
108	Ellen R. Sharp	2758 Highland Ridge	Ellen R. Sharp
109	Chris Siegenski	2617 Laurel Lane	
110	Jeffrey Lloyd Fine	2745 Highland Ridge	Jeffrey Lloyd Fine
111	Deneen Fuller	2721 Highland Ridge	Deneen Fuller
112	Patricia Snyder	2692 Laurel Lane	Patricia Snyder
113	Erin Snyder	2642 Laurel Lane	Erin Snyder
114	John Massaiello	2611 Laurel Ln.	
115	Laura Scherm	2712 Highland Ridge	Laura Scherm
116	Michelle Dingman	2708 Highland Ridge	Michelle Dingman
117	Mary Rowe	2704 Highland Ridge	Mary Rowe (MARY Rowe)
118	Bettie Evans	2760 Highland Ridge	BETTIE EVANS
119	LYNETTE PASS	2742 Highland Ridge	Lynette Pass
120	Stephanie Youngblood	2807 Pine Valley Way	
121	Faye McCullar	2672 Laurel Ln	
122	Sam Oliver	2807 Pine Valley Way	
123	Becky Hall Cox	2669 Laurel Lane	
124	PAUL SCHAFFMAN	2616 LAUREL CIR. NW	
125	Nicholas Sam	2722 Highland Ridge	
126	MARIE M. FIEVET	2720 HIGHLAND RIDGE	Marie Fievet
127			

128	Sunny Shaw	2922 Highland Ridge, Kennesaw	Sunny Shaw
129	Wednesdy Cooper	2809 Pine Valley Dr Kennesaw	
130	Eric L Calegowski	2676 Laurel LN NW Kennesaw	
131	Laurie Bertrand	26686 Laurel Lane Kennesaw	L Bertrand
132	Chris Perricci	2651 Laurel Lane Kennesaw	Chris Perricci
133	MARY H. Smith	2636 Laurel Lane Kennesaw	Mary H Smith
134	William J Smith	2636 Laurel Lane Kennesaw	
135	GREGORY SOCZEWKA	2690 LAUREL LANE KENNESAW	
136	ANNA SOCZEWKA	2690 LAUREL LANE KENNESAW	
137	ALVIN WILLIAMS	2640 LAUREL LN KENNESAW	
138	Melody Jacobs	2620 Laurel Lane Kennesaw	Melody Jacobs
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8-30-06

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

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P.O. BOX 2806 • MARIETTA, GEORGIA 30061

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OF COUNSEL:
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
= ALSO ADMITTED IN NH
— ALSO ADMITTED IN DC
† ADMITTED ONLY IN TN

August 30, 2006

Hand Delivered

Mr. Darryl T. Simmons
Zoning Administrator
City of Kennesaw
2529 J. O. Stephenson Avenue
Kennesaw, Georgia 30144

RE: Application for Rezoning
Application No.: RZ2006-11
Applicant: Pebblebrook Development, LLC
Property Owner: King's Crossing Management, LLC
Property: 2.84 acres located on the southwesterly side of Pine Mountain Road, westerly of Cobb Parkway (U.S. Highway 41), Land Lot 140, 20th District, 2nd Section, Cobb County, Georgia

Dear Darryl:

As you know, this firm and the undersigned represent Pebblebrook Development, LLC, the Applicant (hereinafter referred to as "Applicant"), and King's Crossing Management, LLC, the Property Owner (hereinafter referred to as "Property Owner"), in their Application for Rezoning concerning the 2.84 acre tract located at the southwesterly side of Pine Mountain Road, westerly of Cobb Parkway (U.S. Highway 41), City of Kennesaw, Cobb County, Georgia (hereinafter the "Subject Property"). After conferences with planning and zoning staff, conferences with area residents, reviewing the uses of surrounding properties, we have been authorized by the Applicant and Property Owner to submit this letter of agreeable stipulations and conditions which, if the pending Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Property. This letter shall supersede

and replace in full those certain letters of agreeable stipulations and conditions dated and submitted July 7, 2006, and July 10, 2006. The referenced stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.

(2) Rezoning of the Subject Property shall be from the existing R-20 and General Commercial ("GC") zoning categories to Highway General Business ("HGB") zoning category for the purpose of a general business/office development, with reference to that Rezoning Drawing prepared for Pebblebrook Development, LLC dated April 24, 2006.

(3) Applicant shall submit a site plan for the development which complies with all City of Kennesaw development standards and ordinances for approval by City staff during the plan review process and prior to the issuance of any building or development permits.

(4) Applicant agrees that the architectural style for the proposed development shall be consistent with all architectural photographs submitted to City staff during the zoning process and presented to the City of Kennesaw during the respective public hearings. In that regard, the exterior elevations of the proposed buildings shall consist of brick, stone, stacked stone, stucco, and other masonry materials.

(5) Applicant agrees that with respect to the proposed rezoning of the subject 2.64 acres, the proposed rezoning shall be "use specific" to general business/office as presented by Applicant.

(6) Applicant agrees to establish and maintain a permanent, minimum forty (40) foot buffer along the entire southern boundary of the Subject Property, as

well as, the adjacent property also to be developed, which buffer shall be adjacent to a development known as "The Village at Pine Lake Mountain." Such forty foot buffer shall not include any drives or other paved areas; but rather, shall be utilized for landscaping, screening materials, and fencing subject to a landscape plan to incorporate such features subject to City of Kennesaw staff approval during the plan review process.

(7) Applicant agrees that all lighting located to the front or sides of the proposed buildings, both within the Subject Property and on adjoining property which will be part of the proposed development, shall be period or themed lighting to the architecture of the proposed development; and further, lighting located to the rear will be directional or hooded such that all beams or glare will be contained within the bounds of the proposed development.

(8) Dumpster locations shall be as shown on the submitted site plan for the rezoned parcel, as well as, adjoining parcel to be included as part of the subject development. Dumpster pick-up shall be limited to Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m.

(9) There shall be no overnight parking of vehicles in the rear of the subject development; and such restriction shall be included in the operating covenants for the subject development.

(10) Applicant agrees to the installation of an eight (8) foot wood privacy fence along that portion of the rezoned parcel adjacent to existing residential properties.

(11) Applicant agrees that the future development shall be consistent with the general layout and design as shown and reflected on the submitted site plan.

(12) The areas identified as undisturbed buffer to the southernmost boundary of tract will be binding and preserved as such with the developer being responsible to supplement additional trees if visual gaps are identified and field verified by the City of Kennesaw.

(13) Applicant agrees to coordinate and seek approval from the City of Kennesaw on final layout of access drive to the proposed development from Pine Mountain Road that will reduce stacking and promote better traffic flow for egress and ingress.

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

(15) The rear portion of all proposed office buildings that will be facing adjoining residential property will not be cinderblock but will match the building material and quality of the front and side facades of the buildings.

(16) All HVAC units and utilities will be designed to be placed away from the adjoining residential properties to reduce any secondary noise from the units being heard by adjoining properties. Sound baffling materials can be incorporated into construction as long as the materials are consistent with the architectural quality for the building.

We believe the requested zoning, together with the Rezoning Drawing and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the existing conditions of the area. The proposed development shall be of the highest quality and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
c: Mayor and City Council
Planning Commission

Pebblebrook Development, LLC

City of Kennesaw

Rezoning Report

July 3, 2006

CASE NUMBER	:	**RZ-2006-11**
CURRENT ZONING	:	**GC and R-20**
ZONING CHANGE	:	**HGB**
LOCATION	:	**Westerly side of Pine Mountain**
TAX PARCEL NUMBER	:	**20-140-6**
ACREAGE	:	**2.84 acres**
PROPOSED DEVELOPMENT	:	**Office condos with indoor storage**

ADJACENT ZONING:

NORTH- GC/HGB
SOUTH- R-20 and FST (formerly RA-12)
EAST- GC
WEST- HGB and FST (formerly RA-12)

APPLICANT: Pebblebrook Development

PROPERTY OWNERS: King's Crossing Management

PROPERTY DESCRIPTION:

Property located along westerly side of Pine Mountain Road right of way

APPLICANT'S REQUEST:

The applicant is requesting to rezone parcel from GC and R-20 to HGB zoning for office condo development

STAFF ANALYSIS:

The proposal for this tract is incorporation into larger office condo development on adjoining HGB zoned tract located behind Kings Crossing Retail Center. The overall development will incorporate three buildings with rear service access and architectural elements complimentary to area. The submitted site plan contained errors that conflicted with the City of Kennesaw Development Standards. The items identified by staff include the following:

1. 40 foot required buffer illustrating encroachment with parking and drives. This is not allowed under section 670 of the zoning ordinance.
2. Scale was inaccurate for drawing
3. 75' stream buffer required versus the 50 foot buffer shown

The City of Kennesaw met with the attorney for applicant, Kevin Moore of Moore Ingram Johnson &Steele regarding this development. The applicant was informed ahead of time of the conflicts on the conceptual drawing and was not timely in revising the plat. The applicant's intent was to show conceptually the development and how the rezoned tract would fit into the overall development. The HGB zoning requested would b allow the condo use.

Applicant addressed the conflicts on the previous submitted plat. The revised plat illustrates development concept in compliance to the district standards including the following:

- Plat illustrates required landscape buffer along all boundaries abutting residentially zoned property.
- Scale was addressed
- 75' stream buffer was clearly identified.

Subject tract is designated on the FLUM as CAC (Community Activity Center). The request is compatible with the FLUM designation.

Staff has noted the proximity of the adjoining single family residential subdivision identified as The Villages at Pine Lake Mountain. Staff analysis and recommendations incorporates code regulated protection.

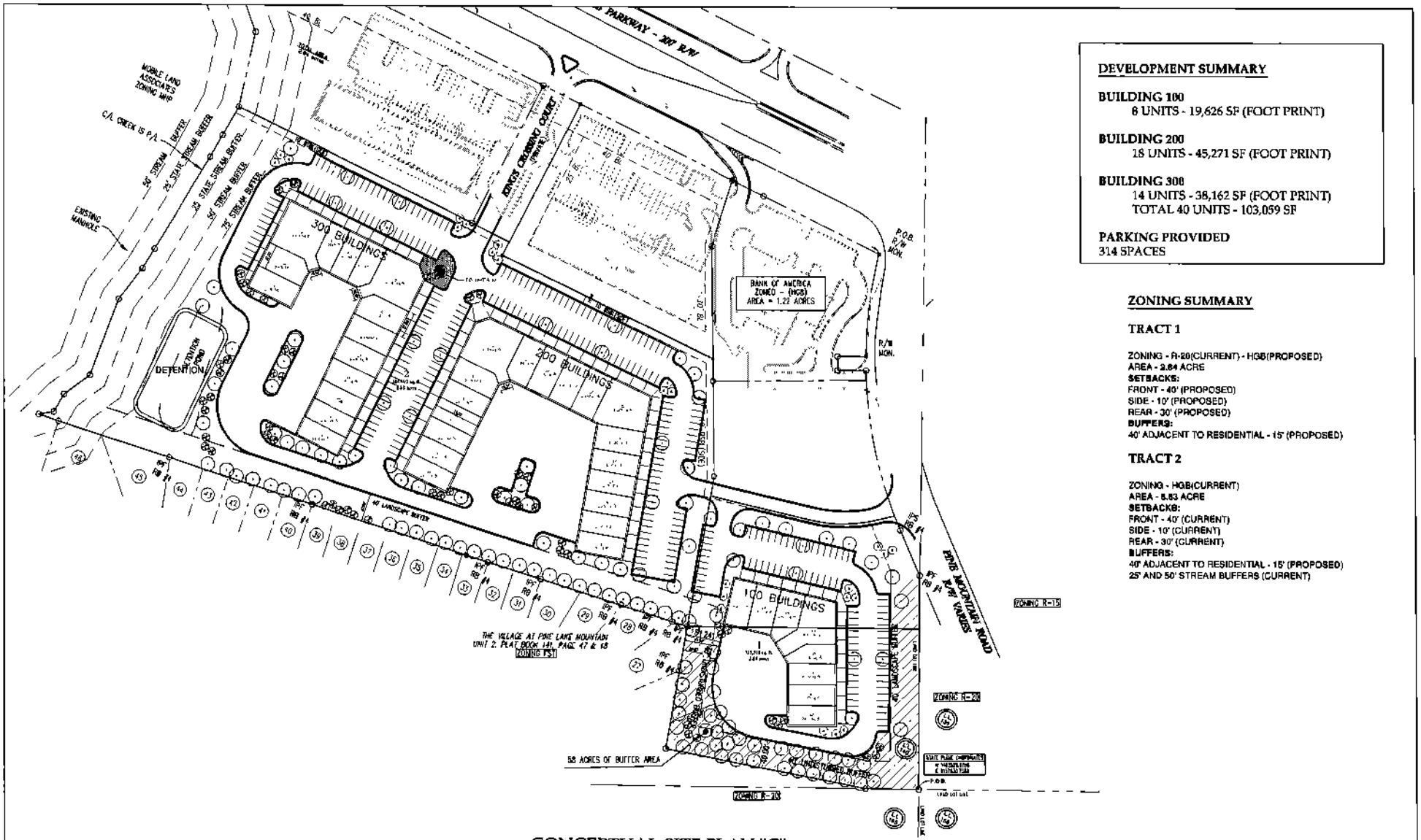
Staff Conclusions

- Office condos with internal storage is an appropriate transition to residential zoning

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

Compliance with all conditions as per letter of stipulations dated August 30, 2006. prepared by Moore, Ingram Johnson and Steele



CONCEPTUAL SITE PLAN "C"

SouthLand Engineering Inc.
925 NORTH TENNESSEE STREET
CARTERSVILLE, GEORGIA 30120

King's Crossing Site

CITY OF KENNESAW, GEORGIA

ORDINANCE NO. 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

WHEREAS, notice was advertised in the Marietta Daily Journal on June 23, 2006,of a public hearing before the Kennesaw Planning Commission held on July 10, 2006 and the Mayor and Council on August 7, 2006; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal on July 10, 2006; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal on August 7, 2006; and

WHEREAS, the Mayor and Council have determined that the proposed amendment to the Official Zoning Map is in the public interest and meets the standards established in the Kennesaw Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.

SECTION 1. The Official Zoning Map of the City of Kennesaw, Georgia is hereby amended so as to change the zoning district designation from City GC (General Commercial) & R20 to City HGB (Highway General Business) for the following described property:

ALL OF 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 2.88 acres as shown on plat for King's Crossing, prepared by Centerline Surveying Systems, Inc. and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 139, 140, 165 and 166, said district and section; thence running north 89 degrees 23 minutes 09 seconds west as measured along the southerly land lot line of Land Lot 140, said district and section for a distance of 74.82 feet to a point; thence running north 78 degrees 50 minutes 24 seconds west for a distance of 293.34 feet to a point and corner; thence running north 10 degrees 03 minutes 54 seconds east for a distance of 178.00 feet to an iron pin found; thence running north 0l degrees 27 minutes 26 seconds east for a distance of 197.63 to a point and corner; 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 to the left, an arc distance of 93.57 feet on a radius of 200.00 feet to a point; thence running north 76 degrees 36 minutes 52 seconds east for a distance of 24.21 feet to a point and corner located on the southwesterly right of way of Pine Mountain Road (having a variable right of way); thence running south 22 degrees 21 minutes 21 seconds east as measured along the southwesterly right of way

of Pine Mountain Road for a distance of 70.07 feet to an iron pin found 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 32 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.

SECTION 2. BE IT FURTHER ORDAINED THAT that the Planning Commission makes recommendation to rezone the property to City HGB (Highway General Business) with the following conditions of approval:

This letter dated August 30, 2006 shall supersede and replace in full those certain letters of agreeable stipulations and conditions dated and submitted July 7, 2006, and July 10, 2006. The referenced stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.

(2) Rezoning of the Subject Property shall be from the existing R-20 and General Commercial ("GC") zoning categories to Highway General Business ("HGB") zoning category for the purpose of a general business/office development, with reference to that Rezoning Drawing prepared for Pebblebrook Development, LLC dated April 24, 2006.

(3) Applicant shall submit a site plan for the development which complies with all City of Kennesaw development standards and ordinances for approval by City staff during the plan review process and prior to the issuance of any building or development permits.

(4) Applicant agrees that the architectural style for the proposed development shall be consistent with all architectural photographs submitted to City staff during the zoning process and presented to the City of Kennesaw during the respective public hearings. In that regard, the exterior elevations of the proposed buildings shall consist of brick, stone, stacked stone, stucco, and other masonry materials.

(5) Applicant agrees that with respect to the proposed rezoning of the subject 2.64 acres, the proposed rezoning shall be "use specific" to general business/office as presented by Applicant.

(6) Applicant agrees to establish and maintain a permanent, minimum forty (40) foot buffer along the entire southern boundary of the Subject Property, as well as, the adjacent property also to be developed, which buffer shall be adjacent to a development known as "The Village at Pine Lake Mountain." Such forty foot buffer shall not include any drives or other paved areas; but rather, shall be utilized for landscaping, screening materials, and fencing subject to a landscape plan to incorporate such features subject to City of Kennesaw staff approval during the plan review process.

(7) Applicant agrees that all lighting located to the front or sides of the proposed buildings, both within the Subject Property and on adjoining property which will be part of the proposed development, shall be period or themed lighting to the architecture of the proposed development; and further, lighting located to the rear will be directional or hooded such that all beams or glare will be contained within the bounds of the proposed development.

(8) Dumpster locations shall be as shown on the submitted site plan for the rezoned parcel, as well as, adjoining parcel to be included as part of the subject development. Dumpster pick-up shall be limited to Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m.

(9) There shall be no overnight parking of vehicles in the rear of the subject development; and such restriction shall be included in the operating covenants for the subject development.

(10) Applicant agrees to the installation of an eight (8) foot wood privacy fence along that portion of the rezoned parcel adjacent to existing residential properties.

(11) Applicant agrees that the future development shall be consistent with the general layout and design as shown and reflected on the submitted site plan.

(12) The areas identified as undisturbed buffer to the southernmost boundary of tract will be binding and preserved as such with the developer being responsible to supplement additional trees if visual gaps are identified and field verified by the City of Kennesaw.

(13) Applicant agrees to coordinate and seek approval from the City of Kennesaw on final layout of access drive to the proposed development from Pine Mountain Road that will reduce stacking and promote better traffic flow for egress and ingress.

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

(15) The rear portion of all proposed office buildings that will be facing adjoining residential property will not be cinderblock but will match the building material and quality of the front and side facades of the buildings.

(16) All HVAC units and utilities will be designed to be placed away from the adjoining residential properties to reduce any secondary noise from the units being heard by adjoining properties. Sound baffling materials can be incorporated into construction as long as the materials are consistent with the architectural quality for the building.

SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses, and phrases are severable, and if any section, paragraph, sentence, clause, and phrase is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance.

SECTION 4. BE IT FURTHER ORDAINED THAT this Ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

PASSED AND ADOPTED by the Kennesaw City Council on this ___ day of ___, 2006.

ATTEST:

CITY OF KENNESAW:

Debra Taylor, City Clerk

Leonard Church, Mayor

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

WWW.MIJS.COM

JOHN H. MOORE
STEPHEN G. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
JERE C. SMITH
CLAYTON O. CARMACK
KEVIN B. CARLOCK†
ALEXANDER T. GALLOWAY III†
J. KEVIN MOORE
RODNEY R. McCOLLOCH
SUSAN S. STUART
DANIEL A. LANDIS***

BRIAN D. SMITH
HARRY R. TEAR III
W. TROY HART†
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MELISSA W. GILBERT
JOYCE W. HARPER
AMY K. WEBER
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KIM A. ROPER
TARA C. RIDDLE
KELLI L. WOLK
TANYA L. CROSBY*
ROBERT W. BROWN II
VICTOR P. VALMUS
JEFFERY L. DICKERSON
T. SHANE MAYES

192 ANDERSON STREET
MARIETTA, GEORGIA 30060

TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

BILLING ADDRESS
P.O. BOX 3305 • MARIETTA, GEORGIA 30061

TENNESSEE OFFICE
CEDAR RIDGE OFFICE PARK, SUITE 463
408 N. CEDAR BLUFF ROAD • KNOXVILLE, TENNESSEE 37923

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NICHOLAS J. PETERSON*
JAMES O. WALKER III
CHRISTOPHER D. GUNNELS*
CHRISTOPHER L. MOORE
JENNIFER S. WHITE*
RYAN G. PRESCOTT
RICARDO J. DeMEDEIROS
BRETT A. MILLER
KAREN S. KURTZ
CHRISTOPHER C. MINGLEDORFF
MORGAN E. FOSTER
KATHERINE G. CRONE

RYAN E. JARRARD*
ANN A. HAMMENECKER*
JAMES D. BUSCH*
ESTHER VAYMAN
COLE M. STINSON†**
SUZANNE E. HENRICKSON

OF COUNSEL:
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN NM
*** ALSO ADMITTED IN NC
# ADMITTED ONLY IN TN

August 30, 2006

Mr. Darryl T. Simmons
Zoning Administrator
City of Kennesaw
2529 J. O. Stephenson Avenue
Kennesaw, Georgia 30144

Hand Delivered

RE: Application for Rezoning
Application No.: RZ2006-11
Applicant: Pebblebrook Development, LLC
Property Owner: King's Crossing Management, LLC
Property: 2.84 acres located on the southwesterly side of Pine Mountain Road, westerly of Cobb Parkway (U.S. Highway 41), Land Lot 140, 20th District, 2nd Section, Cobb County, Georgia

Dear Darryl:

As you know, this firm and the undersigned represent Pebblebrook Development, LLC, the Applicant (hereinafter referred to as "Applicant"), and King's Crossing Management, LLC, the Property Owner (hereinafter referred to as "Property Owner"), in their Application for Rezoning concerning the 2.84 acre tract located at the southwesterly side of Pine Mountain Road, westerly of Cobb Parkway (U.S. Highway 41), City of Kennesaw, Cobb County, Georgia (hereinafter the "Subject Property"). After conferences with planning and zoning staff, conferences with area residents, reviewing the uses of surrounding properties, we have been authorized by the Applicant and Property Owner to submit this letter of agreeable stipulations and conditions which, if the pending Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Property. This letter shall supersede

and replace in full those certain letters of agreeable stipulations and conditions dated and submitted July 7, 2006, and July 10, 2006. The referenced stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.

(2) Rezoning of the Subject Property shall be from the existing R-20 and General Commercial ("GC") zoning categories to Highway General Business ("HGB") zoning category for the purpose of a general business/office development, with reference to that Rezoning Drawing prepared for Pebblebrook Development, LLC dated April 24, 2006.

(3) Applicant shall submit a site plan for the development which complies with all City of Kennesaw development standards and ordinances for approval by City staff during the plan review process and prior to the issuance of any building or development permits.

(4) Applicant agrees that the architectural style for the proposed development shall be consistent with all architectural photographs submitted to City staff during the zoning process and presented to the City of Kennesaw during the respective public hearings. In that regard, the exterior elevations of the proposed buildings shall consist of brick, stone, stacked stone, stucco, and other masonry materials.

(5) Applicant agrees that with respect to the proposed rezoning of the subject 2.64 acres, the proposed rezoning shall be "use specific" to general business/office as presented by Applicant.

(6) Applicant agrees to establish and maintain a permanent, minimum forty (40) foot buffer along the entire southern boundary of the Subject Property, as

well as, the adjacent property also to be developed, which buffer shall be adjacent to a development known as "The Village at Pine Lake Mountain." Such forty foot buffer shall not include any drives or other paved areas; but rather, shall be utilized for landscaping, screening materials, and fencing subject to a landscape plan to incorporate such features subject to City of Kennesaw staff approval during the plan review process.

(7) Applicant agrees that all lighting located to the front or sides of the proposed buildings, both within the Subject Property and on adjoining property which will be part of the proposed development, shall be period or themed lighting to the architecture of the proposed development; and further, lighting located to the rear will be directional or hooded such that all beams or glare will be contained within the bounds of the proposed development.

(8) Dumpster locations shall be as shown on the submitted site plan for the rezoned parcel, as well as, adjoining parcel to be included as part of the subject development. Dumpster pick-up shall be limited to Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m.

(9) There shall be no overnight parking of vehicles in the rear of the subject development; and such restriction shall be included in the operating covenants for the subject development.

(10) Applicant agrees to the installation of an eight (8) foot wood privacy fence along that portion of the rezoned parcel adjacent to existing residential properties.

(11) Applicant agrees that the future development shall be consistent with the general layout and design as shown and reflected on the submitted site plan.

(12) The areas identified as undisturbed buffer to the southernmost boundary of tract will be binding and preserved as such with the developer being responsible to supplement additional trees if visual gaps are identified and field verified by the City of Kennesaw.

(13) Applicant agrees to coordinate and seek approval from the City of Kennesaw on final layout of access drive to the proposed development from Pine Mountain Road that will reduce stacking and promote better traffic flow for egress and ingress.

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

(15) The rear portion of all proposed office buildings that will be facing adjoining residential property will not be cinderblock but will match the building material and quality of the front and side facades of the buildings.

(16) All HVAC units and utilities will be designed to be placed away from the adjoining residential properties to reduce any secondary noise from the units being heard by adjoining properties. Sound baffling materials can be incorporated into construction as long as the materials are consistent with the architectural quality for the building.

We believe the requested zoning, together with the Rezoning Drawing and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the existing conditions of the area. The proposed development shall be of the highest quality and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
c: Mayor and City Council
Planning Commission

Pebblebrook Development, LLC

Exhibit 7

Deed Book 14395 Pg 749
Filed and Recorded Oct-02-2006 04:51pm
2006-0167032
Real Estate Transfer Tax $2,457.00

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

RETURN TO:
MOORE INGRAM JOHNSON & STEELE, LLP
192 ANDERSON ST.
MARIETTA GA 30060

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 21st day of September, in the year TWO THOUSAND SIX, between

KING'S CROSSING MANAGEMENT, LLC,
a Georgia limited liability company

of the County of Cobb, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

PEBBLEBROOK DEVELOPMENT, LLC,
a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of OTHER VALUABLE CONSIDERATIONS AND TEN AND NO/100 DOLLARS ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee,

See Exhibit "A", attached hereto and made apart hereof by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 Grantee forever in FEE SIMPLE.

AND THE SAID 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, BUT NOT OTHERWISE.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
MY COMMISSION EXPIRES: _____
[NOTARY SEAL]

J. KEVIN MOORE NOTARY PUBLIC GEORGIA EXPIRES NOV. 1, 2007

KING'S CROSSING MANAGEMENT, LLC

By: _____ (Seal)
Richard Tuley, Jr., Manager

4/95

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, 2006, prepared by Centerline Surveying Systems, Inc., Charles C. Franklin, GRLS #2143, and being more particularly described as follows:

BEGINNING at the common corner 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 corner; thence running south 63 degrees 52 minutes 15 seconds east for a distance of 333.47 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 of 21.33 feet to a point and corner; 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 corner 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 32 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.

TOGETHER WITH rights and privileges under the following:

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, Records of Cobb County, Georgia; as amended by instrument recorded in Deed Book 14095, Page 6231, aforesaid records.

Restrictive Covenant Agreement dated January 31, 1991, by Southern Forty-Four II, Ltd., a Georgia limited partnership and Columbia Homes, L.P., recorded February 1, 1991, in Deed Book 6000, Page 1, Records of Cobb County, Georgia.

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, Records of Cobb County, Georgia.

FOR NOTICE OF LIS PENDENS SEE
LB Book 114 Page 1438

Exhibit 8

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#: 5714407-380

FOR NOTICE SEE
DE Book 16162 Page 2550

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

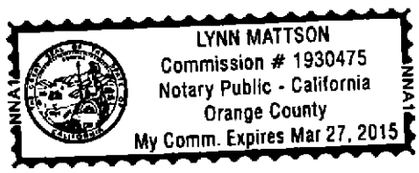
[SEAL]

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.



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.

Exhibit 9

Deed Book 14233 Pg 4595
Filed and Recorded Oct-12-2005 03:08pm
2005-0182574
Real Estate Transfer Tax $0.00

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

AFTER RECORDING RETURN TO
SLUTZKY, WOLFE AND BAILEY, LLP
2255 CUMBERLAND PARKWAY
BUILDING 1300
ATLANTA, GEORGIA 30339-4503

STATE OF GEORGIA
COUNTY OF COBB

RECIPROCAL EASEMENT AGREEMENT

This is a RECIPROCAL EASEMENT AGREEMENT ("REA"), dated October 6, 2005, between **KINGS CROSSING INVESTMENTS, LLC, A Georgia Limited Liability Company** ("**KINGS INVESTMENTS**") and **KINGS CROSSING MANAGEMENT, LLC, A Georgia Limited Liability Company** ("**KINGS**").

WITNESSETH:

WHEREAS, KINGS INVESTMENTS is the fee simple owner of that certain tract of land lying and being in Cobb County, Georgia, and more particularly described on Exhibit 'A' attached hereto and by this reference made a part of hereof (hereinafter referred to as "Kings Crossing 2"); and

WHEREAS, KINGS is the fee simple owner of that certain tract of land lying and being in Cobb County, Georgia, and more particularly described on Exhibit 'B' attached hereto and by this reference made a part of hereof (hereinafter referred to as "Kings Crossing"); and

WHEREAS, KINGS is the fee simple owner of that certain tract of land lying and being in Cobb County, Georgia, being a private road known as King Crossing Court and more particularly described on Exhibit 'C' (hereinafter referred to as "Kings Court"); and

WHEREAS, KINGS and KINGS INVESTMENTS agree to enter into this certain REA in connection with the use, ownership, and maintenance of Kings Court; and

WHEREAS, Kings Crossing and Kings Crossing 2 are part of an ongoing development (hereinafter referred to as the "Development"), as shown undeveloped on Exhibit "D", which will provide for future roads and stormwater detention facilities which will serve all tracts in the Development; and

NOW THEREFORE, in consideration of mutual promises contained herein and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree to the following statements:

1. **USE** - KINGS hereby grants and conveys to KINGS INVESTMENTS a perpetual, non-exclusive, permanent easement and right-of-way appurtenant to King Crossing 2 over, across, and through Kings Court for the purposes of ingress and egress to and from Kings Crossing 2 and the various public right-of-way surrounding the Development. This use shall be for pedestrian and vehicular ingress and egress only and shall specifically exclude the use of parking.

2. **MAINTENANCE** – KINGS shall be responsible for the reasonable normal and necessary maintenance, repair and/or replacement of Kings Court and related improvements within Kings Court, defined as landscaping, road signage not specific to tenants or the building located on Kings Crossing 2 of KINGS INVESTMENTS, lighting, irrigation, curbing, striping, and paving. In addition to the related improvements, maintenance shall include cleaning, repairing, and maintaining walkways (if any), roadways, paved surfaces in a level, smooth and evenly covered condition with the type of material originally installed or of similar quality, use and durability; and removing of snow, ice, debris, and surface water; and including keeping all directional signs, pavement signs and striping distinct and legible; and including repairing, replacing and renewing lighting, fixtures, and bulbs, and tubes and ballasts as may be necessary, and including caring for and replacing all landscaped and planted areas so as to not allow dead or unsightly plants to remain. All maintenance and repair shall be performed in a manner so as to minimize inconvenience and shall be completed in good and workmanlike manner, free from liens and defects and without material interruption of utilities, access or together necessary services and in

material compliance with all laws, orders, rules and regulations of any governmental authority having jurisdiction over same. Any party whose negligence or intentional conduct causes the need for repair or maintenance of Kings Court, and the related improvements, shall promptly cause such repair or maintenance to be made at its own expense. KINGS INVESTMENTS hereby acknowledges that KINGS has no responsibility for maintenance whatsoever for any improvements specifically owned by KINGS INVESTMENTS.

3. **DEFAULT OF MAINTENANCE AGREEMENT** - If KINGS or KINGS INVESTMENTS (the "Defaulting Party") shall fail to comply with any term, provision or covenant of this REA and shall not cure such failure within thirty (30) days after receipt of written notice from the other party hereunder (the "Non-Defaulting Party"), or if the default is of such character as to require more than thirty (30) days to cure and the Defaulting Party shall fail to commence to cure the same within such period or shall fail to use reasonable diligence in curing such default thereafter, the Non-Defaulting Party shall have the option of performing said obligation of the Defaulting Party and charge the Defaulting Party therefor (which charge shall be paid within fifteen (15) days after the Defaulting Party's receipt of written notice of the costs or expenses incurred by the Non-Defaulting Party accompanied by supporting invoices), and if such charge is not paid within said fifteen (15) day period, such unpaid charge shall accrue interest at the lesser of fifteen percent (15%) per annum or the maximum amount permitted by applicable law, from the date the amounts are expended until the date repaid.

4. **AGREEMENT TO SHARE COSTS** –KINGS INVESTMENTS shall be responsible to KINGS for a respective pro-rata share of all reasonable costs and expenses of the perpetual maintenance, repair and replacement with respect to Kings Court. Said pro-rata share shall be based upon the number of owners and each owner's respective square footage of property owned in the Development over the square footage of the total property in the Development at the time of the maintenance and/or repair. All share of costs shall be due within 30 days of receipt of an invoice itemizing said costs.

5. **AGREEMENT FOR AMENDMENT** – KINGS and KINGS INVESTMENTS do hereby agree that should any reasonable amendment hereto be needed, due to lender requirement, future development, or county requirements, including, but not limited to a future master Development plan, both parties shall cooperate fully in the negotiating and execution of the required amendment. The costs of any required amendment shall be bourn by the party necessitating the amendment, or if neither party is the necessitating party, through the pro-rata agreement to share costs.

6. **SUCCESSORS AND ASSIGNS** – This REA shall be binding upon and inure to the benefit of KINGS and KINGS INVESTMENTS and their heirs, successors, and assigns. Either party hereto may request a statement from the other party from time to time certifying as to the good standing of the parties to this REA and as to any amounts which are outstanding hereunder.

7. **MASTER ASSOCIATION** - KINGS and KINGS INVESTMENTS do hereby acknowledge that a MASTER ASSOCIATION will be formed for the entire Development at such time when all future development has been completed or at such earlier date as agreed upon by the parties. The KINGS COURT private road, any future private roads constructed to provide benefit to owners within the Development, and any and all stormwater detention facilities will be transferred to such master association, including all maintenance responsibilities. KINGS INVESTMENTS agrees, at the time of formation, and upon approving the bylaws and covenants of the master association, said approval not to be unreasonably withheld, to join the master association and subject Kings Crossing 2 to said association. Notwithstanding the foregoing, no such transfer to a master association shall relieve either party of their respective responsibilities under this agreement without the prior written consent of the other party nor shall it affect the grant of easement provided herein.

8. **LENDER CONSENT** - Please see Lender Consent attached hereto as Exhibit "E".

[SIGNATURES APPEAR ON THE NEXT PAGE]

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals as of the date first above-written.

Signed, sealed and delivered
In the presence of:

Kimberly A Rowe
Unofficial Witness

M Chaudhuri
Notary Public (SEAL)

MICHELLE CHAUDHURI NOTARY PUBLIC NEWTON COUNTY, GEORGIA My Comm. Expires February 16, 2009

KINGS CROSSING INVESTMENTS, LLC,
A Georgia Limited Liability Company
By: Patti Lifsey Lakstigala Separate Property Trust, U/T/D December 19, 1988
It's Sole Member

By: Patti Lifsey Lakstigala (SEAL)
Patti Lifsey Lakstigala, Trustee

Date: 10-6-05

[SIGNATURES CONTINUED ON NEXT PAGE]

Reciprocal Easement Agreement continued

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals as of the date first above-written.

Signed, sealed and delivered
In the presence of:

Unofficial Witness

Notary Public (SEAL)

10-6-2005

Notary Public, Henry County, Georgia
My Commission Expires Oct. 28, 2006.

N.P. SEAL

KINGS CROSSING MANAGEMENT, LLC,
A Georgia Limited Liability Company

By: _____ (SEAL)
Title: Member

Date: 10/6/05

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 140 OF THE 20TH DISTRICT, 2ND SECTION, IN THE CITY OF KENNESAW, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN AS "PARCEL 1, KING'S CROSSING" ON A PLAT PREPARED FOR DOEKES GUNNING HOMES, INC., DATED OCTOBER 8, 2002, AND CONTAINING 2.039 ACRES, ACCORDING TO AN "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR PRINCIPAL COMMERCIAL FUNDING, LLC, 2851 NORTH COBB PARKWAY, COBB COUNTY, KENNESAW, GEORGIA, (KING'S CROSSING)", DATED 9/19/05 BY SITE DESIGN, INC. AND CERTIFIED BY THOMAS A. SHERARD, GRLS NO. 2832 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR SET ON THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 41 a/k/a COBB PARKWAY (200 FOOT RIGHT-OF-WAY) WHERE IT INTERSECTS THE WESTERN RIGHT-OF-WAY OF KING'S CROSSING COURT (PRIVATE RIGHT OF WAY) (BEING LOCATED 537.5 FEET, MORE OR LESS, WESTERLY OF THE RIGHT-OF-WAY OF PINE MOUNTAIN ROAD); THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 41 AND RUNNING SOUTH 26 DEGREES 49 MINUTES 21 SECONDS WEST 221.61 FEET TO A 5/8 INCH REBAR SET; THENCE RUNNING NORTH 64 DEGREES 15 MINUTES 59 SECONDS WEST 373.05 FEET TO A POINT AT THE CENTERLINE OF A CREEK (CENTERLINE OF CREEK IS THE PROPERTY LINE); THENCE RUNNING ALONG THE CENTERLINE OF SAID CREEK 213.90 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 41 (SAID CREEK BEING TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES: NORTH 12 DEGREES 04 MINUTES 56 SECONDS EAST 109.79 FEET TO A POINT; NORTH 20 DEGREES 03 MINUTES 18 SECONDS WEST 59.57 FEET TO A POINT; NORTH 11 DEGREES 25 MINUTES 22 SECONDS EAST 44.16 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 41); THENCE RUNNING ALONG THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 41 SOUTH 65 DEGREES 21 MINUTES 47 SECONDS EAST 119.18 FEET TO A 5/8 INCH REBAR; THENCE CONTINUING NORTH 33 DEGREES 41 MINUTES 17 SECONDS EAST 30.53 FEET TO A 5/8 INCH REBAR; THENCE CONTINUING SOUTH 63 DEGREES 55 MINUTES 40 SECONDS EAST 333.41 FEET A 5/8 INCH REBAR SET, BEING THE POINT OF BEGINNING.

EXHIBIT "B"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 140 OF THE 20TH DISTRICT, 2ND SECTION, IN THE CITY OF KENNESAW, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN AS "KING'S CROSSING COURT" ACCORDING TO AN "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR PRINCIPAL COMMERCIAL FUNDING, LLC, 2851 NORTH COBB PARKWAY, COBB COUNTY, KENNESAW, GEORGIA, (KING'S CROSSING)", DATED 9/19/05 BY SITE DESIGN, INC. AND CERTIFIED BY THOMAS A. SHERARD, GRLS NO. 2832 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR SET ON THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 41 a/k/a COBB PARKWAY (200 FOOT RIGHT-OF-WAY) WHERE IT INTERSECTS THE WESTERN RIGHT-OF-WAY OF KING'S CROSSING COURT (PRIVATE RIGHT OF WAY) (BEING LOCATED 537.5 FEET, MORE OR LESS, WESTERLY OF THE RIGHT-OF-WAY OF PINE MOUNTAIN ROAD); THENCE RUNNING ALONG THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 41 SOUTH 63 DEGREES 55 MINUTES 41 SECONDS EAST 37.50 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING SOUTH 27 DEGREES 45 MINUTES 23 SECONDS WEST 196.75 FEET TO A POINT; THENCE RUNNING NORTH 63 DEGREES 10 MINUTES 39 SECONDS WEST 33.79 FEET TO A POINT; THENCE RUNNING NORTH 26 DEGREES 49 MINUTES 21 SECONDS EAST 196.19 FEET TO A 5/8 INCH REBAR SET, BEING THE POINT OF BEGINNING.

SEE ALSO PLAT ATTACHED HERETO AND LABELED "EXHIBIT C, CONTINUED".

EXHIBIT "C"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 140 OF THE 20TH DISTRICT, 2ND SECTION, IN THE CITY OF KENNESAW, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN AS "KING'S CROSSING COURT" ACCORDING TO AN "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR PRINCIPAL COMMERCIAL FUNDING, LLC, 2851 NORTH COBB PARKWAY, COBB COUNTY, KENNESAW, GEORGIA, (KING'S CROSSING)", DATED 9/19/05 BY SITE DESIGN, INC. AND CERTIFIED BY THOMAS A. SHERARD, GRLS NO. 2832 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR SET ON THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 41 a/k/a COBB PARKWAY (200 FOOT RIGHT-OF-WAY) WHERE IT INTERSECTS THE WESTERN RIGHT-OF-WAY OF KING'S CROSSING COURT (PRIVATE RIGHT OF WAY) (BEING LOCATED 537.5 FEET, MORE OR LESS, WESTERLY OF THE RIGHT-OF-WAY OF PINE MOUNTAIN ROAD); THENCE RUNNING ALONG THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 41 SOUTH 63 DEGREES 55 MINUTES 41 SECONDS EAST 37.50 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING SOUTH 27 DEGREES 45 MINUTES 23 SECONDS WEST 196.75 FEET TO A POINT; THENCE RUNNING NORTH 63 DEGREES 10 MINUTES 39 SECONDS WEST 33.79 FEET TO A POINT; THENCE RUNNING NORTH 26 DEGREES 49 MINUTES 21 SECONDS EAST 196.19 FEET TO A 5/8 INCH REBAR SET, BEING THE POINT OF BEGINNING.

SEE ALSO PLAT ATTACHED HERETO AND LABELED "EXHIBIT C, CONTINUED".

