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
April 27, 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**
   A. **Update: Cobb Galleria Expansion Project**
6. **Old Business**
7. **New Business**
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 & 20021201560) as submitted by Walton Communities, LLC. Case #ZV2026-01

   C. **Resolution: 2026-2030 Capital Improvement Short Term Work Program**
   Consideration for approval of a Resolution to submit the transmittal of updates

to the Capital Improvement Element and Short Term Work Program (CIE/STWP) covering the five-year period of 2026-2030. Case #MISC2026-05

10. Consent Agenda

A. **Minutes: April 13, 2026 Work Session**
Approval of the April 13, 2026, City Council work session minutes.

B. **Minutes: April 20, 2026 Regular Meeting**
Approval of the April 20, 2026, City Council regular meeting minutes.

C. **Minutes: April 20, 2026 Executive Session**
Approval of the April 20, 2026, City Council executive session minutes.

11. General and Administrative

A. **Audit Report: Fiscal Year ended September 30, 2025**
Consideration to accept the Audit Report for Fiscal Year ended September 30, 2025, for the City of Kennesaw as presented by Mauldin and Jenkins, LLC.

12. Public Safety

13. Information Technology

14. Public Works and Building Maintenance

A. **Resolution: Hiram Butler House Rehabilitation Project**
Consideration for approval of a Resolution accepting a proposal for professional services for the Hiram Butler House Rehabilitation project.

15. Recreation and Culture

16. Community Development

A. **Final Plat Application: 0 Maple Drive**
Consideration for approval of the final plat application submitted by Daniel Gonzalez for 0 Maple Drive (Parcel #20010002870); this plat subdivides the existing 1.78+/- acre lot into three parcels for the construction of three single-family detached dwelling units. Case #PS2025-03

B. **Final Plat Application: 2615 South Main Street & 2681 South Main Street**
Consideration for approval of a final plat application submitted by Kennesaw Development Owner, LLC for 2615 S. Main St and 2681 S. Main St (Parcel # 20016700990 & 20016700140). Case #FP2025-03

C. **Central Business District: 2250 Lewis Street**
Consideration to review a CBD Project application request for the construction of a parking lot on the parcel located at 2250 Lewis Street (Parcel #20013801620). Case #CBD2026-01

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: Community-Driven Pocket Pollinator Garden**
    Discussion item as requested by Councilmember Orochena to discuss the potential for a "community-driven pocket pollinator garden" within the city.

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:

DATE: April 27, 2026

TITLE: **Update: Cobb Galleria Expansion Project**

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None

Item Report

TO: The Honorable Mayor and City Council

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: April 27, 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. During the March 9, 2026 and March 16, 2026 scheduled Mayor and Council meeting, the applicant requested the application to be deferred to allow for continued discussion with staff. On April 15, 2026, the applicant submitted a request to withdraw the application without prejudice.

Recommendation:
Planning and Zoning recommends approval to withdraw the application without prejudice.

Fiscal Impact:

Attachments:
1. RZ2026-01/ZV2026-01_1600 Old 41 Hwy_Staff Analysis
2. RZ2026-01_1600 Old 41 Hwy_Rezoning Application Packet
3. RZ2026-01_1600 Old 41 Hwy_Traffic Impact Study
4. RZ2026-01_1600 Old 41 Hwy_Objection Letter

5. 03-04-26 Planning Commission Approved Minutes
6. RZ2026-01 & ZV2026-01 _Request to Withdraw Application

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

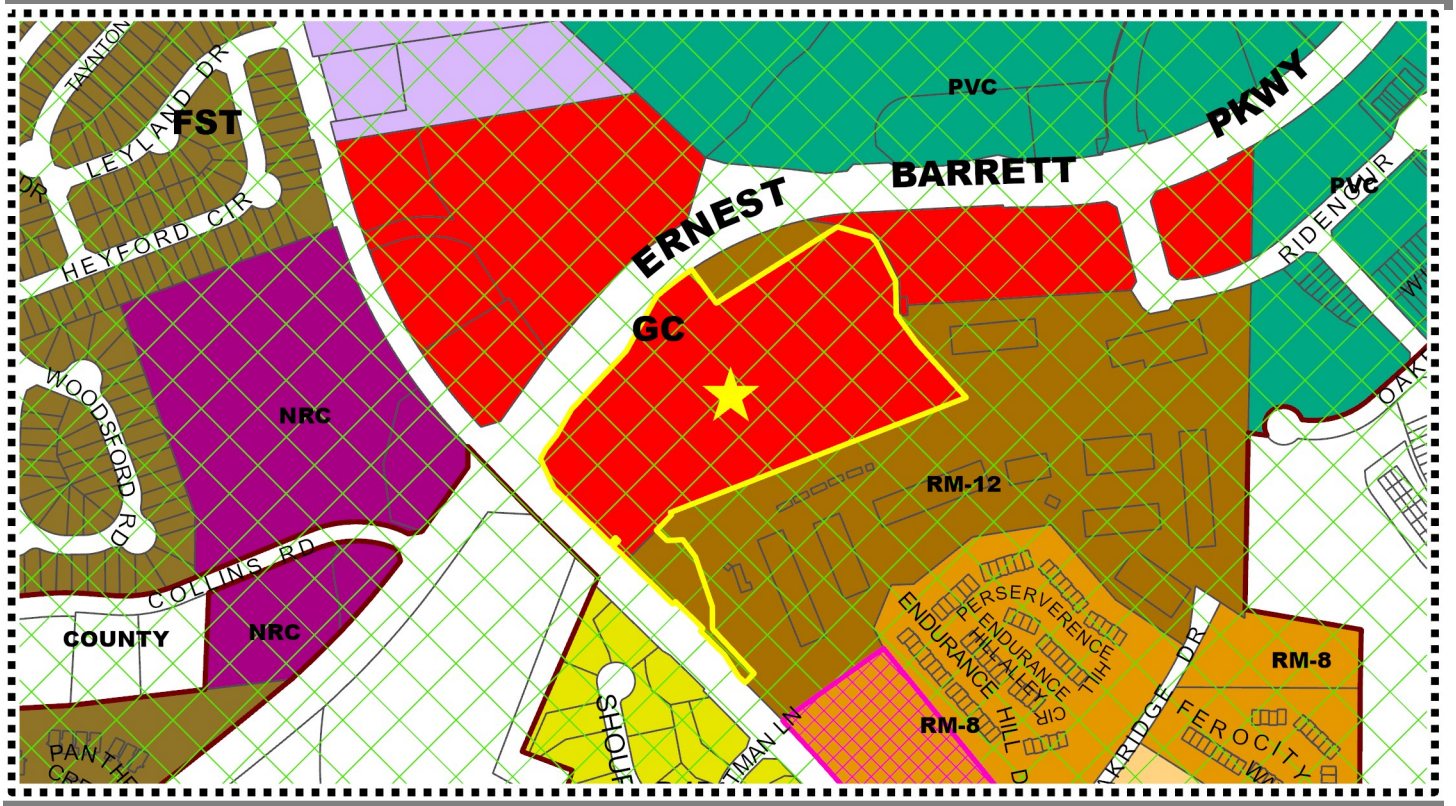
Surrounding Zoning Dist. and Future Land Use

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.

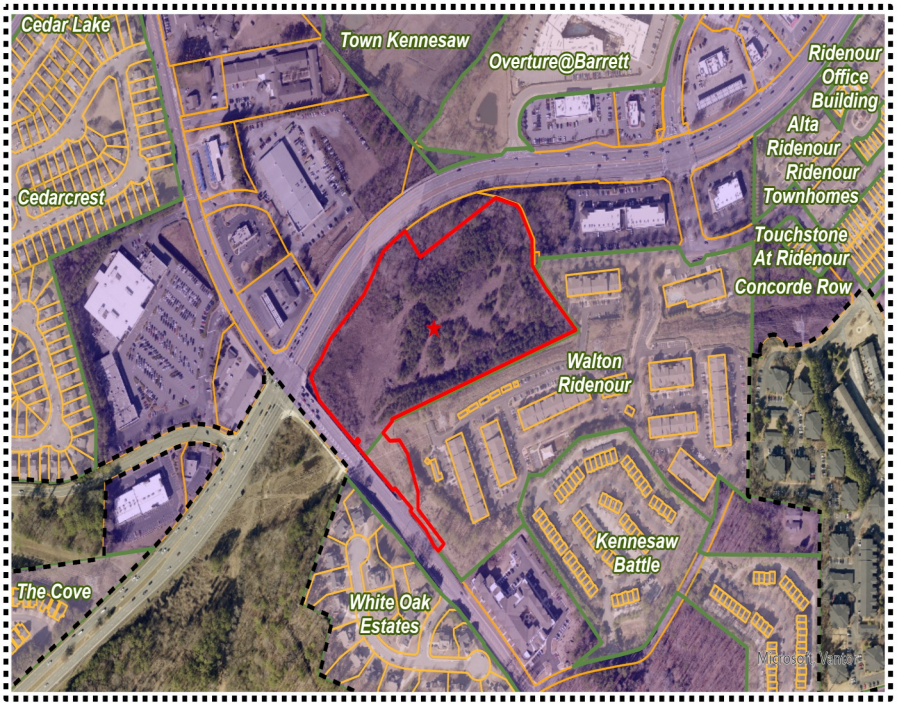
STAFF ANALYSIS REPORT

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.

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.

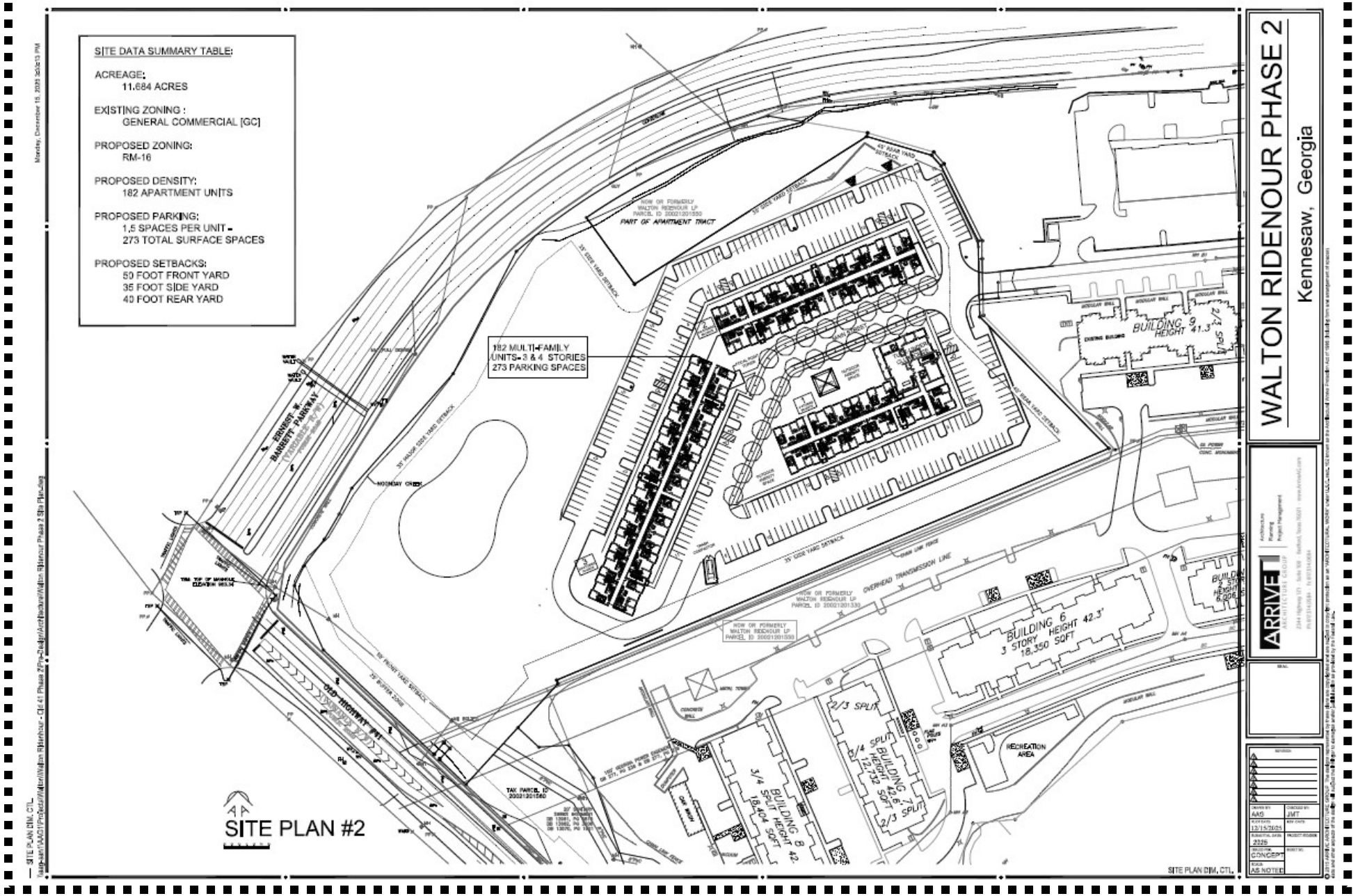
UNIFIED DEVELOPMENT CODE

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

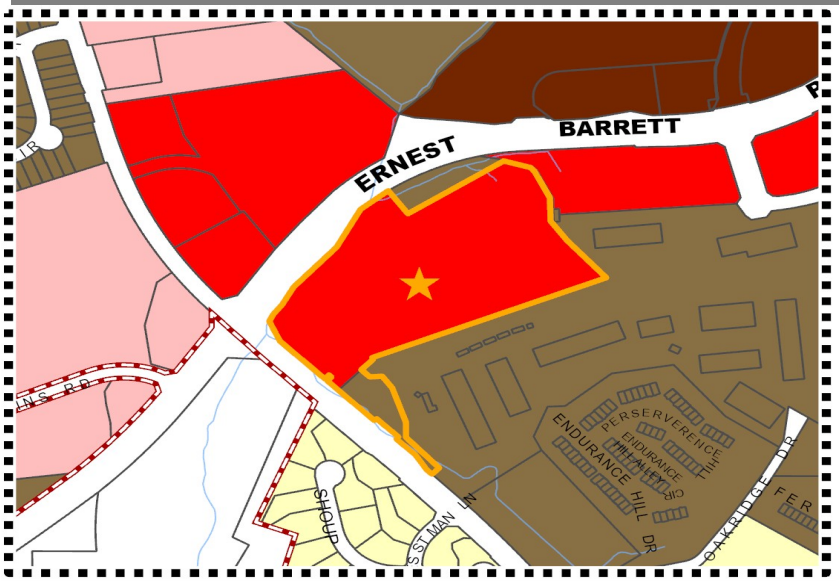
ZONING CASE #: RZ2026-01/ZV2026-01



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

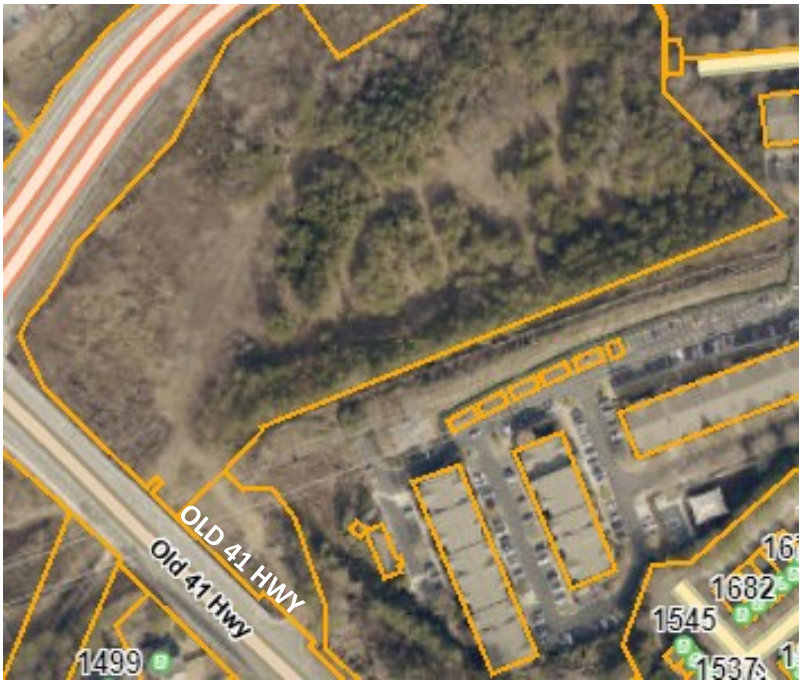
Roadway Name
Ernest Barrett Pkwy

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

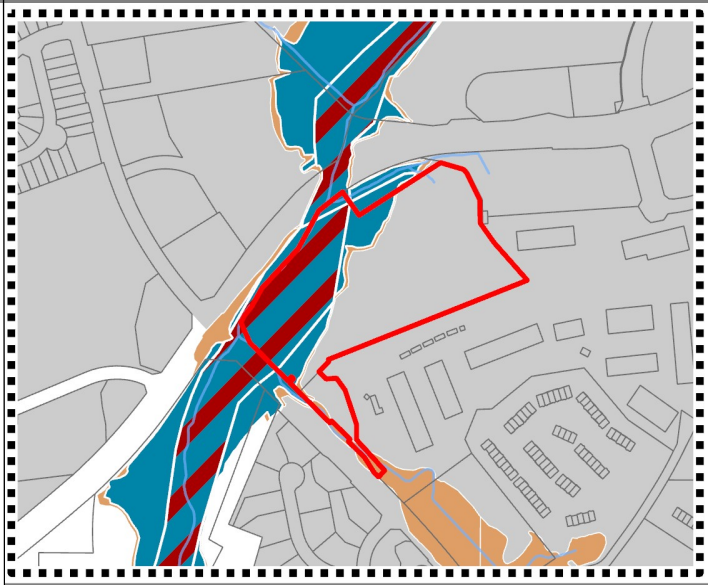
Wetlands:
- ✓ Yes
- ___ No
- ___ Not Verified