Exhibit "D"

Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210 KENNESAW, GA 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

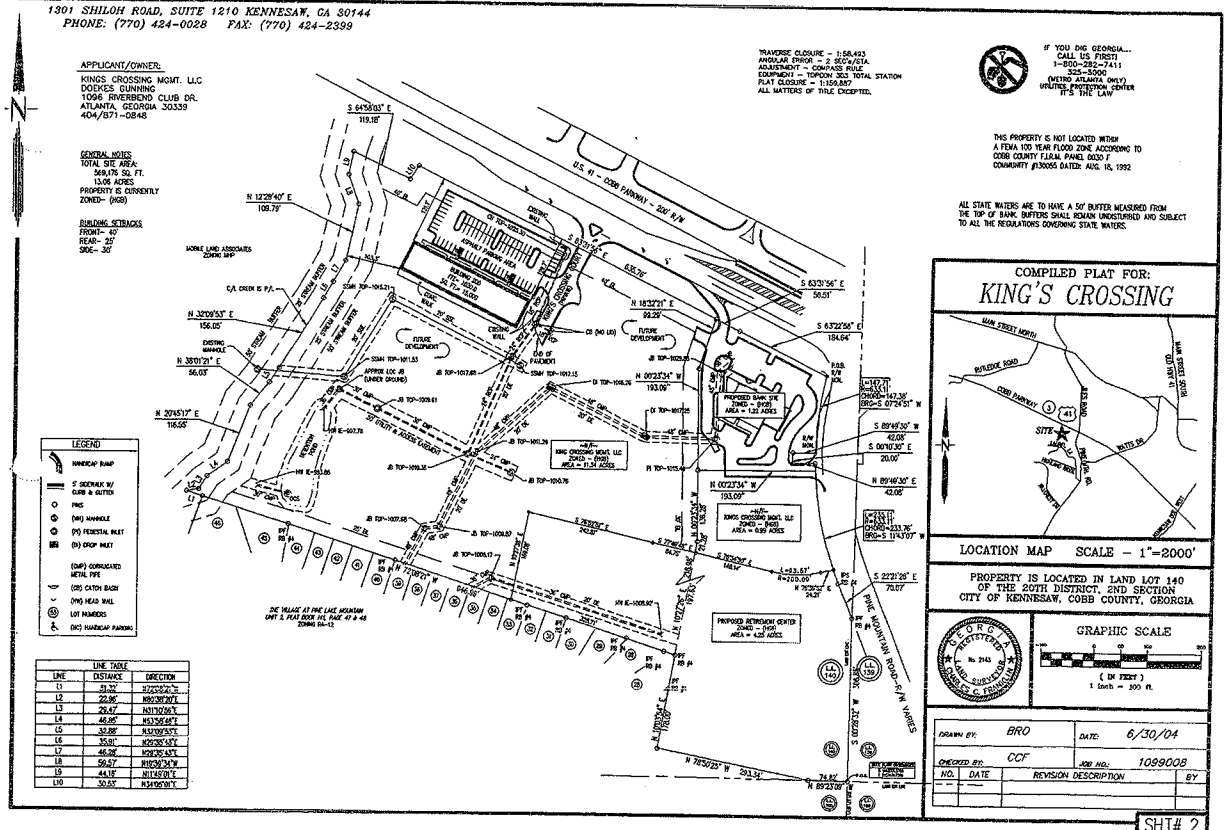


Exhibit "E"

CONSENT OF LENDER

The undersigned Lender, West Georgia National Bank holder of that certain Deed to Secure Debt and Security Agreement from King's Crossing Mgt ("Borrower") to the undersigned, dated _____ and recorded in Deed Book 13509, Page 633, Cobb County, Georgia records, does hereby consent to the grant by Borrower of the Reciprocal Easement Agreement, and does hereby agree that the foreclosure of said Deed to Secure Debt shall not affect or eliminate said easement.

This 6th day of October, 2005.

Signed, sealed and delivered
In the presence of:

By: _____ (SEAL)
JON P. MINECCI
VICE PRESIDENT

Unofficial Witness

Notary Public

DONNA ROBINSON NOTARY PUBLIC CARROLL COUNTY GEORGIA EXPIRES JAN. 28, 2009

CORPORATE SEAL

10/05/2005 17:07 7704811961 SHANE INVESTMENT GRP PAGE 10

February 13, 2026

Subject: Please Take Notice - Notification of Nearby Zoning Application
6095 Pine Mountain Rd, Kennesaw, GA 30144
Parcel ID(s): 20014001470

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.

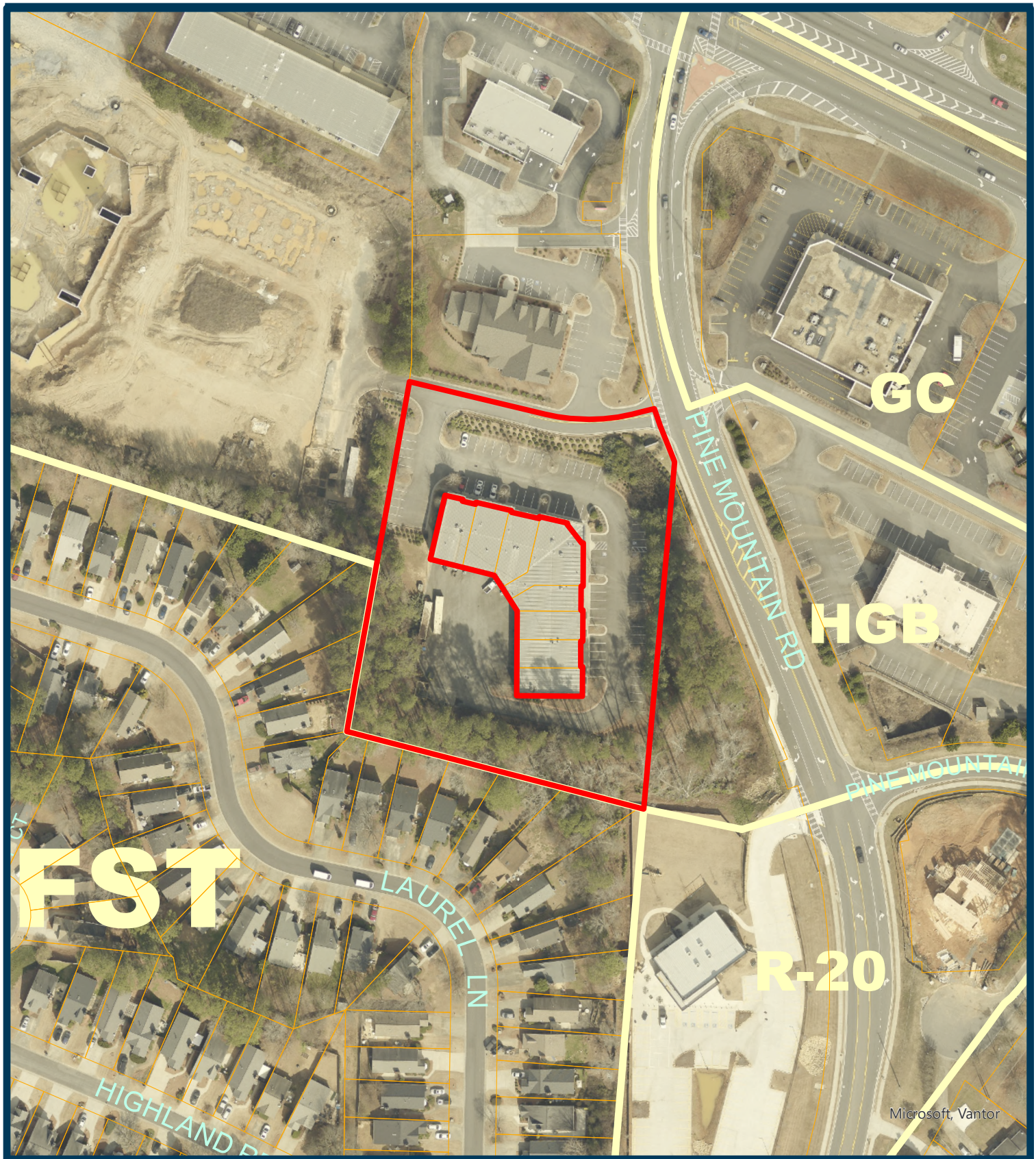
The application details are as follows:
Applicant Name: Cedar Creek Professional Office Association
Property Address: 6095 Pine Mountain Rd
Parcel Identification Number: 20014001470
Description of Proposal: Request to amend the zoning conditions as outlined in Ordinance 2006-20.

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: 3/4/26	Date: 3/16/26
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 _____



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ 2026-003	HGB	HGB
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 147

Subject Property

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

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 140 '
Print Date: 1/28/2026
RZ2026_003

REZONING APPLICATION

Date Received_____
Staff's Initials_____

Is this property located within the Kennesaw Historic District (yes) _____ (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 1/12/26 Staff's Initials _____

REZONING PROPERTY ADDRESS 6095 Pine Mountain Road

Land Lot 140 Tax Parcel 6 Lot Size _____

Resident Population_____ Housing Units_____ Other Buildings_____

Zoning Request from: Please see below and attached documents.
Present Zoning _____ To: _____

For the purpose of: Amending the original zoning application to strike condition 14 from Zoning Ordinance No. 2006-20, 2006. Applicant submits this application due to the use of the adjoining property being in violation of the referenced zoning ordinance. Please see the attached documents in support of applicant's zoning application.

APPLICANT EMAIL [redacted]

Applicant Address 6095 Pine Mountain Rd

(Phone #) [redacted]

Applicant Signature Charles Allen Barge Date 1/15/26

Signed, sealed and delivered in presence of: TMcAllister 1/15/26
Notary **Date**

T MCALLISTER NOTARY PUBLIC PAULDING COUNTY, GEORGIA MY COMMISSION EXPIRES 06/17/2027

REPRESENTIVE STEPHEN SNOW

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

Representative Signature _____ Date 1/16/26

Signed, sealed and delivered in presence of: _____ 1/16/26
Notary **Date**

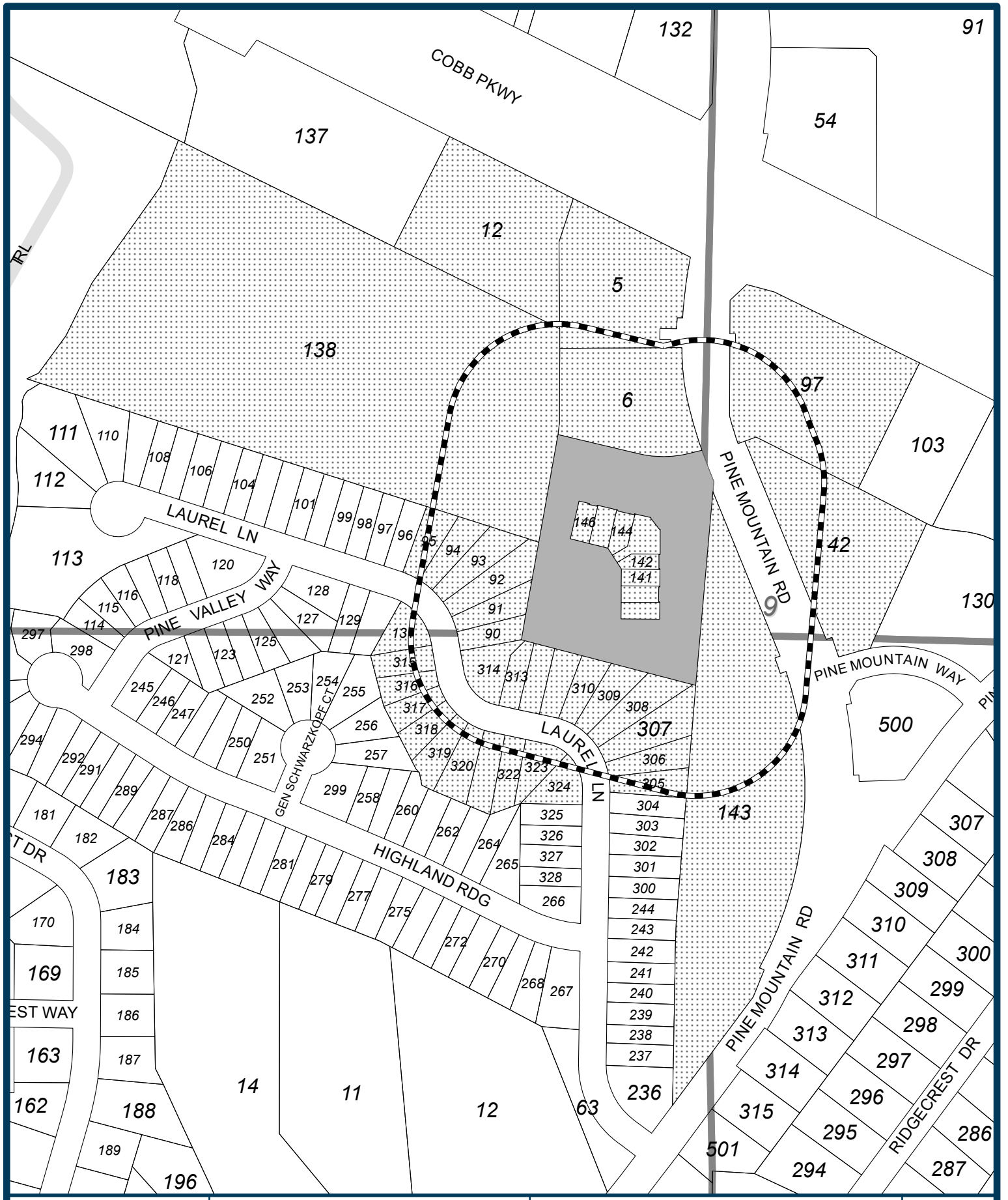
TITLEHOLDER: Cedar Creek Professional Office Association, Inc **(Phone #)** _____

Signature: Charles Allen Barge **Address** 2700 Delk Rd, Suite 100 Marietta, GA 3006

Signed, sealed and delivered in presence of: TMcAllister 1/15/26
Notary **Date**

T MCALLISTER NOTARY PUBLIC PAULDING COUNTY, GEORGIA MY COMMISSION EXPIRES 06/17/2027

CAROLE A. HARRIS NOTARY PUBLIC GWINNETT COUNTY, GA GEORGIA EXPIRES JUNE 7, 2029


COBB PKWY
PINE MOUNTAIN RD
PINE MOUNTAIN WAY
LAUREL LN
PINE VALLEY WAY
GEN SCHWARZKOPF CT
HIGHLAND RDG
RIDGECREST DR
132
91
137
54
12
5
138
6
97
103
111
110
112
113
42
130
143
307
500
501
236
14
11
12
63
196
Subject Parcel
200' Radius
Properties Notified
6095 Pine Mountain Rd
Land Lot 140,
Tax Parcel 147
RZ2026-003
200' PROPERTY NOTIFICATION
CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268
Derek Easterling
MAYOR
Lea Alvarez
CITY CLERK
Date: 1/28/2026
RZ2026_003
1" = 226'

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: KELLY HICKS — Printed at 02/11/26 11:34 by khick-tj

Acct #: 110016 — Ad #: 536479 — Status: New WHOLD

CITY OF KENNESAW
2529 J.O. STEPHENSON AVE
KENNESAW GA 30144

Start: 02/13/2026 Stop: 02/13/2026
Times Ord: 1 Times Run: ***
LEG 1.00 X 2.96 Words: 200
Total LEG 2.96
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 30.00
Ad Descrpt: PH-9840 6095 PINE MTN RD
Descr Cont: MDJ-9840 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: 6095 PINE MTN RD
Created: khick 02/11/26 11:28
Last Changed: khick 02/11/26 11:33

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

PUB	ZONE	EDT	TP	RUN DATES
MDJ	A	95	S	02/13

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-9840
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 Cedar Creek Professional Office Association, Inc. Said request is to amend the zoning conditions of Ordinance No. 2006-20 for the property located at 6095 Pine Mountain Road (20014001470). The parcel lies in Land Lot 140, Tax Parcel 147 of the 20 th District, 2nd Section, Cobb County Georgia.

Said meetings shall be held before the Planning Commission on March 4, 2026, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on March 16, 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/

Any interested citizens are invited to email **kennesawcouncil@kennesaw-ga.gov**.

2:13-2026

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # RZ2026-03

PURPOSE Request to amend the zoning conditions as outlined in Ordinance 2006-20.

DATE OF PUBLIC MEETING: 3/4/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 3/16/2026 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

02.13.2026 09:29

CEDAR CREEK
PROFESSIONAL CENTER
BUILDINGS 100 - 200 - 300
6095

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # RZ2026-03

PURPOSE Request to amend the zoning conditions as outlined in Ordinance 2006-20.

DATE OF PUBLIC MEETING: 3/4/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 3/16/2026 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

CITY OF KE
LAND USE

APPLICATION # RZ2025-03

PURPOSE Rezone from Highway
Planned Unit Developm
develop fee simple resi

DATE OF PUBLIC MEETING: 2/4/2026

DATE OF PUBLIC MEETING: 2/16/2026

PLACE: CITY HALL KEN

Due to the priority for public he
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in compliance to social distanc
For specific public meeting guidelines
application information please vis

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FOR FURTHER INFORMATION P

PLANNING AND ZONING DEPARTMEN

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WILSON INVESTMENTS LLC
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CHATTANOOGA TN 37419

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PO BOX 4090
SCOTTSDALE AZ 85261

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

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

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CWI CONSTRUCTION INC
6095 PINE MOUNTIAN RD STE 106
KENNESAW GA 30152

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Tax Parcel - 20013900970
PRADO KENNESAW LLC
C/O WALGREEN PO BOX 1159
DEERFIELD IL 60015

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6110 PINE MOUNTAIN ROAD OWNER
1760 PEACHTREE ST NW STE 100
ATLANTA GA 30309

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POWDER SPRINGS GA 30127

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

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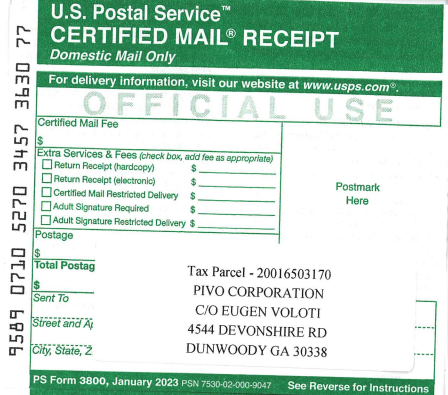
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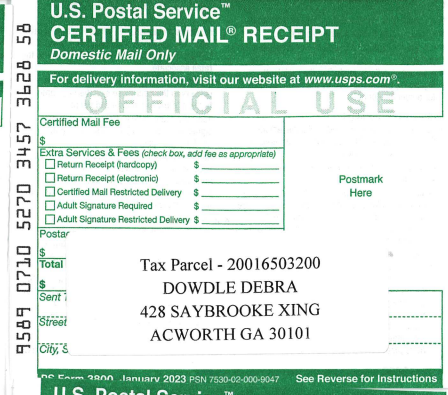
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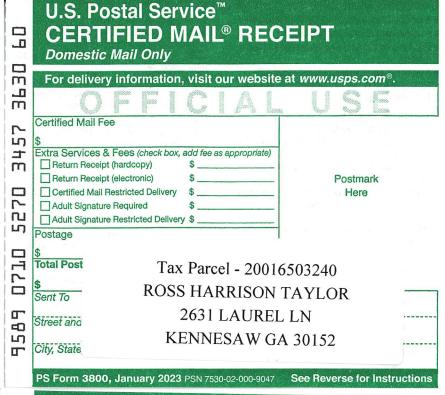
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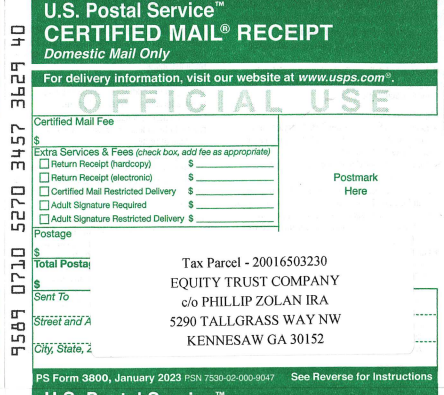
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BANK OF AMERICA NA
C/O CRE ASSESSMENTS
PO BOX 32547
CHARLOTTE NC 28232

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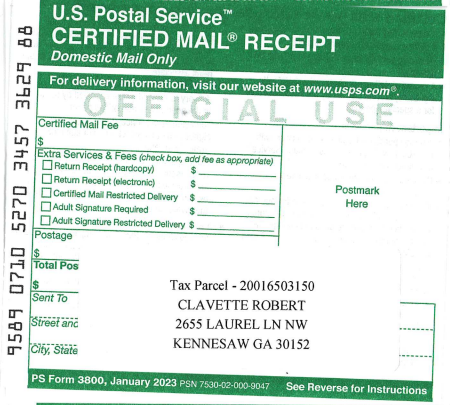

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C/O EUGEN VOLOTI
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DUNWOODY GA 30338
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EQUITY TRUST COMPANY
c/o PHILLIP ZOLAN IRA
5290 TALLGRASS WAY NW
KENNESAW GA 30152
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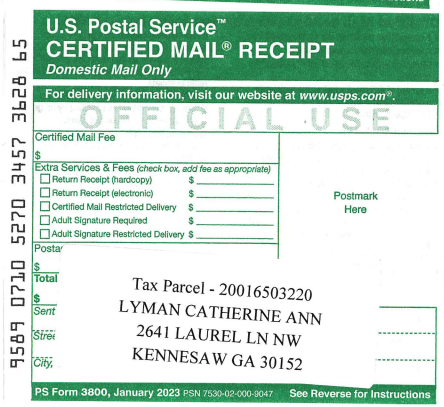

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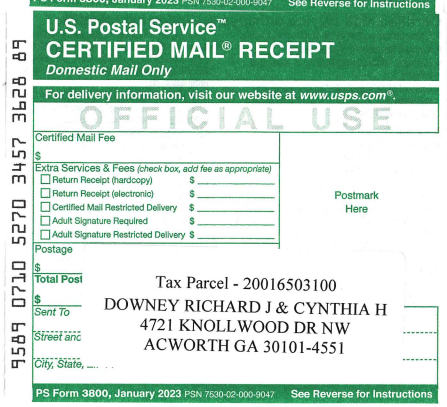

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CLAVETTE ROBERT
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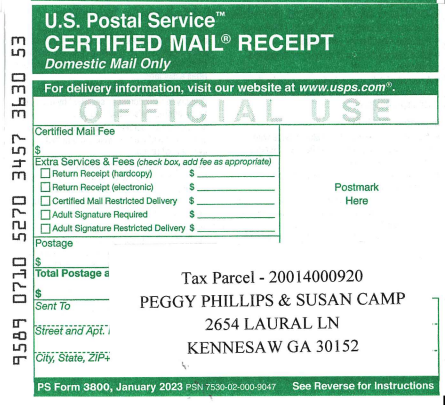

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WILHITE EMILIE
2632 LAUREL LN NW
KENNESAW GA 30152-6040
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Tax Parcel - 20014000120
MINBRO KENNESAW LLC
320 HALL CT
ALPHARETTA GA 30022
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GRACE REALTY OF GEORGIA LLC
25 HARRIS DR
MARIETTA GA 30067
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LYMAN CATHERINE ANN
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KENNESAW GA 30152
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Tax Parcel - 20016503100
DOWNEY RICHARD J & CYNTHIA H
4721 KNOLLWOOD DR NW
ACWORTH GA 30101-4551
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PEGGY PHILLIPS & SUSAN CAMP
2654 LAURAL LN
KENNESAW GA 30152
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WESTBROOKE FINANCIAL LLC
5146 BURNT HICKORY RD
KENNESAW GA 30152

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

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Postage
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Total Po
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Sent To

Street and

City, State

Postmark Here

9589 0710 5270 3457 3629 19

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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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 $

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9589 0710 5270 3457 3628 72

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

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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Postmark Here

9589 0710 5270 3457 3630 22

Tax Parcel - 20014001310
RAFIEE MOHAMMAD
255 HIGH BRANCH WAY
ROSWELL, GA 30075

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 $

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City, State

Postmark Here

9589 0710 5270 3457 3628 10

Tax Parcel - 20016503080
STEWART TREVOR
2634 LAUREL LN NW
KENNESAW GA 30152

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 $

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City, State, Z

Postmark Here

9589 0710 5270 3457 3630 08

Tax Parcel - 20016503190
KOZICKI RICHARD W & MARIA B
863 HUNNICUTT COVE RD SW
SENECA SC 29672

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

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OFFICIAL USE

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 $

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9589 0710 5270 3457 3628 96

Tax Parcel - 20016503090
BATTLE SHIRLEY T
2636 LAUREL LN NW
KENNSAW GA 30152

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 $

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Total
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City,

Postmark Here

9589 0710 5270 3457 3630 15

Tax Parcel - 20016503050
EQUITY TRUST COMPANY
5290 TALLGRASS WAY NW
KENNESAW GA 30152

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 $

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9589 0710 5270 3457 3627 80

Tax Parcel - 20014001460
INNOVATION COMPOUNDING
6095 PINE MOUNTAIN RD SUITE 108
KENNESAW GA 30144

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 I
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Street

City, S

Postmark Here

9589 0710 5270 3457 3628 34

Tax Parcel - 20016503140
ST AMAND RACHELLE M
6490 WILDWOOD TRL
FLOWERY BRANCH GA 30542

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
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Postmark Here

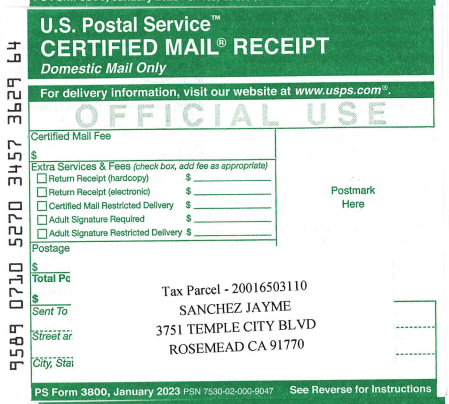
9589 0710 5270 3457 3629 02

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

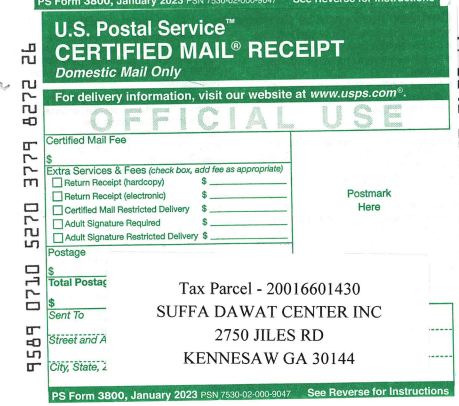
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

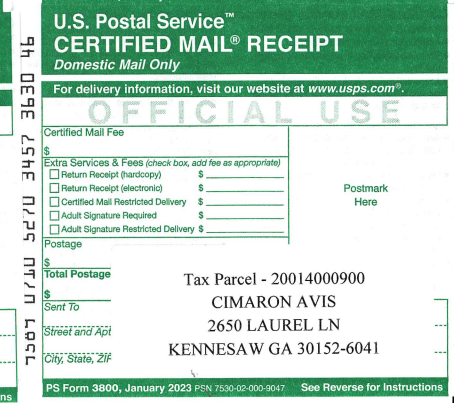

9589 0710 5270 3457 3629 26
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Posta
Sent To
Street and A
City, State, Z
Postmark Here
Tax Parcel - 20014001450
AERO GROUP MOTORSPORTS LLC
2700 DELK RD SE STE 100
MARIETTA GA 30067
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


9589 0710 5270 3457 3629 95
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
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
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Sent To
Street an
City, Stat
Postmark Here
Tax Parcel - 20016503210
MATTHEWS BARRY & LADONNA
2092 SHILLINGWOOD DR
KENNESAW GA 30152
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


9589 0710 5270 3457 3629 64
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
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
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City, Stat
Postmark Here
Tax Parcel - 20016503110
SANCHEZ JAYME
3751 TEMPLE CITY BLVD
ROSEMEAD CA 91770
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


9589 0710 5270 3457 3627 28
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
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
Postmark Here
Tax Parcel - 20014000930
THE WHITMER FAMILY TRUST
3660 ADAMSVILLE AVE
THE VILLAGES FL 32163
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


9589 0710 5270 3779 8272 26
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
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 Postag
Sent To
Street and A
City, State, Z
Postmark Here
Tax Parcel - 20016601430
SUFFA DAWAT CENTER INC
2750 JILES RD
KENNESAW GA 30144
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


9589 0710 5270 3457 3630 46
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
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
Sent To
Street and Apt
City, State, ZIP
Postmark Here
Tax Parcel - 20014000900
CIMARON AVIS
2650 LAUREL LN
KENNESAW GA 30152-6041
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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:

KOZICKI RICHARD W & MARIA B
863 HUNNICUTT COVE RD SW
SENECA SC 29672

9590 9402 9814 5266 1917 41

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

9589 0710 5270 3457 3630 08

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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ 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:

6205 Pine Mountain Rd LLC
2774 Cobb Pkwy Ste 109-166
Kennesaw, GA 30152

9590 9402 9814 5266 1917 03

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

9589 0710 5270 3457 3631 38

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Allison Heard

☑ Agent
☐ Addressee

B. Received by *(Printed Name)*
Allison Howard

C. Date of Delivery
4/17/26

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:

PIVO Corp.
C/o Eugen Volt;
4544 Devonshire Rd.
Dunwoody, GA, 30338

9590 9402 9814 5266 1916 04

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

9589 0710 5270 3457 3630 77

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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ 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:

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

9590 9402 9814 5266 1918 19

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

9589 0710 5270 3457 3629 26

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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ 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 9814 [illegible] 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•

[illegible] ADNER, LLC

City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144

RECEIVED
FEB 19 2026
CITY OF KENNESAW

USPS TRACKING #

ATLANTA GA RPDC 302

9590 9402 9814 5266 1918 08

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•

City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144

RECEIVED
FEB 20 2026
CITY OF KENNESAW

30144-279793

USPS TRACKING #

ATLANTA GA RPDC 302

9590 9402 9814 5266 1918 04

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•

City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144

RECEIVED
CITY OF KENNESAW

USPS TRACKING #

ATLANTA GA RPDC 302

9590 9402 9814 5266 1918 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•

City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144

RECEIVED
FEB 19 2026
CITY OF KENNESAW

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:

Property Owner Mailing List for K22020_0

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

9590 9402 9814 5266 1921 68

2. Article Number *(Transfer from service label)*
9589 0710 5270 3457 3629 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X JMC ☐ 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

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

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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:

Tax Parcel - 20016503080
STEWART TREVOR
2634 LAUREL LN NW
KENNESAW GA 30152

9590 9402 9814 5266 1920 52

2. Article Number *(Transfer from service label)*
9589 0710 5270 3457 3628 10

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* Gordon Carr | C. Date of Delivery 2/14/2026

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

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

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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:

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

9590 9402 9814 5266 1921 75

2. Article Number *(Transfer from service label)*
9589 0710 5270 3457 3629 19

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X JMC ☐ 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

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

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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:

BATTLE SHIRLEY T
2636 LAUREL LN NW
KENNESAW GA 30152

9590 9402 9814 5266 1921 37

2. Article Number *(Transfer from service label)*
9589 0710 5270 3457 3628 96

COMPLETE THIS SECTION ON DELIVERY

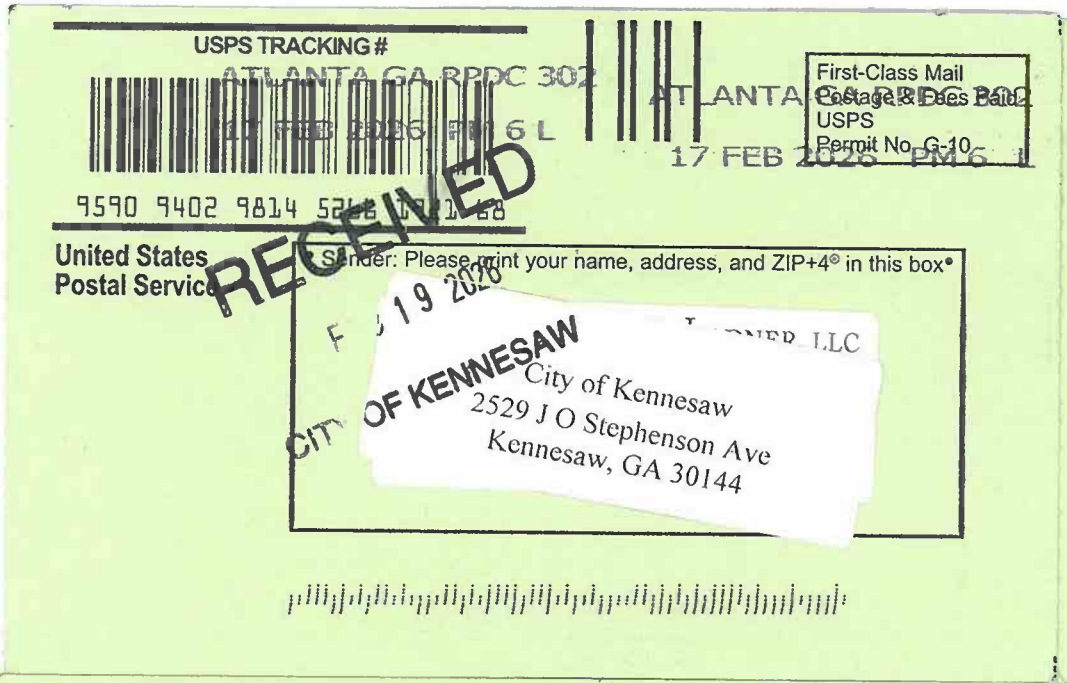
A. Signature
X [signature] ☑ Agent ☐ Addressee

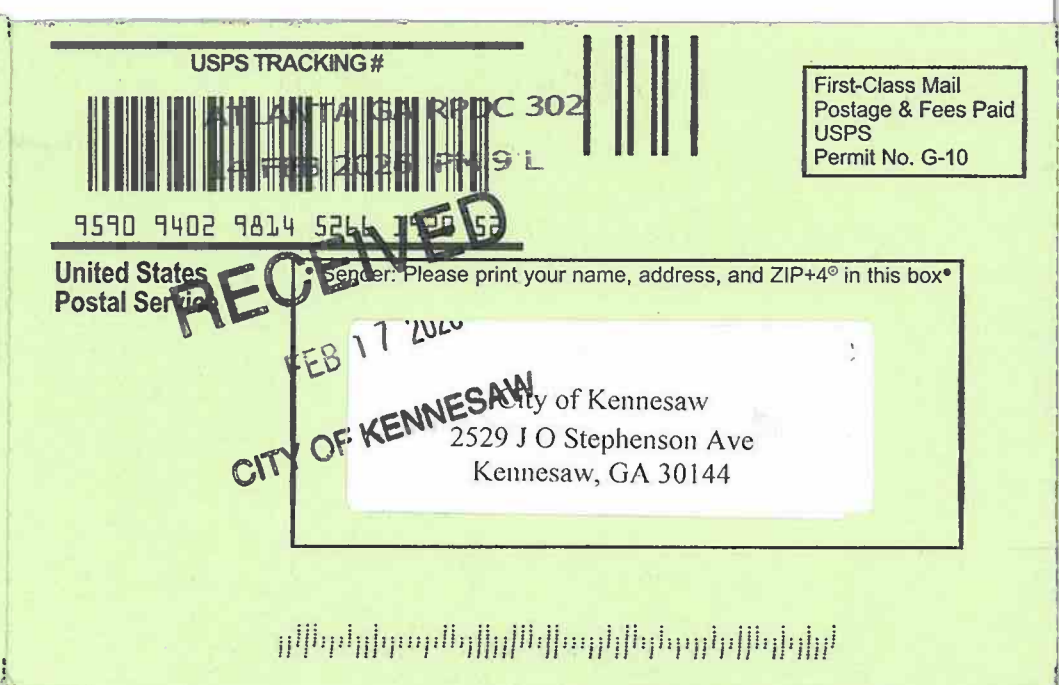
B. Received by *(Printed Name)* Denise | C. Date of Delivery 2/14/26

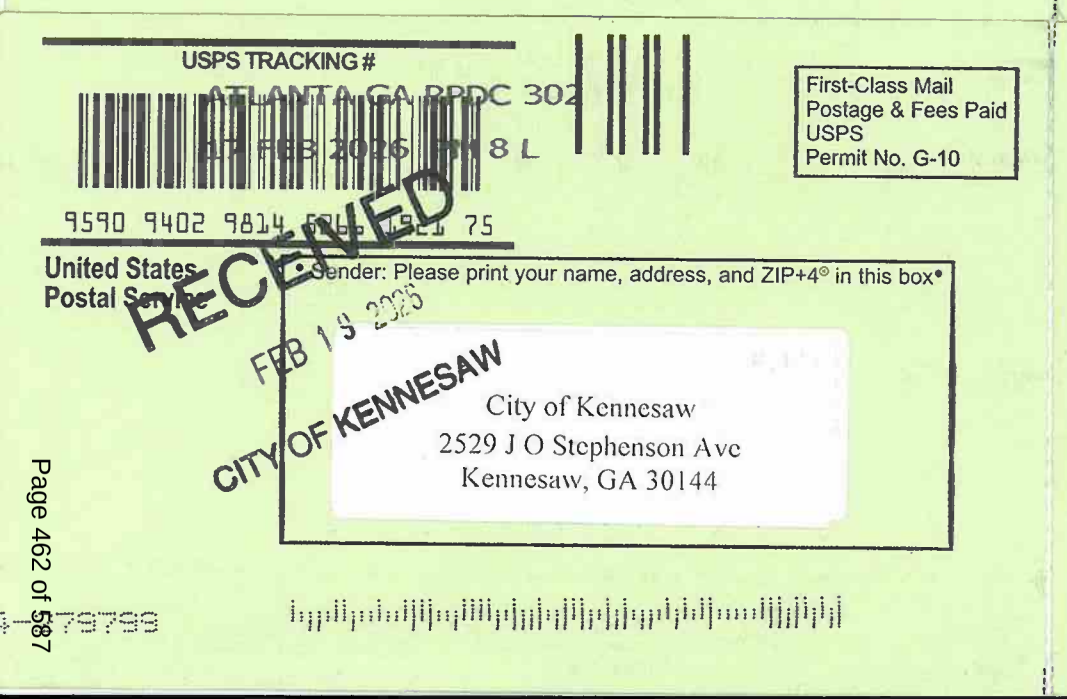
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

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

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


USPS TRACKING #
9590 9402 9814 5266 1921 68
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•
RECEIVED
CITY OF KENNESAW
City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144


USPS TRACKING #
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•
RECEIVED
CITY OF KENNESAW
City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144


USPS TRACKING #
9590 9402 9814 5266 1921 75
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•
RECEIVED
CITY OF KENNESAW
City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144


USPS TRACKING #
9590 9402 9814 5266 1921 37
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•
RECEIVED
CITY OF KENNESAW
City of Kennesaw
2529 J O Stephenson Ave
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:

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

Tax Parcel - 20016503100

9590 9402 9814 5266 1921 13

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

9589 0710 5270 3457 3628 72

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X David Green ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* David Green
C. Date of Delivery 2/14/2

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:

MATTHEWS BARRY & LADONNA
2092 SHILLINGWOOD DR
KENNESAW GA 30152

Tax Parcel - 20016503190

9590 9402 9814 5266 1917 58

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

9589 0710 5270 3457 3629 95

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery 2/14/26

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:

Tax Parcel - 20016503160
WHEELER CHARLES L JR & ROBIN A
2653 LAUREL LN NW
KENNESAW GA 30152

9590 9402 9814 5266 1916 66

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

9589 0710 5270 3457 3630 84

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☒ Agent ☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery 2/14/26

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:

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

9590 9402 9814 5266 1915 74

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

9589 0710 5270 3457 3631 07

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
- ☐ 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

USPS TRACKING #

9590 9402 9814 [illegible] 13

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

United States Postal Service

Sender: Please print your [illegible] in this box•

City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144

[illegible]anta, GA 30309-3281

RECEIVED
FEB [illegible]
CITY OF KENNESAW

30144-278023

USPS TRACKING #

9590 9402 9814 6266 1916 66

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•

City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144

RECEIVED
FEB 17 2026
CITY OF KENNESAW

02/16

USPS TRACKING #

9590 9402 [illegible]

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•

City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144

RECEIVED
FEB 17 2026
CITY OF KENNESAW

USPS TRACKING #

9590 9402 [illegible] 1915 74

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•

City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144

RECEIVED
FEB 20 2026
CITY OF KENNESAW

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:

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

9590 9402 9814 5266 1914 13

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

8[illegible] 0710 5270 3457 3632 68

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature]

☐ 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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ 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

Page 465 of 587

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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:

Tax Parcel - 20016503110
SANCHEZ JAYME
3751 TEMPLE CITY BLVD
ROSEMEAD CA 91770

9590 9402 9814 5266 1917 89

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

9589 0710 5270 3457 3629 64

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature]

☐ Agent
☒ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 2/12/24

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:

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

9590 9402 9814 5266 1920 14

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

9589 0710 5270 3457 3627 73

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature]