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;

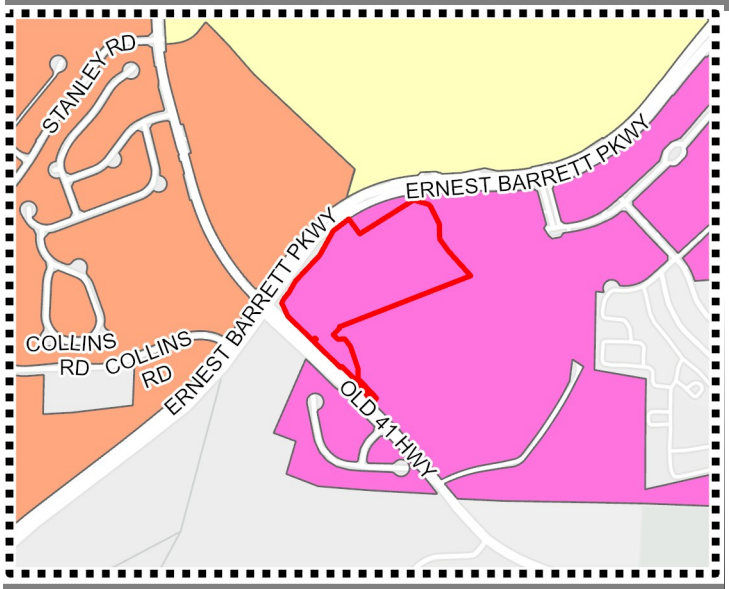
b. The maximum dwelling units per acre which can be constructed without violating any other restrictions, limitations, and/or requirements of such zoning district or the maximum authorized under conditional zoning by the Mayor and City Council.

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.

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 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 December 18, 2025 Date

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 December 16th, 2025 Date

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.

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

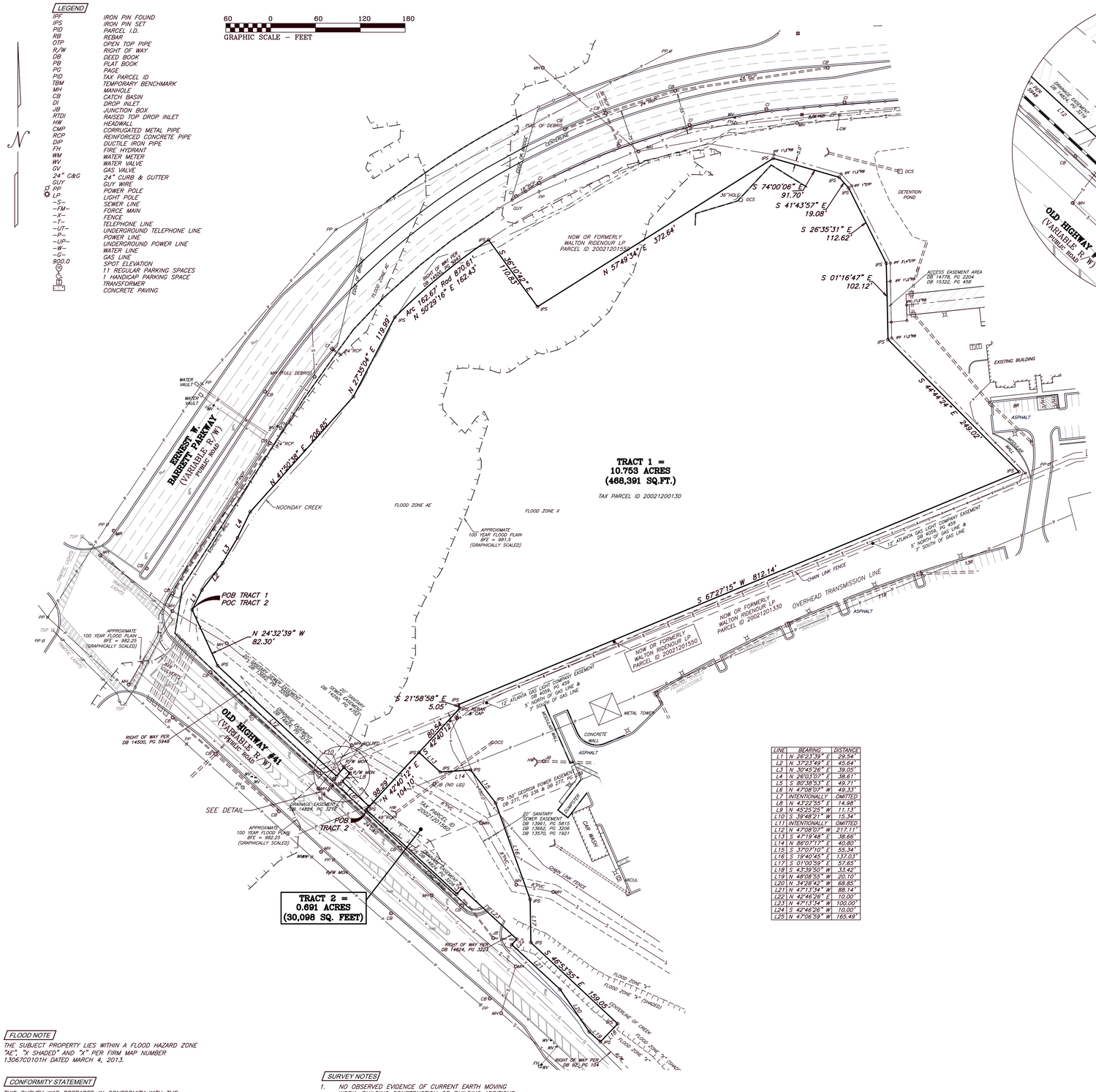
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$20,861.17	**$0.00**

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



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



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

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

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)

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 09:12:00 EST

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

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JOHNSON & STEELE
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Emerson Overlook
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Suite 100
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(770) 429-1499
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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

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

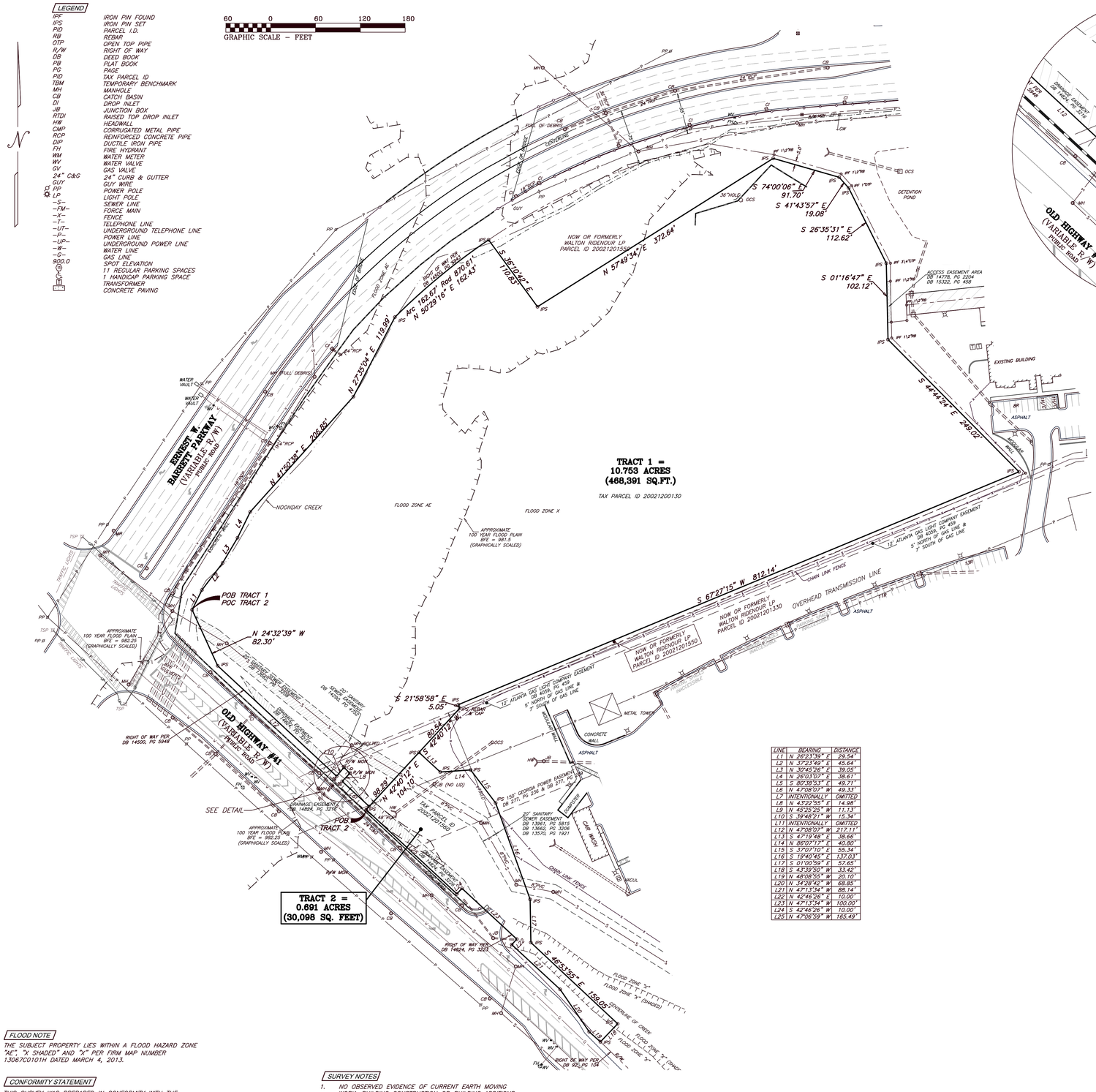
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$20,861.17	**$0.00**