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

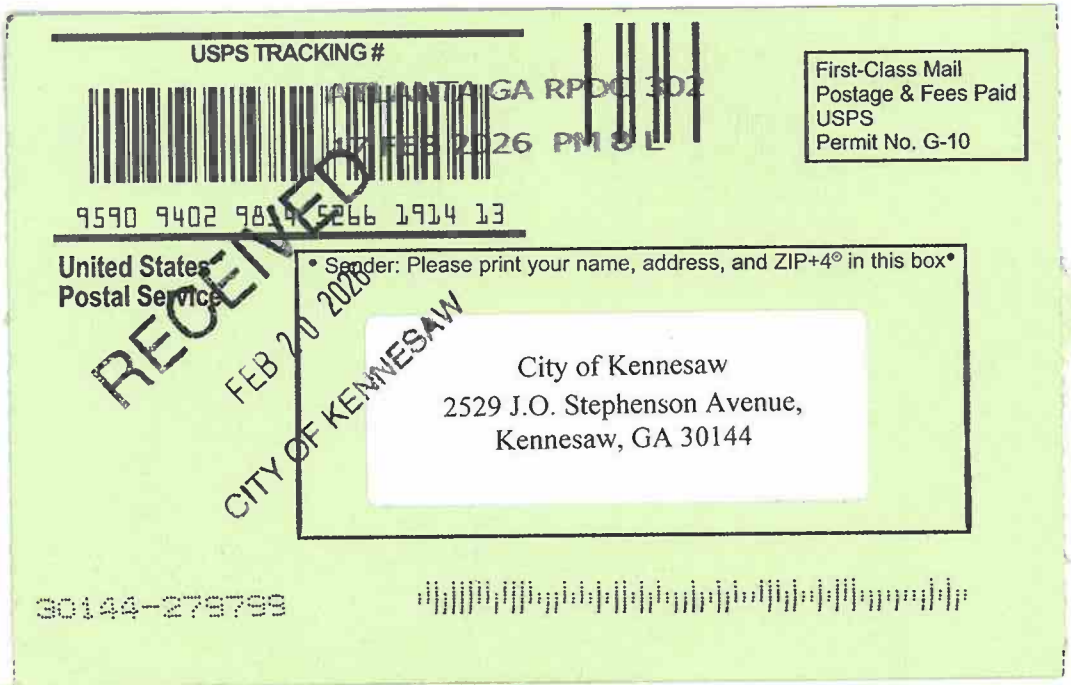
C. Date of Delivery

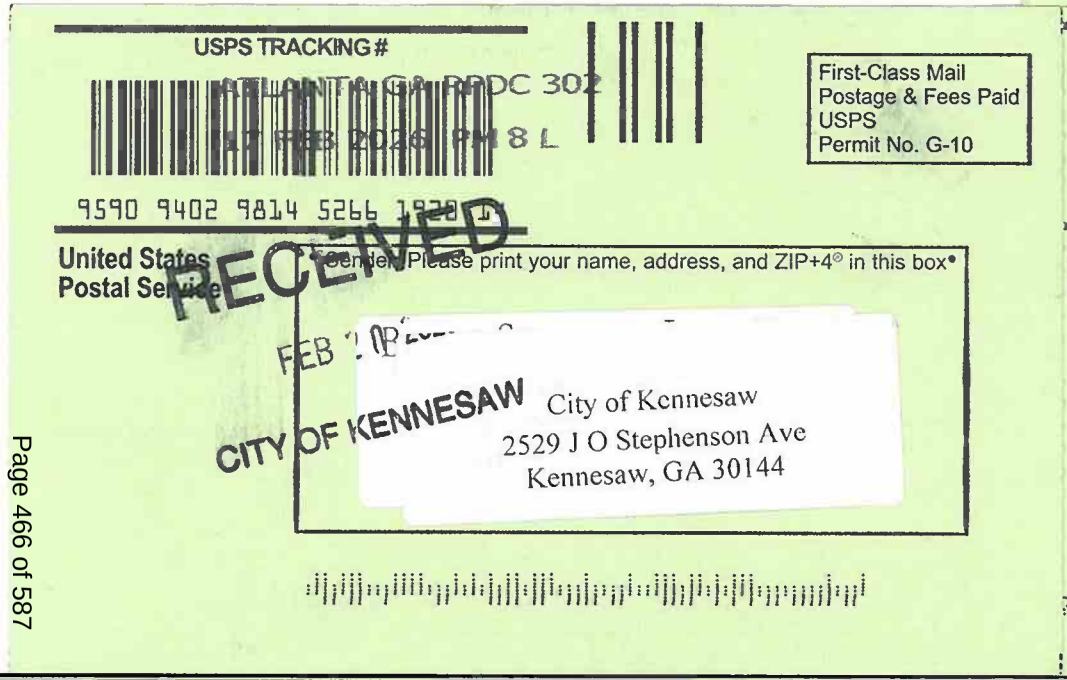
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

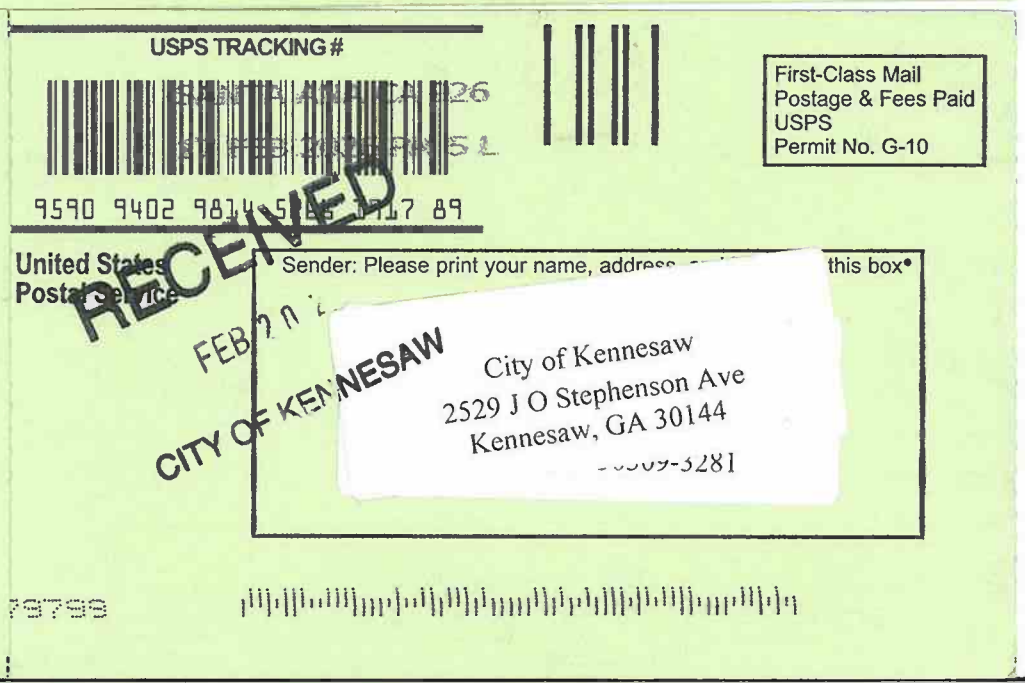
3. Service Type

- ☐ 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 #
9590 9402 9814 5266 1914 13
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
City of Kennesaw
2529 J.O. Stephenson Avenue,
Kennesaw, GA 30144
RECEIVED
FEB 20 2026
CITY OF KENNESAW
30144-279799


USPS TRACKING #
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
City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144
RECEIVED
CITY OF KENNESAW


USPS TRACKING #
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
United States
Postal Service
City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144
RECEIVED
CITY OF KENNESAW

USPS TRACKING #

9590 9402 9814 5266 1919 87

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•

City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144

RECEIVED
CITY OF KENNESAW

USPS TRACKING #

9590 9402 9814 5266 1916 35

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•

City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144

RECEIVED
CITY OF KENNESAW

USPS TRACKING #

9590 9402 9814 5266 1919 80

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•

City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144

RECEIVED
CITY OF KENNESAW
FEB 19 2026

USPS TRACKING #

9590 9402 9814 5266 1919 94

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•

City of Kennesaw
2529 J O Stephenson Ave
Kennesaw, GA 30144

RECEIVED
CITY OF KENNESAW

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:

Tax Parcel - 20013900970
PRADO KENNESAW LLC
C/O WALGREEN PO BOX 1159
DEERFIELD IL 60015

9590 9402 9814 5266 1919 87

2. Article Number *(Transfer from service label)*
9589 0710 5270 3457 3627 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Walgreens ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* DEERFIELD, IL 60015 C. Date of Delivery 2/19

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
00)
☐ 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:

Tax Parcel - 20014000050
BANK OF AMERICA NA
C/O CORPORATE REAL
ESTATE ASSESSMENTS
PO BOX 32547
CHARLOTTE NC 28232

9590 9402 9814 5266 1916 35

2. Article Number *(Transfer from service label)*
9589 0710 5270 3457 3630 91

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 2-17-20

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
00)
☐ 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:

Tax Parcel - 20016503200
DOWDLE DEBRA
428 SAYBROOKE XING
ACWORTH GA 30101

9590 9402 9814 5266 1920 90

2. Article Number *(Transfer from service label)*
9589 0710 5270 3457 3628 58

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
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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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:

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

9590 9402 9814 5266 1919 94

2. Article Number *(Transfer from service label)*
9589 0710 5270 3457 3627 11

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
00)
☐ 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

DRB GROUP

February 27, 2026

Via E-Mail CCampbell@kennesaw-ga.gov
City of Kennesaw Planning and Zoning
c/o Chanelle Campbell, Director
3080 Moon Station Road
Kennesaw, GA 30144

RE: DRB Group Georgia, LLC's Letter in Opposition to Cedar Creek Professional Office Association, Inc's Request to Remove Stipulation #14 from City of Kennesaw Zoning Ordinance No. 2006-20, 2006 Related to 6095 Pine Mountain Road, Kennesaw, GA 30152 (Rezoning Application No. RZ2026-03).

Dear Ms. Campbell,

Please accept this letter as DRB Group Georgia, LLC ("DRB")'s Letter in Opposition to Cedar Creek Professional Office Association, Inc. ("CCPOA")'s Request to Remove Stipulation #14 from City of Kennesaw Zoning Ordinance No. 2006-20, 2006 Related to 6095 Pine Mountain Road, Kennesaw, GA 30152 (Rezoning Application No. RZ2026-03) ("Rezoning Application").

As you know, DRB is the contract purchaser of approximately 8.83 acres of property located at 6095 Pine Mountain Road, Kennesaw, Georgia 30152 ("DRB Property") which DRB submitted for rezoning through Rezoning Application No. RZ2025-03 ("DRB Rezoning Application"). On February 16, 2026, the City Council unanimously approved the DRB Rezoning Application and rezoned the DRB Property from Highway General Business ("HGB") to Planned Unit Residential ("PUD-R"), permitting the development of up to eighty-nine (89) townhomes. A condition of that rezoning approval was that DRB secure two (2) entrances for the planned subdivision, including to Pine Mountain Road through the unnamed private drive serving the CCPOA property located at 6095 Pine Mountain Road, Kennesaw, GA 30152 ("CCPOA Property"). As the City of Kennesaw just conditioned DRB to secure access through the unnamed driveway at the heart of the Rezoning Application, it is antithetical to then remove CCPOA's near twenty (20) year old zoning condition from City of Kennesaw, Georgia Ordinance No. 2006-20, 2006 (the "Ordinance") requiring that "(14) Interparcel access and shared access drive shall be designed with adjoining vacant property once future development of adjoining vacant parcel is pursued." DRB is pursuing the development of the "vacant property" and CCPOA is obligated to provide interparcel access and shared access.

Many of CCPOA's arguments for why Ordinance condition number 14 should be removed are premised upon a faulty application of the Ordinance to the DRB Property. At the time of the 2006 rezoning, the only property submitted for rezoning from City General Commercial ("City GC") to HGB was the 2.88 +/- acres that make up the CCPOA Property and, on its face, the Ordinance only adds conditions on the CCPOA Property. The City of Kennesaw would have been unable, at that time, to add new zoning conditions to a piece of property that was not before the City Council. The DRB Property cannot be in violation of the Ordinance's conditions as alleged by CCPOA because the DRB Property was already zoned HGB and was not named in the rezoning application.

CCPOA is also incorrect in its assertion that "future development" in the Ordinance is tied to the DRB Property being developed for two additional office buildings. The City Council had the knowledge and ability to add qualifying language that the interparcel access was only required to be granted if the adjoining vacant parcel was developed as two additional office buildings. Instead, the plain language of the condition is, "(14) Interparcel access and shared access drive shall be designed with adjoining vacant property **once future development of adjoining vacant parcel is pursued**" (emphasis added). Similarly, CCPOA also takes issue with DRB's assertion that the DRB Property is landlocked and argues that since the DRB Property is not landlocked and there is an alleged alternative access to the DRB Property that CCPOA should not be required to provide access to the DRB Property. While the DRB Property is landlocked, if the Planning Commission and City Council were to somehow conclude that the Property was not landlocked, the landlocked status has no bearing on whether CCPOA is obligated to provide the DRB Property access through a zoning condition. Even with access to Hwy 41 (Cobb Parkway) to the north via Kings Crossing Court that does not change the longstanding zoning requirement for CCPOA to provide access to the DRB Property. The City Council could have drafted Ordinance Condition No. 14 to say that if the DRB Property was landlocked, only then CCPOA was required to provide access. CCPOA is reading in additional words and limitations that do not exist and are irrelevant to the issue at hand, CCPOA complying with its zoning obligations.

CCPOA's Rezoning Application is an attempt to re-interpret a long-standing zoning condition to attempt to have it removed when CCPOA is finally obligated to comply with the condition. The reality is, at all times in CCPOA's development, interparcel access was contemplated. At the time of its zoning, the City Staff and the Mayor and City Council recognized the necessity and benefit of providing access to the DRB Property and memorialized this foresight in the existing stipulation. When the unnamed drive serving the CCPOA Property was developed, the pavement was poured across the property line onto the DRB Property, in anticipation of granting the future access required by the zoning condition. When previously platted "Devi

DRB GROUP

Manor" began construction, this same drive served as regular access to the DRB Property. When CCPOA and the owner of adjoining property at 6205 Pine Mountain Road (the two (2) properties that afford Pine Mountain Road access) applied for land disturbance permits ("LDP") and final plats, one of the express conditions of the LDP checklist was proof of access to the DRB Property along with corresponding reference on the CCPOA and 6205 Pine Mountain Road's plats. CCPOA was afforded the benefit of development and construction conditioned on the express promise of providing future access to the DRB Property; now that its construction is complete, CCPOA seeks to prevent DRB from the same benefit.

DRB requests that the City Council reject CCPOA's Rezoning Application and leave Ordinance Condition No. 14 in place.

Thank you for your time and consideration. If there is anything further that DRB can provide to assist you in your review of this matter, please let me know.

Sincerely,

Samuel J. Holder

Samuel J. Holder, Esq.

DRB Group Georgia, LLC
55 Ivan Allen Jr. Blvd, Ste 400
Atlanta, Georgia 30308
sholder@drbgroup.com
470-890-1103

TO THE CITY OF KENNESAW MAYOR AND CITY COUNCIL

CITY OF KENNESAW, COBB COUNTY, GEORGIA

CONSTITUTIONAL CHALLENGE

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

1.

By opposition letter to which this exhibit relates, Neighboring Applicant/Developer petitions the City of Kennesaw ("City") and its Mayor and City Council ("M&C") to deny application RZ2026-03, currently before the City, concerning certain real property owned by Ceder Creek Professional Office Association, Inc. c/o Charles Alan Barge which is lying and being in the City of Kennesaw, Cobb County, Georgia, ("Amendment Application") a more particular description and delineation of the subject property, hereinafter referred to as the "Subject Property", being set forth in said Amendment Application.

2.

The Amendment Application concerning the Subject Property seeks removal of a legislated zoning stipulation/condition, binding the Subject Property by City Ordinance #2006-20, requiring the Subject Property to provide interparcel access to the remaining 8.823 acres of property also commonly known as 6095 Pine Mountain Road but separately owned ("DRB Property") (collectively the "Access Condition").

3.

The Subject Property's current HGB zoning classification without the Access Condition is unconstitutional in that it would deprive Neighboring Applicant/Developer 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.

Grant of the Amendment Application derogates from and violates Neighboring Applicant/Developer's right to the reasonable access, development, quiet enjoyment and use of the DRB Property in that said Amendment request, if approved, would permanently physically invade the DRB Property and Neighboring Applicant/Developer's use and development of the same and thereby effectuate an unlawful taking of the DRB Property. Further, said taking is unconstitutional in that it is arbitrary and unreasonable, is without just and adequate compensation, is precluded on the grounds of res judicata, all, together or singularly, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Neighboring Applicant/Developer and A P Real Estate Georgia, LLC.

5.

As a Neighboring Applicant/Developer, adjoining and nearby the Subject Property of the Applicant, substantially and negatively impacted by the proposed Amendment Application, Neighboring Applicant/Developer has a substantial interest and is an aggrieved citizen with damages that are not common but are special and peculiar and demonstrates that their property will suffer special damage as a result of the decision complained of rather than merely some damage that is common to all property owners and citizens similarly situated.

6.

The Kennesaw City Ordinance is unconstitutional as the conditions relating to the grant or denial of an Amendment Application are unlawfully based on subjective criteria and fail to substantially advance the City's lawful purposes and fail to provide for protections for the public peculiar to those complained of by Neighboring Applicant/Developer.

7.

The Kennesaw City Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the request for Amendment application and its failure to allow proper redress and grievance by Neighboring Applicant/Developer and interested parties also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards and do not restrict evidence received to the issues at hand.

Respectfully submitted, this the 4th day of March, 2026.

ROZEN, ROZEN & REILLY, LLP

/s/ Adam J. Rozen

_____

Adam J. Rozen
Attorney for Neighboring
Applicant/Developer

TO THE CITY OF KENNESAW MAYOR AND CITY COUNCIL

CITY OF KENNESAW, COBB COUNTY, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, Kathleen Steil as Trustee for the Estate of AP Real Estate Georgia, LLC, Case No. 23-57890-jwc, pending in the Bankruptcy Court for the Northern District of Georgia, Atlanta Division, and not in her individual or any other capacity, hereinafter referred to as the "Neighboring Landowner", and asserts the following, to wit:

1.

By opposition letter to which this exhibit relates, Neighboring Landowner petitions the City of Kennesaw ("City") and its Mayor and City Council ("M&C") to deny application RZ2026-03, currently before the City, concerning certain real property owned by Ceder Creek Professional Office Association, Inc. c/o Charles Alan Barge which is lying and being in the City of Kennesaw, Cobb County, Georgia, ("Amendment Application") a more particular description and delineation of the subject property, hereinafter referred to as the "Subject Property", being set forth in said Amendment Application.

2.

The Amendment Application concerning the Subject Property seeks removal of a legislated zoning stipulation/condition, binding the Subject Property by City Ordinance #2006-20, requiring the Subject Property to provide interparcel access to the remaining 8.823 acres of property also commonly known as 6095 Pine Mountain Road but separately owned ("DRB Property") (collectively the "Access Condition").

3.

The Subject Property's current HGB zoning classification without the Access Condition is unconstitutional in that it would deprive Neighboring Landowner 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.

Grant of the Amendment Application derogates from and violates Neighboring Landowner's right to the reasonable access, development, quiet enjoyment and use of the DRB Property in that said Amendment request, if approved, would permanently physically invade the DRB Property and Neighboring Landowner's use and development of the same and thereby effectuate an unlawful taking of the DRB Property. Further, said taking is unconstitutional in that it is arbitrary and unreasonable, is without just and adequate compensation, is precluded on the grounds of res judicata, all, together or singularly, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Neighboring Landowner.

5.

As a Neighboring Landowner, adjoining and nearby the Subject Property of the Applicant, substantially and negatively impacted by the proposed Amendment Application, Neighboring Landowner has a substantial interest and is an aggrieved citizen with damages that are not common but are special and peculiar and demonstrates that their property will suffer special damage as a result of the decision complained of rather than merely some damage that is common to all property owners and citizens similarly situated.

6.

The Kennesaw City Ordinance is unconstitutional as the conditions relating to the grant or denial of an Amendment Application are unlawfully based on subjective criteria and fail to substantially advance the City's lawful purposes and fail to provide for protections for the public peculiar to those complained of by Neighboring Landowner.

7.

The Kennesaw City Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the request for Amendment application and its failure to allow proper redress and grievance by Neighboring Landowner and interested parties also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards and do not restrict evidence received to the issues at hand.

Respectfully submitted, this the 4th day of March, 2026.

HALLMAN & WINGATE, LLD

/s/ Richard A. Wingate

Richard A. Wingate
Attorney for Neighboring
Landowner

MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
March 4, 2026
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, Robert Trim, Douglas Butler
Absent: Carolyn Greenall and Rebecca Patterson
Staff Present: Chanelle Campbell (Director of Planning and Zoning), and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Matt Teague (Applicant, Director of New Development at Walton Communities), Bill Daniel (Cobb County resident), Alexis Daniel (Cobb County resident), Jim Martin (Marietta resident), Stephen Snow (Attorney, Cedar Creek Professional Office Association), Charles Barge (Applicant, President of Cedar Creek Professional Office Association), Adam Rozen (Attorney, DRB Group)

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 March 16, 2026.

3. Approval of the Meeting Minutes

A. Approval of meeting minutes: February 4, 2026

Chairman Bodenhamer called for a motion.
Motion to approve by Commissioner Trim
Seconded by Vice Chair Vande Zande
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

4. Old Business

A. **RZ2026-01** - Consideration to rezone the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel #20021200130 & 20021201560) from General Commercial (GC) and RM-12, Multiple-Family District to RM-16, Multiple-Family District as submitted by Walton Communities, LLC. Said request is to rezone the property for the development of a multi-family residential community. Property consists of 11.44 +/- acres and lies in land lot 140, tax parcels 13 & 156.

Chairman Bodenhamer called for a motion.
Motion by Commissioner Trim to approve with the following conditions as outlined by staff:
1. The rezoning of the Subject Property to RM-16, Multifamily zoning district shall be in accordance with the technical and conceptual site plans submitted concurrently with the application and shall comply with the required front, side, and rear setbacks, as well as the overall density as outlined in the UDC for RM-16 zoning district.
2. The architectural style and composition of the buildings to be constructed on the Subject Property shall be in reasonable conformity to the architectural renderings/elevations submitted with the application and compatible with surrounding development with the Ridenour/ Walton development.
3. Landscaping for the entrance area, signage areas, amenity and courtyard areas and all other common areas immediately surrounding the proposed buildings shall be professionally designed, implemented and maintained, which shall include the installation of an irrigation system in areas where appropriate.
4. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.
5. The applicant will be required to complete sidewalk connectivity along Old 41 Highway, extending the pedestrian network from the existing Legacy at Walton Kennesaw Mountain (62+) community.
6. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
7. All utilities servicing the residences with the proposed community shall be underground.
8. The proposed development shall include amenities for use and enjoyment of its residents as follows:
    a. A Clubhouse
    b. Community courtyards, gathering places, outdoor amenity space
    c. Pedestrian connectivity
9. Dumpsters will be positioned so as to prevent visual intrusion from streets, connection points to the community spaces and, wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during their emptying.
10. Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or staff designee as needed or necessary.
11. The applicant agrees that construction will begin in 24 months of the approval date of the rezoning. If no land development activity is initiated, then the subject property will automatically revert back to the original zoning.

Seconded by Vice Chair Vande Zande
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken. Vice Chair Vande Zande, Commissioner Trim, and Commissioner Butler voted in favor. Motion unanimously approved 3-0. Motion carried.

5. New Business

A. **ZV2026-01** - Consideration of a variance application submitted by Walton Communities LLC for the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel # 20021200130, 20021201560). Said variance request is to reduce the minimum parking requirement for multi-family dwelling units from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit. Property consists of 11.44 +/- acres and and lies in land lot 140, tax parcel 13 & 156.

Chairman Bodenhamer called for a motion
Motion to approve by Vice Chair Vande Zande
Seconded by Commissioner Butler
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken. Vice Chair Vande Zande, Commissioner Trim, and Commissioner Butler voted in favor. Motion unanimously approved 3-0. Motion carried.

B. **RZ2026-03** - Consideration to amend the zoning conditions as outlined in Ordinance # 2006-20 as submitted by Cedar Creek Professional Office Association, Inc., - Alan Barge for the property located at 6095 Pine Mountain Rd (parcel # 20014001470). Said request is to amend the zoning conditions outlined in Ordinance # 2006-20 to eliminate stipulation #14. Property consists of 2.88 +/- acres and lies in land lot 140, tax parcel 147.

Chairman Bodenhamer called for a motion .
Motion to deny the rezoning request by Commissioner Trim
Motion dies for lack of a second. Chairman Bodenhamer called for a new motion.
Motion to approve the request to withdraw without prejudice by Vice Chair Vande Zande
Seconded by Commissioner Butler
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken. Vice Chair Vande Zande, Commissioner Trim, and Commissioner Butler voted in favor. Motion to approve the request to withdraw without prejudice unanimously approved 3-0. Motion carried.

6. Staff Comment

7. Adjourn

Chairman Bodenhamer called for a motion to adjourn.
Motion to adjourn by Vice Chair Vande Zande
Seconded by Commissioner Butler
Chairman Bodenhamer adjourned the meeting at 7:53 p.m.

8000 Miscellaneous Legals

2010 TOYOTA COROLLA
2T1BU4EE0AC304896
2010 TOYOTA COROLLA
2T1BU4EE9AC525848
2014 TOYOTA COROLLA
2T1BURHE1EC212002
2015 TOYOTA COROLLA
2T1BURHE5FC391565
2003 TOYOTA HIGHLANDER
JTEGF21A730101049
2004 TOYOTA SEQUOIA
5TDZT38A14S212017
2022 VOLKSWAGEN ARTEON
WVWAR7AN6NE01028
2012 VOLKSWAGEN PASSAT
1VWAH7A32CC090508
2013 VOLKSWAGEN PASSAT
1VWBP7A3XDC049679
2013 VOLKSWAGEN PASSAT
1VWCH7A3XDC083641
2013 VOLVO XC60
YV4902DZ2D2420409
2007 VOLVO XC90
YV4CN982171391671
2001 YAMAHA ROAD STAR
JYAVP02E61A012266

2:13,20-2026

MDJ-9754
GPN-17
ABANDONED MOTOR VEHICLE
PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: 2465 Ventura Place Smyrna, Ga 30080. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before **03-16-2026**. Answer forms may be found at the Magistrate Court Clerk's office located at: 32 Waddell St SE, Marietta, Ga 30090. Forms may also be obtained online at www.georgiamagistratecouncil.com.
2015 Chrysler 200
1C3CCCAB4FN588975 SGJ4176 GA
Magistrate Court Case No: 26L00419
2017 Dodge Journey
3C4PDCBG1HT532449 SME5477 GA
Magistrate Court Case No: 26L00420
2015 Dodge Dart
1C3CDFBB3FD351817 NO TAG
Magistrate Court Case No: 26L00421
2013 Freightliner Cascadia
1FUJGLBG3DSBS7911 C4133B GA
Magistrate Court Case No: 26L00422
2005 Pontiac Bonneville
1G2HZ54Y55U211639 YVG530 GA
Magistrate Court Case No: 26L00423
2021 Chrysler Pacifica
2C4RC1L78MR586343 CYU7100 GA
Magistrate Court Case No: 26L00424
2016 Ford Fusion
3FA6P0HD7GR402756 SKM4696 GA
Magistrate Court Case No: 26L00425
2013 Cadillac ATS
1G6AL5S38D0174844 SGJ8799 GA
Magistrate Court Case No: 26L00426
2019 Jeep Compass
3C4NJCCB8KT660035 RYU5722 GA
Magistrate Court Case No: 26L00427
2018 Chevrolet Silverado C1500
3GCPCREC6JG507429 TX
Magistrate Court Case No: 26L00428
2007 Vanguard National Trailer
5V8VA53257M700271 4TV2677 CA
Magistrate Court Case No: 26L00429

Howard's Wrecker Service
2465 Ventura Place
Smyrna, Ga 30080 770-432-2613
2:13,20-2026

MDJ-9755
GPN-17
Abandoned Motor Vehicle
Advertisement Notice
Howard's Wrecker Service

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at 2465 Ventura Place, Smyrna, Ga 30080. The vehicles subject to liens as stated above are identified as:
2013 Ford Focus
1FADP3F29DL198224 SLZ3072 GA
2025 Mercedes-Benz GLA250
W1N4N4HB4SJ641030 EFW545 GA
2014 Toyota Corolla
2T1BURHE9EC207100 SML1264 GA
2020 Nissan Altima
1N4BL4CV7LC192105 SFF6924 GA
2011 Hyundai Accent
KMHCN4AC5BU574440 CVW9034 GA
2007 Toyota Camry
4T1BE46K87U030890 RYX4364 GA
2016 Honda Pilot
5FNYF6H8XGB023313 CEB3960 GA
2011 International Prostar
3HSCUAPR8BN186822 C587CJ GA
2022 Toyota Corolla
JTND4MBE4N3181952 CUX4072 GA
2013 Nissan Altima
1N4AL3AP6DC142579 306DV36 TX
2025 Mitsubishi Outlander
JA4J3VA84SZ036795 XCR8026 TX
2018 Nissan Rogue
JN1BJ1CP7JW185931 CTK2233 GA
2016 Honda CRV
5J6RM3H46GL021457 CFN5673 GA
2012 Honda CRV
5J6RM3H77CL036330 DP7MIH GA
2010 Honda Accord
1HGCP2F39AA095435 668HU MS
2024 Genesis G70
KMTG34SC8RU136467 MISSR0Z GA
2010 BMW 335I
WBAWL7C55AP252219 RXX1223 GA
2007 Wabash National Trailer
1JJV532W27L040378 FR5932 IA
2013 Subaru Outback
4S4BRBAC4D3319162 SLL7785 GA

Howard's Wrecker Service
2465 Ventura Place
Smyrna, Ga 30080
770-432-2613
2:13,20-2026

MDJ-9790
GPN-17

K.O. Towing 344 Kathleen Dr., Marietta, GA 30067 Phone:(770)650-1413. In accordance with GA code §40-11-2, the following vehicles have been deemed abandoned and will be sold at public auction on **02/28/2026 @1:00PM**. This vehicle list is subject to change without notice due to typographical errors, court order status, omissions or duplication. K.O. Towing reserves the right to refuse bidding number to anyone.
WA1L2AFP7GA090487 AUDI Q5 2016 GRAY
WBA5A5C56ED505335 BMW 528i 2014 GRAY
WBAFR7C56CC814203 BMW 535i 2012 BLACK
3GYEK63N42G199900 CADILLAC ESCALADE 2002 BLACK
2GCEC19R3W1101843 CHEVROLET C/K-1500 1998 BLACK
2CNFLNEC6B6225692 CHEVROLET EQUINOX 2011 GRAY
1G1JE6SB6F4118247 CHEVROLET SONIC 2015 RED
1GNSCKE05CR304419 CHEVROLET SUBURBAN 2012 WHITE
3GNEC16Z14G341747 CHEVROLET SUBURBAN 2004 RED
1GNFC13087J327549 CHEVROLET TAHOE 2007 TAN
1GNDT13S252137312 CHEVROLET TRAIL BLAZER 2005 GOLD
1GNES16S136240939 CHEVROLET TRAIL BLAZER 2003 BLACK
1C3CCDG5FN540652 CHRYSLER/200 2015 BLACK
1C3CCCB5FN525087 CHRYSLER/200 2015 WHITE
3C4PDCAB4ET246564 DODGE JOURNEY 2014 GRAY
3D4GG67V99T237975 DODGE JOURNEY 2009 BLACK
1D3HB13P59S792098 DODGE RAM/1500 2009 BLACK
3C3CFFCR6FT527744 FIAT/500 2015 WHITE
1FMEU63E26UA06674 FORD EXPLORER 2006 GOLD
1FTRW08L41KB64894 FORD F-150 2001 TAN
3FADP4BJ8GM129059 FORD FIESTA 2016 SILVER
3FADP4BJ9EM148037 FORD FIESTA 2014 BLACK
1FADP3F26DL237464 FORD FOCUS 2013 GRAY
3FA6P0HD1FR217603 FORD FUSION 2015 TAN
1GKKVPKD5EJ263741 GMC ACADIA 2014 GRAY
2HGED6347MH572973 HONDA CIVIC 1991 RED
5NPDH4AE8FH568391 HYUNDAI ELANTRA 2015 BEIGE
5XYZT3LB4FG249384 HYUNDAI SANTA FE 2015 SILVER
5XYZWDLAXDG052978 HYUNDAI SANTA FE SPORT 2013 WHITE
5NPE24AF8HH562222 HYUNDAI SONATA 2017 BURGUNDY
5NPE24AF5FH149204 HYUNDAI SONATA 2015SILVER
5NPEB4AC3EH880671 HYUNDAI SONATA 2014 BLUE
KM8J3CA21JU634789 HYUNDAI TUCSON 2018 BLUE
SAJWA2GB0CLV37823 JAGUAR XJ 2012 SILVER
1J8HH48N66C248255 JEEP COMMANDER 2006 RED
1C4RJFJT0FC882326 JEEP GRAND CHEROKEE 2015 RED
3KPF24AD8KE077237 KIA FORTE 2019 WHITE
5XXGM4A79FG439971 KIA OPTIMA 2015 BLACK
KNADN4A39F6459968 KIA RIO 2015 BLACK
KNDJX3A52E7026125 KIA SOUL 2014 WHITE
SALCR2BGXHH691245 LANDROVER DISCOVERY SPORT 2017 BLACK
JN8AZ08T64W216645 NISSAN MURANO 2004 SILVER
JN8AS5MT8FW159925 NISSAN ROGUE SELECT 2015 PURPLE
3N1AB61E19L659123 NISSAN SENTRA 2009 BLUE
JTDBU4EE0A9116367 TOYOTA COROLLA 2010 SILVER

2:13,20-2026

MDJ-9829
GPN-17
ABANDONED MOTOR VEHICLE
PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Cobb County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: 950 Allgood Rd, Marietta, GA 30062. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: **03/06/2026.** Answer forms may be found at the Magistrate Court Clerk's office located at: 32 Waddell St SE, Marietta, Ga 30090. Forms may also be obtained online at www.georgiamagistratecouncil.com.
2015 JEEP RENEGADE
ZACCJABT3FPC05631 RWT1176 GA
MAGISTRATE COURT CASE NO: 26-L-00372
2023 MAZDA CX-30
3MVDMBBMXPM566612 SCR4750 GA
MAGISTRATE COURT CASE NO: 26-L-00430
2003 GMC DXL
1GKFK66U83J132136 888BPTP TN
MAGISTRATE COURT CASE NO: 26-L-00431
2015 HYUNDAI ELANTRA
5NPDH4AE0FH596380 DCU6483 GA
MAGISTRATE COURT CASE NO: 26-L-00432
2012 HONDA ACCORD
1HGCP2F48CA240184 CTC8572 GA
MAGISTRATE COURT CASE NO: 26-L-00433
2001 CHEVROLET SILVERADO 1500
1GCEK19T31E127266 SHA5926 GA
MAGISTRATE COURT CASE NO: 26-L-00434
2019 SUBARU LEGACY
4S3BNAS69K3007600 DDP3333 GA
MAGISTRATE COURT CASE NO: 26-L-00435
2000 TOYOTA TACOMA
4TAWN72N0YZ631265 RMR3693 GA
MAGISTRATE COURT CASE NO: 26-L-00436
2008 TOYOTA Sienna
5TDZK23C08S160486 TX13701 GA
MAGISTRATE COURT CASE NO: 26-L-00437
2012 KIA FORTE
KNAFT4A27C5609065 SAM9613 GA
MAGISTRATE COURT CASE NO: 26-L-00438
2015 KIA OPTIMA
5XXGM4A77FG384677 DAS3848 GA
MAGISTRATE COURT CASE NO: 26-L-00439
2012 FORD F/E
3FAHP0HA4CR171033 471BKDX TN
MAGISTRATE COURT CASE NO: 26-L-00440
2022 MAZD CX-30
3MVDMBCL7NM442798 NO TAG
MAGISTRATE COURT CASE NO: 26-L-00441
2017 KIA FORTE
3KPFK4A77HE037735 CGB5036 GA
MAGISTRATE COURT CASE NO: 26-L-00442
1995 GMC P35
1GDKP32KXS3503696 10716 TN
MAGISTRATE COURT CASE NO: 26-L-00444
2016 BMW 320
WBA8E5G52GNT93058 TCV7449 NC
MAGISTRATE COURT CASE NO: 26-L-00443
2008 HONDA CIVIC
2HGFG12658H508454 NO TAG
MAGISTRATE COURT CASE NO: 26-L-00445
2022 CHRY PACIFICA
2C4RC1L71NR227899 CVU4843 GA
MAGISTRATE COURT CASE NO: 26-L-00446
2021 LNDR RRS
SALWG2SU0MA759838 XGM9537 GA
MAGISTRATE COURT CASE NO: 26-L-00447
2012 GMC TERRAIN
2GKFLTEK4C6231206 SJK0942 GA
MAGISTRATE COURT CASE NO: 26-L-00448
2013 CHEVROLET CRUZE
1G1PA5SH2D7160477 NO TAG
MAGISTRATE COURT CASE NO: 26-L-00449
2008 HONDA PILOT
5FNYF28518B013561 SHK0840 GA
MAGISTRATE COURT CASE NO: 26-L-00450
2012 CHEVROLET IMPALA
2G1WG5E32C1319200 NO TAG
MAGISTRATE COURT CASE NO: 26-L-00451

2:13,20-2026

MDJ-9830
GPN-17
Abandoned Motor Vehicle
Advertisement Notice
Marietta Wrecker Service

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at Marietta Wrecker Service, 950 Allgood Rd, Marietta, GA 30062. The vehicles subject to liens as stated above are identified as:
Vehicle Year/ Vehicle Make/ Vehicle Model/ License Plate # State/ VIN
2018 FORD EXPLORER NO TAG NO TAG 1FM5K8AR0JGB47421
2011 FORD ESCAPE AZG8747 GA 1FMCU0EG1BKB95214
2016 GMC SIERRA 1500 CXE3597 GA 3GTU2PEC6GG327743
2013 TOYOTA COROLLA TAK6812 GA 2T1BU4EE6DC039244
2011 NISSAN QUEST NO TAG NO TAG JN8AE2KP7B9000480
2011 MAZDA MAZDA 3 RKR6001 GA JM1BL1VG4B1450839
2016 JEEP CHEROKEE SJK1623 GA 1C4PJLAB5GW288411
1999 CHEVROLET CAVALIER SKF4211 GA 1G1JC1243X7163446
2012 TOYOTA PRIUS CFD2608 GA JTDKN3DUXC1505759
2021 OTHER CHONGQING HUANSONG I NO TAG NO TAG LWGPCMLC7MA8C1109
2023 MAZDA CX-30 SCR4750 GA 3MVDMBBMXPM566612
2003 GMC DXL 888BPTP TN 1GKFK66U83J132136
2015 HYUNDAI ELANTRA DCU6483 GA 5NPDH4AE0FH596380
2012 HONDA ACCORD CTC8572 GA 1HGCP2F48CA240184
2001 CHEVROLET SILVERADO 1500 SHA5926 GA 1GCEK19T31E127266
2019 SUBARU LEGACY DDP3333 GA 4S3BNAS69K3007600
2000 TOYOTA TACOMA RMR3693 GA 4TAWN72N0YZ631265
2008 TOYOTA SIENNA TX13701 GA 5TDZK23C08S160486
2012 KIA FORTE SAM9613 GA KNAFT4A27C5609065
2015 KIA OPTIMA DAS3848 GA 5XXGM4A77FG384677
2011 HYUNDAI SONATA PJV7063 GA 5NPEC4AC6BH035693
2012 FORD F/E 471BKDX TN 3FAHP0HA4CR171033
2022 MAZD CX-30 NO TAG NO TAG 3MVDMBCL7NM442798
2017 KIA FORTE CGB5036 GA 3KPFK4A77HE037735
1995 GMC P35 10716 TN 1GDKP32KXS3503696
2016 BMW 320 TCV7449 NC WBA8E5G52GNT93058
2008 HONDA CIVIC NO TAG NO TAG 2HGFG12658H508454
2022 CHRYSLER PACIFICA CVU4843 GA 2C4RC1L71NR227899
2021 LNDR RRS XGM9537 GA SALWG2SU0MA759838
2012 GMC TERRAIN SJK0942 GA 2GKFLTEK4C6231206
2013 CHEVROLET CRUZE NO TAG NO TAG 1G1PA5SH2D7160477
2008 HONDA PILOT SHK0840 GA 5FNYF28518B013561
2012 CHEVROLET IMPALA NO TAG NO TAG 2G1WG5E32C1319200
2014 HYUNDAI ELANTRA SMG7385 GA KMHDH4AH8EU100977
2010 TOYOTA CAMRY NO TAG NO TAG 4T1BK3EK6AU100043
2017 NISSAN FRONTIER CLI4687 GA 1N6DD0ER2HN700109
2014 AUDI A6 TFE1606 GA WAUGFAFC2EN011481
2020 NISSAN ALTIMA SBT3879 GA 1N4BL4CV4LC230146
2021 MASERATI LEVANTE YWX601 GA ZN661XUAXMX357863
2015 FRHT CASCADIA ZKF393 GA 3AKJGBD46FDGK2431
2018 HONDA PILOT CXK7208 GA 5FNYF5H50JB020671
2012 TOYOTA COROLLA 248IA0 TN 5YFBU4EE7CP018112
2006 TOYOTA CAMRY SKF4119 GA 4T1BE32K16U721421
2013 HONDA ACCORD TGJ4013 GA 1HGCR2F79DA088938
2018 INF QX60 SFT6731 GA 5N1DL0MNXJC502623
2014 HONDA CIVIC SKT1382 GA 2HGFB2F50EH514227
2016 NISSAN ALTIMA SDL1728 GA 1N4AL3AP8GC106168
1998 LEXS ES 300 NO TAG NO TAG JT8BF28G2W5039915
2016 NISSAN SENTRA TDU7453 GA 3N1AB7AP8GY251919
2017 FORD FUSION NO TAG NO TAG 3FA6P0HD5HR396733
2023 FORD MAVERICK CYD1541 GA 3FTTW8E92PRA22321
2019 RAM 1500 SCU9621 GA 1C6SRFHT7KN729545
2006 ACUR TL CSS2466 GA 19UUA66256A054067
2013 HYUNDAI ELANTRA DEI4953 GA 5NPDH4AE9DH430873
2010 LEXS IS 250 RVL0160 GA JTHBF5C26A5124813
2015 HYUNDAI ELANTRA NO TAG NO TAG 5NPDH4AE3FH598947
2019 HYUNDAI SONATA NO TAG NO TAG 5NPE24AFXKH756144
2015 JEEP RENEGADE RWT1176 GA ZACCJABT3FPC05631
2015 CHEVROLET EQUINOX NO TAG NO TAG 2GNALBEK3F1159116
2017 TOYOTA RAV4 JPN5226 NE 2T3DFREV2HW630523
2024 NISSAN SENTRA BSG2975 TN 3N1AB8BVXRY210584
2011 BMW 7-SERIES NO TAG NO TAG WBAKB8C50BC851934
2018 FORD T350 VANS TGF0174 GA 1FBZX2CM8JKA67632
2024 HYUNDAI ELANTRA DAT2672 GA KMHLS4DG9RU805079
2013 HYUNDAI ACCENT SLN7146 GA KMHCT5AE8DU094635
2016 FORD FOCUS NO TAG NO TAG 1FADP3K24GL213948
2014 NISSAN ROGUE SFT6949 GA JN8AS5MVXEW720349
2006 VOLKSWAGEN NEW BEETLE SEU8607 GA 3VWRW31C46M411355
2008 GMC ACADIA TFY5126 GA 1GKER33768J123026
2013 AUDI A4 CSV1962 GA WAUAFAFL6DA082193
2006 TOYOTA CAMRY DJA172 GA JTDBE32K363063093
2011 HONDA PILOT RWU3320 GA 5FNYF3H52BB013291
2005 LEXUS RX 330 DAY3176 GA 2T2GA31U95C025535
2019 FORD ESCAPE CYU4489 GA 1FMCU0GD0KUB45671
2013 NISSAN SENTRA CCH6646 GA 3N1AB7AP0DL563788
2001 HONDA ST1100 WRY726 GA JH2SC26061M100415
2012 MNNI COOPER NO TAG NO TAG WMWZC3C55CWL83598
2013 MNNI COOPER NO TAG NO TAG WMWSU3C52DT677557
2017 BMW 4SERIES TDB0334 GA WBA4F7C53HG438026
2006 BMW 3 SERIES CWZ1606 GA WBAVD335X6KL51513
2015 FORD TLT NO TAG NO TAG 1FAHP2F85FG108904
2018 HONDA CIVIC DAF8585 GA 2HGFC2F50JH555500
2011 TOYOTA PRIUS CHQ3376 GA JTDKN3DU7B5366570
2006 FORD F150 TFR1496 GA 1FTRX02W26KC18264
2023 HONDA CIVIC WMN8609 TX 2HGFE2F55PH545239
2014 MAZDA MAZDA 6 CLZ9041 GA JM1GJ1V67E1161896
2010 HONDA CIVIC DCR7544 GA 2HGFA1F55AH542144
2018 NISSAN ALTIMA SLI2468 GA 1N4AL3AP4JC127669
2020 TOYOTA CAMRY CTW3764 GA 4T1K61AKXLU332601
2012 NISSAN ALTIMA SMN3131 GA 1N4AL2AP1CN500118
2019 CHEVROLET EQUINOX NO TAG NO TAG 3GNAXNEV7KL110168
2009 MERZ C CLASS CXZ2732 GA WDDGF81XX9R063290