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



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

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

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)

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
This document is not to be relied upon or used for construction purposes

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
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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

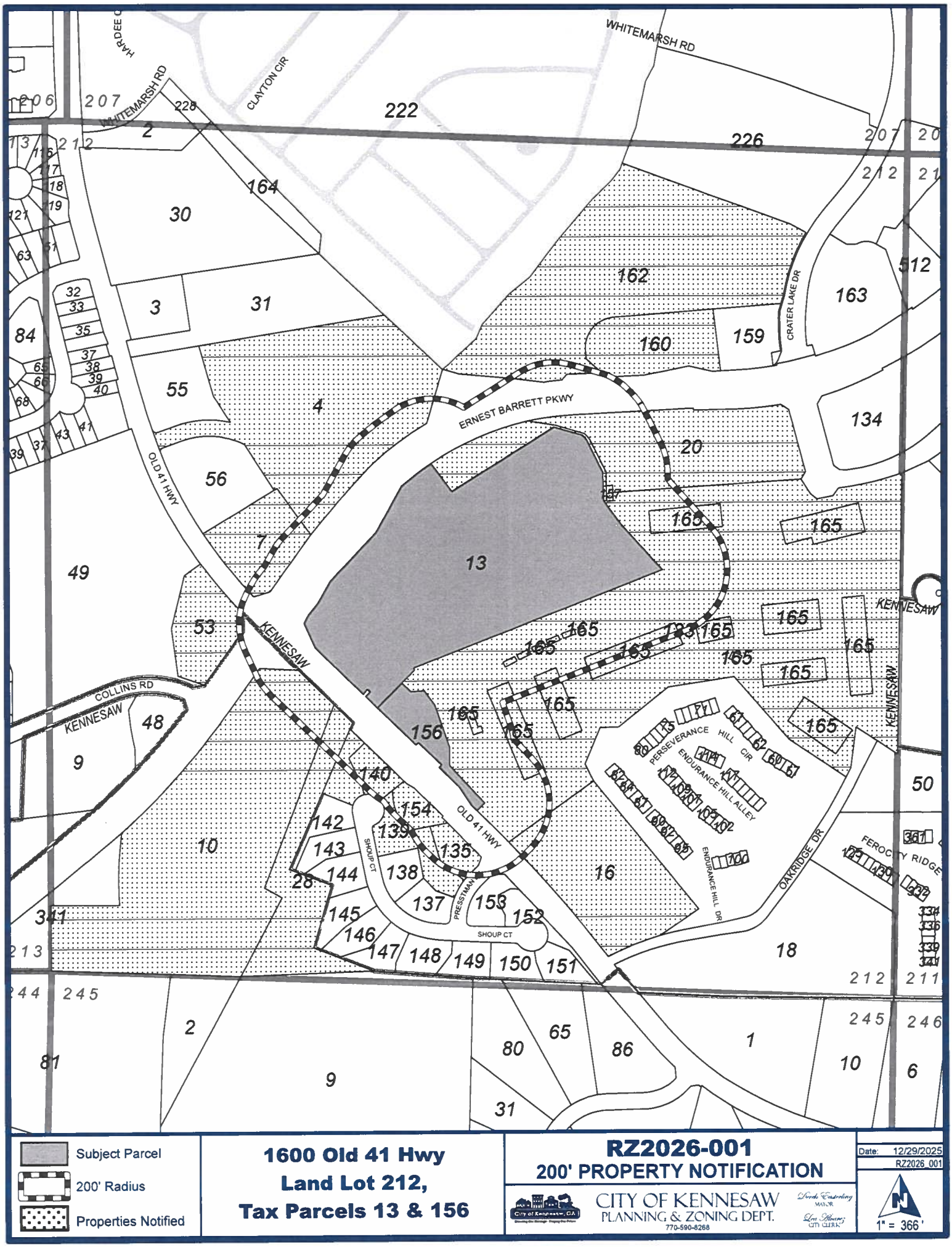
TITLEHOLDER: Granite Falls Station LLC (Phone #) [redacted]

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



Subject Parcel

200' Radius

Properties Notified

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

Derek Easterling
MAYOR

Lisa Williams
CITY CLERK

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.

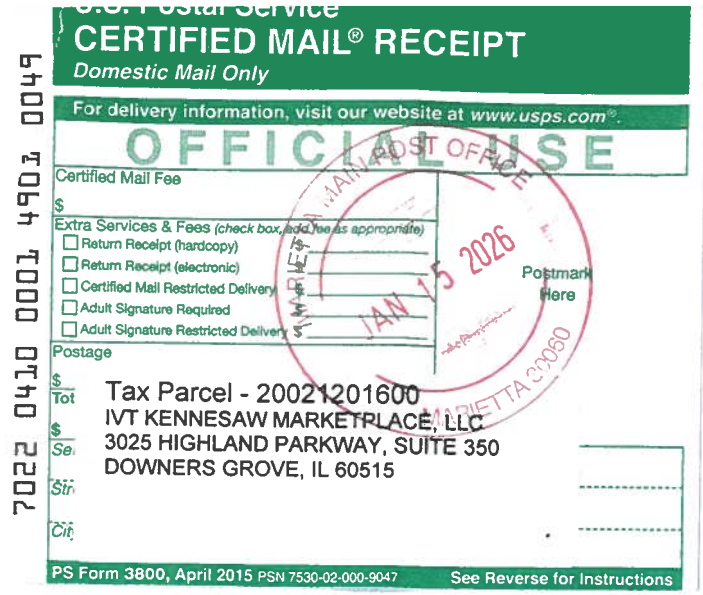
Said meetings shall be held before the Planning Commission on February 4, 2026, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on February 16, 2026, at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue,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

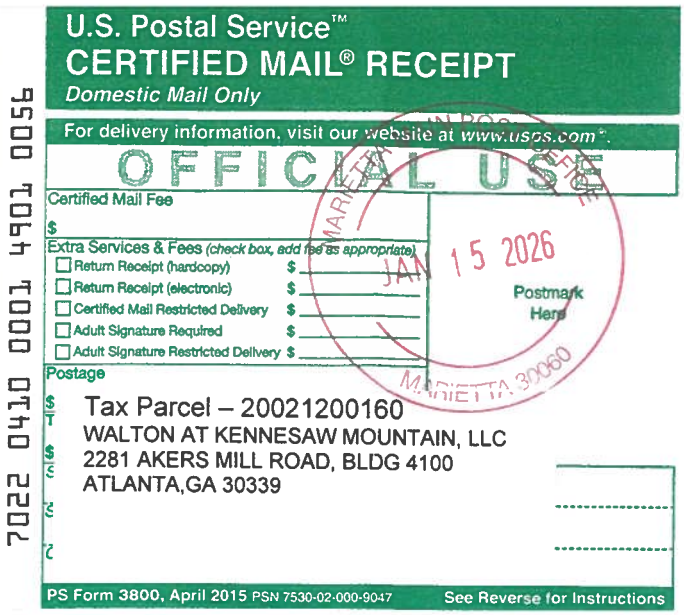
Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: **https://www.kennesaw-ga.gov/publicmeetings/**