2:13,20-2026

MDJ-9831
GPN-17

In accordance with OCGA section 40-11-2, the following described vehicles have been impounded and are presently being stored at MARIETTA WRECKER SERVICE, 950 Allgood Rd. Marietta, GA 30062, 770-953-1176 and will be sold at public auction via mariettawrecker.com on
Thursday, February 26th, 2026
To register go to mariettawrecker.com/auctions. Please register early.
Vehicle/VIN
2018 CHEVROLET EQUINOX 2GNAXJEV7J6293096
2018 WABASH NATIONAL CORPORATI Other 1JJV532D3JL072701
2016 NISSAN MAXIMA 1N4AA6AP7GC438061
2016 DODGE DART 1C3CDFAA6GD549219
2018 NISSAN ALTIMA 1N4AL3AP3JC285985
2007 HONDA ACCORD 1HGCM66517A079031
2013 Chevrolet Cruze 1G1PE5SB7D7142220
2007 CHEVROLET SUBURBAN 3GNFC16007G143347
2011 JEEP GRAND CHEROKEE 1J4RR5GT4BC628682
2009 TOYOTA SIENNA 5TDZK23C69S277071
2007 SUZUKI VL800 JS1VS55A472105261

2:13,20-2026

MDJ-9843
GPN-17
ABANDONED MOTOR VEHICLE
ADVERTISEMENT NOTICE
(TOWING OR STORAGE COMPANY)

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at BIG TOW WRECKER SERVICE. The vehicles subject to liens as stated above are identified as:
2015 Honda Accord CLU7240 GA
1HGCR3F93FA025103
Regal boat 91933AA GA
404DH741021002842
2004 Cadillac DeVille
1G6KD54YX4U229765
2010 Hyundai ELANTRA ACF9568 WI
KMHDU4AD6AU065035
2009 Infiniti G37 Coupe
JNKCV64F09M652766
2008 Infiniti G35 GA
JNKBV61F58M267962
TRAILER AND JET SKI GA0927
Box trailer T856497
2011 Lincoln Navigator CNT4804 GA
5LMJJ2H54BEJ03093
2003 Honda Odyssey
5FNRL189X3B024190
Trailer 5FTCE2328H2002897
2007 Scion tC RVV0651 GA
JTKDE177670202310
2012 Ford Fusion NBY462 MN
3FAHP0GA5CR346259
2007 Ford E-Series SAPIDAF GA
1FMNE11WX7DA80115
2005 Honda Accord RLU9693 GA
1HGCM82735A000779
2007 Chevrolet Equinox
2CNDL13F176074152
2004 Toyota Camry RHD8905 GA
4T1BE32K04U842714
2008 Lincoln Navigator L CXT3426 GA
5LMFL27578LJ10416

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

BIG TOW WRECKER SERVICE
1260 SANDTOWN RD SW
MARIETTA, GA 30008
Telephone#:770-973-2537
MAG 40-04
2:13,20-2026

MDJ-9844
GPN-17
ABANDONED MOTOR VEHICLE
PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Cobb County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: 1260 Sandtown Rd SW Marietta GA 30060 Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: **MARCH 9 2026** Answer forms may be found in the Magistrate Court Clerk's office located at: 32 WADDELL STREET MARIETTA GA 30060 Forms may also be obtained online at www.georgiamagistratecouncil.com.
2004 Ford Focus SLQ9655 GA
1FAFP34314W169609
Magistrate Court Case No.: 26-L-00257
2016 Ram 1500 CHL5723 GA
1C6RR6NTXGS159925
Magistrate Court Case No.: 26-L-00261
2010 Mazda Mazda6 CDH3358 GA
1YVHZ8BH5A5M40630
Magistrate Court Case No.: 26-L-00265
2002 Cadillac Escalade SKA0904 GA
1GYEC63T02R244925
Magistrate Court Case No.: 26-L-00266
2016 Ford Focus HDS389 MS
1FADP3K22GL381765
Magistrate Court Case No.: 26-L-00275
1990 Ford F-250 8772BD5 AL
2FTHF25M4LCB35729
Magistrate Court Case No.: 26-L-00277
2005 Chevrolet Astro YTE799 GA
1GCDL19X65B123411
Magistrate Court Case No.: 26-L-00278
2002 Acura TL 19UUA56882A043508
Magistrate Court Case No.: 26-L-00280
2014 Nissan Versa
3N1CN7AP7EK446457
Magistrate Court Case No.: 26-L-00282
1997 Mercedes-Benz SL-Class
WDBFA63FXVF145706
Magistrate Court Case No.: 26-L-00284
2016 GMC Sierra 3500HD TFB6384 GA
1GD42VCG4GF164436
Magistrate Court Case No.: 26-L-00287
2008 Honda Civic A0CR9D3 AL
1HGFA16878L109089
Magistrate Court Case No.: 26-L-00297
2000 Honda Accord SJZ1199 GA
1HGCG5671YA117622
Magistrate Court Case No.: 26-L-00298
2007 Chevrolet Impala RWX7636 GA
2G1WT58K279193345
Magistrate Court Case No.: 26-L-00299
2013 Hyundai ACCENT RTH2803 GA
KMHCU5AE5DU061783
Magistrate Court Case No.: 26-L-00300
2011 BMW 3 Series KHV0478 TX
WBAPH7C5XBE131219
Magistrate Court Case No.: 26-L-00301
2016 Jeep Compass
1C4NJCBA0GD688305
Magistrate Court Case No.: 26-L-00302
2015 Ford Fiesta 3FADP4AJ2FM218965
Magistrate Court Case No.: 26-L-00303
2014 Chevrolet Cruze
1G1PA5SH7E7182833
Magistrate Court Case No.: 26-L-00304
2009 GMC Savana Cutaway
SAW1384 GA 1GDGG31C491900536
Magistrate Court Case No.: 26-L-00305
2014 Kia Sorento YPI357 GA
5XYKT3A60EG443139
Magistrate Court Case No.: 26-L-00306
2006 Honda Accord
1HGCM66566A074244
Magistrate Court Case No.: 26-L-00397
2002 Toyota Sienna
4T3ZF13C02U429350
Magistrate Court Case No.: 26-L-00398
2005 Honda Accord
1HGCM56475A158685
Magistrate Court Case No.: 26-L-00399
2011 Hyundai SONATA SGR8485 GA
5NPEC4AC5BH168171
Magistrate Court Case No.: 26-L-00400
2013 Ford Focus RZJ2657 GA
1FADP3F23DL297248
Magistrate Court Case No.: 26-L-00401
Jet Ski & Trailer 5DKPB12143N004729
Magistrate Court Case No.: 26-L-00402
2011 Toyota Camry SGT4071 GA
4T1BF3EK9BU590631
Magistrate Court Case No.: 26-L-00403
1995 Ford E-150 1FTEE14Y7SHA65526
Magistrate Court Case No.: 26-L-00404
2016 Kia Soul KNDJP3A58G7863738
Magistrate Court Case No.: 26-L-00405
2008 Volvo XC70 YV4BZ982181017997
Magistrate Court Case No.: 26-L-00406
MAG 40-10

2:13,20-2026

8001 Juvenile/Youth/Family

MDJ-9379
GPN-10
IN THE JUVENILE COURT OF
COBB COUNTY, GEORGIA
IN THE INTEREST OF:
W.Q.
SEX - M; AGE - 17; DOB: 6-30-08;
CASE # 25-CV-1952-08
Child under 18 years of age.
NOTICE OF SUMMONS.

TO: the Mother, Olympic Brown, and the father, Clinton Wilson, is unknown.
YOU ARE FURTHER NOTIFIED that a petition for guardianship and petition to terminate parental rights has been filed in the Cobb County Juvenile Court and that by reason of an Order for service by publication entered by the court.
YOU ARE HEREBY COMMANDED AND REQUIRED to appear before the Juvenile Court of Cobb County, Georgia, in Marietta, Georgia, on the March 11, 2026, at 9:00 o'clock a.m. The hearing is for the purpose of determining whether a permanent guardian and terminate parental rights should be appointed over the person and property of the child.
A copy of the petition for permanent guardianship and terminate parental rights may be obtained from the clerk of the Cobb County Juvenile Court, which is located at 32 Waddle Street, Marietta, Georgia 30090, during regular business hours, Monday through Friday, 8:00 a.m. until 5:00 p.m., exclusive of holidays. A free copy shall be available to you. Upon request, the copy will be mailed to you. The children are in the present temporary custody the department of family and children services.
The general nature of the allegations is that the Mother, Olympic Brown, and the father, Clinton Wilson, have abandoned the child.
YOU ARE FURTHER NOTIFIED that while responsive pleadings are not mandatory, they are permissible and you are encouraged to file with the clerk of this court and serve upon petitioner's attorney, Justin M. Schneider, 3600 Dallas Highway, Suite 230, #137, Marietta, Georgia 30064, an answer or other responsive pleading within sixty (60) days of the date of the order for service by publication.
All concerned parties are informed that they are entitled to have an attorney represent them and if a party requests appointed counsel and qualifies for such appointment, then the court will appoint counsel at no cost if the party is unable, without financial hardship, to employ counsel.

Witness the Honorable
Wayne E. Grannis,
Judge of said court.
This 21st day of January, 2026
CLERK Joyce E. Holmon JUVENILE
COURT OF COBB COUNTY
1:23,30; 2:6,13-2026

MDJ-9393
GPN-10
IN THE JUVENILE COURT OF
COBB COUNTY, GEORGIA
IN THE INTEREST OF:
C.N.G. SEX - M; AGE- 1;
DOB: 12-11-23; CASE # 25-CV-1572-08
Child under 18 years of age.
NOTICE OF SUMMONS.

TO: the Mother, Jauri Gray, the putative fathers, an adult male named Noel and an unknown unnamed father.
YOU ARE FURTHER NOTIFIED that a petition for termination of parental rights has been filed in the Cobb County Juvenile Court and that by reason of an Order for service by publication entered by the court.
YOU ARE HEREBY COMMANDED AND REQUIRED to appear before the Juvenile Court of Cobb County, Georgia, in Marietta, Georgia, on the March 25, 2026, at 9:00 o'clock a.m.
The hearing is for the purpose of determining whether the parental rights of the child should be terminated.
A copy of the petition for termination of parental rights may be obtained from the clerk of the Cobb County Juvenile Court, which is located at 32 Waddle Street, Marietta, Georgia 30090, during regular business hours, Monday through Friday, 8:00 a.m. until 5:00 p.m., exclusive of holidays. A free copy shall be available to you. Upon request, the copy will be mailed to you.
The children are in the present temporary custody the department of family and children services.
The general nature of the allegations is that the Mother, Jauri Gray, the putative fathers, an adult male named Noel and an unknown unnamed father, have abandoned the child.
YOU ARE FURTHER NOTIFIED that while responsive pleadings are not mandatory, they are permissible and you are encouraged to file with the clerk of this court and serve upon petitioner's attorney, Justin M. Schneider, 3600 Dallas Highway, Suite 230, #137, Marietta, Georgia 30064, an answer or other responsive pleading within sixty (60) days of the date of the order for service by publication.
All concerned parties are informed that they are entitled to have an attorney represent them and if a party requests appointed counsel and qualifies for such appointment, then the court will appoint counsel at no cost if the party is unable, without financial hardship, to employ counsel.

Witness the Honorable
Wayne E. Grannis,
Judge of said court.
This 22nd day of January, 2026
CLERK Joyce E. Holmon JUVENILE
COURT OF COBB COUNTY
1:30; 2:6,13,20-2026

MDJ-9534
GPN-10
IN THE JUVENILE COURT OF
COBB COUNTY, GEORGIA
IN THE INTEREST OF:
D.E., JR.; SEX- M; AGE- 13;
DOB: 4-12-11; CASE # 24-CV-2371-07
J.E.; SEX- F; AGE- 14;
DOB: 5-31-10; CASE # 24-CV-2372-07
Children Under the Age of 18.
NOTICE OF SUMMONS.

TO: the Mother, Ebony Strozier.
YOU ARE FURTHER NOTIFIED that a petition for guardianship and legitimation has been filed in the Cobb County Juvenile Court and that by reason of an Order for service by publication entered by the court.
YOU ARE HEREBY COMMANDED AND REQUIRED to appear before the Juvenile Court of Cobb County, Georgia, in Marietta, Georgia, on May 26, 2026 at 9:00 o'clock a.m. The hearing is for the purpose of determining whether the children are dependent.
A copy of the petitions for guardianship and legitimation may be obtained from the clerk of the Cobb County Juvenile Court, which is located at 32 Waddle Street, Marietta, Georgia 30090, during regular business hours, Monday through Friday, 8:00 a.m. until 5:00 p.m., exclusive of holidays. A free copy shall be available to you. Upon request, the copy will be mailed to you. The children are in the present temporary custody of the Cobb County Department of Family and Children Services.
The general nature of the allegations is that the Mother, Ebony Strozier, has abandoned the children.
YOU ARE FURTHER NOTIFIED that while responsive pleadings are not mandatory, they are permissible and you are encouraged to file with the clerk of this court and serve upon petitioner's attorney, Justin M. Schneider, 3600 Dallas Highway, Suite 230, #137, Marietta, Georgia 30064, an answer or other responsive pleading within sixty (60) days of the date of the order for service by publication.
All concerned parties are informed that they are entitled to have an attorney represent them and if a party requests appointed counsel and qualifies for such appointment, then the court will appoint counsel at no cost if the party is unable, without financial hardship, to employ counsel.

Witness the Honorable
Amber N. Patterson,
Judge of said court.
This 28th day of January, 2026
CLERK Joyce E. Holmon
JUVENILE COURT OF
COBB COUNTY
2:6,13,20,27-2026

8001 Juvenile/Youth/Family

MDJ-9562
GPN-10
IN THE JUVENILE COURT OF
COBB COUNTY, GEORGIA
IN THE INTEREST OF:
K.X.B.; SEX- M; AGE- 1;
DOB: 7-1-23; CASE # 25-CV-1903-08
Child Under the Age of 18.
NOTICE OF SUMMONS.

TO: the punative father, Robert Milton Bracy, III, aka, Robert Bracy, and an unknown unnamed father, are unknown.
YOU ARE FURTHER NOTIFIED that a petition for termination of parental rights hzs been filed in the Cobb County Juvenile Court and that by reason of an Order for service by publication entered by the court.
YOU ARE HEREBY COMMANDED AND REQUIRED to appear before the Juvenile Court of Cobb County, Georgia, in Marietta, Georgia, on the April 13, 2026, at 9:00 o'clock a.m. The hearing is for the purpose of determining whether the parental rights of the child should be terminated.
A copy of the petition for termination of parental rights may be obtained from the clerk of the Cobb County Juvenile Court, which is located at 32 Waddle Street, Marietta, Georgia 30090, during regular busines hours, Monday through Friday, 8L00am until 5:00pm, exclusive of holidays.
The general nature of the allegations is that the punative father, Robert Milton Bracy III, aka, Robert Bracy, and an unknown unnamed father, are unknown, have abandoned the child.
YOU ARE FURTHER NOTIFIED that while responsive pleadings are not mandatory, they are permissible and you are encouraged to file with the clerk of this court and serve upon petitioner's attorney, Justin M. Schneider, 3600 Dallas Highway, Suite 230, #137, Marietta, Georgia, 30064, an answer or other responsive pleading within sixty (60) days of the date of the order for service by publication.
All concerned parties are informed that they are entitled

Item Report

TO: The Honorable Mayor and City Council

FROM: Nicholas Simpson, Deputy City Clerk

DATE: March 9, 2026

TITLE: **Minutes: February 23, 2026 Work Session**
Approval of the February 23, 2026, City Council work session minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. 2026-02-23 City Council Work Session Draft Minutes

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

Livestream: www.kennesaw-ga.gov/publicmeetings/
February 23, 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
	Deputy City Clerk Nicholas Simpson
	City Manager Jeff Drobney
	City Attorney Sam Hensley, Jr.

1. Invocation

2. 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. Old Business

7. New Business

8. Committee and Board Reports

9. Public Hearing(s)

A. **Ordinance: Chapter 6 Amendments**
Consideration for approval of an Ordinance to amend Chapter 6, entitled, "Alcoholic Beverages" of the Code of Ordinances of the City of Kennesaw, Georgia.

Finance Director Jennifer Gordy introduced two (2) changes to chapter 6 of the city code of ordinances entitled "Alcoholic Beverages" that will be presented at a public hearing on Monday, March 2, 2026 during the regular council meeting. The first amendment to chapter 6 will allow licensees to obtain an additional package wine sales license authorizing them to sell unopened bottles of wine to customers as part of the same transaction in which a prepared meal is purchased. The other amendment

clarifies the renewal process, providing licensees with clear expectations for annual alcohol license renewal as well as informing business owners of the penalties associated with the failure to maintain a valid license.

Councilmember Madelyn Orochena asked if there was a provision allowing smaller arts venues and blackbox theatres to obtain a license for less frequent use like a long weekend or several weekends.

Ms. Gordy advised Orochena that special events permits might be an appropriate use and that Finance could look into that type of permit for smaller arts venues and the like.

10. Consent Agenda

A. **Minutes: February 9, 2026 Work Session**
Approval of the February 9, 2026 City Council Work Session Minutes

B. **Minutes: February 16, 2026 Regular Meeting**
Approval of the February 16, 2026 City Council Regular Meeting Minutes

11. General and Administrative

12. Public Safety

13. Information Technology

14. Public Works and Building Maintenance

A. **Resolution: Landscaping at Southern Museum**
Consideration for approval of a Resolution accepting the proposal from Creative Landscape Group to replace landscaping at the Southern Museum.

Public Works Director Ricky Stewart presented a resolution accepting a proposal from Creative Landscaping to provide landscaping services at the Southern Museum. After noticing many unhealthy, overgrown, and dying plants on the grounds of the Southern Museum, Public Works contacted Creative Landscaping for a cost estimate, which was $47,725.00. Stewart recommended the expenditure citing the state of the grounds at the Southern Museum.

After receiving confirmation from the Council, Mayor Easterling suggested moving the item to the Consent Agenda for the regular meeting.

B. **Resolution: 2026 Community Development Block Grant Subrecipient Agreement**
Consideration for approval of a Resolution authorizing the program year 2026 Community Development Block Grant (CDBG) Subrecipient Agreement between Cobb County and the City of Kennesaw.

Public Works Director Ricky Stewart presented a resolution authorizing the annual 2026 Community Development Block Grant (CDBG) subrecipient agreement between

Cobb County and the City of Kennesaw. Stewart explained that in order for the City to be part of the Cobb County CDBG instead of competing statewide, the City must enter into this agreement. The annual subrecipent agreement allots the City a set amount for the year instead of competing statewide for Georgia State CDBG funding. The funds must be used for disadvantaged neighborhoods, but Public Works uses the funds for sidewalk expansion and to address drainage issues in the City's lower income neighborhoods. The total funding available for 2026 is $113,322.

Councilmember Orochena asked about the scope of work for City CDBG projects. She asked what parts of the city have projects slated to receive funding. Mr. Stewart advised that disadvantaged neighborhoods are eligible due to factors such as age, race, and income. Public Works has been focusing on sidewalk construction in the Woodland Acres area off Pine Mountain Road and will continue to work there over the next two years to create other connections to major roadways to ensure pedestrians in that neighborhood have sidewalk access. The demographics in Woodland Acres fit the requirements for funding. Public Works has performed work in the Kennesaw Heights/ Shirley Drive area and there is some eligibility for the Twelve Oaks neighborhood.

Councilmember Orochena asked if Council would be able to review the final scope of work for upcoming CDBG projects in the City of Kennesaw with specific locations. Stewart confirmed that Public Works will come back to Council with a list of projects and scopes of work.

After receiving confirmation from the Council, Mayor Easterling suggested moving the item to the Consent Agenda for the regular meeting.

15. Recreation and Culture

A. **Resolution: All-Star Lighting and Electrical Services Proposal**
Consideration for approval of a Resolution accepting the proposal from All-Star Lighting and Electrical Services, Inc. to install poles and upgrade lighting for baseball fields 5 and 6 at Adams Park.

Parks and Recreation Director Bill McNair presented a resolution authorizing the acceptance of a proposal submitted by All Star Lighting and Electrical Services, Inc. for the installation of lighting poles and lighting upgrades for baseball fields five (5) and six (6) at Adams Park.

After receiving confirmation from the Council, Mayor Easterling suggested moving the item to the Consent Agenda for the regular meeting.

B. **Resolution: 2026 Athletic Association Facility Use Agreement**
Consideration for approval of a Resolution renewing the 2026 Athletic Association Facility Use Agreement with the Kennesaw Baseball and Softball

Association.

Parks and Recreation Director Bill McNair presented a resolution authorizing the renewal of the 2026 Athletic Association Facility Use Agreement with the City of Kennesaw and the Kennesaw Baseball and Softball Association.

After receiving confirmation from the Council, Mayor Easterling suggested moving the item to the Consent Agenda for the regular meeting.

16. Community Development

17. Public Comments

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

STEVEN LUITJENS [City Resident]: Mr. Luitjens is the owner of Conservation Landscaping. He expressed support for a natural play area at Depot Park in downtown Kennesaw. He believes that nature-based play is increasingly absent in today's environment and a natural playground at Depot Park would be a meaningful and worthwhile investment by the City.

KRISTIN THOMAS [City Resident]: Ms. Thomas resides at 2976 N. Main Street, NW. She expressed support for a natural play space within downtown Kennesaw. She has two children, including one on the way. She takes her children to Depot Park and observes them "jumping from concrete to concrete and playing in the lighting equipment." She takes her children to play in Adams Park and Swift Cantrell Park, but she would like to see a play area downtown similar to what is in Acworth and Marietta.

BRITTANY HAUGEN [City Resident]: Mrs. Haugen resides at 2990 N. Main Street, NW. She expressed support for a natural playground in downtown Kennesaw. She and many other families attend Depot Park with their kids and friends. She would like to see a designated area at the park for kids to play in. She visits Adams Park and Swift Cantrell Park with her family, but Depot Park would be closer and more walkable like the park in downtown Woodstock.

JOHN HAUGEN [City Resident]: Mr. Haugen resides at 2990 N. Main Street, NW. Mr. Howgan supports a natural play area at Depot Park. He mentioned elected officials visiting his home over the years asking to place campaign signs in his yard and discussing ways to make Kennesaw more family-oriented. Howgan and his family utilized the playground at Depot Park before it was removed for park improvements. Walking to Swift Cantrell Park is not an easy journey and adding a play area a Depot Park would be very beneficial.

6:45 p.m. Floor Closed for Public Comments

18. City Manager's Report

A. Reports, Discussions, and Updates

Kennesaw City Manager Jeff Drobney discussed the implications of Georgia House Bill 1105 (Georgia Criminal Alien Track and Report Act). The City of Marietta recently announced that they would be partnering with the Immigration and Customs Enforcement (ICE) Task Force in Georgia. New enforcement requirements have been added to Section 287(g) of the Immigration and Nationality Act, which allows ICE to delegate limited immigration enforcement authority to state and local law enforcement agencies. Through signed memoranda of agreement, trained local officers identify, process, and detain individuals with criminal charges who are found to be in the country illegally. By joining the task force, municipalities avoid being stripped of current state funding and remain in consideration for future state funding. Dr. Drobney explained that the City has been in compliance, but we are not sure of the requirements. We will follow up on what is required of the City and the City Attorney is looking into it.

Councilmember Orochena asked Dr. Drobney if he would update Council upon receiving more information. He answered affirmatively.

Mayor Pro Tem Antonio Jones inquired about three (3) options related to 287(g) participation. Dr. Drobney informed him that the options require the City to have a jail, which it doesn't and Dr. Drobney explained that he would have to review Marieta's Task Force agreement as well as House Bill 1105.

Mayor Pro Tem Jones requested that the City Attorney determine who is held liable if certain things happen. He doesn't want our police officers to be held liable for a federal initiative.

Councilmember Anthony Gutierrez-Leon asked how much funding the City had received that could be potentially lost. Dr. Drobney responded that we have millions in designated federal dollars, not including CDBG funds or any other appropriations we may receive from the State.

Councilmember Orochena asked that, if the City had to enter into an additional 287(g) agreement, would Council approval be necessary. Dr. Drobney responded that the agreement would be entered into by the Chief of Police and the Kennesaw Police Department, and that approval by the Mayor and/or Council might not be necessary. He will follow up with the Mayor and Council when he has more information.

Mayor Pro Tem Jones inquired as to how the City could enter into the additional 287(g) agreement without approval from the Mayor and Council. Jones indicated that they could discuss after the meeting.

Mayor Easterling stated that the City Attorney will conduct research and provide the answers needed.

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

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.

Motion by Councilmember Jonathon Bothers 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 Tracey Viars.

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

6:55 p.m. Recess to Executive Session

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

7:31 p.m. Reconvene to Open Session

Councilmember Jonathon Bothers 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 Mayor Pro Tem Antonio Jones. (See Exhibit A.)

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

22. Adjourn

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
2/23/2026
Public Comment Sign-in

	Name	Address	Topic
1	STEVEN LUITJENS	3840 JILES ROAD #1304 KENNESAW	DEPOT PARK
2	KRISTIN THOMAS	2976 N. MAIN STREET KENNESAW	DEPOT PARK
3	BRITTANY HAUGEN	2990 N. MAIN STREET KENNESAW	DEPOT PARK
4	JOHN HAUGEN	2990 N. MAIN STREET KENNESAW	DEPOT PARK
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Item Report

TO: The Honorable Mayor and City Council

FROM: Nicholas Simpson, Deputy City Clerk

DATE: March 9, 2026

TITLE: **Minutes: February 23, 2026 Executive Session**
Approval of the February 23, 2026, City Council executive session minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None

Item Report

TO: The Honorable Mayor and City Council

FROM: Nicholas Simpson, Deputy City Clerk

DATE: March 9, 2026

TITLE: **Minutes: March 2, 2026 Regular Meeting**
Approval of the March 2, 2026, City Council regular meeting minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. 2026-03-02 City Council Draft Meeting Minutes

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

Livestream: www.kennesaw-ga.gov/publicmeetings/
March 2, 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

Mayor Easterling led the Invocation.

2. Pledge of Allegiance

Eagle Scout Troop 540 (Marietta) led the Pledge of Allegiance.

DRAFT

3. Call to Order

Mayor Easterling called the meeting to order at 6:34 p.m.

4. Announcements

5. Presentations

Mayor Easterling recognized the achievements of Troop 540 member, Carly.

6. Public Comment

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

7. Old Business

8. New Business

9. Committee and Board Reports

10. Public Hearing(s)

A. **Ordinance: Chapter 6 Amendments**
Consideration for approval of an Ordinance to amend Chapter 6, entitled, "Alcoholic Beverages" of the Code of Ordinances of the City of Kennesaw, Georgia.

Assistant Director of Administration Meredith Staton introduced two (2) changes to chapter 6 of the city code of ordinances entitled "Alcoholic Beverages". The first amendment to chapter 6 will allow licensees to obtain an additional package wine sales license authorizing them to sell unopened bottles of wine to customers as part of the same transaction in which a prepared meal is purchased. The other amendment clarifies the renewal process, providing licensees with clear expectations for annual alcohol license renewal as well as informing business owners of the penalties associated with the failure to maintain a valid license.

Councilmember Tracey Viars made a motion to approve **Ordinance 2026-06** as amended. Councilmember Jonathon Bothers seconded the motion.

6:42 p.m. Floor Open for Public Comments

No comment.

6:43 p.m. Floor Closed for Public Comments

Vote taken: motion approved 4-0. Motion passed. Mayor Pro Tem Antonio Jones was not present for the vote.

DRAFT

11. Consent Agenda

Councilmember Tracey Viars made a motion to approve the Consent Agenda engross. Councilmember Jonathon Bothers seconded the motion.

Vote taken: motion approved 4-0. Motion passed. Mayor Pro Tem Jones was not present for the vote.

A. **Minutes: February 9, 2026 Work Session**
Approval of the February 9, 2026 City Council Work Session Minutes

B. **Minutes: February 16, 2026 Regular Meeting**
Approval of the February 16, 2026 City Council Regular Meeting Minutes

C. **Cemetery Deed: Section III, 30-F and 30-G**
Authorization for the Mayor to sign a deed for cemetery lots purchased by George and Heather Murray in the Kennesaw City Cemetery.

D. **Resolution: Landscaping at Southern Museum**
Consideration for approval of a Resolution accepting the proposal from Creative Landscape Group to replace landscaping at the Southern Museum.

Resolution No. 2026-14

E. **Resolution: 2026 Community Development Block Grant Subrecipient**

Agreement
Consideration for approval of a Resolution authorizing the program year 2026 Community Development Block Grant (CDBG) Subrecipient Agreement between Cobb County and the City of Kennesaw.

Resolution No. 2026-15

F. **Resolution: All-Star Lighting and Electrical Services Proposal**
Consideration for approval of a Resolution accepting the proposal from All-Star Lighting and Electrical Services, Inc. to install poles and upgrade lighting for baseball fields 5 and 6 at Adams Park.

Resolution No. 2026-16

G. **Resolution: 2026 Athletic Association Facility Use Agreement**
Consideration for approval of a Resolution renewing the 2026 Athletic Association Facility Use Agreement with the Kennesaw Baseball and Softball Association.

Resolution No. 2026-17

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.

DRAFT

6:48 p.m. Floor Open for Public Comments

ANDREW BRAMLETT [City Resident]: Mr. Bramlett delivered a brief presentation on the history of Kennesaw focusing on the number of hoboes traveling through the city via train during the Great Depression.

STEVEN LUITJENS [City Resident]: Mr. Luitjens is the owner of Conservation Landscaping. He highlighted the forested area located behind the Kennesaw City Cemetery and the Revival on Main Apartments. He commented that the land sine of the last remaining green spaces in downtown Kennesaw. He has observed sensitive and rare plants at the site that can be easily harmed in the event the land is graded for development. Per Luitjens, it can take decades for the soil and forest to recover. He noted that invasive plants further endanger the flora and fauna that inhabit this area. Luitjens requests that the tract of land be preserved and the invasive plants removed.

6:52 p.m. Floor Closed for Public Comments

19. City Manager's Report

A. Reports, Discussions, and Updates

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.

Mayor Easterling presented three (3) Boards and Commissions appointments to the Council for consideration and approval.

- Appointment of Michael Ota to the Kennesaw Sister Cities Commission with a term ending in 2027.
- Appointment of Alexandra Berisford to the Historic Preservation Commission with a term ending in 2027.
- Appointment of Douglas Butler to the Planning Commission with a term ending in 2028.

DRAFT

Councilmember Tracey Viars made a motion to accept the three (3) Boards and Commissions appointments. Councilmember Madelyn Orochena seconded the motion.

Vote taken: motion approved 4-0. Motion passed. Mayor Pro Term Jones was not present for the vote.

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 6:49 p.m. The next work session meeting will be held on Monday, March 9, 2026, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

_____

Nicholas Simpson, Deputy City Clerk

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
3/2/2026
Public Comment Sign-in

	Name	Address	Topic
1	Andrew J. Bramlett	2940 Summerford Ct.	Local history
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Item Report

TO: The Honorable Mayor and City Council

FROM: Kayla Willis, Business License Manager

DATE: March 9, 2026

TITLE: **Alcohol License: Hooters of Kennesaw 2025 LLC D/B/A Hooters of Kennesaw**
Consideration for approval of a Retail Pouring Alcohol License for Beer, Wine, Liquor, and Sunday Sales for Hooters of Kennesaw 2025, LLC D/B/A Hooters of Kennesaw located at 2102 Old 41 Highway NW, Kennesaw, GA, 30144. Applicant: Matthew Floyd

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Summary:
The applicant has 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 check are on file.

A distance survey was completed by a certified surveyor and indicates that the business meets all distance requirements per Sections 6-42 and 6-43.

Recommendation:
The Finance Director recommends approval.

Fiscal Impact:
100-0000-32-190000-00000: Application Fee $350.00

Attachments:
1. Hooters Alcohol Change of Ownership - Redacted

City of Kennesaw, GA

Business License
2529 J.O. Stephenson Ave.
Kennesaw, GA 30144

Contact Information:
Phone: (770) 424-8274
Fax: (770) 429-4559
www.kennesaw-ga.gov

License Application:
Alcoholic Beverage

APPLICATION

Applying For (Check All That Apply):

- [X] Liquor
- [X] Beer
- [X] Wine
- [ ] Growler
- [X] Sunday Sales

License Type (Choose one):

- [ ] Manufacturer
- [ ] Wholesaler
- [ ] Retail Package
- [X] Retail Pouring

Type of Establishment (Choose one):

- [X] Restaurant
- [ ] Night Club
- [ ] Grocery Store
- [ ] Lounge
- [ ] Private Club
- [ ] Bottle House
- [ ] Convenience Store
- [ ] Indoor Entertainment Hall
- [ ] Hotel/Motel
- [ ] Package Store

Business Type (Choose one):

- [ ] Sole Proprietor
- [ ] Corporation
- [X] LLC
- [ ] Partnership
- [ ] LLP

Please fill out the below information:

1. Full name of business: Hooters of Kennesaw 2025 LLC
   Doing Business As (DBA): Hooters of Kennesaw
   Anticipated start date of business:

2. Business location: 2102 Old 41 Highway NW, Kennesaw, GA 30144
   Email address: [redacted]
   Phone Number: (770) 590-8820
   Mailing address: 107 Hampton Road, Suite 200, Clearwater, FL 33759

3. Do you have a certified survey of the location of the property? N/A - change of ownership.

Does the certified survey indicate that the business is within the designated distance of the following:

a.	Private residence	300 feet radius	[ ] Yes	[✓] No
b.	School or college	600 feet radius	[ ] Yes	[✓] No
c.	Church	600 feet radius	[ ] Yes	[✓] No
d.	Public building	600 feet radius	[ ] Yes	[✓] No
e.	Hospital	600 feet radius	[ ] Yes	[✓] No
f.	Public park	600 feet radius	[ ] Yes	[✓] No
g.	Day care center*	600 feet radius	[ ] Yes	[✓] No
h.	Alcohol or drug treatment center	600 feet radius	[ ] Yes	[✓] No

Package Sales have additional distance limitations as follows:

Package Sales Only (Liquor):

a.	School or college	300 feet radius	☐ Yes	☐ No
b.	Retail Liquor Package	1500 feet radius	☐ Yes	☐ No
c.	Church	300 feet radius	☐ Yes	☐ No
d.	Day care center*	300 feet radius	☐ Yes	☐ No
e.	Alcohol or drug treatment center	300 feet radius	☐ Yes	☐ No

Package Sales Only (Beer or Wine):

a.	School or college	300 feet radius	☐ Yes	☐ No
b.	Alcohol or drug treatment center	300 feet radius	☐ Yes	☐ No

* Must accept GA Pre-K or HOPE Scholarship Monies

* Must follow a prescribed state curriculum

See Code Sections 6-1, 6-42 and 6-43 for distance measurement definition and limitations.

4. For Retail Pouring license, please indicate the following:
   - Number of pool tables: None.
   - Number of video game machines: None.
   - Size of dance floor: N/A
   - Amount of cover charge: None.
   - Will the location have a DJ, and if so, number of times per week: N/A

5. How many square feet are the following:
   a. Dining are: 1,607 sq. ft.
   b. Bar area: 473 sq. ft.
   c. % of total dining space that is a bar area: 22.7%

Is this location new construction or pre-existing? Pre-existing

How is the proposed location zoned? PVC / Commercial

This section is to be completed and signed by the City of Kennesaw Zoning staff:

Zoning verified by City of Kennesaw Zoning Division staff member CMC

If this is an application for a new establishment, attach proof of adequate parking facilities of one (1) off street parking space for each (200) square feet of total floor area within the building in conformity with the zoning ordinance and regulations of the City of Kennesaw.

If new establishment, parking verified by the Zoning Division staff member N/A

If Partnership or LLP: N/A

6. Partnership of LI

Partner/Mem #:
Position:
Email Addres):
Phone Numb

Home Addres

Partner/Mem #:
Position:
Email Addres):
Phone Numb

Home Addres



**Attach additional sheets if needed

If Corporation or LLC:

7. Corporation or LLC Name: Please see attached Exhibit "A"

President/Member: _____ Social Security #: _____
Email Address: _____ Date of Birth: _____
Phone Number: _____ % of Ownership: _____

Home Address: _____ City: _____
_____ State: _____
ZIP: _____

VP/Member: _____ Social Security #: _____
Email Address: _____ Date of Birth: _____
Phone Number: _____ % of Ownership: _____

Home Address: _____ City: _____
_____ State: _____
ZIP: _____

Secretary/Member: _____ Social Security #: _____
Email Address: _____ Date of Birth: _____
Phone Number: _____ % of Ownership: _____

Home Address: _____ City: _____
_____ State: _____
ZIP: _____

Treasurer/Member: _____ Social Security #: _____
Email Address: _____ Date of Birth: _____
Phone Number: _____ % of Ownership: _____

Home Address: _____ City: _____
_____ State: _____
ZIP: _____

Attach additional sheets if needed

City of Kennesaw Alcoholic Beverage License Application
(Change of Ownership) of
Hooters of Kennesaw 2025 LLC d/b/a Hooters of Kennesaw
2102 Old Highway 41 NW, Kennesaw, GA 30144
Mr. Matthew P. Floyd, Proposed Licensee

EXHIBIT "A" – MEMBER AND MANAGER

Name	Date of Birth	Address	Title	Phone # and Email Address	SSN/FEIN	% Interest
Hooters 2025 Acquisition, LLC	N/A	107 Hampton Road, Suite 200 Clearwater, FL 33759	Member	[redacted]	[redacted]	100%
Neil G. Kiefer	[redacted]	[redacted]	Manager of Hooters 2025 Acquisition, LLC	[redacted]	[redacted]	0%

If the business listed in questions 6 or 7 *is owned by another firm or corporation,* provide the information requested in questions 8 and 9.

8. List corporate name, business name, and % of business owned by the corporation

Corporate Name	Business Name	% Owned
Please see attached Exhibit "A"		

9. List name, position, social security number, address, and % owned for each board member of the corporation listed in question 8.

Name	Position	SSN	Home Address	% Owned
Please see attached Exhibit "A"				

10. Is the licensee or any owner listed in questions 6 – 9 *currently holding an interest or ever been associated with any alcoholic beverage establishment?* If yes, list below. No.

Licensee/Owner Name	Business Name	Address
Please see attached Exhibit "B" for a list of related businesses of Hooters 2025 Acquisition LLC, the sole member of Hooters of Kennesaw 2025 LLC.		

11. List full name and other required information of relatives of the licensee or owners *who have or have had any license or any financial or ownership interest in any alcoholic beverage business.*

Name/Relationship	Home Address	Business Name/Address
None.		

12. List the full name and address of the property owner on which the business is to be conducted.

Property Owner: TPB RE Holdings, LLC

Address: 1718 Peachtree Street, Suite 276, Atlanta, GA, 30309

13. State the total amount of capital funds to be invested in this business.

$ [redacted]

14. State the amount of personal funds invested by the following:

Licensee/Owner $ [redacted]

Other Owners $ [redacted]

City of Kennesaw Alcoholic Beverage License Application
(Change of Ownership) of
Hooters of Kennesaw 2025 LLC d/b/a Hooters of Kennesaw
2102 Old Highway 41 NW, Kennesaw, GA 30144
Mr. Matthew P. Floyd, Proposed Licensee

Exhibit B – Related Businesses*

Hooters of Cartersville
885 Joe Frank Harris Parkway
Cartersville, GA 30120
(City of Cartersville)

Hooters of Columbus
2650 Adams Farm Road
Columbus, Georgia 31909
(Columbus Consolidated Government)

Hooters of Conyers
1099 Iris Drive
Conyers, Georgia 30012
(City of Conyers)

Hooters of Kennesaw
2012 Old Highway 41
Kennesaw, Georgia 30144
(City of Kennesaw)

Hooters of Lawrenceville
860 Duluth Highway, Suite 900
Lawrenceville, Georgia 30043
(Gwinnett County)

Hooters of Mall of Georgia
1950 Mall of Georgia Boulevard
Buford, Georgia 30519
(Gwinnett County)

Hooters of Newnan
1001 Bullsboro Drive
Newnan, Georgia 30265
(City of Newnan)

Hooters of Roswell
795 Holcomb Bridge Road
Roswell, Georgia 30076
(City of Roswell)

Hooters of Savannah
4 Gatewood Boulevard, West
Savannah, Georgia 31409
(Chatham County)

Hooters of Tara
6785 Tara Boulevard
Jonesboro, Georgia 30236
(Clayton County)

*All applications are pending.

15. If capital is borrowed, provide the following and attach a copy of the note (s) or evidence of indebtedness, with all attachments, to this application.

Name of Lender	Address	Amount	Date	Interest Rate
N/A				

16. Name the person (s) that will be the manager of this business and provide the following information.

Name	Address	Compensation
Matthew P. Floyd	805 Canterbury Ridge Circle, Canton, GA 30114	[redacted]
Keith Prandy	3107 Quince Tree Way, Acworth, GA 30101	
Ashley Foote	56 Misty Ridge Trail, Hiram, GA 30141	

17. Provide the name and address of your CPA or accounting firm:

Name	Address
Nathan Weatherilt, CFO	107 Hampton Road, Suite 200 Clearwater, FL 33759

18. Has the *business or any business associated with this business* been cited, charged, indicted, have a pending charge or been convicted at any time for any violation of Georgia Law, Federal Law or any rule or regulation of the State revenue commissioner or any rule, regulation or ordinance of the City of Kennesaw, Cobb County or other governmental unit? Yes ○ No ⊗

If yes, give full details.

N/A

19. Has the licensee, the licensee's spouse or any person having ownership interest in this business or their spouse been:

Arrested	___ Yes	_X_ No	Convicted	___ Yes	_X_ No
Detained	___ Yes	_X_ No	Indicted	___ Yes	_X_ No
Pled Guilty	___ Yes	_X_ No	Pled Nolo Contender	_X_ Yes	___ No
On Probation	_X_ Yes	___ No	Any Pending Criminal Charge	___ Yes	_X_ No

If you answered "YES" to any of these questions, list below in complete detail the name, dates, charges, places of arrest and disposition of charge (s). Failure to make a full disclosure in response to this question will result in denial of the application or a revocation of the license if information requested was not provided.

Matthew Floyd: 2008, Canton, GA: Possession of alcohol. Pled nolo contendere. Pre-trial diversion; served one (1) year of probation.

20. Has the licensee, the licensee's spouse or any person having ownership interest in this business or their spouse ever had any interest in any business, ever been a licensee or ever been an officer in any business that was cited, had an employee of any business citied, detained, arrested, indicted or convicted for any offense by any federal, state, county or city government or has any business been warned or had any license placed on probation, denied, suspended or revoked by any federal, state, county or city government? Failure to make a full disclosure in response to this question will result in denial of the application or a revocation of the license if information requested was not provided.

No.

21. Indicate the type of alcohol awareness training and the number of hours of training that is required of owners and employees selling alcoholic beverages for the business. Also, indicate if training is required annually and the number of hours required.

Responsible Alcohol Service in-house training - please also see attached documents.

22. What types of materials (written materials, signs, badges, etc.) are provided with the training of the employees?

Written materials - please also see attached.

23. Have you read and do you understand all the provisions of the City of Kennesaw and State of Georgia Alcoholic Beverage requirements as stated in Chapter Six (6) of the City of Kennesaw Code of Ordinances and Title III of the Official Code of Georgia.

Yes ⊗ No ○

24. Are you aware that the sale of alcoholic beverages to an underage person (s) by you or your employees may result in the suspension or revocation of the alcoholic beverage license?

Yes ⊗ No ○

25. What procedures do you have in place to ensure that alcoholic beverages are not sold to underage person (s) or any other violation of the City of Kennesaw Code of Ordinances and State Law? Please attach all documentation relating to such procedures and include an explanation as their usage.

Written materials - please see attached.

26. What technology, equipment and products have been or will be implemented in the location to ensure compliance with the City of Kennesaw, Cobb County and State Law? Examples include cash registers that require the date of birth to be entered, cameras, signs and calendars). Describe below:

State alcohol notices.

27. Estimated gross receipts from this location for the remaining calendar year: $ [redacted]

28. List occupations for the past ten years. Include dates of employment and positions.

From/To Month/Year	Company	City	State	Position/Salary
01/2025 - Present	Refuge Insurance Advisors	Cartersville	GA	[redacted]
08/2005 - Present	Hooters	Kennesaw	GA	

29. List previous residences of the licensee for the past ten years.

From/To Month/Year	Address	City	State
12/2012 - Present	[redacted]	[redacted]	GA

KENNESAW, GEORGIA
COBB COUNTY

I, Matthew P. Floyd being duly sworn according to law, do swear that the facts and things stated by me in the above and foregoing answers to questions are true and no false or fraudulent statement is made herein and such answers were made in order to procure the granting of such a license.

I have received a copy of the City of Kennesaw Alcoholic Beverage Code and I am aware that all licenses must be obtained and fees paid no later than two weeks from the date of approval of this application by the Mayor and Council.

Matt Floyd
Signature of Applicant

Signature of Spouse of Applicant

Sworn to and subscribed before me this
20th day of October, 2025

Kara Breeden
Notary Public

KARA BREEDEN NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA COMMISSION EXPIRES MAY SEPTEMBER 25, 2029

Mindy L. Thompson, Esq.
Sard & Leff, LLC

Mindy L. Thompson /ta
Signature and title of person other than applicant filing out this application

(770) 644-0800
Phone Number

Application received in Kennesaw City Hall by:
Mary Mall

Application to be heard by Mayor & Council
Date & Time: 3/16/2026 at 6:30pm

A REPRESENTATIVE MUST BE PRESENT AT THE MAYOR & COUNCIL MEETING

City of Kennesaw, GA

Business License
2529 J.O. Stephenson Ave.
Kennesaw, GA 30144

Contact Information:
Phone: (770) 424-8274
Fax: (770) 429-4559
www.kennesaw-ga.gov

License Application:
Alcoholic Beverage

FOOD SALES AND ALCOHOLIC BEVERAGE SALES AFFIDAVIT

TO BE COMPLETE BY RETAIL POURING APPLICANTS ONLY

NAME OF ESTABLISHMENT: Hooters of Kennesaw 2025 LLC d/b/a Hooters of Kennesaw
ADDRESS OF ESTABLISHMENT: 2102 Old 41 Highway NW, Kennesaw, GA 30144
LICENSEE'S NAME: Matthew P. Floyd

FOOD SALES AND ALCOHOLIC BEVERAGE SALES: Financial reports must be attached to support the reported total or CPA certification must be completed attesting to the reported sales. This information must be provided from the financial records of the above establishment on a calendar year basis or such period during which the establishment has been open.

PERIOD FOR WHICH INFORMATION IS PROVIDED: 11-1-25 to 11-1-26 (IF EXISTING BUSINESS, MUST BE A 12 MONTH PERIOD. IF NEW BUSINESS, MUST BE 12 MONTH ESTIMATE.)

Gross Receipts from Food sales this period: [redacted]
Gross Receipts from Alcoholic Beverage sales this period:
Total Food sales and Alcoholic Beverage sales this period:

Briefly describe the method by which receipts are segregated daily into food sales and alcohol sales:
Point of sale (POS) system

I certify that I have a working knowledge of the books and records of the establishment whose name appears above, and that to the best of my knowledge the figures presented above represent accurate sale totals for the period specified.

Nathan Weatherilt	N/A	[redacted]	
CPA NAME (PRINTED)	NAME OF CPA FIRM	PHONE	
CPA SIGNATURE	107 Hampton Road #200	Clearwater, FL	33759
	BUSINESS ADDRESS	CITY/STATE	ZIP

SIGNATURE OF NOTARY PUBLIC

SWORN UNDER OATH THIS 28th DAY OF October, 20 25

TINA WAGERS
Commission # HH 197361
Expires January 5, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

I hereby affirm and understand that the privilege of selling alcoholic beverages on Sunday from 12:30 p.m. until Monday 2:55 p.m. requires valid alcoholic beverage pouring license, valid Sunday Sales pouring license and that at least 50% of the licensed establishment's annual gross food and alcoholic beverage sales must be derived from the sale of prepared meals and food.

I hereby affirm that I understand that records of food sales and alcoholic beverage sales must be prepared and maintained. Failure to prepare and maintain records of food sales and alcoholic beverage sales is cause for denial or revocation of the alcoholic beverage pouring license, including the Sunday Sales pouring license. I further affirm that I understand that the City of Kennesaw Business License Division may audit our records to verify same at its discretion.

Signature of Licensee/Owner

Sworn under oath this 28th day of Oct., 2025. Notary Public

TINA WAGERS
Commission # HH 197361
Expires January 5, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

City of Kennesaw, GA

Business License
2529 J.O. Stephenson Ave.
Kennesaw, GA 30144

Contact Information:
Phone: (770) 424-8274
Fax: (770) 429-4559
www.kennesaw-ga.gov

License Application:
Alcoholic Beverage

OWNER/LICENSEE PERSONAL STATEMENT INFORMATION



1. Full name of licensee (No initials): Matthew Preston Floyd, a/k/a Matt Floyd
   (Include maiden names and alias names if any)

2. Phone Numbers:
   a. Business: (770) 590-8820
   b. Cell: [redacted]
   c. Home: [redacted]

3. Home Address: [redacted]
4. Business Address: 2102 Old 41 Highway NW, Kennesaw, GA 30144

5. Please fill out the following:
   Age: 38 Sex: Male Height: 5'6" Color of Hair: Brown
   Race: Caucasian Weight: 225 lbs Color of Eyes: Blue

6. Social Security #: [redacted]
7. Place of Birth: Canton, GA Date of Birth: [redacted]87
   U.S. Citizen: Yes. ⊗ By Birth ○ Naturalized
   If a naturalized citizen, provide certificate #: N/A
   and submit original naturalization certificate or U. S. Passport
   If a legal permanent resident, provide alien registration #: N/A
   and submit copy of I-551 card
   Derived Parents Certificate #'s: _____
   Date & Port of Entry: _____

8. How long have you resided in the State of Georgia? Thirty-eight (38) years
9. Number of years at this present address? Twelve (12) years

10. Are you (Choose one): ⊗ Single ○ Married ○ Widowed ○ Divorced

11. If married, complete the following information on spouse.
    Full Name of Spouse: N/A
    Social Security #: _____ Spouse's Maiden Name: _____
    Place of Birth: _____ Date of Birth: _____
    Place of Marriage: _____ Date of Marriage: _____

Name of spouse's employer: _____

Address of employer: _____

U.S. Citizen: _____ ○ By Birth ○ Naturalized

If a naturalized citizen, provide certificate #: _____

and submit original naturalization certificate or U. S. Passport

If a legal permanent resident, provide alien registration #: _____

and submit copy of I-551 card

Derived Parents Certificate #'s: _____

Date & Port of Entry: _____

12. Give names and addresses of all children and stepchildren (regardless of age).

Full Name	Address	Age	Birth Place
[redacted]	[redacted]	[redacted]	Canton, GA

13. Give names and addresses of all immediate living relatives.

	Full Name	Address
Parents:	Dean Floyd	[redacted]
	Donna Barnes	
Siblings:	David Floyd	
	Kara Breeden	
In-Laws:	N/A	

14. Do you or your spouse have financial interest in any bar, lounge, tavern, restaurant, or other place of business where alcoholic beverage are sold and consumed on the premises? If yes, give details: No.

N/A

15. Are you or your spouse related to anyone who has ownership or is employed by any wholesale or retail alcoholic beverage business? If so, give name, relationship to licensee or licensee's spouse, business name and the amount of interest, and/or type of employment in each. Yes.

Mr. Matthew Floyd is employed by Hooters of Kennesaw 2025 LLC, whose related businesses hold local government and state alcoholic beverage licenses across the United States.

16. Education: List name of schools attended, address, dates of attendance and degrees earned.

M/YR	to	M/YR	School	Address	City	State	Degree
08/2012		12/2016	Post University	800 Country Club Road	Waterbury	CT	None
08/2001		05/2006	Cherokee High School	930 Marietta Highway	Canton	GA	Diploma

Business License
2529 J.O. Stephenson Ave.
Kennesaw, GA 30144

Contact Information:
Phone: (770) 424-8274
Fax: (770) 429-4559
www.kennesaw-ga.gov

License Application:
Alcoholic Beverage

OWNER/LICENSEE PERSONAL FINANCIAL STATEMENT

Name: Matthew P. Floyd
Social Security #: [redacted]
Residence Address: [redacted]
City/State/Zip:
Residence Phone: [redacted]

Date of Birth: [redacted]
Name of Spouse: N/A
Business/Organization: Hooters of Kennesaw 2025 LLC
Business Phone: (770) 590-8820
Partner/Officer in any other business? ○ Yes ● No

Assets		Liabilities	
Cash on hand in banks	[redacted]	Notes payable to banks - Secured	[redacted]
Accounts Receivable		Notes payable to banks - Unsecured	
Stocks & Bonds		Accounts Payable	
Real Estate		Unpaid Taxes	
Cash value of Life Insurance		Mortgage on Real Estate	
Automobiles		Other Debts (itemize)	
Deposit Accounts		Total Liabilities	
Credit w/ Financial Institutions		Net Worth	
Other Assets (Itemize)			
Total Assets		**Total Liabilities & Net Worth**	

Source of Annual Income: Hooters — Salary: [redacted]
Bonus & Commissions: [redacted] — Dividends
Alimony, Child Support, or Separate Income
Itemize all loan sources & Interest
Other Income (Itemize)
Total Income

Unsatisfied judgments or lawsuits pending? ○ Yes ● No
Are any income tax returns made by you for prior years being contested? ○ Yes ● No
If so, what do you estimate as the additional amount you may be required to pay?
Are any assets pledged or joint names other than as described above? ○ Yes ● No
Have you ever been declared bankrupt? ○ Yes ● No
Do you have a will? ○ Yes ● No
Beneficiary:
Who is named as your executor?
Executor:

As of _____ **20**____

Applicant Privacy Rights

As an applicant who is the subject of a Georgia only or a Georgia and Federal Bureau of Investigation (FBI) national fingerprint/biometric-based criminal history check for a non-criminal justice purpose (such as an application for criminal justice or non-criminal justice employment or a license, an immigration or naturalization matter, security clearance, or adoption), you have certain rights which are discussed below. All notices must be provided to you in writing. These obligations are pursuant to the Privacy Act of 1974, Title 5, United States Code (U.S.C.) Section 552a, and Title 28 Code of Federal Regulation (CFR), 50.12, among other authorities.

- You must be provided written notification that your fingerprints/biometrics will be used to check the criminal history records maintained by the Georgia Crime Information Center (GCIC) and the FBI, when a federal record check is so authorized.
- You must be provided an adequate written FBI Privacy Act Statement (dated 2013 or later) when you submit your fingerprints and associated personal information. This Privacy Act Statement must explain the authority for collecting your fingerprints and associated information and whether your fingerprints and associated information will be searched, shared, or explained.
- You must be advised in writing of the procedures for obtaining a change, correction, or update of your criminal history record as set forth at 28 CFR 16.34.
- You must be provided the opportunity to complete or challenge the accuracy of the information in your criminal history record (if you have such a record).
- If you have a criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the officials deny you the employment, license, or other benefit based on the information in the criminal history record.
- If agency policy permits, the officials may provide you with a copy of your criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, you may find information regarding how to obtain a copy of your Georgia criminal history record at the GBI website: https://gbi.georgia.gov/services/obtaining-criminal-history-record-information-frequently-asked-questions Information regarding how to obtain a copy of your FBI criminal history record is located at the FBI website: https://www.edo.cjis.gov
- If you decide to challenge the accuracy or completeness of your criminal history record, you should contact and send your challenge to the agency that contributed the questioned information. If the disputed arrest occurred in the State of Georgia, you may send your challenge directly to the GCIC. Contact information for the GCIC can be found at https://gbi.georgia.gov/services/obtaining-criminal-history-record-information-frequently-asked-questions Alternatively, you may send your challenge directly to the FBI by submitting a request via https://www.edo.cjis.gov. The FBI will then forward your challenge to the agency that contributed the questioned information and request the agency to verify or correct the challenge entry. Upon receipt of an official communication from that agency, the FBI will make any necessary changes/corrections to your record in accordance with the information supplied by that agency. (See 28 CFR 16.30 through 16.34.)
- You have the right to expect that officials receiving the results of the criminal history record check will use it only for the authorized purposes and will not retain or disseminate it in violation of federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.

Privacy Act Statement

This privacy act statement is located on the back of the (blue) FD-258 fingerprint card.

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principle Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

As of 02/04/2021

Applicant Notification and Record Challenge:

Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedure of obtaining a change, correction or updating an FBI identification record is set forth in Title 28, Code of Federal Regulations (CFR), 16.34.

Procedures for obtaining a copy of the FBI criminal history record are set forth in 28 CFR 16.30 through 16.33 or review the FBI website.

Matt Floyd	Matthew P. Floyd	10/20/25
Signature	Print Name	Date

Control Number : 25152528

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF AUTHORITY

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Hooters of Kennesaw 2025 LLC
a Foreign Limited Liability Company

has been duly formed under the laws of **Florida** and has filed an application meeting the requirements of Georgia law to transact business as a **Foreign Limited Liability Company** in this state.

WHEREFORE, by the authority vested in me as Secretary of State, the above **Foreign Limited Liability Company** is hereby granted, on **08/04/2025**, a certificate of authority to transact business in the State of Georgia as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said application.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **08/06/2025**.

Brad Raffensperger

Brad Raffensperger
Secretary of State

Georgia Department of Revenue

Department of Revenue Alcohol License Application

DOR Alcohol License Application

Business Information

Business Name: HOOTERS OF KENNESAW 2025 LLC

Business Type: LLC

Address Information

Location Address: 2102 OLD HIGHWAY 41 NW KENNESAW GA 30144

Alcohol License Information

License Type: Consumption on Premises

Start Date: 11-25-2025

Beer: Yes

Wine: Yes

Liquor: Yes

Airline or Railway Carrier: No

Regional Economic Assistance Program: No

Local Jurisdiction Type: City

Local Jurisdiction: KENNESAW

Arrest History: No

Licensee Information

Licensee Type: Business

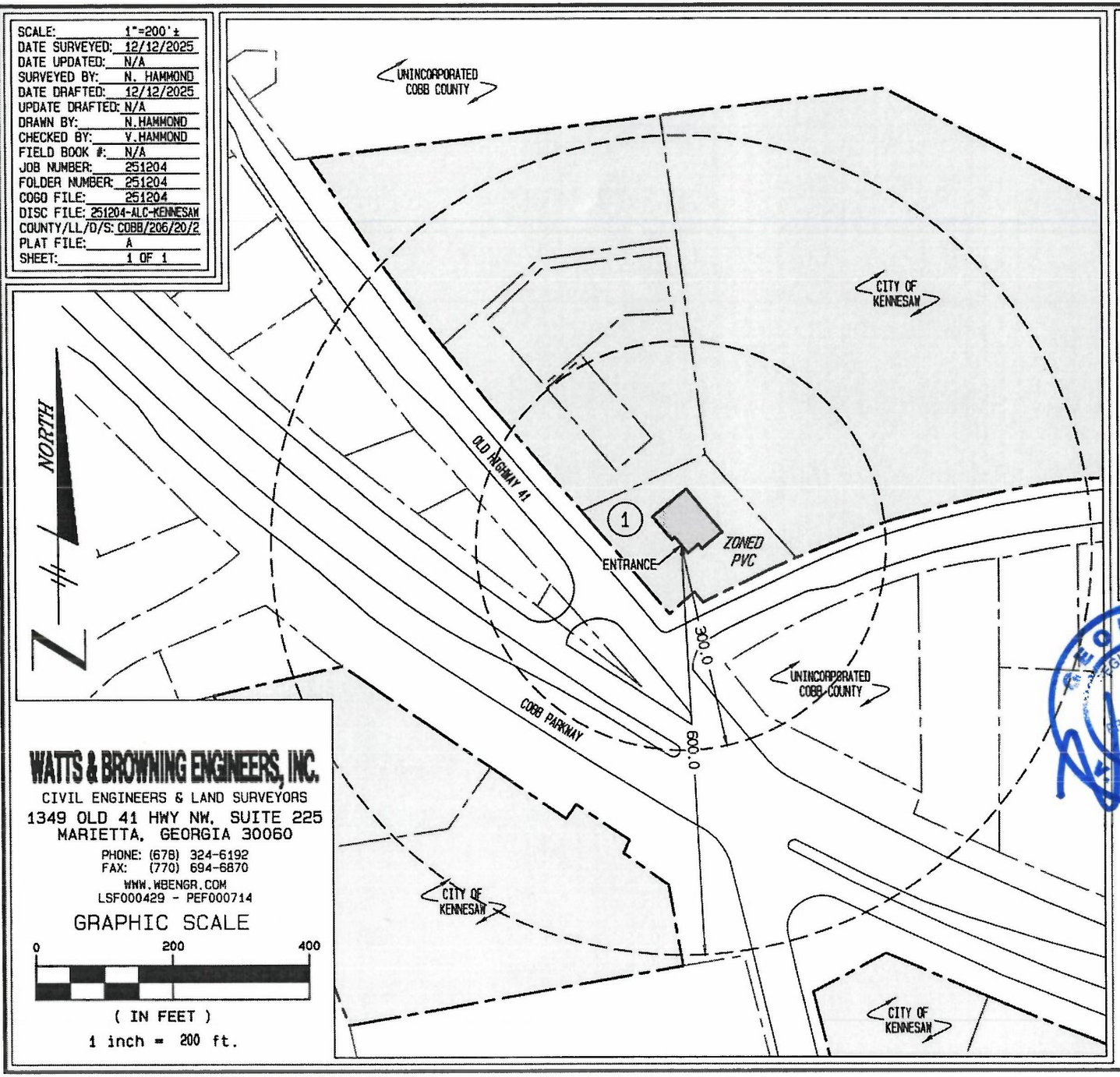
Licensee Name: KIEFER, NEIL

Additional Information

Primary NAICS: 722511

Officers	Officer or Responsible Party
KIEFER, NEIL G.	Officer
KIEFER, NEIL G.	Officer

SCALE:	1"=200'±
DATE SURVEYED:	12/12/2025
DATE UPDATED:	N/A
SURVEYED BY:	N. HAMMOND
DATE DRAFTED:	12/12/2025
UPDATE DRAFTED:	N/A
DRAWN BY:	N.HAMMOND
CHECKED BY:	V.HAMMOND
FIELD BOOK #:	N/A
JOB NUMBER:	251204
FOLDER NUMBER:	251204
COGO FILE:	251204
DISC FILE:	251204-ALC-KENNESAW
COUNTY/LL/D/S:	COBB/206/20/2
PLAT FILE:	A
SHEET:	1 OF 1



1. **SITE**: HOOTERS OF KENNESAW (*ZONED PVC*)
   2102 OLD HIGVHWAY 41 NW, KENNESAW, GA 30144
2. **SCHOOL**: THE ACADEMY AT ELLISON LAKES
   2400 ELLISON LAKES DRIVE (NOT SHOWN)
   2,045 FEET± STRAIGHT LINE, ENTRANCE-PROPERTY LINE
3. **CHURCH**: TRINITY CHURCH KENNESAW
   2121 BARRETT PARK DRIVE (NOT SHOWN)
   1,885 FEET± STRAIGHT LINE, ENTRANCE-ENTRANCE
4. **ALC-TREAT-CTR**: COBB COUNTY COMMUNITY SERVICES BOARD BHCC
   1758 COUNTY SERVICES PARKWAY (NOT SHOWN)
   6.6 MILES± STRAIGHT LINE, ENTRANCE-ENTRANCE
5. **HOSPITAL**: WELLSTAR KENNESTONE HOSPITAL
   677 CHURCH STREET (NOT SHOWN)
   3.7 MILES± STRAIGHT LINE, ENTRANCE-ENTRANCE
6. **RESIDENCE**: 1747 TAYNTON CIRCLE (NOT SHOWN)
   2,650 FEET± STRAIGHT LINE, ENTRANCE-ENTRANCE
7. **PARK**: BIG SHANTY PARK
   2050 KENNESAW DUE WEST ROAD NW (NOT SHOWN)
   5,100 FEET± STRAIGHT LINE, ENTRANCE-ENTRANCE
8. **PUBLIC BUILDING**: COBB COUNTY FIRE STATION NO. 8
   2380 COBB PARKWAY (NOT SHOWN)
   2,375 FEET± STRAIGHT LINE, ENTRANCE-ENTRANCE
9. **HOUSING AUTHORITY**: COBB COUNTY HOUSING AUTHORITY
   1425 RIDENOUR BOULEVARD (NOT SHOWN)
   4,610 FEET± STRAIGHT LINE, ENTRANCE-ENTRANCE

NOTE: FOR THIS SURVEY THE DISTANCES SHOWN HEREON (UNLESS OTHERWISE INDICATED) WERE MEASURED IN ACCORDANCE WITH THE CITY OF KENNESAW ORDINANCES **(SECTIONS 6-42 AND 6-43)** IN A STRAIGHT LINE FROM THE CENTER OF THE PRIMARY ENTRANCE OF THE STRUCTURE FROM WHICH ALCOHOLIC BEVERAGES ARE SOLD OR OFFERED FOR SALE TO THE ENTRANCE OF THE BUILDING OF A CHURCH, HOSPITAL, GOVERNMENT-OWNED TREATMENT CENTER OR OTHER PUBLIC BUILDING; OR SCHOOL, COLLEGE CAMPUS OR PUBLIC PARK.

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

GRAPHIC SCALE

0 200 400

(IN FEET)

1 inch = 200 ft.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2559 V. T. HAMMOND

PLAT TO ACCOMPANY
ALCOHOLIC BEVERAGE LICENSE FOR

HOOTERS OF KENNESAW, 2025 LLC
d/b/a HOOTERS OF KENNESAW

2102 OLD HIGHWAY 41 NW
KENNESAW, GEORGIA 30144

LAND LOT 206
20TH DISTRICT ~ 2ND SECTION
CITY OF KENNESAW
COBB COUNTY, GEORGIA

DECEMBER 12, 2025

GEORGIA DEPARTMENT OF PUBLIC HEALTH

GEORGIA DEPARTMENT OF PUBLIC HEALTH

KATHLEEN E. TOOMEY, M.D., M.P.H., COMMISSIONER

PROVISIONAL FOOD SERVICE PERMIT

01/30/2026	FSP-033-007329	03/30/2026
(DATE ISSUED)	(PERMIT NUMBER)	(EXPIRATION DATE) not to exceed 60 days of date issued

A PROVISIONAL PERMIT IS HEREBY GRANTED TO

HOOTERS OF KENNESAW 2025, LLC

to maintain and operate a Provisional (TYPE OF OPERATION) food service establishment named

HOOTERS OF KENNESAW

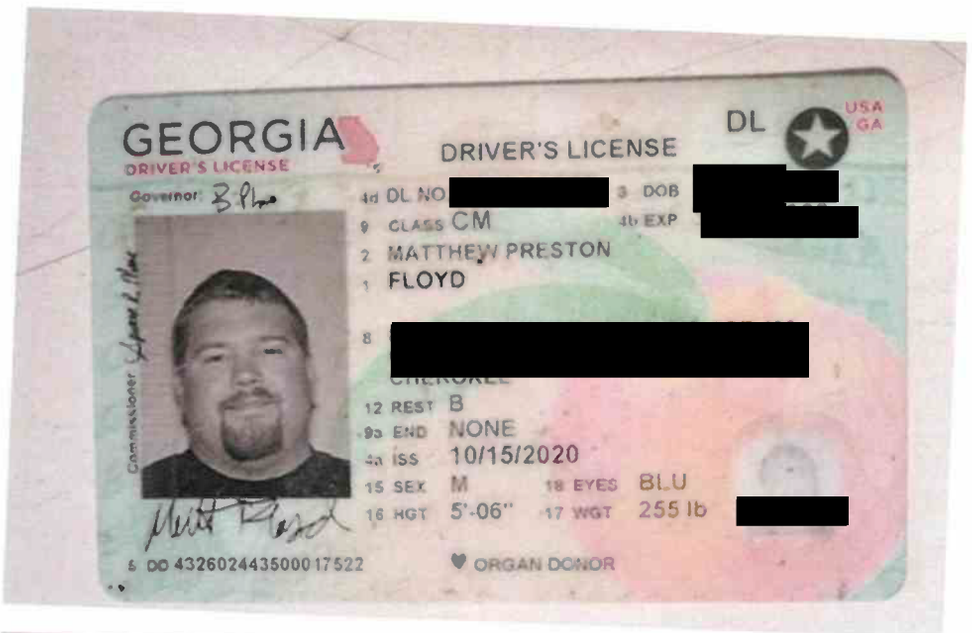
located at 2102 OLD 41 HWY (STREET, HIGHWAY, OR RFD) KENNESAW (CITY OR TOWN) COBB (COUNTY) 30144 (ZIP CODE) GEORGIA

This permit signifies compliance on the date of issue with the Rules of the Georgia Department of Public Health pursuant to the O.C.G.A. 26-2-373 et seq. and is valid until the permit is suspended, revoked, or expires.

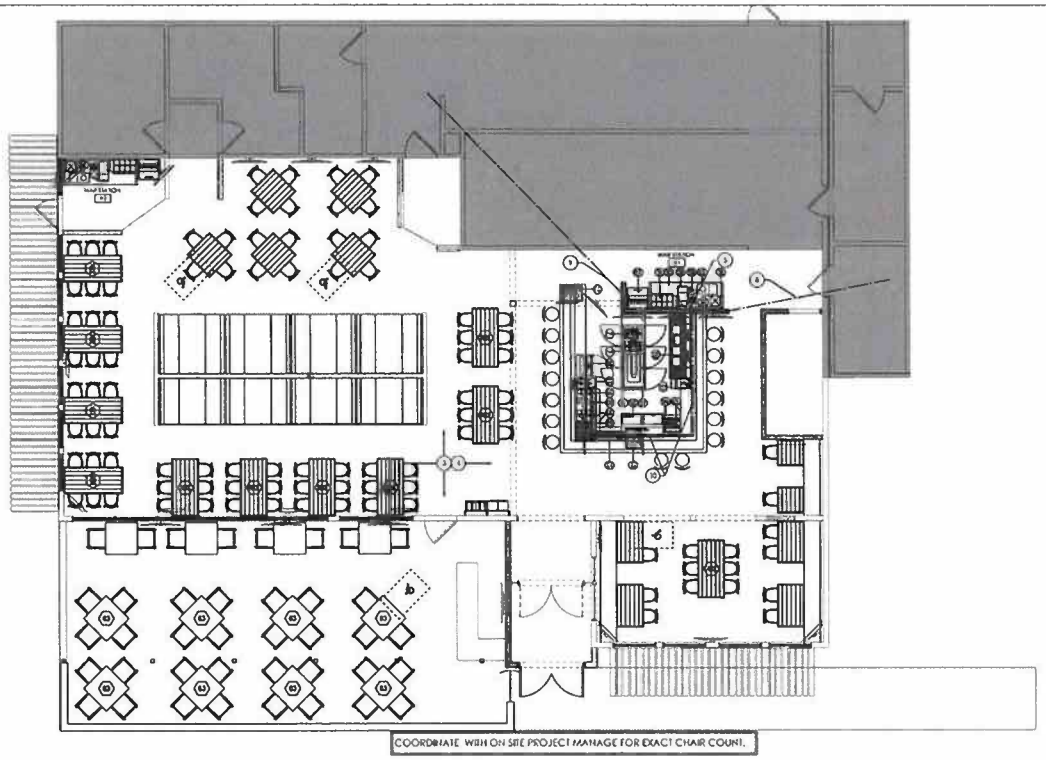
Eloise Waters

Issuing Official for County Board of Health

DISPLAY FOR PUBLIC VIEW - NOT TRANSFERABLE - PROPERTY OF THE HEALTH AUTHORITY


GEORGIA
DRIVER'S LICENSE
DRIVER'S LICENSE
DL
USA
GA
Governor:
Commissioner:
4d DL NO [redacted]
3 DOB [redacted]
9 CLASS CM
4b EXP [redacted]
2 MATTHEW PRESTON
1 FLOYD
8 [redacted]
CHEROKEE
12 REST B
9a END NONE
4a ISS 10/15/2020
15 SEX M
18 EYES BLU
16 HGT 5'-06"
17 WGT 255 lb
[redacted]
5 DD 432602443500017522
ORGAN DONOR


[redacted]
www.dds.georgia.gov
MEDICAL INFORMATION: BT5
CLASS: CM-≤ 26,000 lbs. GVWR and Trailer ≤ 10,000 lbs. All recreational vehicles and 2 or 3 wheeled motorcycles
ENDORSEMENTS: NONE
RESTRICTIONS [redacted]
[redacted]



COORDINATE WITH ON SITE PROJECT MANAGE FOR EXACT CHAIR COUNT.

1 A1.0 PROPOSED EQUIPMENT PLAN
3/16"=1'-0"

EQUIPMENT PLAN	
1	NOT USED
2	NOT USED
3	SURGE PROTECTOR 8'± 10" OFF FINISH FLOOR COORDINATE WITH ON SITE PROJECT MANAGER FOR LOCATION
4	OWNER SUPPLIED POS SHELF UNIT INSTALLED BY GC WIRING BY GC. COORDINATE WITH ON SITE PROJECT MANAGER
5	GC TO USE EXTREME CAUTION WHEN NAILING OR SCREWING MATERIAL TO STUDS IN THIS AREA TO AVOID PUNCTURING SODA & BEER LINES IN WALL
6	NOT USED
7	NOT USED
8	BEER PYTHON OVERHEAD, COORDINATE WITH ON SITE PROJECT MANAGER
9	SODA PYTHON OVERHEAD COORDINATE WITH ON SITE PROJECT MANAGER
10	RUN BEER & SODA PYTHON UNDER COUNTER TO DISPENSER
11	NOT USED
12	NOT USED

GENERAL CONTRACTOR TO COORDINATE ALL BEER AND SODA EXACT ROUTES WITH ON SITE PROJECT MANAGER.

GENERAL CONTRACTOR IS RESPONSIBLE FOR :

1. SET UP DELIVERY SCHEDULE
2. TO UNLOAD , STORE AND PROTECT AS REQUIRED.
3. ASSEMBLE AND INSTALL PER MFR INSTRUCTIONS
4. SEE PLUMING SHEETS FOR NOTES.

HOOTERS OF KENNESAW BAR EQUIPMENT SCHEDULE

ITEM #	QTY	DESCRIPTION	MANUFACTURER	MODEL NUMBER OR SIZE	PROVIDED BY	UNLOADED BY	ASSEMBLED BY	INSTALLED BY	CONNECTIONS BY PC	EC	MC	ELECTRICAL VOLT	PH	KW	AMPS	HP	CONN	AFF	PLUMBING WATER CW	HW	AFF	WASTE DI	DW	AFF	GAS SIZE	MBTU	AFF	REMARKS
4	1	PASS THROUGH BOTTLE DISPLAY	PERLICK	PS3M	KEC	GC	GC	GC	X	X		115	1		7.8	1/3	PLUG					1/2"		FS				HEMA 5-15P
7	2	JAGER MACHINE	TAP MACHINE	209	OWNER	GC	GC	GC		X		115			3	1/3	PLUG	24"										SITS ON #4
10	1	GLASS FROSTER	PERLICK	FM48	EXISTING	KEC	KEC	KEC		X		115	1		8.2	1/3	PLUG	24"										
12	1	HAND SINK	PERLICK	TS12HSN	EXISTING	NA	GC	GC	X										1/2"	1/2"		1 1/2"		FS				
13	4	TRASH CAN	RUBBERMAID	3540	OFS	GC	GC	GC																				
14	1	POS STAND	PERLICK	CM2541	KEC	KEC	KEC	KEC																				
15	1	POS UNIT W/ CASH DRAWER			OWNER	OWNER	OWNER	OWNER		X		120	1				PLUG											
17	1	BLENDER STATION DUMP SINK	PERLICK	TS12BLW	EXISTING	NA	GC	GC	X			120	1				PLUG		1/2"	1/2"		1 1/2"		FD				
18	1	ICE CHEST	PERLICK	TS36IC8	EXISTING	NA	GC	GC	X													1/2"		FS				
19	2	HAND ON SPEED RAIL	PERLICK	SR-HO4, SR-H30	EXISTING	NA	GC	GC																				
20	1	DRAIN BOARD	PERLICK	TS24	EXISTING	NA	GC	GC	X													1 1/2"		FS				
21	1	SPEED RAIL	PERLICK	SR-34B	EXISTING	NA	GC	GC																				
22	2	BAR TOP DRAIN BOARD	PERLICK	CM3259	KEC	KEC	KEC	KEC	X																			
23	1	BEER TAP W/ DRAIN PAN	PERLICK	4043-4B	KEC	KEC	GC	GC																				
24	1	FOUR COMPARTMENT SINK	PERLICK	TSD74C	EXISTING	NA	GC	GC	X										(2) 1/2"	(2) 1/2"		(4) 1 1/2"		FD				
27	1	SODA DISPENSER	CORNELIUS	2323	EXISTING	NA	GC	GC	X	X		120	1	0.48	4		PLUG	48"	1/2"		12"	3/4"		HUB				
28	1	TEA MACHINE	BUNN	TB3	EXISTING	NA	GC	GC	X	X		120	1	1.68	14		DIR	48"	1/4"		48"							
29	1	COFFEE MACHINE	CURTIS	3GT	EXISTING	NA	GC	GC	X	X		120	1	1.77	14.8		PLUG	48"	1/4"		48"							
30	1	WAITRESS STATION	SELECT STAINLESS	CUSTOM	EXISTING	NA	KEC	KEC	X										(2) 1/2"	(2) 1/2"		1.5"		TD				
31	2	WALL SHELVING	ADVANCE TABCO	WS-15-24	EXISTING	NA	GC	GC																				
32	1	LIGHTED MERCHANDISE DISPLAY	PERLICK	CM990	KEC	GC	GC	GC		X																		SITS ON #4
38	1	UNDERCOUNTER REACH-IN REF	PERLICK	HD24RS	KEC	GC	GC	GC		X		115	1		2.3	1/6	PLUG											HEMA 5-15P

2 EQ1.0 PROPOSED EQUIPMENT SCHEDULE
N.T.S.

review set
not for construction

HOOTERS of KENNESAW
Kennesaw, GA
INTERIOR REMODEL OF EXISTING RESTAURANT

CORE STATES GROUP
4151 Pleasant Hill Road STE 450
Duluth, GA 30096
Phone (770) 242-2550
Fax (770) 242-2555

PROJECT LOCATION
HOOTERS KENNESAW
3332 CHEROKEE ST NW
KENNESAW, GA 30144
OWNER
HOOTERS OF AMERICA INC
1815 THE EXCHANGE
ATLANTA, GA 30339
P: 770-951-2040 FAX: 770-

Issue	Date	Description
PROJECT INFORMATION BLOCK		
SCALE:		1/4"=1'-0"
SCALE:		AS NOTED
DATE:		10.19.12
DRAWN BY:		LDC
CHECKED BY:		FP

COPYRIGHT CORE STATES GROUP

SHEET TITLE
EQUIPMENT PLAN AND SCHEDULE

EQ1.0

HOOTERS
Alcohol Awareness



Hooters is Like No Other Concept

People come to Hooters to enjoy the atmosphere, the entertainment that the Hooters Girls provide, and to have hot food with cold drinks while doing so. They know that if they want to sing along to the music or tell a joke, no one will think they are silly.

Hooters is a fun concept, but we take our commitment to the responsible service of alcohol very seriously. HMC Hospitality Group has adopted a strong policy against the illegal services of alcohol to a minor or an intoxicated individual.

We Will Take the Appropriate Disciplinary Action, up to and including termination, against any employee who violates the Alcohol Awareness Policy. In addition, employees may be subject to legal consequences for violating state laws regarding the service or consumption of alcohol.

KNOW YOUR FORMS OF ID!

Acceptable Forms of Identification:

- Drivers License with a picture
- State-Issued Personal Identification
- Passport
- A Military ID

Tip from an All-Star Hooters Girl

I CARD EVERYONE! I carded a woman at my bar and it ended up being her 40th birthday! She told me I made her day for making her feel young again, and she left me a great tip!

HOOTERS
Alcohol Awareness

All Employees are Required to Follow the Following Procedures:

1. An employee will not serve an alcoholic beverage to any person under **21** years of age or to any person who is visibly intoxicated.

2. To be served alcohol, any guest who appears to be under the age of **40** must present picture documentation which shows him or her to be **21** or older. *Some states require picture ID from anyone, regardless of age, that wants to drink. KNOW YOUR STATE LAWS!

3. It is the employee's responsibility to immediately notify a Manager when a guest shows visible signs of intoxication. The Manager will inform the guest that further service of alcoholic beverages is no longer legal and will suggest an alternate beverage.

4. Any guest showing visible signs of intoxication will be urged to use alternate transportation. If he or she refuses, the intoxicated guest should be told that the police will be notified if he or she drives away from the establishment. If, despite these efforts, the intoxicated guest drives away, the license plate number should be noted (unless this puts the employee's safety in jeopardy) and the appropriate law enforcement officials notified.

5. All employees will fill out an incident report when required. For example: When a beverage service is refused to a guest or when alternate transportation is arranged.

6. All employees recognize that any violation of state liquor laws, which govern not only the service of alcohol to minors or intoxicated individuals, the service of alcohol within specified hours and days, as well as the legal age of servers, may be grounds for immediate dismissal.

7. All employees who serve alcoholic beverages will participate in a ServSafe alcohol awareness training program. Failure to retrieve a ServSafe Alcohol certification may prevent the employee from being able to work on the floor or behind the bar and could lead to termination of employment if the course is not completed.

DON'T FORGET TO MENTION

- **The 5, 4, 3, 2, 1 Guideline!**
  - 5 Bottles of Beer
  - 4 Pints of Beer
  - 3 Cocktails, Big Daddy Mugs, Shooters, Glasses of Wine
  - 2 Doubles
  - 1 Pitcher

  Remind trainees they are not to cut off guests. ONLY the Managers can do that!