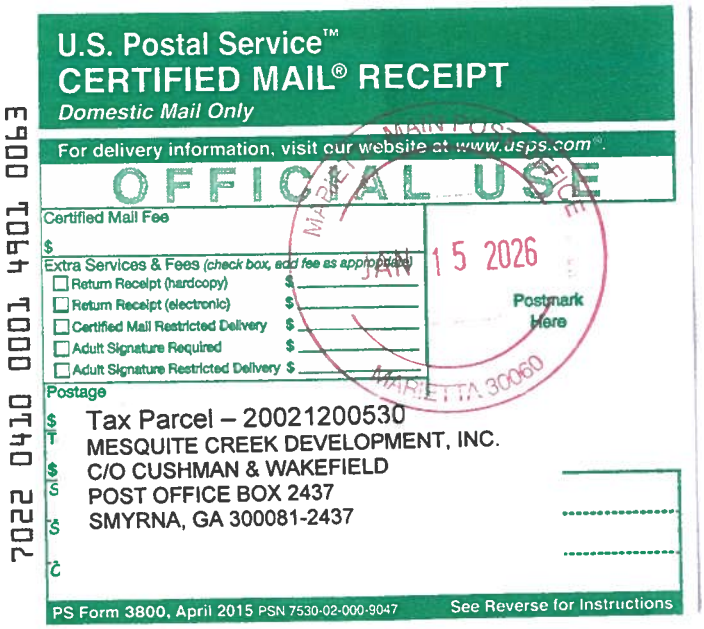
1:16-2026

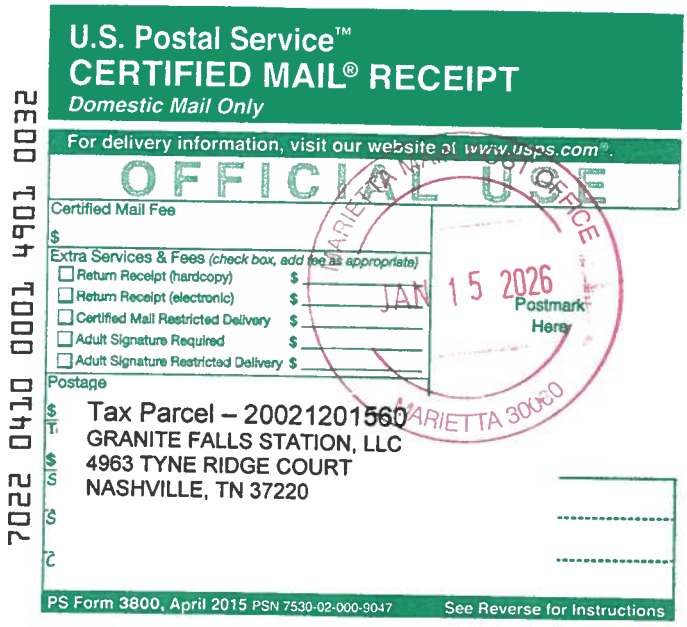

45
CITY OF KENNESAW
LAND USE NOTICE
APPLICATION # RZ2026-01
PURPOSE Rezone from General Commercial (GC) and RM-12, Multiple Family District to RM-16, Multiple Family District to develop a multi-family residential community.
DATE OF PUBLIC MEETING: 2/4/2026 TIME: 6:30PM
DATE OF PUBLIC MEETING: 2/16/2026 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.
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FOR FURTHER INFORMATION PLEASE CALL :
PLANNING AND ZONING DEPARTMENT 770-590-8268
01.16.2026 13:45

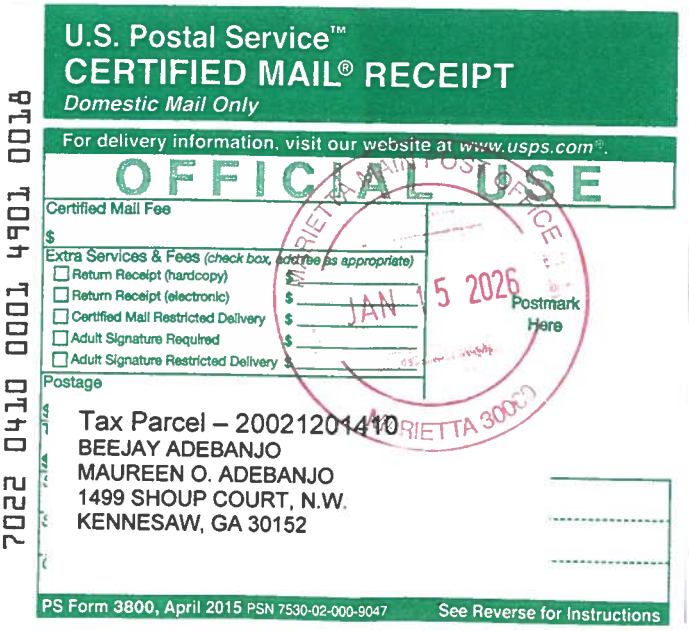

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JAN 15 2026
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MARIETTA 30060
Tax Parcel - 20021201600
IVT KENNESAW MARKETPLACE, LLC
3025 HIGHLAND PARKWAY, SUITE 350
DOWNERS GROVE, IL 60515
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 0049


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MARIETTA 30060
Tax Parcel – 20021200160
WALTON AT KENNESAW MOUNTAIN, LLC
2281 AKERS MILL ROAD, BLDG 4100
ATLANTA,GA 30339
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 0056


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Adult Signature Restricted Delivery
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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
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 0063


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Adult Signature Restricted Delivery
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JAN 15 2026
Postmark Here
MARIETTA 30060
Tax Parcel – 20021201560
GRANITE FALLS STATION, LLC
4963 TYNE RIDGE COURT
NASHVILLE, TN 37220
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 0032


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JAN 15 2026
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MARIETTA 30060
Tax Parcel – 20021201540
PREMIER BANK
817 W. STADIUM BOULEVARD
JEFFERSON CITY, MO 65109
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 0025


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Adult Signature Required
Adult Signature Restricted Delivery
Postage
JAN 15 2026
Postmark Here
Tax Parcel – 20021201410
BEEJAY ADEBANJO
MAUREEN O. ADEBANJO
1499 SHOUP COURT, N.W.
KENNESAW, GA 30152
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 0018

7022 0410 0001 4900 9982

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MARIETTA MAIN POST OFFICE
JAN 15 2026
Postmark Here
MARIETTA 30060

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

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

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

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

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MARIETTA 30060

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

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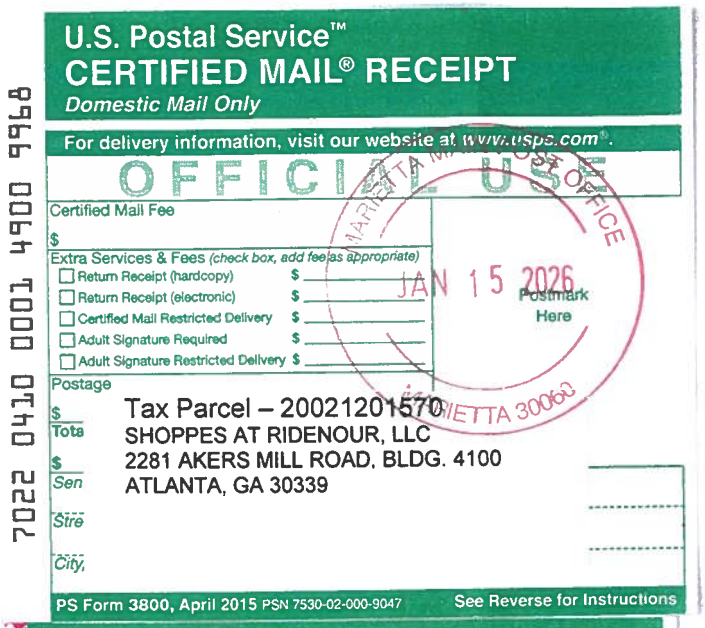
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Postmark Here
MARIETTA 30060