- **Even if it's a non-alcoholic beer, you still need to be 21 to consume.**

- **Service may not be refused to any individual on the basis of pregnancy.**

Responsible Alcohol Service

To ensure the safety of our Guests, our team, and the Hooters brand, we follow the **5-4-3-2-1 Rule of Alcohol Service.**

This rule must be followed at all times when serving alcohol:

- **5 Bottles of Beer**
- **4 Pints of Beer**
- **3 Cocktails, Big Daddy Mugs, Shooters, or Glasses of Wine**
- **2 Doubles**
- **1 Pitcher**

Once a guest reaches *any* of these limits or the equivalent, a **manager is required** to visit the table and assess the Guest for any signs of intoxication.

After this point, **every additional drink** ordered requires a **manager check-in** to ensure the guest is not showing signs of intoxication.

> ***NOTE:*** There is no limitations on what type of drink the Guest can order after the limit, only that the manager must visit the table.

This guideline is not optional, it is a safeguard for our Guests, a layer of protection for our Team Members, and a critical part of maintaining our responsibility as a brand.

Thank you for your commitment to holding the line on responsible alcohol service.

5 Bottles of Beer	4 Pints of Beer	3 Cocktails, Big Daddy's, Shooters, Glasses of Wine	2 Doubles	1 Pitcher
				

Jumpstart FOH

Responsible Alcohol Service

Responsible Alcohol Service (RAS) is one of the most important parts of our job. As Hooters Girls and managers, it's our responsibility to keep it front and center every day. Although we are going through the transition, it is still mission critical that we serve our Guests responsibly.

Key Expectations:

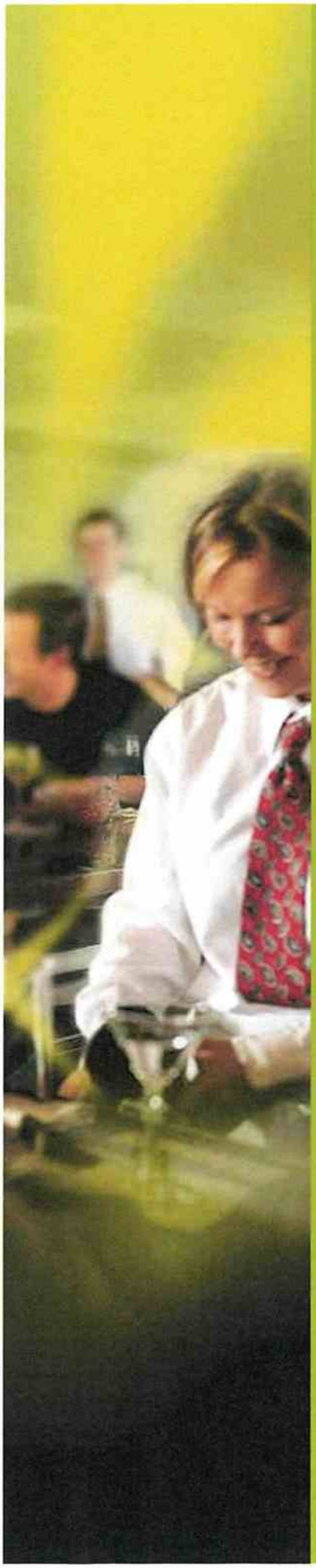
- **Jumpstart Coverage:** RAS should be covered in *every* jumpstart. We want to reinforce the importance of responsible alcohol service with your team daily.
- **Manager Table Touches:** Managers must be present on the floor throughout the day conducting figure 8's, visiting tables and supporting team members with alcohol service decisions and watching for signs of intoxication.
- **Everyone's Responsibility:** Every team member should watch for signs of intoxication and speak up if something doesn't look right. **SEE SOMETHING SAY SOMETHING!**

Managers must visit tables to assess Guest for any signs of intoxication.

By holding the line on responsible alcohol service, we protect our guests, our team, and our brand.

Thank you for making Responsible Alcohol Service a priority at every shift.





Congratulations!

You have successfully completed the ServSafe® Training and Certificate Program. This is your official ServSafe Alcohol Certificate Card and provides confirmation that you have studied, and are knowledgeable about, how to serve alcohol responsibly.

Thank you for participating in the ServSafe Alcohol program. Responsible alcohol service begins with the choices you make, and ServSafe Alcohol training will help you make the right decision when the moment arises.

By completing the ServSafe Alcohol program, you show your dedication to safe and responsible alcohol service. The ServSafe Alcohol program and the National Restaurant Association are dedicated to helping you continue to raise the bar on alcohol safety.

To learn more about our full suite of responsible alcohol service training products, contact your State Restaurant Association, your distributor or visit us at ServSafe.com.

We value your dedication to responsible alcohol service and applaud you for making the commitment to keep your operation, your customers and your community safe.

Sincerely,

Sherman Brown

Executive Vice President, National Restaurant Association Solutions

ID # 10200341

CARD # 24845202

ServSafe

National Restaurant Association

ServSafe Alcohol® CERTIFICATE

MATTHEW FLOYD

NAME

11/22/2023

DATE OF EXAMINATION

Card expires three years from the date of examination. Local laws apply.

This certificate confirms completion of the **ServSafe Alcohol®** responsible alcohol service program.

Sherman Brown

Executive Vice President, National Restaurant Association Solutions

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In Alaska you must laminate your card for it to be valid.

NOTE: You can access your score and certification information anytime at **ServSafe.com.**

If you have any questions regarding your certification please contact the National Restaurant Association Service Center at **ServiceCenter@restaurant.org** or **800.765.2122, ext. 6703.**

NATIONAL RESTAURANT ASSOCIATION

233 South Wacker Drive
Suite 3600
Chicago, IL 60606-6383
1.800.SERVSAFE
312.715.1010 in the Chicago area
ServSafe.com

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Recycled Paper


HOOTERS
FOOD and DRINK MENU
Download our app for exclusive deals, events & specials!
HootClub Rewards

Margaritas

RITA GONE WILD

Go wild with Teremana Blanco Tequila, Gran Gala Triple Orange Liqueur, Lime Sour and orange juice served frozen or on the rocks.

Regular 8.49 • 450 cal

***Add your favorite flavor* + .30 (470-510 cal)**

PASSION FRUIT
MANGO
PEACH
STRAWBERRY
BLACKBERRY
SPICY

THE LEGENDARY RITA

Our infamous house margarita features el Jimador 100% Blue Agave Silver Tequila and Lime Sour with orange and lime juices. **8.79 • 470 cal**

MEZGARITA®

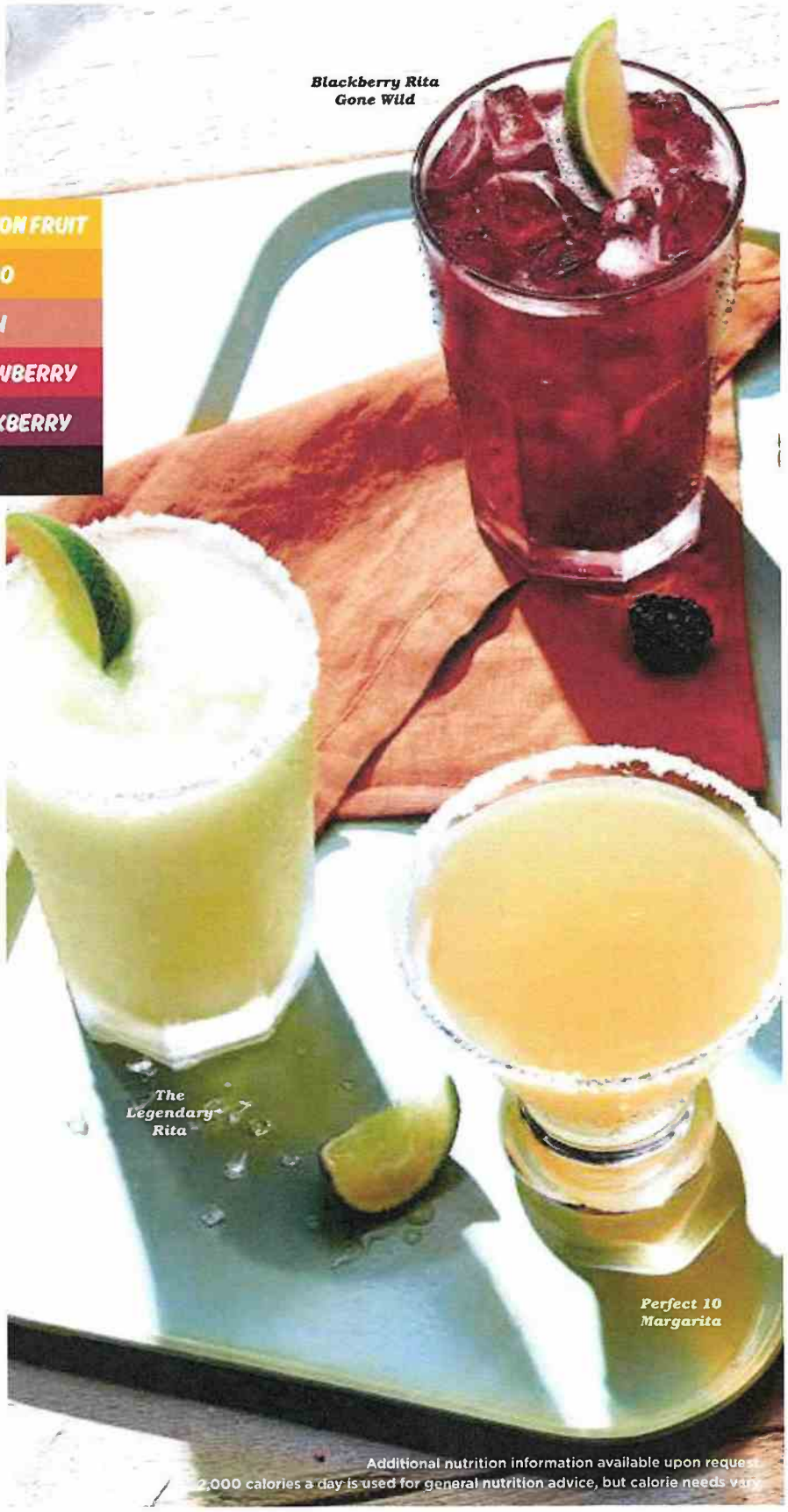
Bosscal Mezcal Joven, Gran Gala Triple Orange Liqueur, Lime Sour, Strawberry Purée and a hint of jalapeño heat. **12.59 • 460 cal**

PERFECT 10 MARGARITA

Enjoy Patrón Silver Tequila, Gran Gala Triple Orange Liqueur, Lime Sour, Agave Nectar and orange juice served straight up with a lime wedge. **11.99 • 510 cal**

RED BULL WATERMELON RITA

It's summer all year long with Altos Plata Tequila, Gran Gala Triple Orange Liqueur, Lime Sour, Watermelon Purée and Red Bull Red Edition. **12.59 • 390 cal**



Additional nutrition information available upon request. 2,000 calories a day is used for general nutrition advice, but calorie needs vary.

Hooterades

BLUE HOOTERADE

Made with Smirnoff Raspberry, Lemonade, DeKuyper Blue Curaçao, Agave Nectar and Mtn Dew. You just can't help but order it. **8.79** • **210 cal**

HOOTERADE PUNCH

Put a smile on your face with Smirnoff Citrus Vodka, Malibu Coconut Rum, Lemonade, tropical fruit juices and a splash of Mtn Dew. This drink packs a punch! **8.29** • **220 cal**

MANGO HOOTERADE

Bring on the sweet heat with Bacardí Mango Chile Rum, Mango Purée, lemonade, pineapple juice and a splash of Mtn Dew. **8.79** • **190 Cal**



Tropicals

HURRICANE

Get the party started with Southern Comfort Original, Captain Morgan Spiced Rum, fruit juices and a float of Myers's Dark Rum. **7.99** • **240 cal**

STRAWBERRY DAIQUIRI

Our blend of Bacardí Superior Rum, Myers's Dark Rum and Strawberry Purée is a sweet, frozen work of art. And it's red, you know, because of the strawberries. **8.29** • **300 cal**

HULA HOOP PIÑA COLADA

Get caught in the rain with a delicious frozen blend of Malibu Coconut Rum, pineapple juice and Cream of Coconut Purée topped with a floater of Myers's Dark Rum. **7.49** • **570 cal**

BEACH RETREAT

Kick back and relax with Malibu Coconut Rum, DeKuyper Blue Curaçao, Strawberry Purée and Red Bull Coconut Berry Edition. **8.99** • **290 cal**

2,000 calories a day is used for general nutrition advice, but calorie needs vary.

L13_HOA



Long Islands

VIP LIT

This premium mix of Grey Goose Vodka, Bacardí Superior Rum, Patrón Silver Tequila, Gran Gala Triple Orange Liqueur, lime and Pepsi will have you feelin' like a VIP all day long! **11.99 • 350 cal**

THE LONG ISLAND ICED TEA

Notorious for having a good time. Bacardí Superior Rum, Smirnoff Vodka, Tanqueray Gin, Gran Gala Triple Orange Liqueur, Lime Sour and Pepsi. **8.99 • 360 cal**

WHISKEY LONG ISLAND ICED TEA

For the whiskey lover! Jim Beam Bourbon, Maker's Mark Bourbon, Jameson Irish Whiskey, Gran Gala Triple Orange Liqueur, Lime Sour and a splash of Pepsi. **9.79 • 360 cal**

TROPICAL LONG ISLAND ICED TEA

A sweet blend of Bacardí Superior Rum, Smirnoff Vodka, Tanqueray Gin, Passion Fruit Purée, Lime Sour and cranberry juice. **9.99 • 380 cal**

Classics

SPIKED NO. 7 LEMONADE

A refreshing blend of Jack Daniel's Tennessee Whiskey and lemonade, so good you might have to order another one! **9.79 • 210 cal**

SPIKED CHERRY COLA

Feeling nostalgic? Our premium take on spiked Pepsi made with Maker's Mark Bourbon, Pepsi and tastes of cherry. **9.89 • 250 Cal**

TITO'S MULE

Tito's Handmade Vodka, ginger and fresh lime juice. So simple, yet so delicious. **8.99 • 170 cal**

ANGEL'S ENVY OLD FASHIONED

Our take on a classic. The perfect mix of Angel's Envy Kentucky Straight Bourbon Whiskey and Angostura Bitters. **13.99 • 210 cal**

3 MILE ISLAND® BLOODY MARY

Absolut Vodka, our signature 3 Mile Island® Bloody Mary mix, bacon, jalapeños, fresh lime, celery and olives. The best in the game! **8.99 • 170 cal**



3 Mile Island® Bloody Mary

2,000 calories a day is used for general nutrition advice, but calorie needs vary.

Bombs Away

Served with full cans!

VEGAS BOMB
Crown Royal Canadian Whisky, Malibu Coconut Rum, DeKuyper Peach Schnapps + Red Bull Energy Drink
8.99 • 120 cal

JÄGER BOMB
Jägermeister + Red Bull Energy Drink
8.99 • 170 cal

STRAWBERRY SKREW BOMB
Skrewball Peanut Butter Whiskey + Topo Chico Strawberry Guava Hard Seltzer
12.49 • 200 cal

JAMO-MANGO BOMB
Jameson Orange Whiskey + White Claw Hard Seltzer Mango
10.00 • 180 cal

WATERMELON BOMB
White Claw Vodka + Red Bull Red Edition.
11.59 • 200 cal

PBJ BOMB
Skrewball Peanut Butter Whiskey, Raspberry Liqueur + Red Bull Blue Edition
8.99 • 190 cal



PBJ Bomb

Bosscal Mezcal Joven

Hootie Shots

$4 All Day Every Day

JACK DANIEL'S TENNESSEE WHISKEY
7.49 • 65 cal

JACK DANIEL'S TENNESSEE WHISKEY FLAVORS
7.49 • 65-70 cal

FIREBALL CINNAMON WHISKY
6.99 • 70 cal

SKREWBALL PEANUT BUTTER WHISKEY
7.29 • 80 cal

JÄGERMEISTER
8.99 • 75 cal

EL JIMADOR SILVER
6.99 • 65 Cal

Premium Shots

JAMESON IRISH WHISKEY
8.99 • 80 cal

PATRÓN SILVER TEQUILA
11.75 • 80 cal

BOSSCAL MEZCAL JOVEN
10.99 • 90 cal

CROWN ROYAL REGAL APPLE WHISKY
8.99 • 80 cal

OLE SMOKY SALTY CARAMEL WHISKEY
6.99 • 80 cal

2,000 calories a day is used for general nutrition advice, but calorie needs vary.

Wine

WOODBRIDGE
by ROBERT MONDAVI

Additional premium selections may be available. Ask your Hooters Girl for full wine list.

6.5 | 22

PINOT GRIGIO 150/490 cal
CHARDONNAY 150/490 cal
ROSÉ 150/490 cal
MERLOT 150/490 cal
CABERNET SAUVIGNON 150/490 cal

DONATING IS THIRSTY WORK.



Give a HOOT

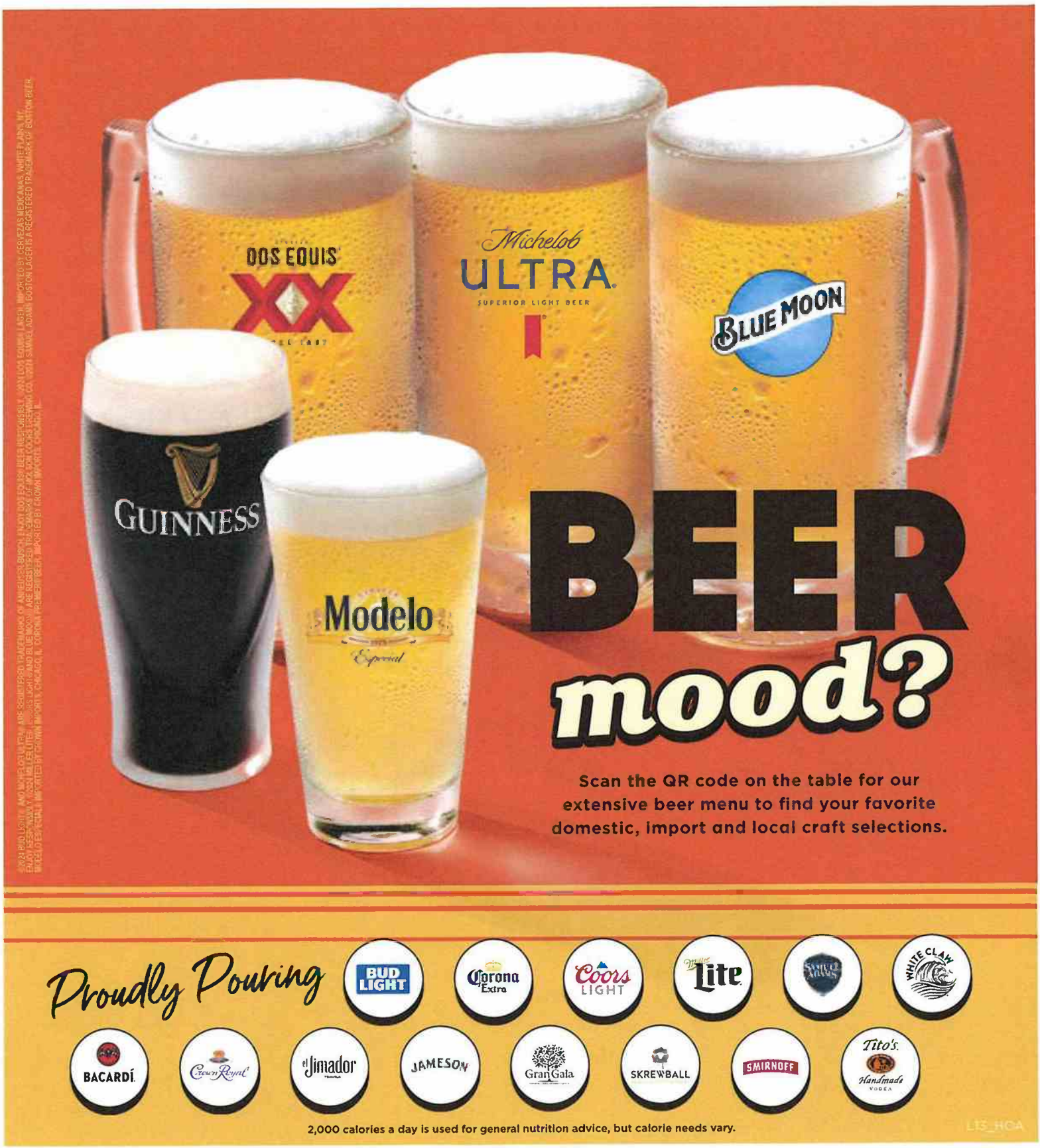
The Hooters Kelly Jo Dowd Breast Cancer Research Fund has contributed over $8 million to support this fight. Hooters will donate $1 per drink to support the fight against breast cancer. Together, we can reach our annual goal of raising $1 million for Breast Cancer Research

PINK PASSION
Malibu Coconut Rum, Gran Gala Triple Orange Liqueur, Lime Sour, Mango Purée and fruit juices.
9.79 • 350 cal

THE COVID-19 VIRUS IS HIGHLY CONTAGIOUS AND CAN CAUSE ILLNESS AND DEATH. THOSE IN CERTAIN HIGHER RISK GROUPS ARE ESPECIALLY VULNERABLE. WHILE WE HAVE TAKEN PRECAUTIONS INTENDED TO REDUCE THE SPREAD OF COVID-19, WE CANNOT PROMISE, PRESENT, REPRESENT, WARRANT OUR GUARANTY THOSE PRECAUTIONS ARE OR WILL BE EFFECTIVE, OR THAT YOU WILL NOT CONTRACT COVID-19 FROM ANY OF OUR STAFF, OTHER PATRONS, THE DINING ENVIRONMENT OR FOOD OR BEVERAGE PRODUCTS. YOUR PATRONAGE OF OUR RESTAURANT FOR DINE-IN, DELIVERY OR TAKE-OUT MAY CAUSE YOU TO CONTRACT COVID-19 OR PASS IT ALONG TO OTHERS. YOU ARE ENTERING, EATING AND DRINKING AT OUR ESTABLISHMENT, OR YOUR PATRONAGE VIA TAKE OUT OR DELIVERY ARE AT YOUR OWN RISK AND YOU ACCEPT ALL RESPONSIBILITY AND HOLD US HARMLESS FOR YOUR DOING SO.

CAUTION: DO NOT DRINK WHEN PREGNANT OR PLANNING TO BE PREGNANT, OPERATING A VEHICLE, TAKING MEDICATIONS/DRUGS, SUFFERING FROM AN ILLNESS OR IF BELOW THE LEGAL DRINKING AGE. DO NOT DRINK ON AN EMPTY STOMACH AND ALTERNATE DRINKS WITH A CAFFEINE FREE, NONALCOHOLIC BEVERAGE. DRINK ALCOHOLIC BEVERAGES IN MODERATION SO THAT IT DOES NOT LEAD TO LOSS OF HEALTH OR OTHER HARM TO YOU OR TO OTHERS.

2,000 calories a day is used for general nutrition advice, but calorie needs vary.


DOS EQUIS
XX
Michelob
ULTRA
SUPERIOR LIGHT BEER
BLUE MOON
GUINNESS
Modelo
Especial
BEER
mood?
Scan the QR code on the table for our extensive beer menu to find your favorite domestic, import and local craft selections.
Proudly Pouring
BUD LIGHT
Corona Extra
Coors LIGHT
Miller Lite
SAMUEL ADAMS
WHITE CLAW
BACARDÍ
Crown Royal
el Jimador
JAMESON
Gran Gala
SKREWBALL
SMIRNOFF
Tito's Handmade VODKA
2,000 calories a day is used for general nutrition advice, but calorie needs vary.



Teasers

HOOTERS ORIGINAL BUFFALO SHRIMP

Hooters was born at the beach in Florida so it didn't take long before fans started asking for their favorite sauce on their favorite seafood. Hand-breaded and crispy, tossed in whatever sauce you're craving.

12 pcs 13.99 • 420-780 cal

24 pcs 22.99 • 840-1560 cal

HOOTERS ORIGINAL FRIED PICKLES

Yep, we take fresh, er, pickled pickles, fry 'em up to order and serve 'em up with a tangy dipping sauce.

9.29 • 1180 cal

2,000 calories a day is used for general nutrition advice, but calorie needs vary.

HOOTERS ORIGINAL BUFFALO PLATTER

When you gotta have Hooters, but decisions just aren't your thing. It's six Original Hooters Buffalo Shrimp, six Boneless Wings and six Original Hooters Style Wings, all smothered in your choice of our legendary sauces.
20.49 • 1410-2270 cal

CHIPS & QUESO

It ain't rocket surgery. It's a creamy blend of melted cheeses mixed with roasted red and green peppers, topped with diced tomatoes. Scoop it up with fresh-made corn chips. **8.49 • 1200 cal**
***Add chili to queso to make chili con queso,* add 100 cal + .99**

LOTS-A-TOTS

This one practically named itself. A pile of tots fully loaded with bacon, cheese and sour cream.
8.79 • 1290 cal

HOOTERS ORIGINAL BUFFALO CHICKEN DIP

Shredded chicken, Buffalo sauce and creamy melted cheese. We top the whole thing with your choice of ranch or blue cheese. Comes with warm seasoned corn chips. **9.79 • 1370 cal**

TEXAS-STYLE QUESADILLAS

Quesadillas with our Philly meat drizzled with Daytona Beach[S] sauce and freshened up with a side of lettuce, diced tomato and sour cream.
11.99 • 1300 cal

SLIDERS*

Choose from fresh ground beef stacked with cheese, mustard and pickles or Buffalo chicken tossed with your choice of wing sauce, topped with pickles. Served with curly fries. Mix and match two of each.
12.99 • 1650-1940 cal

CHEESE & PRETZELS

Warm, salted Bavarian pretzels served up with a side of creamy, melted cheese. **10.79 • 980 cal**

TEX MEX NACHOS

Fresh-made corn chips loaded with cheese and chili, piled high with diced tomatoes, jalapeños and sour cream. **11.59 • 1470 cal**
***Grilled chicken instead of chili* add 100 cal + .99**

MOZZARELLA STICKS

Fried mozzarella cheese with marinara sauce.
8.99 • 800 cal



Hooters Original Buffalo Platter

Sliders

Texas-Style Quesadillas

*THE DEPARTMENT OF HEALTH ADVISES THAT EATING RAW OR UNDERCOOKED MEAT, POULTRY, EGGS, OR SEAFOOD POSES A HEALTH RISK TO EVERYONE, BUT ESPECIALLY THE ELDERLY, YOUNG CHILDREN UNDER AGE 4, PREGNANT WOMEN, AND OTHER HIGHLY SUSCEPTIBLE INDIVIDUALS WITH COMPROMISED IMMUNE SYSTEMS. THOROUGH COOKING OF SUCH ANIMAL FOODS REDUCES THE RISK OF ILLNESS.

2,000 calories a day is used for general nutrition advice, but calorie needs vary.

L13_HOA

Build Your Own

BURGER*

Start with a double-patty burger and build your sandwich exactly how you like, with all the toppings you like. 13.49

or a Tasty



CHICKEN SANDWICH

Choose crispy or grilled chicken breast. 13.49

WESTERN BBQ BURGER*

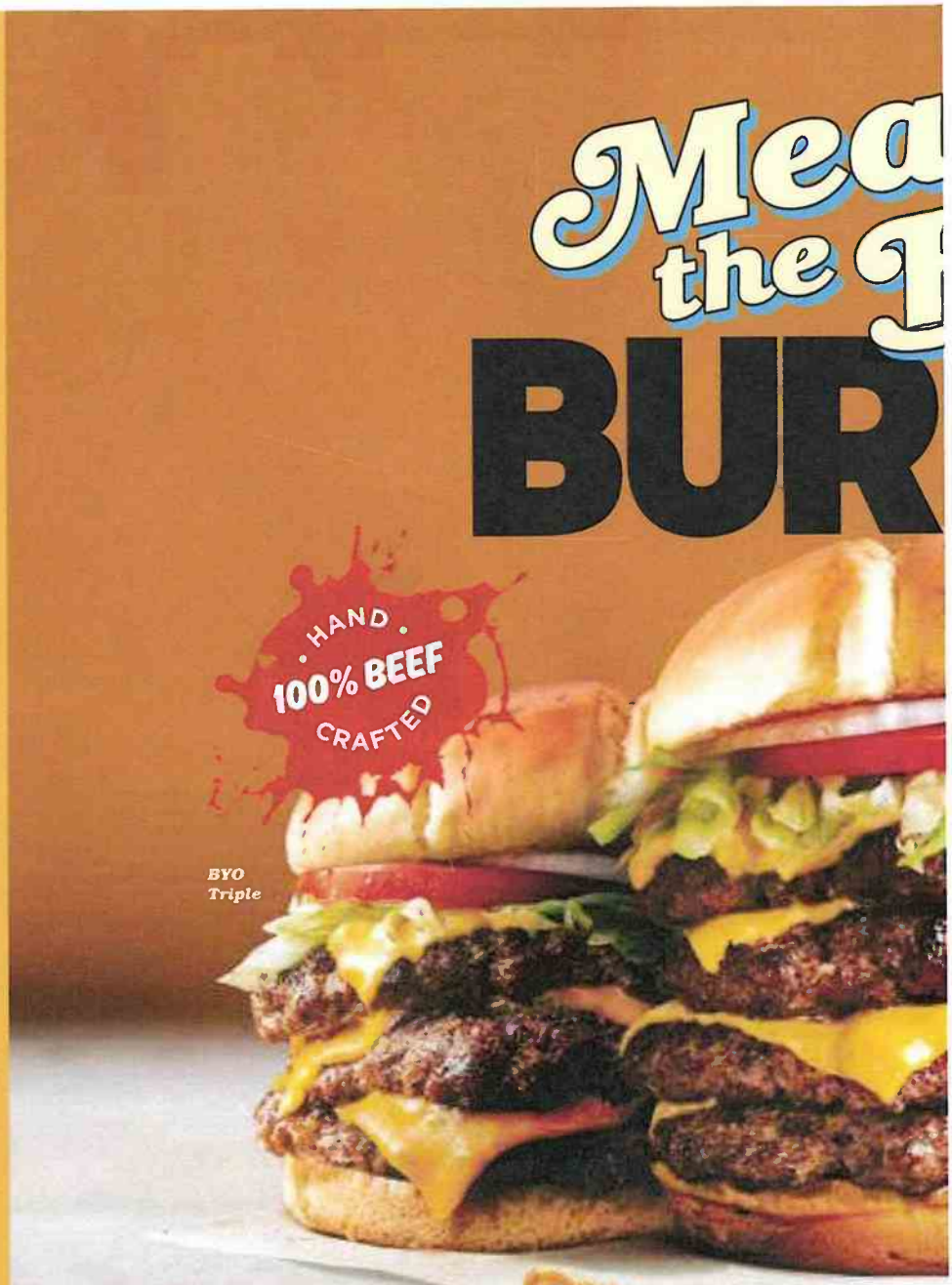
It's like a burger with spurs. BBQ sauce, melted cheddar, bacon and onion rings all wrangled into a toasted brioche bun.

14.79 • 1050 cal

TWISTED TEXAS MELT*

Yippee Kai Yay, hungry trucker! Beef meets caramelized onions, bacon and cheddar cheese, fully loaded with a layer of our Daytona Beach® sauce and served on Texas toast.

14.79 • 1020 cal



BURGERS served
add 5

SUBSTITUTE CU



Waffle Fries
add 620 cal + 1.49

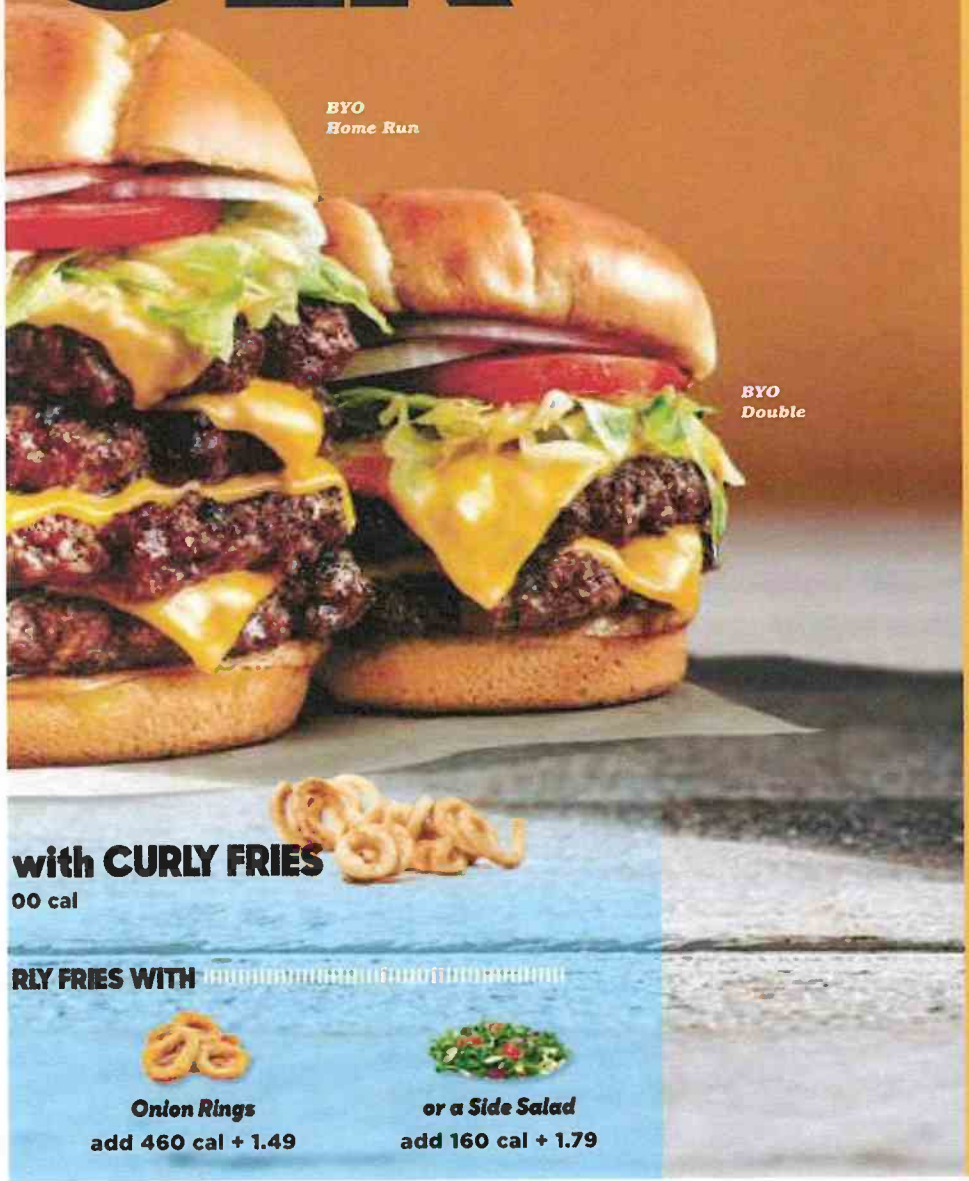


Tots
add 500 cal + 1.49

*NUESTRAS HAMBURGUESAS Y FILETES SE PUEDEN COCINAR A LA ORDEN. CONSUMIR CARNES CRUDAS O POCO COCIDAS, INCLUYENDO POLLO, CERDO, PESCADO, MARISCOS O HUEVOSFRESCOS PUEDE AUMENTAR EL RIESGO DE ENFERMEDAD PRODUCIDA POR LOS ALIMENTOS, ESPECIALMENTE SI USTED TIENE CIERTAS CONDICIONES MEDICAS.

2,000 calories a day is used for general nutrition advice, but calorie needs vary.

t
Better
GER



BYO
Home Run

BYO
Double

with CURLY FRIES
00 cal

RLY FRIES WITH

Onion Rings
add 460 cal + 1.49

or a Side Salad
add 160 cal + 1.79

BYO Options

MEAT

2-¼ LB ALL BEEF PATTIES 400 cal
BUILD A TRIPLE 610 cal + 2.00
BUILD A HOME RUN 810 cal + 3.00
GRILLED CHICKEN BREAST 290 cal
CRISPY CHICKEN BREAST 400 cal

BUN

BRIOCHE BUN 260 cal
TEXAS TOAST 270 cal

CHEESE

AMERICAN 140 cal
PROVOLONE 150 cal
BLEU CHEESE 100 cal
CHEDDAR 230 cal
PEPPER JACK 160 cal
Extra Cheese +.49

VEGGIES

LETTUCE 5 cal
TOMATO 5 cal
ONION 5 cal
PICKLES 5 cal

SAUCE

CHOOSE ANY OF OUR
UNIQUE SAUCES 0 - 200 cal

EXTRAS +.49

SAUTÉED GREEN PEPPERS 20 cal
SAUTÉED ONIONS 20 cal
SAUTÉED MUSHROOMS 15 cal
PICKLED JALAPEÑOS 0 cal

EXTRAS +.99

BACON 70 cal
CHILI 100 cal

L13_HDA

*OUR BURGERS CAN BE COOKED TO ORDER. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, PORK, FISH, SHELLFISH, OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS.

2,000 calories a day is used for general nutrition advice, but calorie needs vary.

HOOTERS *Style* ORIGINAL WINGS

Every bit as good as the day we invented them over 40 years ago. Hand-breaded and cooked to order, then tossed in your favorite sauce ... or try two if you're feelin' saucy!

6pc 12.25 • 570-820 cal
10pc 16.49 • 950-1360 cal
15pc 22.79 • 1430-2040 cal
20pc 29.49 • 1910-2720 cal
50pc 64.99 • 4770-6810 cal
Choice of ranch or bleu cheese, add 200 cal



NAKED WINGS

OK, so these are the same juicy, crispy wings but without the breading or all that marketing talk.

6pc 11.75 • 430-680 cal
10pc 16.99 • 720-1130 cal
15pc 22.29 • 1080-1690 cal
20pc 28.79 • 1440-2250 cal
50pc 61.99 • 3590-5630 cal
Choice of ranch or bleu cheese, add 200 cal

BONELESS WINGS

The best of the wing, hand-breaded and served with your favorite wing sauce.

8pc 11.25 • 580-910 cal
10pc 13.99 • 730-1130 cal
16pc 19.49 • 1160-1820 cal
22pc 24.99 • 1600-2500 cal
50pc 48.49 • 3640-5670 cal
Choice of ranch or bleu cheese, add 200 cal

HOOTERS® ROASTED WINGS

Our traditional bone-in wings oven-roasted until crispy. Try 'em tossed with lemon pepper — or really any rub or sauce, you can't go wrong.

6pc 12.55 • 420-670 cal
10pc 16.69 • 710-1110 cal
15pc 23.79 • 1060-1670 cal
20pc 30.79 • 1410-2230 cal
50pc 66.99 • 3530-5570 cal
Choice of ranch or bleu cheese, add 200 cal

HOOTERS® SMOKED WINGS

Our traditional bone-in wings smoked over hickory chips to seal in that rich, smoky flavor. Choose from any dry rub — or your favorite wing sauce.

6pc 12.55 • 470-720 cal
10pc 17.79 • 790-1200 cal
15pc 23.79 • 1180-1800 cal
20pc 30.79 • 1580-2390 cal
50pc 66.99 • 3950-5990 cal
Choice of ranch or bleu cheese, add 200 cal

HOOTERS® DAYTONA BEACH® STYLE WINGS

Naked wings tossed in our Daytona Beach® sauce and seared on the grill for that smoky, sweet and spicy flavor that made 'em famous.

6pc 12.55 • 490 cal
10pc 16.69 • 820 cal
15pc 23.79 • 1230 cal
20pc 30.79 • 1640 cal
50pc 66.99 • 4090 cal
Choice of ranch or bleu cheese, add 200 cal

Extras

EXTRA SAUCE • 0-410 cal + .99
EXTRA RANCH OR BLEU CHEESE • 200 cal + .99
CELERY • 5 cal + .99
CELERY WITH RANCH OR BLEU CHEESE • 210 cal + 1.59
EXTRA CHARGE FOR DAYTONA BEACH SAUCE® + .10 per wing
SUBSTITUTE ALL DRUMS OR FLAPPERS add 0 cal + .10 per piece

2,000 calories a day is used for general nutrition advice, but calorie needs vary.



Tenders

Just when you thought we clucked through every idea, we come in hot and crispy with another one. Choice of Ranch or Bleu Cheese ... or get wild and dip 'em in one of your favorite sauces!

4pc 8.79 • 560 cal
5pc 9.79 • 700 cal
6pc 10.79 • 850 cal
Choice of sauce, add 0-410 cal
Choice of ranch or bleu cheese, add 200 cal

Tenders & Wings

Decisions are hard. Hooters makes it easy. Enjoy ***BOTH*** Tenders and Wings!

3 Tenders & 5 Boneless Wings
13.49 • 790 cal

3 Tenders & 5 Original Style or Naked Wings*
14.49 • 900/780 cal


3 Chicken Tenders & 5 Original Style Wings

Choice of sauce, add 0-410 cal
Choice of ranch or bleu cheese, add 200 cal
**Upgrade to Roasted, Smoked or Daytona Beach Style Wings +.50*

Sauces

Buffalo Sauces

3 MILE ISLAND 20 cal
HOT 80 cal
MEDIUM 140 cal
MILD 240 cal

Dry Rubs

GARLIC HABANERO 10 cal
CHESAPEAKE 0 cal
LEMON PEPPER 0 cal
TEXAS BBQ 10 cal
CAJUN 5 cal
CARIBBEAN JERK 0 cal

Signature Sauces

GHOST PEPPER 60 cal
A scary hot blend of the hottest peppers we could find.

SPICY GARLIC 320 cal
Hotter than 911, with a kick of roasted garlic.

DAYTONA BEACH 100 cal
Sweet and a hint of heat seared in on the grill.

GENERAL TSO'S 140 cal
Slightly sweet and spicy with orange and ginger.

HONEY SRIRACHA 160 cal
A little heat, a little sweet with loads of flavor!

CHIPOTLE HONEY 160 cal
Smoky heat with sweet.

BUFFALO HOT HONEY 140 cal
Hot Buffalo sauce with an extra kick of hot honey.

SAMURAI TERIYAKI 160 cal
Teriyaki with zest!

PARMESAN GARLIC 240 cal
Creamy Parmesan with a rich flavor of garlic.

LEMON PEPPER 410 cal
Smooth butter with our Lemon Pepper Dry Rub.

BBQ 100 cal
That familiar sugary sweet traditional taste.

**Calories based on two ounces of sauce per 10 wings.

2,000 calories a day is used for general nutrition advice, but calorie needs vary.

L13_HOA

Sandwiches & Tacos

HOOTERS ORIGINAL BUFFALO CHICKEN SANDWICH

When you crave wings, but only a sandwich will do. Hand-breaded chicken breast, your favorite wing sauce, lettuce and tomato, served on a toasted brioche bun. **14.29**

Grilled 580-880 cal • Fried 690-990 cal



Hooters Original Buffalo Chicken Sandwich

SANDWICHES served with CURLY FRIES
add 500 cal

SUBSTITUTE CURLY FRIES WITH

Waffle Fries	*Tots*	*Onion Rings*	*or a Side Salad*
add 620 cal + 1.49	add 500 cal + 1.49	add 460 cal + 1.49	add 160 cal + 1.79

HOOTERS ORIGINAL CHICKEN TENDER MELT SANDWICH

Chicken tenders tossed in your favorite Hooters wing sauce, topped with cheddar cheese and provolone and served on Texas toast.

13.79 • 1040-1340 cal

PHILLY CHEESESTEAK SANDWICH

Yo, Adrian ... I made you a sandwich! Steak or chicken topped with sautéed onions, green peppers, mushrooms and provolone cheese and served on a hoagie roll. **14.29**

Beef 930 cal • Chicken 790 cal

BIG FISH SANDWICH

Tender cod prepared perfectly seasoned and grilled, or hand-battered and fried. Served with tartar sauce on a big hoagie roll with fries. **14.79**

Grilled 1590-1720 cal

Fried 1710-1840 cal

HOOTERS ORIGINAL BUFFALO CHICKEN TACOS

Grilled or crispy chicken tossed in your favorite wing sauce, topped with cabbage, diced tomatoes and your choice of ranch or bleu cheese inside flour tortillas. **13.99**

Grilled 500-800 cal

Fried 740-1040 cal

***Choice of ranch or bleu cheese,* add 200 cal**

Fries not included with tacos

2,000 calories a day is used for general nutrition advice, but calorie needs vary.

Seafood



Snow Crab Legs

FISH & CHIPS

Battered and fried to crispy perfection, guv'ner. Served with curly fries and tartar sauce.

14.49 • 1220 cal

Add 6 shrimp to make it a combo!
200 cal + 3.99

Waffle fries, tots or onion rings **+ 1.49**
or side salad **+ 1.79 (920-1180 cal)**

SHRIMP PLATTER

Dive right into deliciously fried shrimp served with your choice of fries and cocktail sauce.

14.79 • 940-1070 cal

Substitute fries with onion rings **+ 1.49**
or side salad **+ 1.79 (640-900 cal)**

STEAMED SHRIMP

Fresh steamed shrimp with lemon for squeezin', cocktail sauce and butter. Get peelin'.

1/2 lb 14.99 • 360 cal
1 lb 24.69 • 670 cal



Steamed Shrimp

Baja Fish Tacos

SNOW CRAB LEGS

Wild-caught, premium crab legs steamed to perfection and served with a side of butter. This is how Hooters does upscale.

1 lb 29.99 • 530 cal

BAJA FISH TACOS

Like a Mexican vacation, in taco form. Get 'em grilled or fried crispy. Served on warm tortillas with diced tomatoes, fresh cabbage and a special sauce. **13.99**

Grilled 780 cal • Fried 870 cal

BAJA SHRIMP TACOS

We grill seasoned shrimp, then wrap them in flour tortillas with cabbage, diced tomatoes and special sauce. Welcome to flavor beach.

13.79 • 670 cal

*THE DEPARTMENT OF HEALTH ADVISES THAT EATING RAW OR UNDERCOOKED MEAT, POULTRY, EGGS, OR SEAFOOD POSES A HEALTH RISK TO EVERYONE. BUT ESPECIALLY THE ELDERLY, YOUNG CHILDREN UNDER AGE 4, PREGNANT WOMEN, AND OTHER HIGHLY SUSCEPTIBLE INDIVIDUALS WITH COMPROMISED IMMUNE SYSTEMS. THOROUGH COOKING OF SUCH ANIMAL FOODS REDUCES THE RISK OF ILLNESS.

2,000 calories a day is used for general nutrition advice, but calorie needs vary.

L13_HOA

Salads

HOOTERS ORIGINAL BUFFALO CHICKEN SALAD

Mixed lettuce stacked with breaded chicken tossed in your favorite wing sauce. Topped with tomatoes, bleu cheese crumbles, onions and your choice of bleu cheese or ranch dressing. Technically, it's still a salad. **13.99**

Grilled 350-550 cal
Fried 530-730 cal
***Dressings,* add 70-480 cal**

Substitute grilled shrimp for chicken
230-440 cal + 1.99

CHICKEN CAESAR SALAD

Fresh chopped romaine, Parmesan cheese and crispy seasoned croutons with a creamy Caesar dressing. Topped with grilled or fried chicken. **13.99**

Grilled 600 cal • Fried 770 cal

SALAD ONLY, *hold the chicken* 9.49
380 cal

Substitute grilled shrimp for chicken
480 cal + 1.99



Chicken Caesar Salad

Hooters Original Buffalo Chicken Salad

Dressings

LITE ITALIAN 70/35˚ cal
RANCH 300/150˚ cal
CAESAR 260/130˚ cal
BLEU CHEESE 300/150˚ cal
HONEY DIJON 480/240˚ cal
BALSAMIC VINAIGRETTE 190/90˚ cal

˚Calories apply to side salad

CHICKEN GARDEN SALAD

Mixed lettuce piled with tomatoes, cheddar cheese, and croutons and your choice of salad dressing. Choose grilled or fried chicken. **13.99**

Grilled 540 cal • Fried 710 cal
***Dressings,* add 70-480 cal**

SALAD ONLY, *hold the chicken* 9.49
320 cal
***Dressings,* add 70-480 cal**

Substitute grilled shrimp for chicken
420 cal + 1.99

Refreshers

BOTTLED WATER 1.99 • 0 cal

SOFT DRINKS 3.29 • 0-260 cal

MILK 2.99 • 150 cal

COFFEE 1.99 • 0 cal

ICED TEA | LEMONADE 3.29 • 5-230 cal
Flavor it up! Passion Fruit, Mango, Peach, Strawberry or Blackberry
add 50-100 cal + .50

RED BULL ENERGY DRINK
Regular, Sugarfree, Red, Blue, Tropical or Coconut Berry **4.99 • 5-160 cal**

ALL BRANDS ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS.

Sides

WAFFLE FRIES 5.29 • 620 cal
***With Cheese Sauce* 150 cal + .99**

CURLY FRIES 4.99 • 500 cal
***With Cheese Sauce* 150 cal + .99**

TOTS 4.99 • 500 cal

UPGRADE YOUR FRIES OR TOTS WITH OUR
Dry Rubs + .69 each

- **GARLIC HABANERO 10 cal**
- **CHESAPEAKE 0 cal**
- **LEMON PEPPER 0 cal**
- **TEXAS BBQ 10 cal**
- **CAJUN 5 cal**
- **CARIBBEAN JERK 0 cal**

CHILI CHEESE FRIES
Our curly fries topped with chili and cheese. **7.99 • 1100 cal**

ONION RINGS 6.99 • 460 cal

SIDE GARDEN SALAD˚ 4.99 • 160 cal
See dressings for added calories

SIDE CAESAR SALAD 4.99 • 240 cal

HOOTERS CHILI 5.99 • 390 cal
Topped with cheese and onions
120 cal + .49

Desserts

FUNNEL FRIES
6.99 • 780-810 cal
Served with chocolate or raspberry sauce

CHOCOLATE MOUSSE CAKE
6.49 • 830 cal

CARAMEL FUDGE CHEESECAKE
6.29 • 880 cal

KEY LIME PIE
6.29 • 620 cal

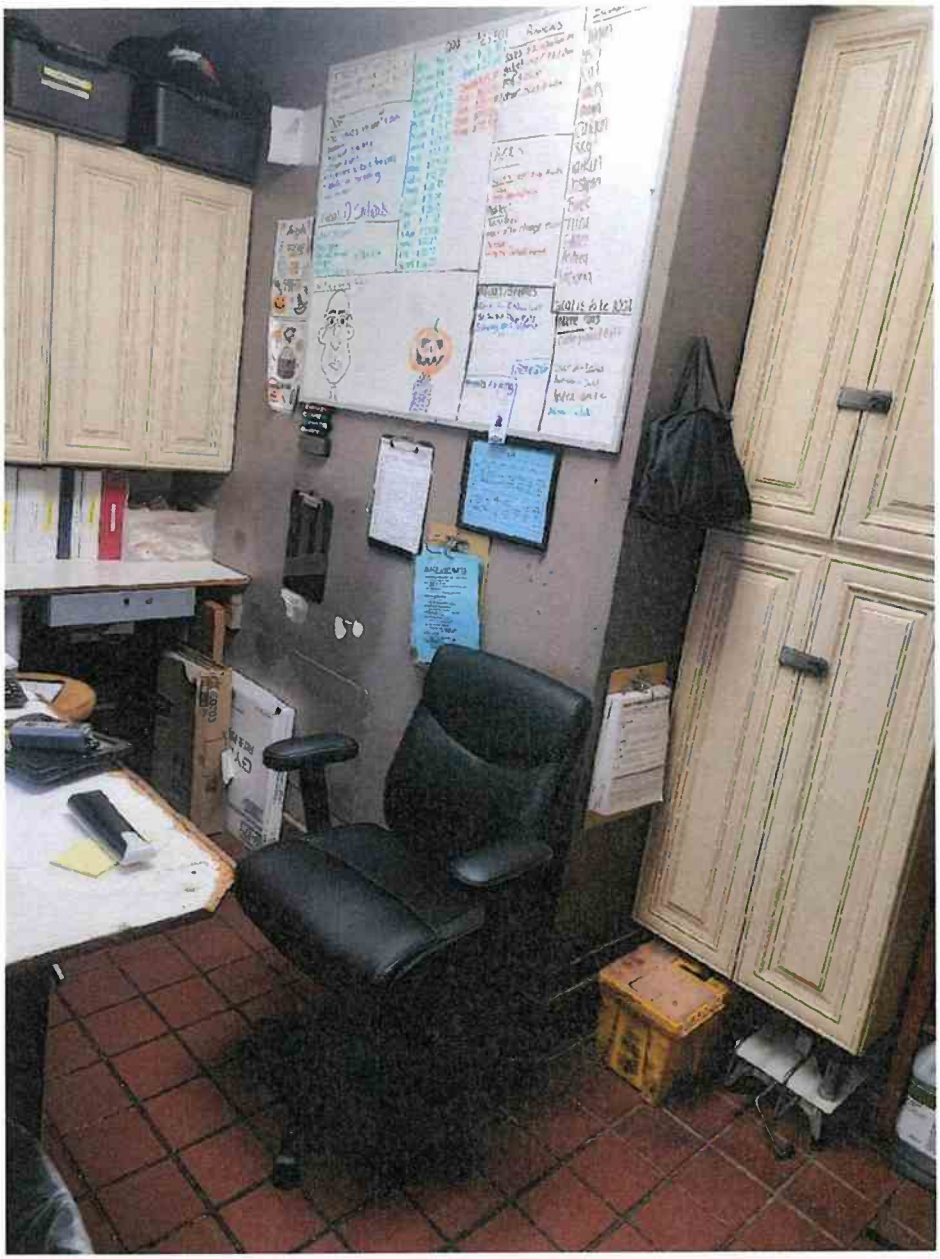


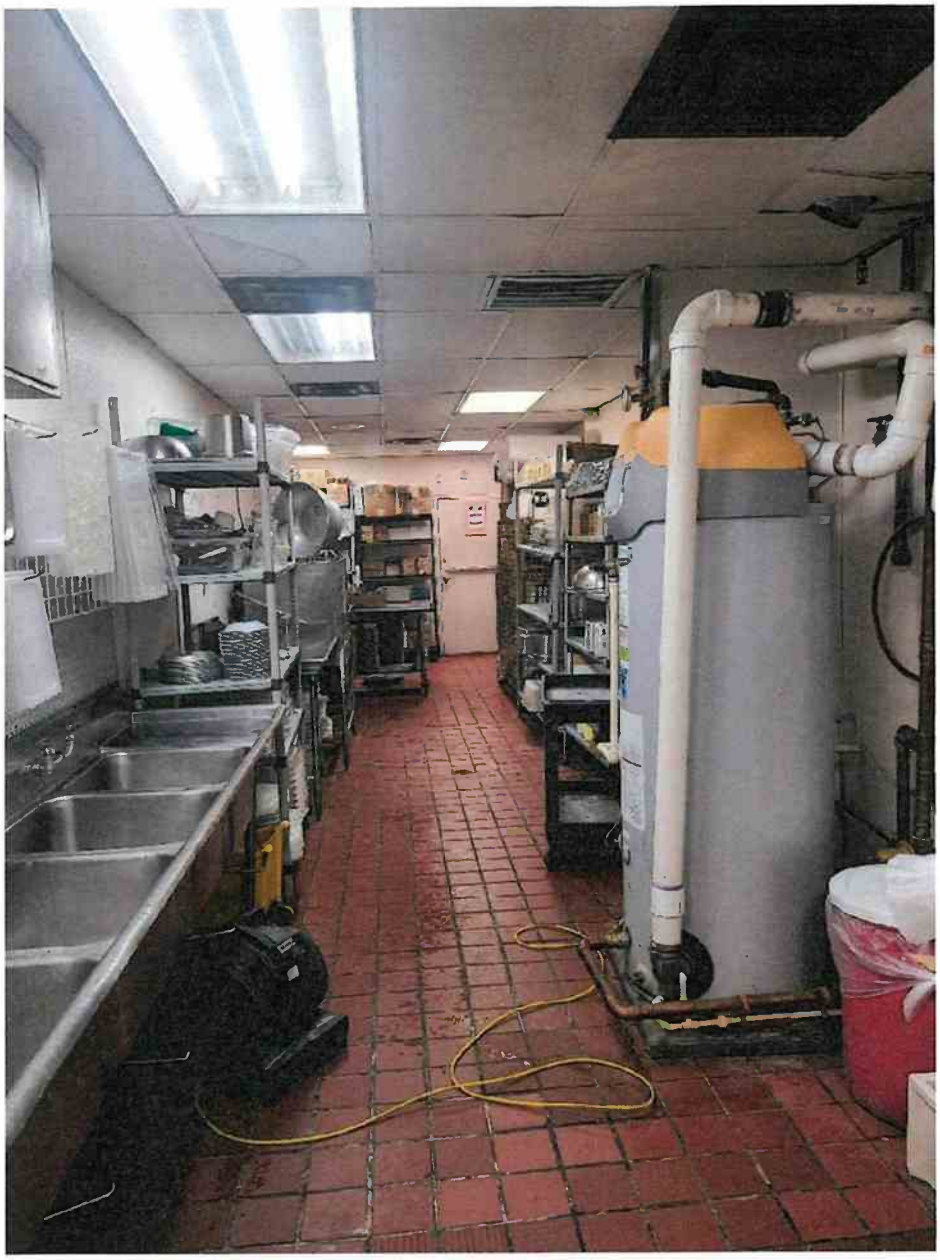
Funnel Fries

Key Lime Pie

Updated March 2024
2,000 calories a day is used for general nutrition advice, but calorie needs vary.


HOOTERS
HOOTERS

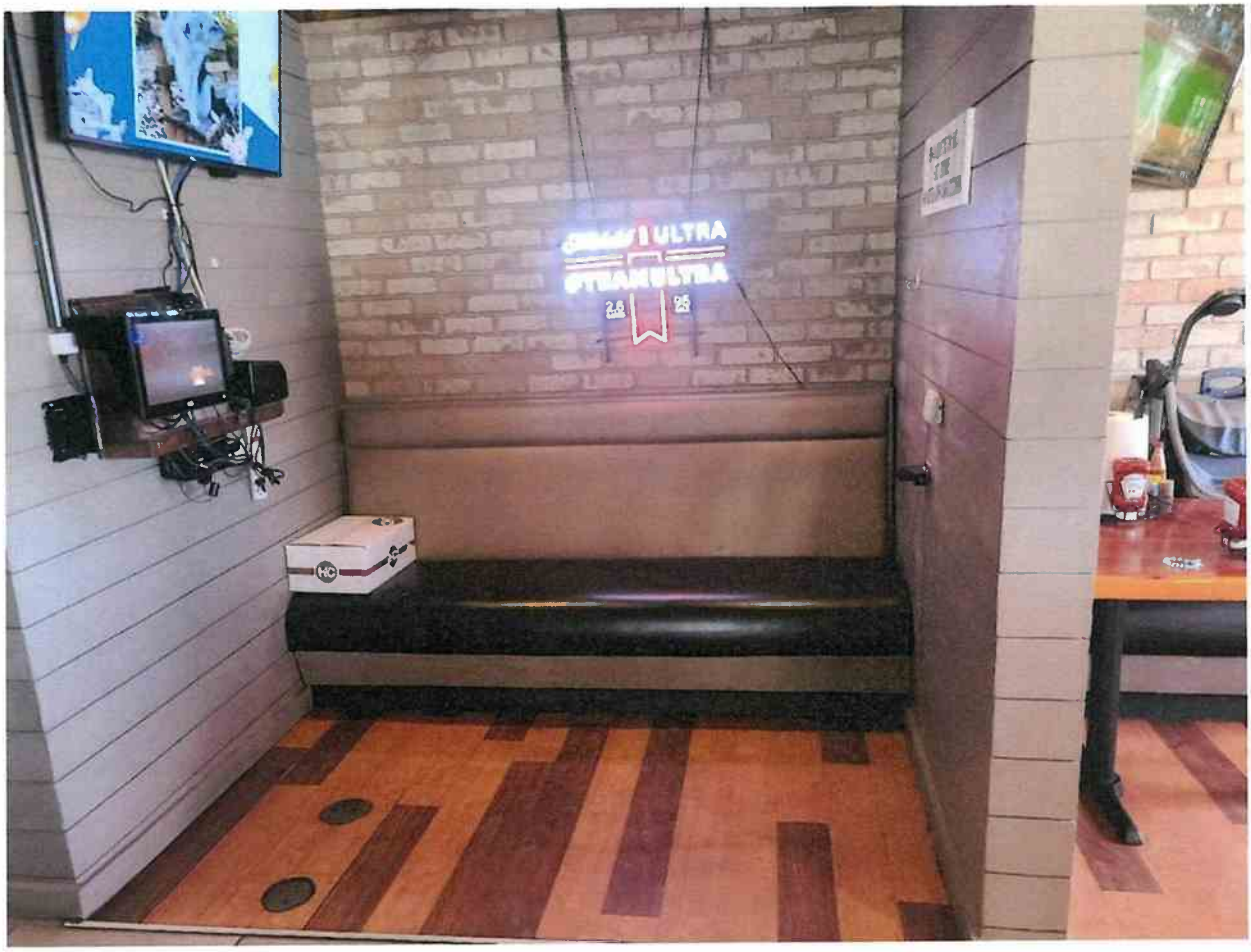


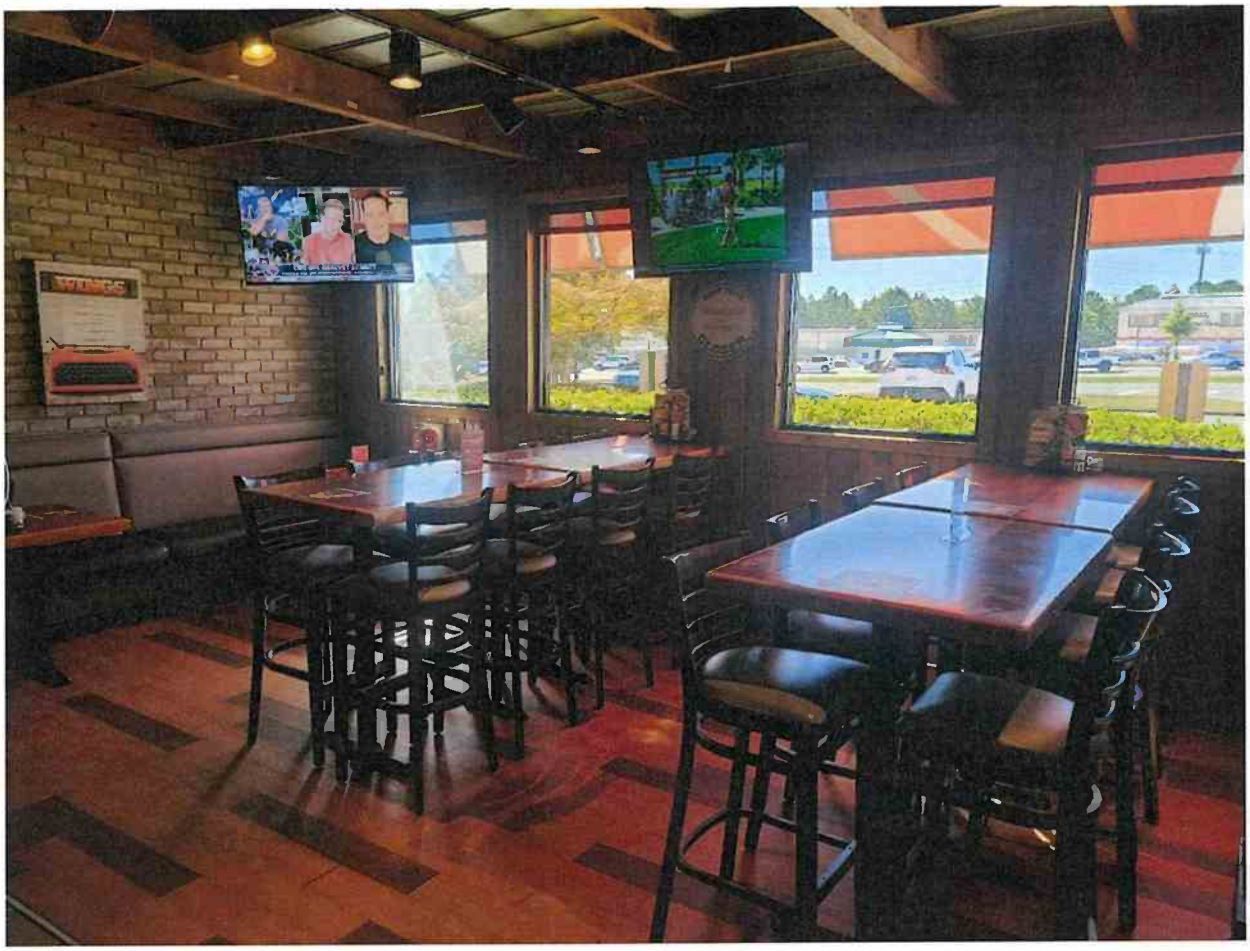




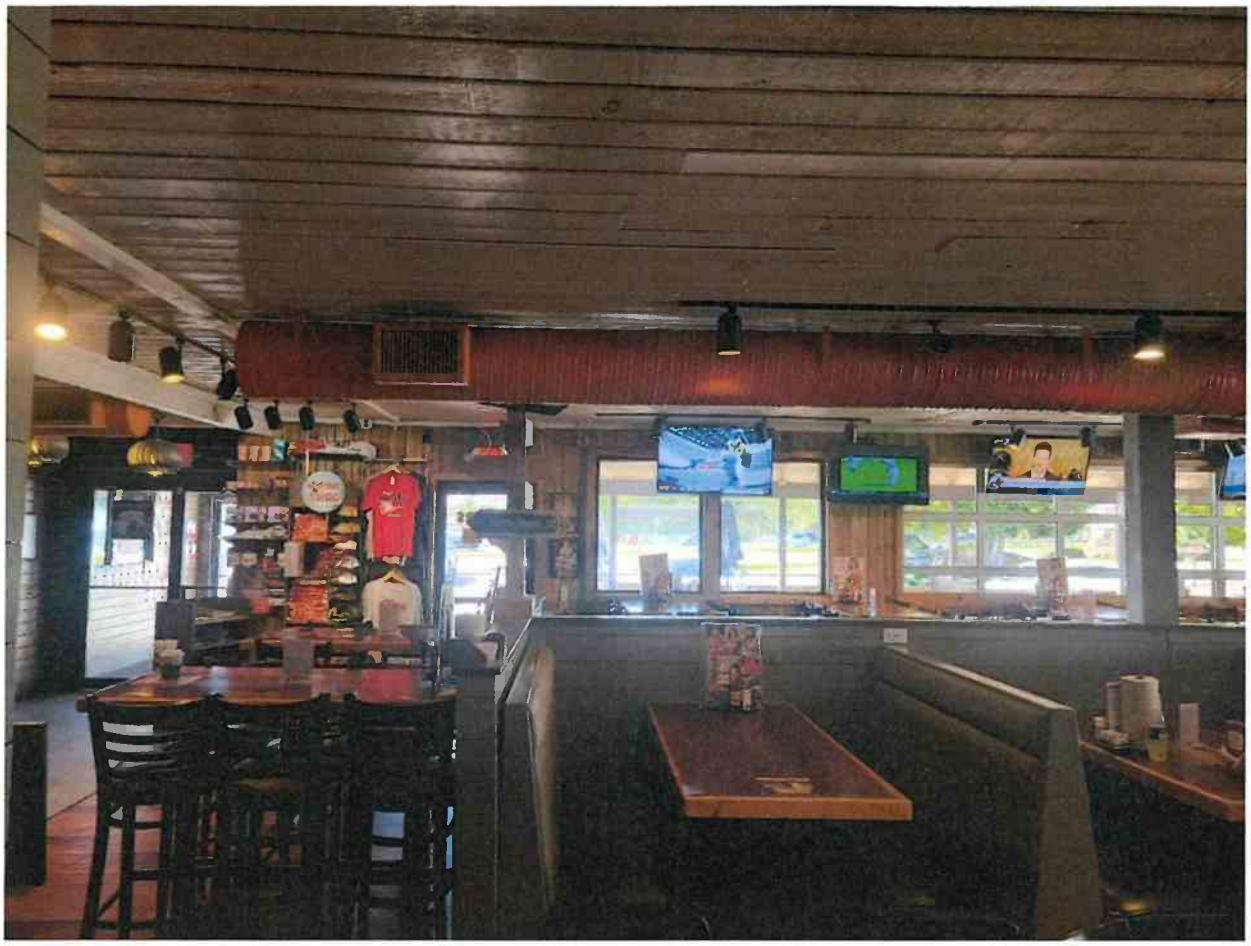


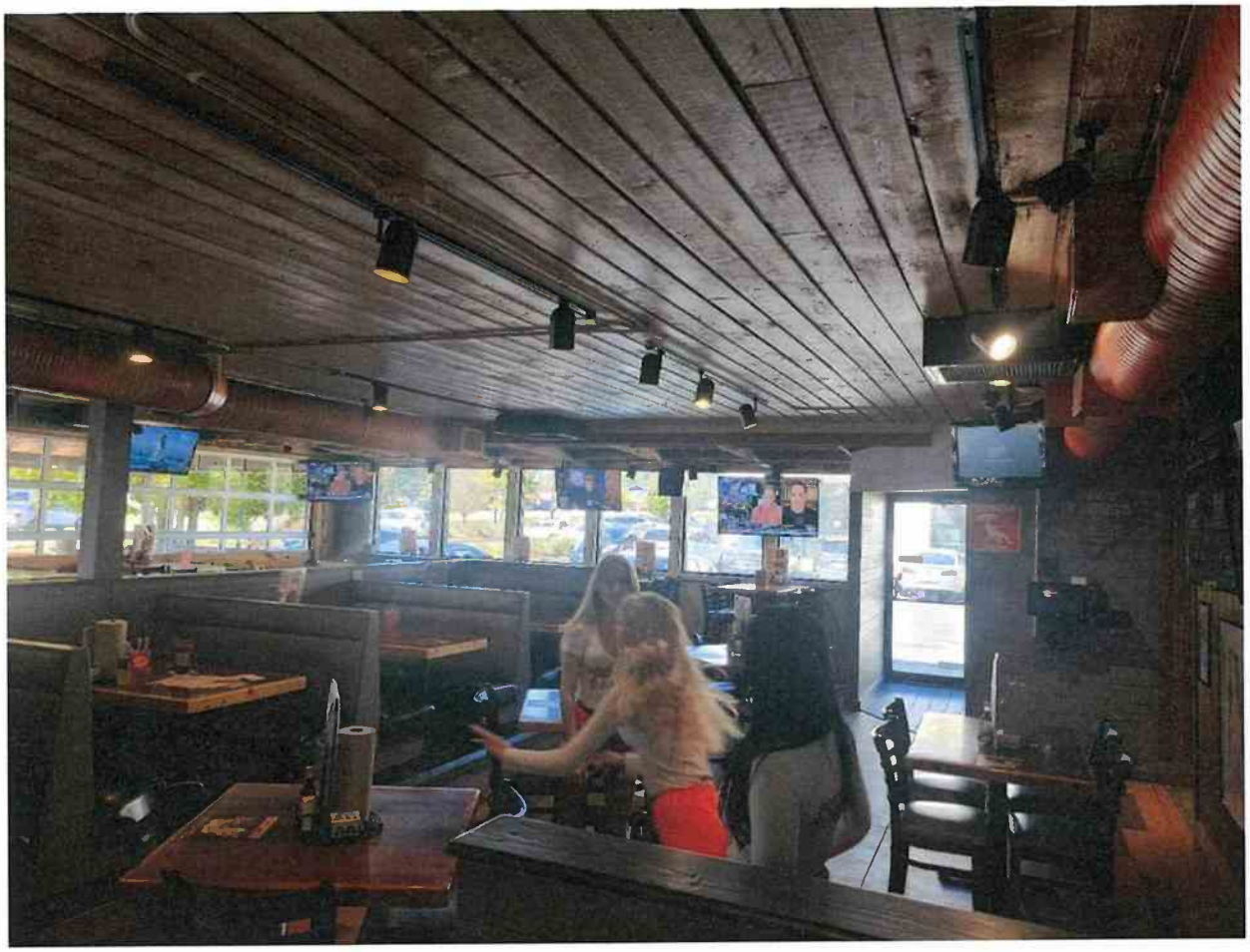



ULTRA


WINGS







Item Report

TO: The Honorable Mayor and City Council

FROM: Bill Westenberger, Chief of Police

DATE: March 9, 2026

TITLE: **Crime Stats: February 2026**
Consideration for the acceptance of the February 2026 crime statistics.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. M&C Report February 2026

February 2026 Crime Statistics

Group A Crimes	Feb 2026	Feb 2025	YTD 2026	YTD 2025
AGGRAVATED ASSAULT	5 (+2)	3	11 (+3)	8
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
ARSON	0 (+0)	0	0 (+0)	0
BRIBERY	0 (+0)	0	0 (+0)	0
BURGLARY	2 (+0)	2	6 (-2)	8
DRUG/NARCOTICS OFFENSES	42 (+15)	27	77 (+19)	58
EMBEZZLEMENT	0 (-1)	1	0 (-1)	1
EXTORTION	0 (-3)	3	0 (-3)	3
FORGERY	1 (+1)	0	1 (-2)	3
FRAUD OFFENSES	20 (+6)	14	37 (+7)	30
HOMICIDE OFFENSES	0 (+0)	0	0 (+0)	0
INTIMIDATION	9 (-2)	11	16 (-9)	25
KIDNAPPING	1 (+0)	1	2 (+0)	2
LARCENY/THEFT OFFENSES	9 (-6)	15	18 (-12)	30
MOTOR VEHICLE THEFT	1 (-1)	2	2 (-4)	6
PORNOGRAPHY OBSCENE MATERIAL	0 (+0)	0	0 (+0)	0
ROBBERY	0 (-2)	2	1 (-1)	2
SEX OFFENSES	3 (+2)	1	6 (+2)	4
SIMPLE ASSAULT	6 (-6)	12	23 (-2)	25
STOLEN PROPERTY OFFENSES	2 (+0)	2	5 (+0)	5
VANDALISM	3 (+1)	2	6 (-3)	9
WEAPONS LAW VIOLATIONS	6 (+0)	6	10 (+0)	10
Totals	**110**	**104**	**221**	**229**

	Feb 2026	Feb 2025	YTD 2026	YTD 2025
Dispatched Calls for Service	601 (-89)	690	1,294 (-91)	1,385
Self-Initiated Activity	1,574 (+366)	1,208	3,161 (+605)	2,556
Traffic Citations	741 (+159)	582	1,553 (+411)	1,142
Traffic Warnings*	656 (-16)	672	1,444 (-10)	1,454
Arrests**	76 (-9)	85	162 (-9)	171

	Feb 2026	Feb 2025	YTD 2026	YTD 2025
Auto Accidents	78 (-17)	95	176 (-6)	182
Accident w/ Injury	5 (-8)	13	12 (-18)	30
Hit and Run	18 (+3)	15	29 (+5)	24
Hit and Run w/ Injury	1 (+0)	1	1 (-1)	2
Person Hit by Auto w/ Injury	1 (+0)	1	1 (+0)	1

* Warnings do not include verbal warnings

** Arrests do not include juvenuile arrests

Item Report

TO: The Honorable Mayor and City Council

FROM: Bill Westenberger, Chief of Police

DATE: March 9, 2026

TITLE: **Resolution: Memorandum of Understanding with Kennesaw State University for the assignment of law enforcement officers.**
Consideration for approval of a Resolution authorizing a Memorandum of Understanding (MOU) between the City of Kennesaw and Kennesaw State University for mutual aid and law enforcement assistance.

Summary:
The Police Chief respectfully requests authorization for the Mayor to execute the Memorandum of Understanding (MOU) between Kennesaw State University, on behalf of the KSU Police Department (KSU PD), and the City of Kennesaw, on behalf of the Kennesaw Police Department (KPD).This agreement provides for the mutual assignment of law enforcement officers, upon request, to perform law enforcement services within the City of Kennesaw and on the campus of Kennesaw State University.

Recommendation:
The Police Chief recommends approval.

Fiscal Impact:

Attachments:
1. RES 2026 - PD and KSU Police
2. Attachement A MOU - PD and KSU

CITY OF KENNESAW
GEORGIA

RESOLUTION NO. 2026-__

RESOLUTION TO APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF KENNESAW POLICE DEPARTMENT AND KENNESAW STATE UNIVERSITY, THROUGH ITS DEPARTMENT OF PUBLIC SAFETY AND UNIVERSITY POLICE, FOR MUTUAL AID AND LAW ENFORCEMENT ASSISTANCE

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:

WHEREAS, the City of Kennesaw Police Department and the Kennesaw State University Police Department desire to enter into a Memorandum of Understanding (MOU) to provide mutual aid and cooperation in responding to emergencies, special circumstances, and other law enforcement needs; and

WHEREAS, responses to emergency or special circumstances may exceed the immediate resources, skills, or equipment capacities of either agency, and mutual assistance enhances public safety within the City of Kennesaw and on the Kennesaw State University campus; and

WHEREAS, O.C.G.A. § 36-69-1 et seq. authorizes law enforcement agencies to furnish assistance extraterritorially pursuant to an approved mutual aid agreement; and

WHEREAS, the MOU establishes procedures for requesting assistance, defines the authority and command structure during joint operations, and outlines responsibilities for expenses, compensation, and the powers and duties of responding personnel; and

BE IT RESOLVED the Kennesaw City Council authorizes the Mayor to execute the MOU between the City of Kennesaw, by and on behalf of the City of Kennesaw Police Department and the Board of Regents of the University System of Georgia, by and on behalf of Kennesaw State University Police Department, as shown as Attachment A.

BE IT FURTHER RESOLVED this Resolution shall become effective from and after its adoption and execution by the Mayor.

PASSED AND ADOPTED by the Kennesaw City Council on this __ day of March 2026.

ATTEST:

_____
Lea Alvarez, City Clerk

CITY OF KENNESAW

_____
Derek Easterling, Mayor

Docusign Envelope ID: B206BA41-04D9-4CDD-8E01-58601D9FEC08

Memorandum of Understanding

This Memorandum of Understanding (hereinafter referred to as "MOU") is entered into by and between the **City of Kennesaw, Georgia, by and on behalf of the City of Kennesaw Police Department** and the **Board of Regents of the University System of Georgia, by and on behalf of Kennesaw State University, through its Department of Public Safety and University Police ("Kennesaw State University Police Department"). City of Kennesaw Police Department** and the **Kennesaw State University Police Department** are hereinafter collectively referred to as "Party" or "Parties." This agreement incorporates by reference standards contained in O.C.G.A. § 36-69-1 *et seq.*, including subsequent amendments thereto.

I. Purpose

WHEREAS, responses to emergency or special circumstances may exceed the immediate resources, skill, and equipment capacities of either Party's law enforcement agency, the **City of Kennesaw Police Department** and the **Kennesaw State University Police Department** may request that the other Party provide certified police officers to assist in providing law enforcement services.

WHEREAS, pursuant to O.C.G.A. § 36-69-1 *et seq.*, **Kennesaw State University Police Department** is authorized to furnish assistance extraterritorially to **City of Kennesaw Police Department** upon the approval of Board of Regents for the University System of Georgia and the President of **Kennesaw State University** with this MOU.

WHEREAS, pursuant to O.C.G.A. § 36-69-1 *et seq.*, **City of Kennesaw Police Department** is authorized to furnish assistance extraterritorially to **Kennesaw State University Police Department** with the approval of the President of **Kennesaw State University**, as well as the governing body for the local political subdivision or county sheriff, as applicable.

NOW, THEREFORE, the parties agree as follows:

1. **Purpose:** The purpose of this MOU is to permit each Party to assign law enforcement officers to the other Party for law enforcement services within the **City of Kennesaw** or on the **Kennesaw State University** campus as requested by the law enforcement agencies of the Parties. In accordance with O.C.G.A. § 36-69-8, nothing in this MOU shall be construed as creating a duty on the part of the Parties to respond to a request for assistance, or to stay at the scene of a local emergency for any length of time.
2. **Requests:** Requests for assistance may be made by the **Chief of Police** of **City of Kennesaw Police Department** or **Chief of Police** of **Kennesaw State University Police Department** in a local emergency, in the prevention or detection of violations of any law, in the apprehension or arrest of any person who violates a criminal law of this state, or in any criminal case.
3. **Authorities:** The senior officer of the requesting Party shall be in command of the local emergency as to strategy, tactics, and overall direction of the operations.
4. **Powers and Duties of Responding Personnel**: In accordance with O.C.G.A. § 36-69-4, responding employees of either Party "*shall have the same powers, duties, rights, privileges, and immunities as if they were performing their duties in the political subdivision or on the campus of the institution in which they are normally employed*."

Docusign Envelope ID: B206BA41-04D9-4CDD-8E01-58601D9FEC08

5. **Responsibility for Expenses and Compensation of Employees:** Parties responding to requests in conformance with this MOU shall pay any expense for furnishing of their own equipment, loss or damage to such equipment, and costs incurred in operation and maintenance of their equipment.

   Responding Party shall compensate responding employees during the time they are rendering aid and defray actual travel expenses of employees. Compensation shall include compensation due to personal injury or death while employees are rendering aid. (O.C.G.A. § 36-69-5.)

II. Effective Date

This agreement shall take effect upon execution and approval by the hereinafter named officials, including the Board of Regents for the University System of Georgia, and shall continue in full force and effect unless terminated by any or all of the parties herein.

WHEREFORE, the parties hereto cause these presents to be signed and take effect as of the Effective Date stated above.

	DocuSigned by: Dr. Kathy Schwaig 11EA3F49C7FD4B9...
Derek Easterling	Dr. Kathy Schwaig
Mayor / City of Kennesaw	President / Kennesaw State University

Attest:

_____

_____
City Clerk, City of Kennesaw

Date:_____ Date: February 4, 2026

Presented to and approved by the Board of Regents:

_____ _____
Secretary to the Board Signature Date

_____
Name of Secretary to the Board, Printed

Item Report

TO: The Honorable Mayor and City Council

FROM: Nikki McGraw, 911 Director

DATE: March 9, 2026

TITLE: **Resolution: Agreement with Semotus, Inc. dba Hiplink Software**
Consideration for approval of a Resolution authorizing the agreement with Hiplink Software for critical communication services.

Summary:
The 911 Director requests approval of a Resolution to enter into an agreement with Semotus, Inc., dba Hiplink Software, for specialized public safety messaging and mass notification solutions.

The total cost for the first year is $15,330.00; this includes the annual cost of $12,230.00 and the one-time installation and set-up and training fee of $3,100.00.

The agreement has gone through legal review.

Recommendation:

Fiscal Impact:
$15,330.00

Attachments:
1. RES 2026 - HipLink
2. Hiplink Hosted Service Agreement CLEAN
3. HipLink Pricing

CITY OF KENNESAW
GEORGIA

RESOLUTION NO. 2026-__

RESOLUTION TO ENTER INTO AND EXECUTE AN AGREEMENT WITH SEMOTUS, INC. DBA HIPLINK SOFTWARE, FOR CRITICAL COMMUNICATION SERVICES.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:

WHEREAS, Kennesaw Acworth 911 requires reliable, secure, and redundant communication systems to support emergency response operations and continuity of operations; and

WHEREAS, Hiplink Software provides specialized public safety messaging and mass notification solutions designed to integrate with existing public safety systems and infrastructure; and

WHEREAS, the total contract cost consists of a one-time implementation and training fee of $3,100.00 and an annual cost of $12,230.00, for a total of $15,330.00, with funding available in the approved FY25-26 budget.

NOW, THEREFORE, BE IT RESOLVED, the Kennesaw City Council authorizes the Mayor to accept the agreement with Hiplink Software for the specialized public safety messaging and mass notification solution.

PASSED AND ADOPTED by the Kennesaw City Council on this __ day of March 2026.