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

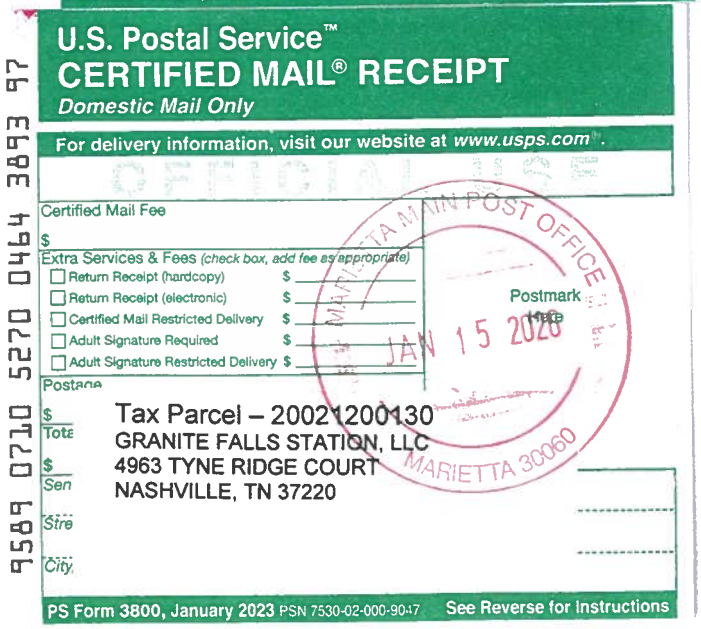
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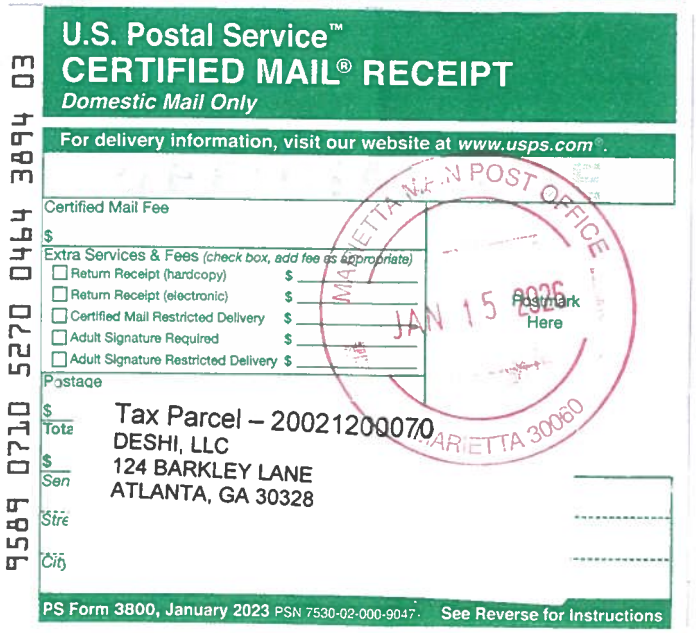

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MARIETTA 30060
Tax Parcel – 20021201360
SENAD & VERINA CAJIC
1446 PRESSTMAN LANE
KENNESAW, GA 30152
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MARIETTA 30060
Tax Parcel – 20021201400
GLORIA A. DOWNEY
1500 SHOUP COURT
KENNESAW, GA 30152
PS Form 3800, January 2023 PSN 7530-02-000-9047
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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
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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 - 20021201650
WALTON RIDENOUR 2, LP
2281 AKERS MILL ROAD
ATLANTA, GA 30339
PS Form 3800, January 2023 PSN 7530-02-000-9047
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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 – 20021200130
GRANITE FALLS STATION, LLC
4963 TYNE RIDGE COURT
NASHVILLE, TN 37220
PS Form 3800, January 2023 PSN 7530-02-000-9047
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total
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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

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- Complete items 1, 2, and 3.
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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 - 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

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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.
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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

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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 – 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