ATTEST: CITY OF KENNESAW

_____ _____
Lea Alvarez, City Clerk Derek Easterling, Mayor

HIPLINK SOFTWARE SERVICE AGREEMENT

THIS SOFTWARE SERVICE AGREEMENT (the "Agreement") is made and effective as of the ____ of _____, 2026 (the "Effective Date") by and between Semotus, Inc. dba HipLink Software, a California corporation ("HS") and the customer identified below.

This Agreement consists of this signature page, the Basic Terms and Conditions, and the attached Exhibits, which are part of this Agreement and are incorporated herein by reference. Each Party agrees that it has read, understands, and consents to the terms and conditions of this Agreement.

Accepted by:

"HS"	**"Customer"**
Semotus, Inc. dba HipLink Software	Kennesaw, GA
By: _____	By: _____
Name: _____	Name:_____:
Title: _____	Title:_____
Address for Formal Notice:	Address for Formal Notice:
HipLink Software.	City of Kennesaw
16185 Los Gatos Blvd., Suite 205	*2529 J.O. Stephenson Ave.*
Los Gatos, CA 95032	*Kennesaw, GA 30144*
Attn: Legal	_____

BASIC TERMS AND CONDITIONS

Article 1: DEFINITIONS

1.1 **"Authorized User"** means any employee user, for whom Customer has purchased a subscription to use the Service as defined below.

1.2 **"Business Day"** means Monday through Friday, 8:00 a.m. to 5:00 p.m. PST, excluding U.S. federal holidays.

1.3 **"Documentation"** means such manuals, documentation, and any other supporting materials relating to the hosted software as are currently maintained by HS and generally provided to customers.

1.4 "**Intellectual Property Rights"** means any and all rights existing now or in the future under patent law, copyright law, industrial design rights law, moral rights law, trade secret law, trademark law, unfair competition law, publicity rights law, privacy rights law, and any and all similar proprietary rights, and any and all renewals, extensions, and restorations thereof, now or hereafter in force and effect worldwide, including, without limitation, in the United States.

1.5 **"Internal Business Purposes"** means Customer's internal accounting, inventory, word or data processing or other internal uses in the United States but shall exclude any and all commercial applications or uses in connection with or for the benefit of customers and/or third parties.

1.6 **"Server"** means the off-site server hosting the Software as defined below.

1.7 **"Service"** means the hosting, maintenance, and support services provided by HS in order to enable an Authorized User of Customer to use the Software from a remote location for delivery of messages to multiple Authorized Users via multiple communication paths and for processing responses thereto.

1.8 **"Software"** means the HipLink emergency alerting messaging software application, which is hosted by HS on an off-site server.

Article 2: SERVICE

2.1 **Ownership of the Software.** HS and its licensors own all right, title, and interest in the Software, all associated Documentation, all related modifications, updates, upgrades, and derivative works, and all Intellectual Property Rights related thereto.

2.2 **Authorized User License.**

(a) HS grants to Customer a non-transferable, non-exclusive license solely for its Authorized Users and solely for Internal Business Purposes during the Term and any Renewal Periods. Subject to the terms of this Agreement, HS shall make the Service available to Authorized Users for Internal Business Purposes only. Customer's right to use the Service shall be limited to those expressly granted in this Agreement. Any use of the Service which exceeds the scope of this Agreement shall constitute a breach of this Agreement.

(b) **Restrictions.** Customer shall not provide access to the Service or Software to any third party, who is not an Authorized User, nor shall Customer access the Service or Software in a network, or in any other multiple use arrangement which is not authorized by HS in advance in writing. Customer shall not license, sublicense, disclose, distribute, made available to or use for the benefit of any third party, sell, assign, lease, rent or otherwise dispose of, commercially exploit or market in any way, with or without charge, the Service or the Software.

(c) **Customer Responsibilities**. Customer is responsible for all activities that occur under Customer's account and for all content or data that it makes available through the Service. Customer shall ensure that Authorized Users use the Service in accordance and in compliance with this Agreement, the Documentation and with all laws.

2.3 **Prohibited Use of the Hosted Service.** The Service may only be used for lawful purposes. HS specifically prohibits any other use of the Service, including but not limited to the following: (a) taking any action that disrupts, tampers with, interferes with, or imposes an unreasonable burden on the Software or the Server; (b) impersonating an Authorized User in order to obtain unauthorized access to the Software or Server; (c) allowing access to someone other than an Authorized User to the Software or Server; (d) using or attempting to use any engine, software tool, agent, or other device or mechanism (including without limitation browsers, spiders, robots, or other intelligent agents) to navigate, search, access, monitor or copy the Software; (e) attempting to upload to the Server any files, computer, code, viruses, or programs designed

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to interrupt, destroy, or limit communications equipment; (f) deciphering, decompiling, disassembling, or reverse engineering the Software; (g) aggregating, copying, or duplicating in any manner the Software; (h) using any means of automatically searching or mining data from the Software or Server, or in any way attempting to interfere with the proper functioning of the Software or Server; (i) collecting or storing personal information about any other end user of the Service; (j) intentionally or unintentionally violating any applicable local, state, national, or international law; (k) providing material support or resources to any terrorist organization; or (l) "framing," "mirroring," or otherwise incorporating any part of the Software into any other website without permission. HS reserves the right to suspend or terminate Authorized Users or customers who do not appropriately use the Service. In the event that Customer becomes aware of an inappropriate use of the Service, Customer is obligated to notify HS of the problem.

2.4 **Maintenance.**
HS shall use commercially reasonable best efforts to provide the Service at all times, except for any unavailability caused by circumstances beyond HS's control, including but not limited to those listed in Section 10.1 of this Agreement. The Service is designed to be active 24 hours per day, 365 days per year.

2.5 **Incident Reporting and Obligations.**

Customer shall promptly report all errors, bugs, and other incidents to HS, and provide as much information about the issue as possible. Incident reports should be submitted to HS at support@hiplink.com.

2.6 **Service Level Response Goals.** HS shall make commercially reasonable efforts to promptly resolve all support issues. Support issues will be resolved during the regular Business Days of HS. Customer shall provide HS with all information, documentation, technical assistance and access as HS may require in order to fix any errors, bugs or other incidents reported hereunder.

Article 3: PAYMENTS

3.1 **Service Fees.** As consideration for the Service, Customer shall pay the fees set forth in Schedule A. Basic Service fees are invoiced annually, according to the number of subscriptions and minimum minute blocks purchased. If usage goes above the minimum blocks already paid for, overage usage shall be invoiced monthly. Schedule A, which is attached hereto and incorporated by reference, sets forth the requirements of HS for this Agreement. All payments are due thirty (30) days following the date of invoice. Notwithstanding anything to the contrary set forth in this Agreement, the pricing shall be automatically increased by five percent (5%) for the first Renewal Term following the Initial Term, and for each successive Renewal term thereafter.

3.2 **Late Payments.** On all amounts outstanding and payable to HS, interest shall accrue from the date such amounts are due and payable at the rate of one and one-half percent (1 ½%) per month.

3.3 **Taxes.** Customer's pricing and fees do not include any local, state, federal or foreign taxes, levies or duties of any nature (the "Taxes"). Customer is responsible for all Taxes, excluding only taxes based on HS's income.

Article 4: TERM; TERMINATION

4.1 **Term.** This Agreement shall commence as of the Effective Date and expire one year following the Effective Date, unless earlier terminated in accordance with the terms provided herein ("Initial Term"). This Agreement will be automatically renewed for successive periods of one year each unless terminated upon written notice provided at least 60 days prior to the expiration of the then current Term ("Renewal Term(s)").

4.2 **Termination.** This Agreement may be terminated for cause by either Party upon the other Party's material breach and failure to remedy such breach within 30 days of written notice of such breach.

4.3 **Termination, Suspension by HS**. In the event Customer fails to pay any fees or charges within thirty (30) days of the due date, HS may terminate or suspend this Agreement and/or the Service, at its sole discretion. Termination for nonpayment shall not relieve the Customer of its responsibilities under this Agreement, including but not limited to, its obligation to pay the fees accruing under or with respect to this Agreement for periods prior or following termination. In furtherance of, and not in limitation of, the foregoing, HS may, at its

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option, suspend the Service or terminate this Agreement, effective upon notice, should Customer's or a User's use of the Service (i) violate any term of this Agreement, or (ii) in the event Customer fails to pay any fees or charges when due. In the event of a suspension of the Service, Customer's account shall not be reactivated until such time as Customer shall be in compliance with this Agreement, including but not limited to, having paid all past due amounts, plus Customer shall have paid a reconnection fee of one thousand dollars ($1,000).

4.4 **Effect of Expiration or Termination.** Upon expiration or termination, Customer shall be responsible for paying HS all outstanding fees incurred during the Term of this Agreement, which fees shall be received by HS in full on or before the expiration or termination date of this Agreement.

Article 5: CONFIDENTIAL INFORMATION

"Confidential Information" shall mean and include the Software, the Documentation and any and all confidential business, technical or data processing information, trade secret or other proprietary information acquired by either Customer or HS in the course of carrying out this Agreement, whether or not reduced to writing, and whether or not in human readable or machine-readable form. The receiving party will treat and hold the Confidential Information in strict confidence. Each party shall disclose Confidential Information only to those employees and consultants with a need to know and then only to the extent that such disclosure is necessary to accomplishing the purposes needed.

Article 6: LIMITED WARRANTY; DISCLAIMER

6.1 **Limited Warranty**. HS warrants that the Service shall perform in all material respects in accordance to the specifications set forth in the Documentation.

6.2 **Customer's Remedies.** In the event of a breach of the foregoing warranty, the sole obligation of HS, and Customer's sole and exclusive remedy, for such breach shall be that HS shall make all commercially reasonable efforts to correct the non-conforming Service at the expense of HS.

6.3 **Disclaimer of Other Warranties**. HS does not warrant that operation of the Service will be uninterrupted, error free, free of technical problems, or that it will meet all of Customer's needs. Customer expressly acknowledges and agrees that the use of the Service is at Customer's sole risk and that HS cannot guarantee the absolute security of the host server. HS, however, will use reasonable care to provide uninterrupted, bug-free, error-free, accurate, and complete Service, and to ensure the security of the host server. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, AND HS EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, NONINFRINGEMENT OF THIRD-PARTY RIGHTS, AND ANY WARRANTIES ARISING FROM COURSE OF PERFORMANCE, COURSE OF DEALING, OR USAGE OF TRADE.

Article 7: LIMITATION OF LIABILITY

The total cumulative liability of HS under this Agreement to Customer from all causes of action and under all theories of liability will be limited to and will not exceed the total amount of fees paid to HS in the twelve (12) months immediately preceding any claim giving rise to the liability. This limitation shall apply notwithstanding the failure of the essential purpose of any remedy hereunder.

Article 8: CONSEQUENTIAL DAMAGES WAIVER

EXCEPT FOR A BREACH OF ARTICLE 2 OR ARTICLE 5 BY CUSTOMER, IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES, LOST PROFITS, OR LOST DATA, OR ANY OTHER INDIRECT DAMAGES, EVEN IF SUCH PARTY HAS BEEN ADVISED AS TO THE POSSIBILITY OF SUCH DAMAGES.

Article 9: PROFESSIONAL SERVICES

HS may provide professional services to Customer from time to time. Such professional services shall, unless expressly stated otherwise, be provided in accordance with, and subject to, the provisions hereof, and any additional terms related thereto which shall be set forth in a Statement of Work ("SOW"). Customer shall provide HS with all information, documentation, technical assistance and access as HS may require in order to provide the professional services hereunder.

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Article 10: INDEMNIFICATION

10.1 **By Customer.** Customer shall indemnify, defend, and hold harmless HS against any loss or damage (including reasonable attorneys' fees) incurred in connection with any claims, suits, or proceedings ("Claims") arising as a result of a breach of this Agreement.

10.2 **By HS.** HS shall indemnify, defend, and hold Customer harmless from and against any third-party claim that the Service or Software infringes an existing United States copyright, provided that Customer promptly notifies HS in writing of any such claim and allows HS to control, and fully cooperates with HS in, the defense of any such claim and all related settlement negotiations. HS shall pay any damages finally awarded in such legal action as a result of such third-party claim. HS shall have no liability to the extent that any claim is based upon: (a) any unauthorized use, reproduction or distribution of the Service or Software, (b) any use of the Service or Software in combination with other products, software or equipment not supplied by HS, or (c) any modification of the Service or Software by any person other than HS. In the event an injunction is sought or obtained against Customer's use of the Services as a result of any such infringement claim, HS may at its sole option and expense, (a) procure for Customer the right to continue using the Service or (b) replace or modify the affected Services so that they do not infringe, or (c) refund a pro rata portion of the Service fee to the Customer. THE FOREGOING CONSTITUTES THE ENTIRE LIABILITY OF HS, AND CUSTOMER'S SOLE AND EXCLUSIVE REMEDY WITH RESPECT TO ANY CLAIMS OF INFRINGEMENT OF THIRD-PARTY RIGHTS.

Article 11: GENERAL

11.1 **Force Majeure**. Except with respect to the Customer's obligation to make timely payments, neither party shall be held responsible for any delay or failure in performance to the extent that such delay or failure is caused by fires, strikes, embargoes, explosion, earthquakes, floods, wars, water, the elements, labor disputes, government requirements, civil or military authorities, acts of God or by the public enemy, inability to secure raw materials or transportation facilities, acts or omissions of carriers or suppliers, including without limitation, internet service providers or hosting facilities, or other causes beyond its reasonable control.

11.2 **Complete Agreement**. This Agreement, any exhibits and schedules attached to it, and any other terms and conditions incorporated by reference herein, contain the entire understanding of the parties with respect to the subject matter hereof, and supersede any and all related prior understandings and agreements, oral or written. This Agreement cannot be modified or amended except in a writing signed by both parties.

11.3 **Severability**. If any provision of this Agreement is declared or found to be illegal, unenforceable or void, then each provision not so affected will remain in full force and effect.

11.4 **Assignment**. Customer may not assign this Agreement by operation of law or otherwise without the prior written consent of HS. HS may assign any of its rights and obligations under this Agreement. This Agreement will bind each party and its successors and assigns.

11.5 **Governing Law; Disputes**. This Agreement and the rights and obligations of the parties hereunder shall not be governed by the United Nations Convention on Contracts for the International Sale of Goods, the application of which is expressly excluded by the parties hereto. The laws of the State of Georgia, regardless of the choice of law rules of such state or any other jurisdiction, will govern this Agreement. All disputes arising out of this Agreement shall be subject to the exclusive jurisdiction of either the state or federal courts located in the City of Kennesaw, GA, and the parties agree and submit to the personal and exclusive jurisdiction and venue of these courts.

11.6 **No Waiver**. No course of dealing, course of performance, or failure of either party strictly to enforce any term, right or condition of this Agreement shall be construed as a waiver of any other term, right or condition. No waiver or breach of any provision of this Agreement shall be construed to be a waiver of any subsequent breach of the same of any provision.

11.7 **Relationship of the Parties**. HS and Customer are independent contractors.

11.8 **Modifications and Additions**. No modifications or additions to the terms and conditions of this Agreement shall be binding unless in writing and signed by both parties.

This document contains information that is confidential and proprietary to HipLink Software. It may not be copied, published or used, in whole or in part, for any purposes other than as expressly authorized by HS.

11.9 **Marketing**. Customer agrees, if requested by HS, to participate in a joint press release with HS within thirty (30) days of the Effective Date that references Customer as a HS customer and will provide a quote from a senior management member of Customer as part of this press release. Final content of this press release will be approved by Customer, such approval not to be unreasonably withheld, conditioned or delayed. While in good standing as a HS customer, Customer agrees to allow HS to reference Customer as a customer using HS technology on HS's website and in print copy or marketing collateral. Customer will provide HS with an approved company logo from Customer that HS may publish on HS website and/or marketing collateral to communicate such relationship. This logo will be linked to HS's website(s). Customer also agrees to allow HS to reference Customer in media-related interviews.

11.10 **Notices**. All notices provided in connection with this Agreement will be in writing and will be delivered by (i) certified or registered mail, postage prepaid and return receipt requested or (ii) courier and will be deemed effective upon receipt at the address listed for formal notices on the signature page.

11.11 **Survival Clauses.** The following terms and conditions will survive any expiration or termination of this Agreement: 1 and 3-10.

11.12 **Third Party Beneficiaries**. The parties agree that there shall be no third-party beneficiaries to this Agreement.

11.13 **Fax Signatures**. The parties hereby agree that signatures transmitted and received via facsimile or other electronic means shall be treated for all purposes of this Agreement as original signatures and shall be deemed valid, binding and enforceable by and against both parties.

11.14 **Counterparts**. This Agreement may be executed in counterparts, each of which shall be deemed an original, but both of which together shall constitute one and the same instrument.

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Schedule A

Fee schedule

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HipLink Notification Solution
for
City of Kennesaw

06 / 13 / 2025

Created for:

Nikki McGraw
Director of Dispatch

Mike Shepherd
Enterprise Sales Manager
HipLink Software

Ph: 408-635-3492
mshepherd@hiplink.com |
www.hiplink.com

06 / 13 / 2025

Nikki McGraw
City of Kennesaw
Kennesaw, GA

Dear Nikki,

Please find attached our proposed solution for City of Kennesaw with specific information related to HipLink's messaging description, it's multitude of capabilities and installation requirements. HipLink is an off-the-shelf, highly configurable messaging platform.

Based on information exchanged to date, Kennesaw is looking for a notification solution that notifies first responders without placing an undo burden on dispatchers. The main problem is that dispatchers need to be listening to and responding to radios with less time on the phone. HipLink's hosted paging solution will interface with the 911 Center's CAD to initiate pages. This proposal contains specific information related to how HipLink will meet the requirements provided to date.

We are convinced that the proposed solution will exceed the Kennesaw's expectations, offering a robust and reliable notification system to deliver timely messages to your employees and people of interest. We appreciate the opportunity to offer this proposal and look forward to working with you and your team.

Best regards,

Mike Shepherd

Mike Shepherd
Enterprise Sales Manager
408-635-3492

mshepherd@hiplink.com

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Understanding of City of Kennesaw Requirements

This proposal assumes that, if it is granted, all parties will work together to develop a mutually agreeable schedule. This proposal is also based on information provided at this time. Any revisions required at a later date will then be subject to price review. Based on client discussions, we have identified the following requirements:

BACKGROUND

The city of Kennesaw is seeking a better solution for delivering alerts and notifications to its first responders. This requires a highly reliable, easy to use system for communication between dispatchers and all necessary personnel.

Currently, dispatches that are sent from the CAD through the existing paging system are one-way, and do not give any measure of completion to the originating dispatcher. This means the dispatcher often has to contact the responder again in order to confirm they are responding. The result is an unreliable, stressful notification process that generates extra work for dispatchers. Additionally, all all paging is done via manual phone calls by dispatchers which is highly inefficient and adds stress and distraction from managing incidents, which is where there focus really needs to be.

For certain incidents, supervisors would like to be notified at the time the units are dispatched rather than the current system where they are notified when the dispatcher gets a moment to do so.

REQUIREMENTS

- City of Kennesaw requires a solution to integrate with their Motorola Flex CAD for automatic text paging and escalation based on incident type.
- The current methods of dispatch notification do not result in activity records that accurately track status of the message and the success of delivery. The center needs to know if messages are delivered and the response.
- The software will need to send messages to standard devices via SMS and possibly email to 150 devices. It should be scalable to accommodate future growth or additional departmental usage.
- The system will be configured with aggregate termination services, allowing two-way text message delivery to all carriers without having to know the recipient's carrier.
- The system must support browser-based screens accessible via a secure, authenticated login for access from any computer for administration and sending messages from a desktop. This is access will be used to manage the application, send messages, access reports for delivery status tracking.
- Initially, the solution needs to support 6 Login in Users for administration and manual message sending but must be scalable to support additional Users in the future.
- The application must also include the ability to quickly create groups to send messages out to only the necessary receivers to reduce redundancy of messages and message desensitization.
- The group functionality needs to support nested grouping capability with the features for on-call scheduling and automatic escalation. There can be no limitation in the number or types of groups that can be set up. The schedules supported should include hourly, daily, weekly and monthly or custom definitions.
- The system should automatically filter out any duplicate messages that result from nested grouping so that in a single call-out individuals only get one message.

- All communication to the devices must be logged and shown in the system reports. Any delays or failures should be clearly indicated in the Reports in real-time. Delivery status must be displayed in the reporting screens with all activity logged also in real-time.

- The Kennesaw would like system to be hosted in the cloud but have the option of bringing it onsite to operate behind the organization's firewall in the future is requirements change.

- The messaging solution needs be easy to administer for initial set-up and daily use And the Company should provide all necessary training and technical support for installation and updates.

- The software must be scalable for future growth and potential message volume. Which includes the ability to easily add-on a secure, smartphone mobile app to fulfill Kennesaw's growing need for secure messaging and quick and easy two-way communication via iOS or Android phones.

The HipLink Solution Executive Summary

The HipLink Software's solution will fill all the requirements outlined above and will provide flexibility and scalability for the future. HipLink is a comprehensive notification solution that enables corporate users and software applications to instantly communicate with any device including smartphones, standard cell phones, pagers, email, and other devices. The solution is fully supported as both a hosted solution which is proposed here and an on-premise software solution using virtual servers should the need arise.

HipLink's Application Notification functionality provides various integration points in its architecture to easily integrate with nearly any application. For the integration with the Motorola Flex CAD, HipLink has proposed the FSI - w/o CLI in the configuration. This is the approved interface from Motorola Flex.

All actions that individuals can take in HipLink are defined by their permissions. The extensive permissioning engine gives the ability to define exactly what users can see and do when they login to the system. This sophisticated permissioning engine is an important element of the platform supporting scalability and giving the ability for enterprise-wide deployments.

Please note that all current wireless carriers and networks worldwide are supported by HipLink with support for future carriers . This capability provides Kennesaw the needed support for multiple carriers not matter what type. HipLink has the functionality to dedicate certain protocols to specific carriers further enhancing the scalability of your wireless messaging and paging needs. In the future if other device platforms are required, new carriers and devices can be easily added even social media sites.

HipLink offers a 1-way and 2-way text messaging service for notification called HipText. This service has been proposed for all SMS message delivery. HipText offers enterprise message delivery that is independent of carrier messaging plans. This service was developed as a cross-carrier, global messaging gateway. HipLink provides access to the carrier gateways for any volume of text messaging at an efficient pace.

City of Kennesaw Users will be able customize the recipients of messages through HipLink's grouping and escalation parameters to ensure that the message is delivered where and when it needs to be delivered.

Every event and message is logged in HipLink Reports and Logs. From creation and sending of the message to communication from the carrier and response from the receiver are all parts of the information stream. Any anomalies and/or failures will be clearly logged and reported. Using this information and the reporting capabilities of HipLink, the client can see a detailed picture that includes a statistical analysis of message activity and carrier performance which provides a powerful tool for monitoring the effectiveness of a deployed wireless strategy. HipLink's reporting tools are extensive and provide a powerful tool for monitoring the effectiveness of a wireless communication strategy.

HipLink is modularly designed to grow and change as your needs change. Additional features, functionality and capacity can easily be added as your needs dictate. Additional users and receivers (devices) can be added on an as-needed basis. Such changes and additions are usually added via application of a software license key.

In conclusion, supporting multiple carriers and devices, offering full redundancy options, and providing ongoing software development, HipLink provides a comprehensive communication that will meet the communication needs of your organization today, as well as whatever needs may arise in the future.

Proposed System Detailed Description

- It is important that the solution support a means of quickly dispatching messages without a lot of typing. Message templates will be important so as to alleviate workload on dispatchers. There is typically frustration with the staff with trying to manage incidents and be responsible for timely notification without tools and concern this could contribute to job dissatisfaction.

File System Interface

The File System Interface provides a powerful way to send messages from legacy systems. HipLink periodically (every 5 – 60 seconds) checks a spool directory to see if there are new files containing message alerts that need to be processed. Once processed HipLink will send out the messages leveraging HipLink Receivers and associated Groups and then delete the file(s). Inclusive one Command Line Interface (CLI) to establish listening link with mainframe or legacy system. An additional Non-GUI User is required.

Templates

It's important that the solution support a means of quickly dispatching messages without a lot of typing. Message templates will be important so as to alleviate workload on dispatchers. There is typically frustration with the staff with trying to manage incidents and be responsible for timely notification without tools and concern this could contribute to job dissatisfaction.

Primary Send Screen

There are different Send screens that offer support for sending messages and for sending standard non-encrypted sending to defined Receivers and Notification Groups. The send screens available include Primary Send and Resend screens. this is the most commonly used send screen for day-to-day communications to defined Receivers and Groups.

2-way Module

This module supports two-way communication for all messaging protocols including HipLink Mobile, SMS text messages and any other message type that support cross communication. Also included are Custom Response Actions and the Feedback panel.

Full 2-way communication is supported offering response feedback for tracking and recording in the HipLink software. The software will be able to detect if there is a problem with message delivery and automatically attempt to re-deliver the message through alternative means.

Devices - End-points to Receive Messages

HipLink supports text messaging for one-way and two-way delivery to Smartphones, cell phones, pagers, desktops, email etc. Support for standard, non- secure devices is described in the requirements and configuration sections to meet your organization's needs.

The solution supports any combination of the following protocols: TAP, SNPP, DTMF, GSM, WCTP, HNP, XMPP, SMPP, HTTP, BES push, HTTP, and SMTP to communicate with various Telecom providers.

Messengers

HipLink Messengers are tools that handle the send message request, i.e., deliver the message to the specified carrier. Messengers are assigned to a specific delivery protocol. Based on delivery volume requirements there can be multiple messengers assigned to one or more delivery protocols. Your proposal has a recommendation for your system but this can be added on to at any time for additional capacity.

Reports, Statistics and Logs

The core solution includes full support for HipLink's extensive Logs, Reports, and Statistics features.
Logs - Every event and message is logged in event logs. Any anomalies and/or failures will be clearly identified. Log levels can easily be changed from the GUI and can be exported in a variety of formats.
Reports - Real-time Reports are available in the Reports tab for easy viewing by the Users.
Statistics – A statistical analysis of message activity and carrier performance is available which provides a detailed picture that includes a statistical analysis.

User Logins

The HipLink Graphical User Interface (GUI) can be accessed from a standard web browser with no additional third-party software required on the desktop PC. This interface is used for HipLink administration, message dispatch, and other standard uses.

Permissioning Engine

The HipLink Interface has a variety of features for the different types of Users. Each person who logs in is assigned a User license and based on their functional role, is granted specific HipLink permissions. These assignments are fully controlled through membership in User Groups (unlimited levels in the HipLink solution) via an extensive permissioning structure and multiple users can be aligned together in User Groups which define exact privileges for all users within that group.

HipText

HipLink offers both an extensive 2-way service for responder coordination and a 1-way text messaging service for mass notification called HipText. This service is a cross-carrier, global messaging gateway. HipLink provides access to the carrier gateways for high volume text messaging at an efficient pace.

Grouping

As part of the core package, HipLink offers extensive device grouping features. These functional groups allow for a targeted notification to optimize the delivery and minimize desensitization. There is virtually no limit to the number of groups that can be created or how deep the groups can be nested within each other. Group types include:

Broadcast Groups allow an alert to be broadcast to all devices in the group. An unlimited number of devices can be added to a broadcast group. In addition to static groups a Broadcast group can be defined as a *Dynamic Group* that is populated based on any criteria from the Receiver setup.

On-Duty Groups allow for a schedule to be defined for resources and then an alert sent to that group for proper distribution any time of the day or night. Messages sent to On-Duty Groups are only delivered to members who are on duty at that time.

Escalation Groups are ideal for mission critical alerts that must be responded to. An Escalation Group allows any number of individuals or functional groups to be specified in a call-down list.

Follow-Me Groups are designed for individuals who have multiple devices they want to use.

Rotate Groups are designed for even distribution of alerts via a 'round robin process' distributing the message volume to the members in the call list based on who is next.

Automatic System Attendant

The HipLink solution includes an automatic System Attendant. This module monitors services within the HipLink solution, alerting the Admin team or individual on threshold violations. These thresholds are individually configured, when one is triggered, the monitor attempts to restart the effected service and reports the issue to the administrator.

Optional Features - HipLink Mobile Basic, Advanced & Desktop

The HipLink Mobile and HipLink Desktop provide for a completely secure messaging platform through an application installed on a smartphone. supported tablet or Windows desktop. The application includes the HipLink Inbox and full Interactive Client where permissions for the various internal functional elements can be set by the organization.

Basic HipLink Mobile Features





- Dedicated inbox for HipLink messages
- Highly secure 256-bit AES rolling key encryption with message confidentiality and integrity checks
- All messages and attachments are saved in encrypted container
- Fully HIPAA/CJIS Compliant
- Ability to receive notifications over IP networks either carrier's data network or Wi-Fi network with auto switching between both modes
- Notification alerts for offline users using platform specific push notifications services.
- Ability to receive one-way or two-way notifications
    - One-click response to confirm or reject a message with a simple click
- Set custom alert tones by message type for easy recognition of with different severity levels
- Persistent alerting for emergency notification that overrides settings
- Reminder Alert for unread messages
- Auto Message Expiration allows for automatic message deletion and inbox cleanup
- File Attachment(s) - Virtually any number or type of files can be attached to a message from the HipLink Interface for delivery
    - Photo, video or audio files
    - Attachment(s) are encrypted when delivered and stored

Advanced HipLink Mobile Features





- Message Templates for easy alert creation
- **All Features in Basic +**
- Peer-to-peer communication for easy chat back and forth with other HipLink apps
- Send Alerts from the phone to any HipLink receiver and/or Group with or without the app
- File Attachment(s) both to and from the phone
  Wi-Fi voice calling or Video Calling are available
- Profile Management and Status availability definitions
- Subscribe to Alert Topics or public feeds
- Full administration and management controls
    - Saving draft messages, searching, and setting Favorites.

Map-based Location Tracking with Directions

HipLink Mobile offers the ability to send alerts with mapped target locations that update. Alerts are shown in the User's Inbox with a map attached on detail view, from where Users not only see the directions, but also see who else is en route to the incident.

Custom Actions & Quick Actions

HipLink Mobile includes very powerful tools that allow you to script any action and make these actionable scripts available under the control of User permissions as a Response Action on the mobile device. Such a response action could be "Call Security" to a specific location, "Activate Specialty Teams", retrieve & update data from your backend systems (EMR or any other system).The response actions are presented as forms with fields you can enter in any dynamic component. A completed Response Action form can be saved as a Quick Action for one button press activation – call it the "Easy Button".

Optional - HipLink Desktop Feature Fee's Apply



- Dedicated inbox for HipLink messages
- Secure TLS based communication layer established after a proper authentication
- Message confidentiality and integrity checks
- All messages and attachments are saved in encrypted container
- Fully HIPAA/CJIS Compliant
- Peer-to-peer communication for easy chat back and forth
- Send highly secure messages and alerts from the desktop to any HipLink receiver and/or Group with or without the app
- Ability to receive one-way or two-way notifications
    - One-click response to confirm or reject a message with a simple click
    - Supports custom responses
- Set custom alert tones by message type for easy recognition of with different severity levels
- Persistent alerting for emergency notification
- Auto Message Expiration allows for automatic message deletion and inbox cleanup
- File Attachment(s)
- Virtually any number of files in nearly any format can be attached to a message from the
    - HipLink Desktop UI and attached to the message for delivery
    - Photo, video or audio files
    - Attachment(s) are encrypted when delivered and stored
    - Both message and file attachment(s) are encrypted and delivered to the dedicated HipLink Inbox

Application Management Server Features

Audit Trail and Full Traceability

Remote Device Management

Optional Add-on Modules

Fee's Apply

HipLink offers a variety of add-on modules to the proposed core system above.

Advanced Send Options with Templates and Quota Send

The Advanced Send Screens include:

- Scheduled Send – enables individuals to pre-schedule messages
- Custom Escalation – enables individuals to create an ad-hoc escalation process to various individuals and/or groups
- Templates – sending messages based on pre-defined templates
- Quota Send allows a User to send a message to a defined number of individuals and gather for the quota of people who respond.

Department Feature

The HipLink Department module is an add-on to the permissioning engine and allows customers to distribute the administration and use of the HipLink solution to any of their many locations/facilities and associated departments rather than purchasing a separate system for each location. The purpose of the Department Module is to enable distributed admin rights where each location can manage their own receivers, notification groups and login accounts. Additionally, the Department module allows you to establish communication visibility rights between the various departments.

Filtering Engine with Message Transformation

The Filtering Module is commonly used in conjunction with HipLink's various integration modules. As messages and alerts are pushed to HipLink from a 3rd party application the Filtering engine can tailor message delivery to specific users or queues, based on defined parameters. HipLink lets a user initiate both positive and negative message filtering, redirect messages, filter out alerts based on key words, and eliminate duplicates and false alarms.

The Filtering Engine also has the ability to transform the message text, message body, and message recipient (API filter only) of a message if a set of user-defined conditions are met. The message text is allowed to undergo. A HipLink customer can dynamically construct and transform a message and apply rules.

Attribute Assignment & Send Screen

Using Attributes in HipLink gives a User the ability to do an ad-hoc lookup based on a variety of pre-assigned receiver attributes to send a message. This can be any combination "Any" or "All" conditions from the Attribute Send screen. It works by giving the administrator the ability to create an unlimited number of Attributes in Global Settings and set the order they appear in the selection screens. Receiver Attributes can include anything relevant to the organization such as geography, organizational levels, job functions or special certifications. To send a message the User selects any combination of attributes which then shows all matches in their organization.

Additional Messengers

HipLink Messengers are tools that handle the send message request, i.e., deliver the message to the specified carrier. Messengers are assigned to a specific delivery protocol. Based on delivery volume requirements there can be multiple messengers assigned to one or more delivery protocols. Your proposal has a recommendation for your system but this can be added on to at any time for additional capacity.

Integration API's and Gateways

HipLink offers an extensive array of integration modules to support automated alerting from client backend systems and/or applications. A complete description can be provided upon request.

LDAP

HipLink supports connectivity with an AD/LDAP server for two different levels.

LDAP Lite with Single Sign On

This enables individuals logging into the HipLink solution to authenticate from an Active directory. This module includes Single Sign-On Support.

LDAP Advanced with Single Sign On

The Advanced LDAP module enables individuals logging into the HipLink solution to authenticate from an Active Directory (AD). In addition, if contact information is stored in the AD this contact data may be used to populate and synchronize such contact data with HipLink Receiver records. The module includes Single Sign-On Support.

SSO Authentication Module

The SSO Module is based on OpenID Connect (OIDC) protocol for implementing Single Sign-on (SSO) with the Microsoft Entra ID, ADFS and others such as Okta. The module provides authentication and JIT (Just-In-Time) provisioning, for auto-creation of the user account upon first login. For web user authentication, it supports the option to auto-create user accounts. Additionally, SSO module supports mapping multiple different identity provider (IdP) defined groups to different user groups in HipLink.

For HipLink Mobile user authentication with Entra-ID, Hiplink supports auto-creation of the HipLink Mobile receiver upon first login, and can provide mapping IdP groups to different mobile user groups, and IdP groups to different departments as well (if departments are enabled in HipLink license).

HipLink Voice Module

In order to have messages delivered via voice the HipLink Voice Module is required. The VoIP based Voice Module is available either as an onsite solution or as a hybrid solution where the HipLink generated call list is pushed to HipLink's data center for dial out. The HipLink Voice Module offers an all inclusive natural voice text-to-speech engine as well as the Interactive Voice Response (IVR) engine to obtain feedback from the call recipient. The Voice Module is fully scalable to support any number of concurrent calls. If applicable, the proper product is quoted to facilitate voice. The requirements and configuration sections detail the assumptions for your system.

Social Media Messenger

HipLink supports a specialized Messenger that is linked with either Twitter or Facebook for posting a message directly from HipLink to an organization's social media outlets.

Web Sign-up Module

The Web Sign-Up Module enables you to initiate a notification call-out to any group of stakeholders such as employees, vendors, volunteers, the public, or to specific focus groups based on what device type (text, voice, email) they wish to be notified on. This module offers a dedicated send screen as well as an interface to fully control the content of the web subscription portal. Unlimited number of individuals can subscribe on a given page.

Hosted Environment Description

The HipLink Hosted service is kept operational and accessible 24 hours a day, seven days a week, and 365 days per year. This is accomplished by:

Hosting Environment

HipLink is hosted at Rackspace Inc., a secure, redundant, Tier 4, SAS70 compliant group of data centers located in various States. Each hosted server is running on a dedicated Virtual system with state of the art hardware including features such as RAID 10 storage, ECC memory, and fully redundant networking and power. Each hosted system is fully monitored including hardware, operating system, network connectivity, and application stability. Each hosted site is a fully secure facility complete with security and vulnerability checks and reporting, biometric access controls, and extensive background checks for all personal who have access to the physical server environment.

System Administrator

The System Administrator is responsible for proper monitoring of Alerts, updates and upgrades available to the HipLink solution. The fully hosted solution is backed by 24x7 technical assistance.

Technical and Operational Support

Our hosted solution offers 24x7x365 customer support to help ensure customer satisfaction and deal with any issues. System maintenance and upgrades are done with minimal to no disruption to customers. Support to our call center is available via phone, e-mail, or web assistance.

Company Background

HipLink Software is a woman-owned, privately held corporation with corporate headquarters located in Los Gatos, California. Originally founded in 1993, HipLink has been the premier provider of software for text and voice communication to global organizations of all sizes for over twenty years. The company has been awarded numerous patents over the years with the most recent ones related to its voice technology and a mobile platform patent. Key innovations include the most extensive permissioning engine in the industry, support for all known communication protocols, as well as the extensive support for integration APIs and Gateways.

Over the years HipLink has demonstrated its expertise in integrations at all levels having been integrated with hundreds of applications. Complex integrations with two-way interactions have been done for different types of software and systems of such as IT and healthcare software, fire safety systems, and GIS systems for map-based delivery of alerts and successfully deployed. Tight alliances with numerous 3rd party software vendors through partnerships have given us unique experience in understanding the real-life needs of a major enterprise and creating a solution that connects their most valuable systems to their staff 24 hours a day.

One of the more important innovations in HipLink is its development of encrypted mobile applications and a proprietary protocol for real-time text and video messaging to Android and Apple devices. HipLink Mobile operates on IP Networks both Wi-Fi and cellular data, switching seamlessly between them with support for two-way alerting, file attachments, and full remote management.

Another important development has been the HipLink Web Sign-up Module for self-subscription, opt-in notification that is applicable to all types of organizations. Organizations use this module for informational alerts to their employees, customers, vendors and even outside agencies and it's completely integrated into the platform.

Successfully deployed across multiple verticals, HipLink is meeting needs for responder activation, IT alerting, secure communication, alarm management, emergency response, mass notification and business continuity.

A major advantage for HipLink is the relationships and trust the company has developed with leading companies in creating and deploying wireless applications and software over the years. We have worked with numerous device manufacturers and carriers from our inception. Some of the most important relationships are with the paging and cell phone carriers. We have established major relationships with them and HipLink is used widely by them both for internal alerting as well as testing their own protocol gateways. HipLink has been certified on all of the major networks including AT&T, Verizon, T-Mobile, Sprint, American Messaging, and Spok (USA Mobility) and complies with their highest standards.

We work closely with our clients to be sure our software maximizes current capabilities and we are aware and prepared for what is coming in the future. These relationships have given us the knowledge to build robust products that capitalize on the strengths of the network providing the fastest most reliable products. Any client of HipLink can request enhancements to the product for incorporation into the roadmap.

Because of our long years of experience working on all wireless platforms and networks, HipLink can provide significant value to any organization implementing or planning to implement a notification strategy. We've evolved as the industry has grown and have demonstrated our capability to continue to produce powerful and innovative applications and connectivity software.

Hosted Solution Annual Pricing

HipLink Hosted Solution Description *Annual Fees*	Cost
HipLink Hosted System - Advanced With HipLink Mobile • Dedicated Instance • Standard & Advanced Send Options including templates & quota send • 6 User Logins • 150 standard devices for SMS • FSI interface for CAD integration • Groups and Templates • Support for 1 and 2-way Messaging • 2 Messenger protocols - EMAG WCTP, SMTP, HipText • Real-time Reports, Logs & Statistics	$11,360
HipText SMS Service - Upfront Purchase **Upfront Service Fees** • HipText SMS Text Delivery • 30,000 messages* to be used incrementally • HipLink will provide monthly statements to gauge future requirements * a message is defined in increments of 160 characters or less per carrier restrictions	$870

One-time Set up and Configuration

Hosted Installation & Training ***One-time Fees***	Fees

Advanced Installation for Hosted System with HipLink Mobile
• Install & configure HipLink
• Set-up the Administrative User and system monitoring
• Set delivery channels according to the protocols selected
• Define User Groups with permissions
• Import login Users
• Global Settings are setup based on Client's requirements
  • Set-up Reporting settings
  • Display settings
  • Clean-up definition
• Perform System testing
• Test message delivery and confirmation of delivery
• Resolve issues if any appear
	$1,600

Administrator Training - Hosted System **Online Training** - Up to 4 people • Receiver Setup • User Groups & User Management • Receiver Group set-up • Intro to Send Screens • Advanced Group Sending • Template creating & sending • Reports • Clean-up & export	$1,500

This quote is valid for 30 days

CERTIFICATE *of* SIGNATURE

REF. NUMBER
RLRV4-O3TNG-CXYYB-SG2NW

DOCUMENT COMPLETED BY ALL PARTIES ON
13 JUN 2025 21:15:13 UTC

SIGNER	TIMESTAMP	SIGNATURE
MIKE SHEPHERD EMAIL MSHEPHERD@HIPLINK.COM	SENT 13 JUN 2025 21:15:13 UTC SIGNED 13 JUN 2025 21:15:13 UTC	 IP ADDRESS 38.59.197.83 LOCATION LAYTON, UNITED STATES

Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: March 9, 2026

TITLE: Reports, Discussions, and Updates

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None

Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: March 9, 2026

TITLE: 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.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None

Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: March 9, 2026

TITLE: **Discussion: Natural Playscape in Depot Park**
Discussion item requested by Councilmember Orochena regarding a natural playscape in Depot Park.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None