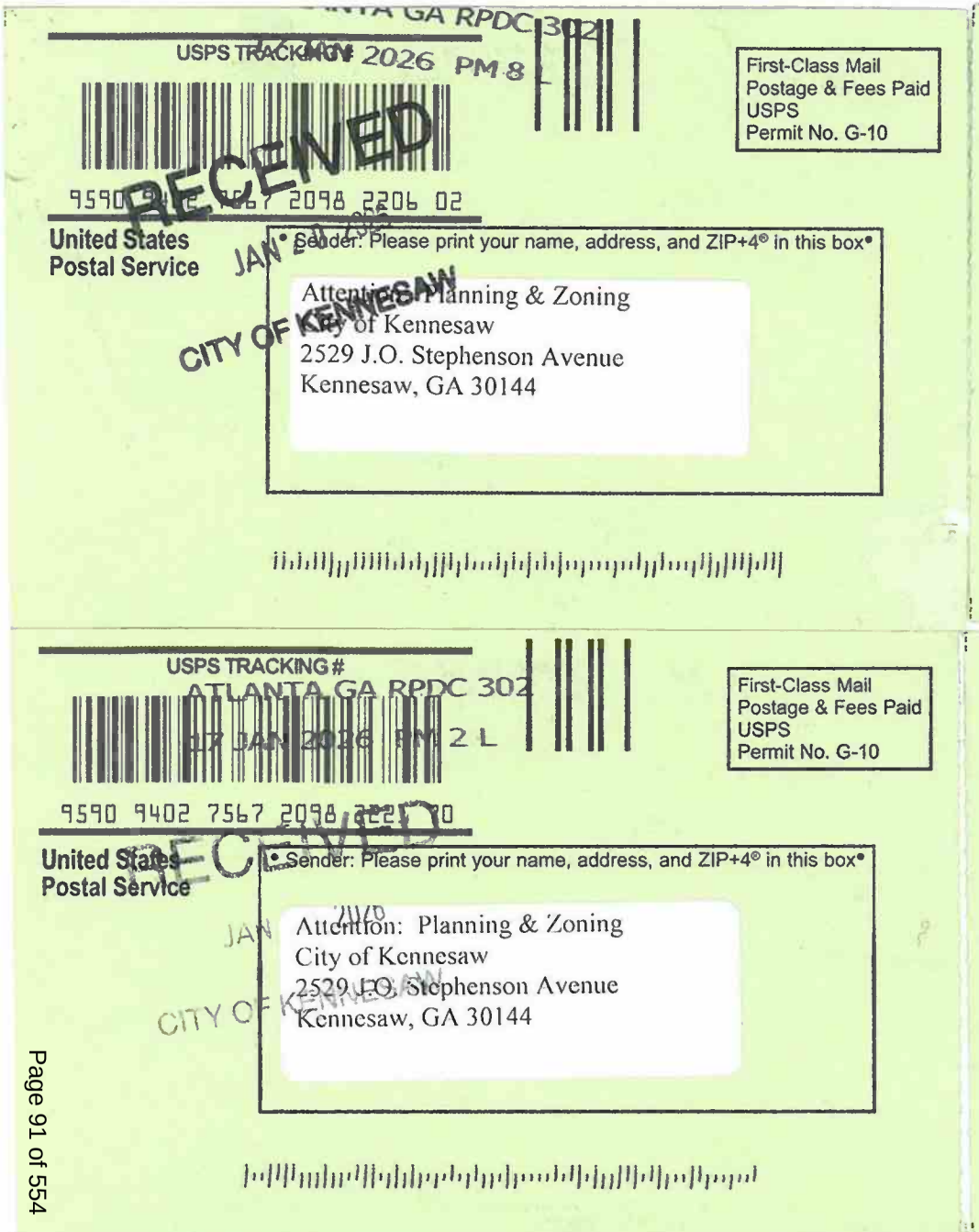
A. Signature
X ☐ Agent ☐ Addressee

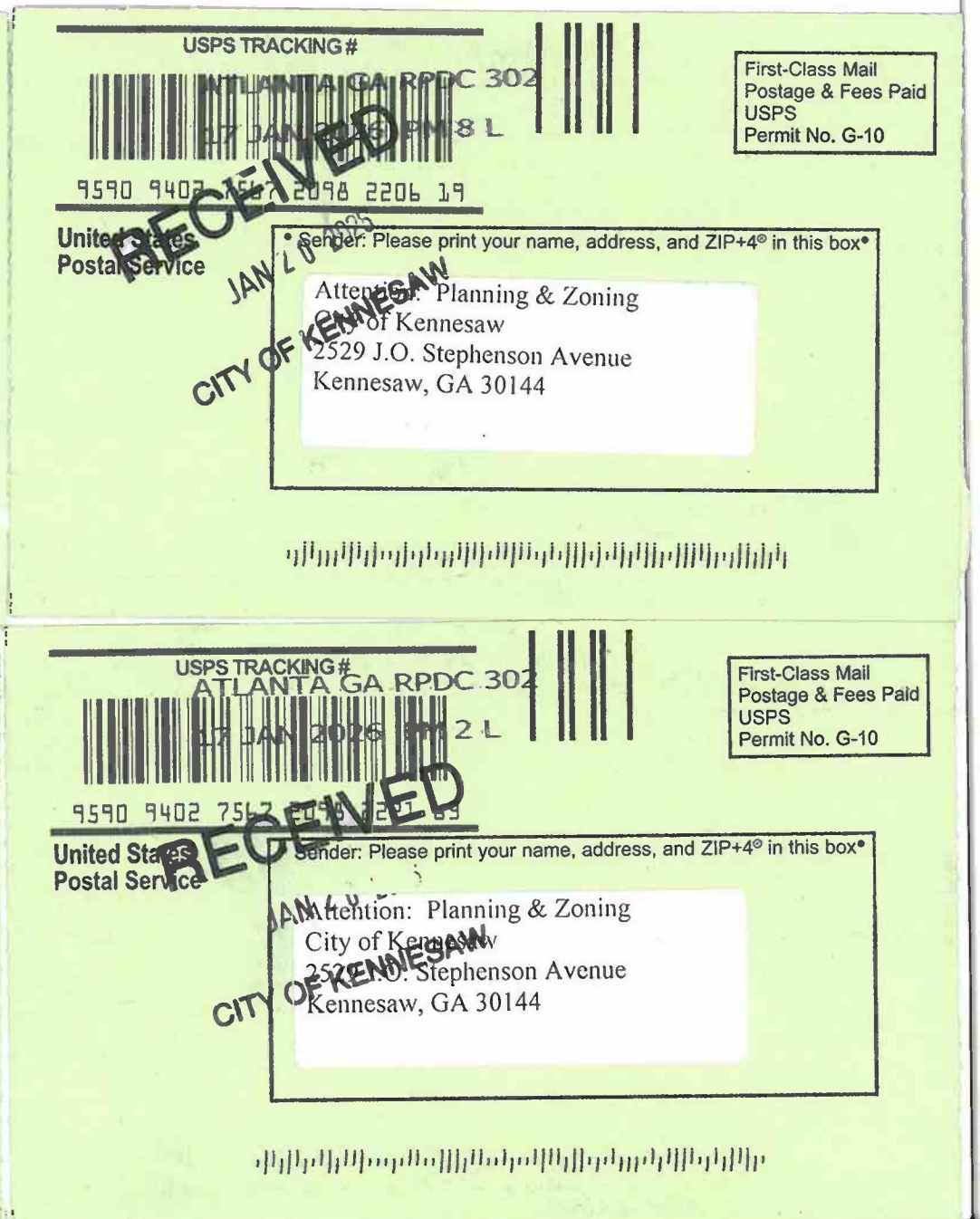
B. Received by *(Printed Name)* | C. Date of Delivery

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
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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

APPLICATION # ZV2026-01

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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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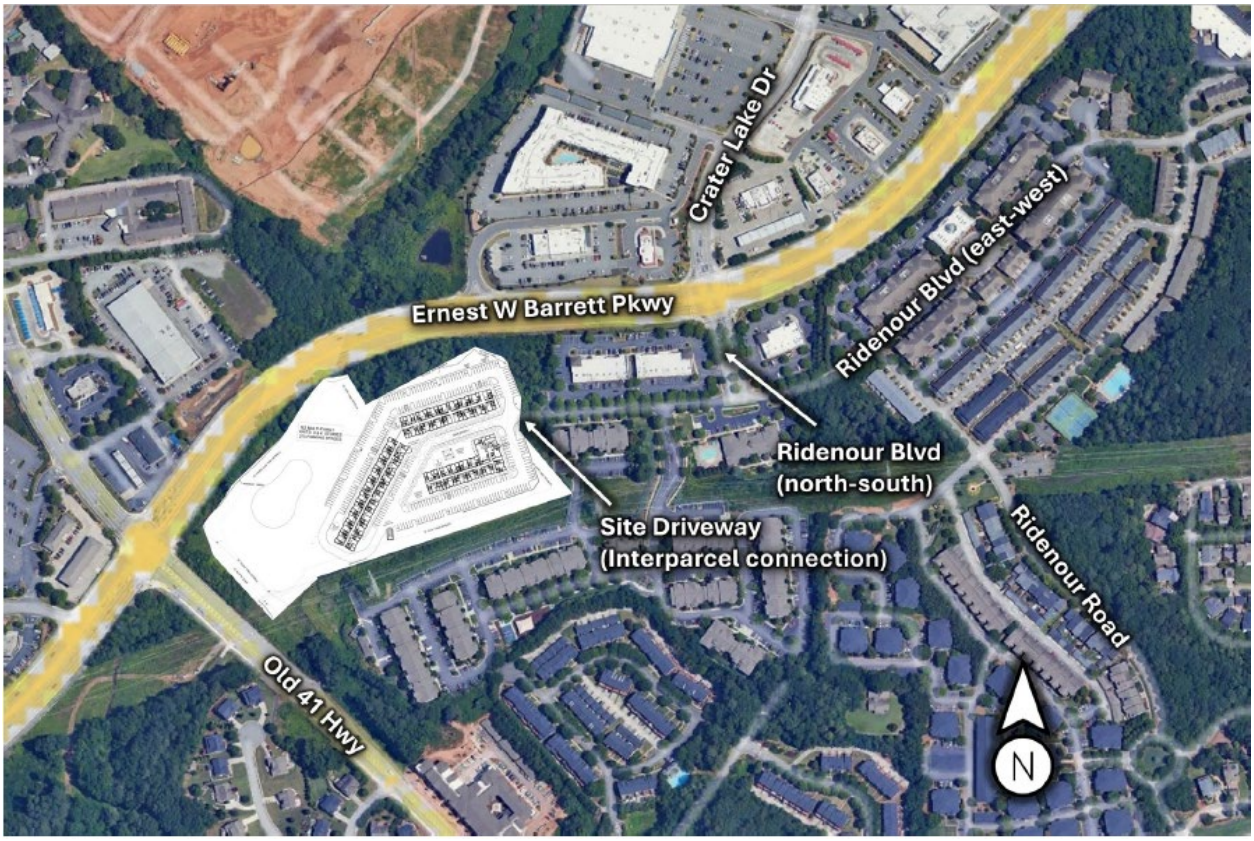
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1.0 INTRODUCTION

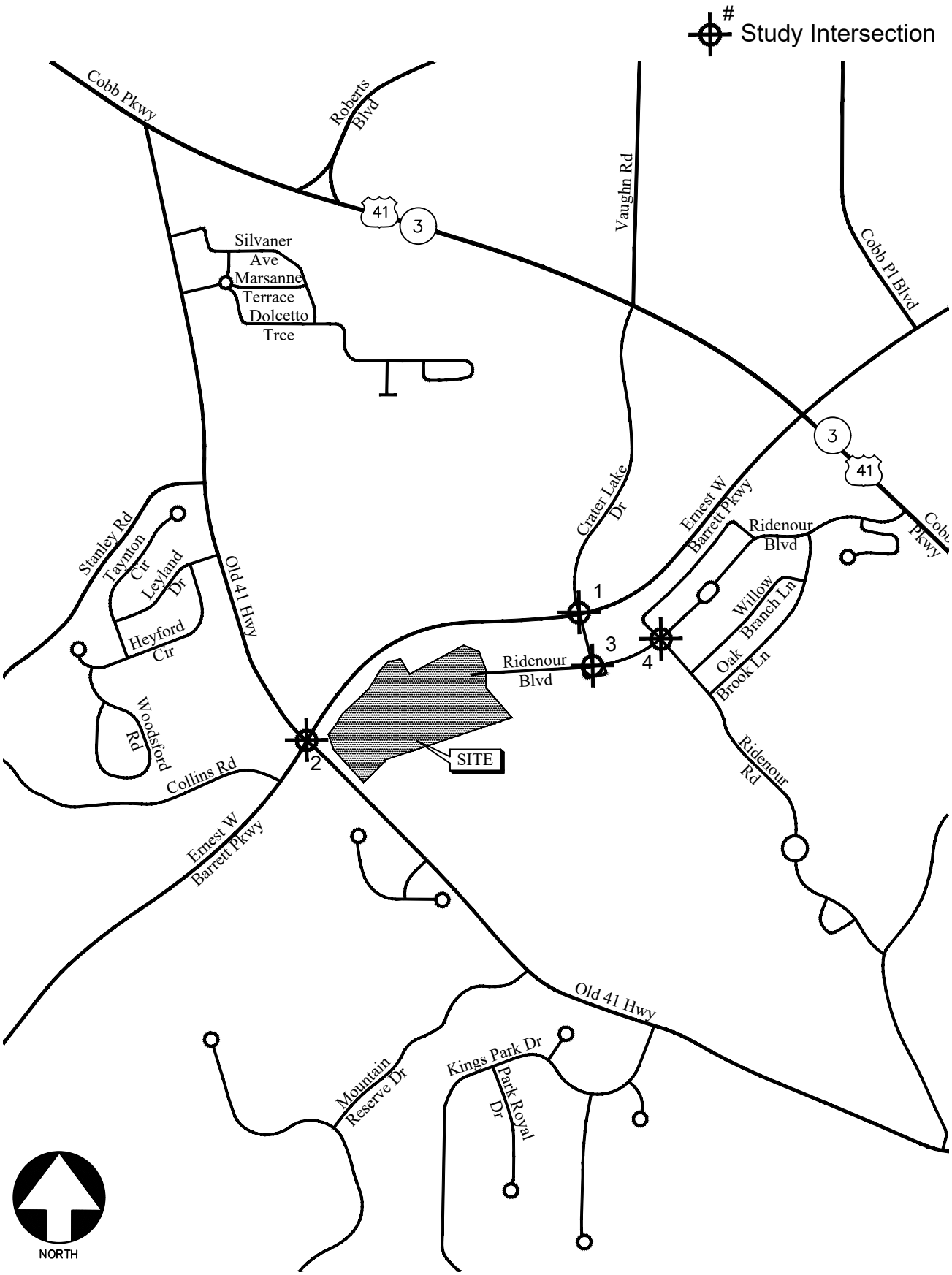
Traffic impacts were evaluated for the proposed residential development located at the southeast corner of the intersection of Ernest West Barrett Parkway at Old 41 Highway in the City of Kennesaw, Cobb County, Georgia. The development proposes 131 low-rise multifamily dwelling units and 51 mid-rise 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.

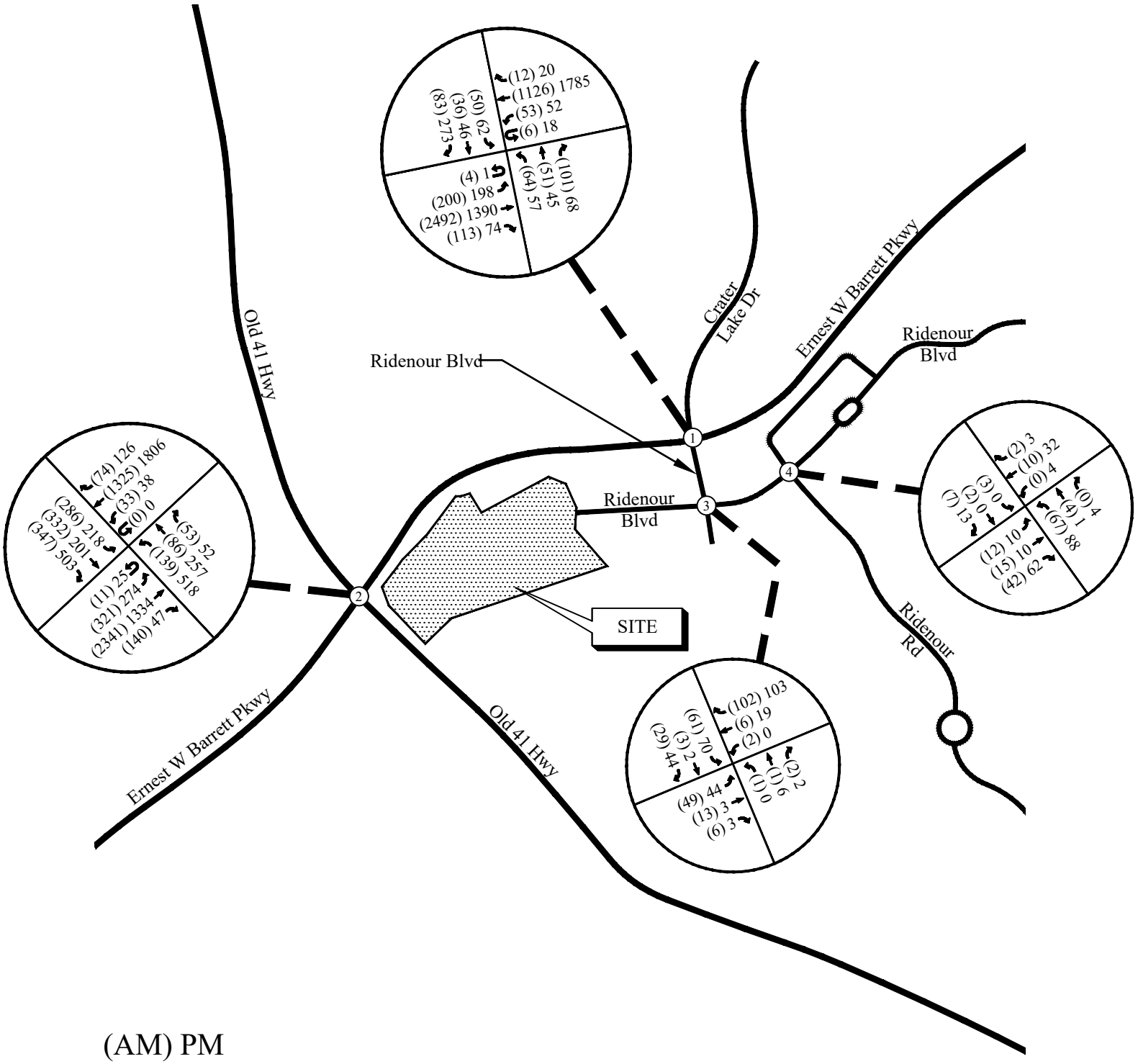
4.0 EXISTING 2026 TRAFFIC ANALYSIS

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.

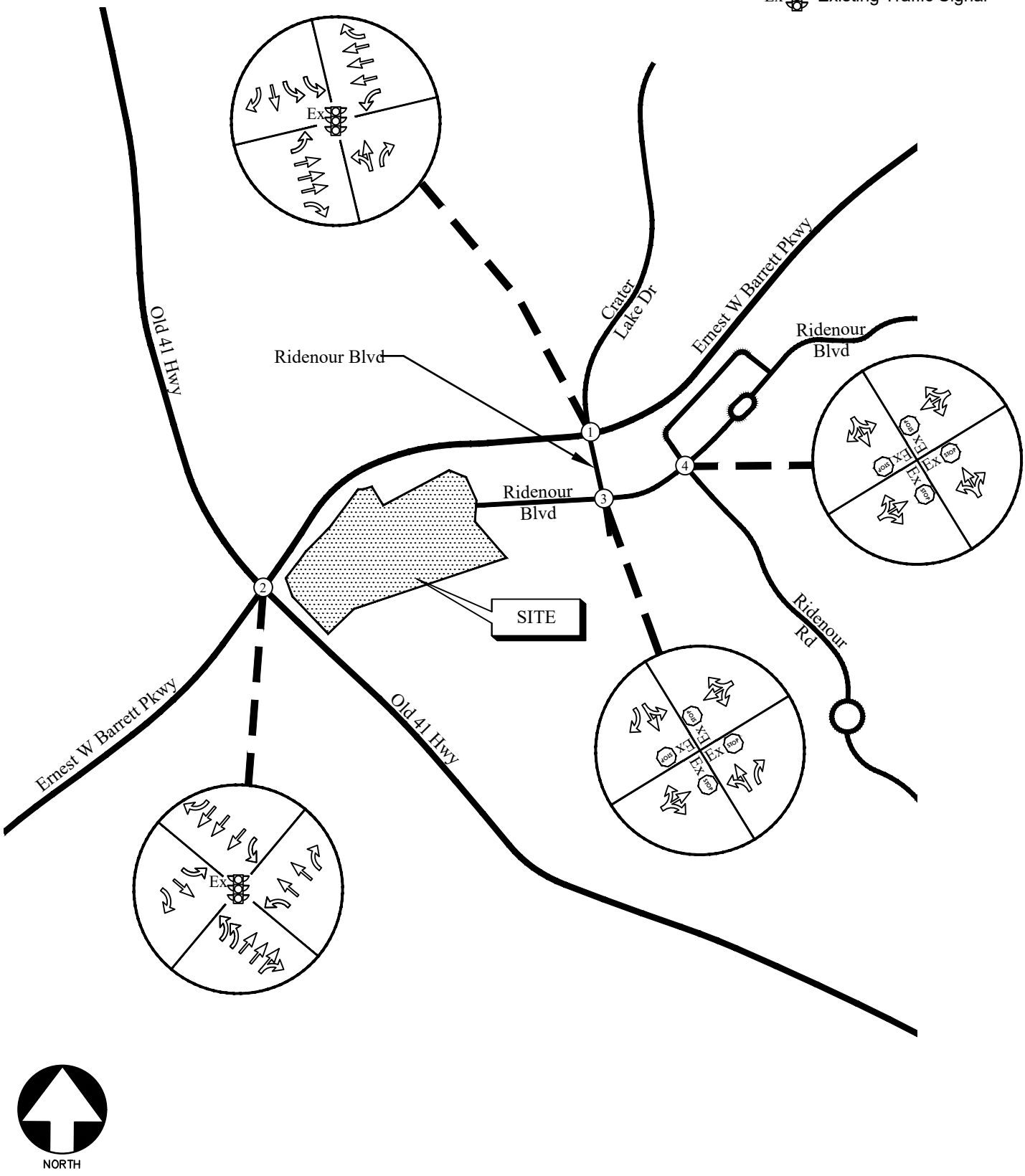


(AM) PM

NORTH

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.

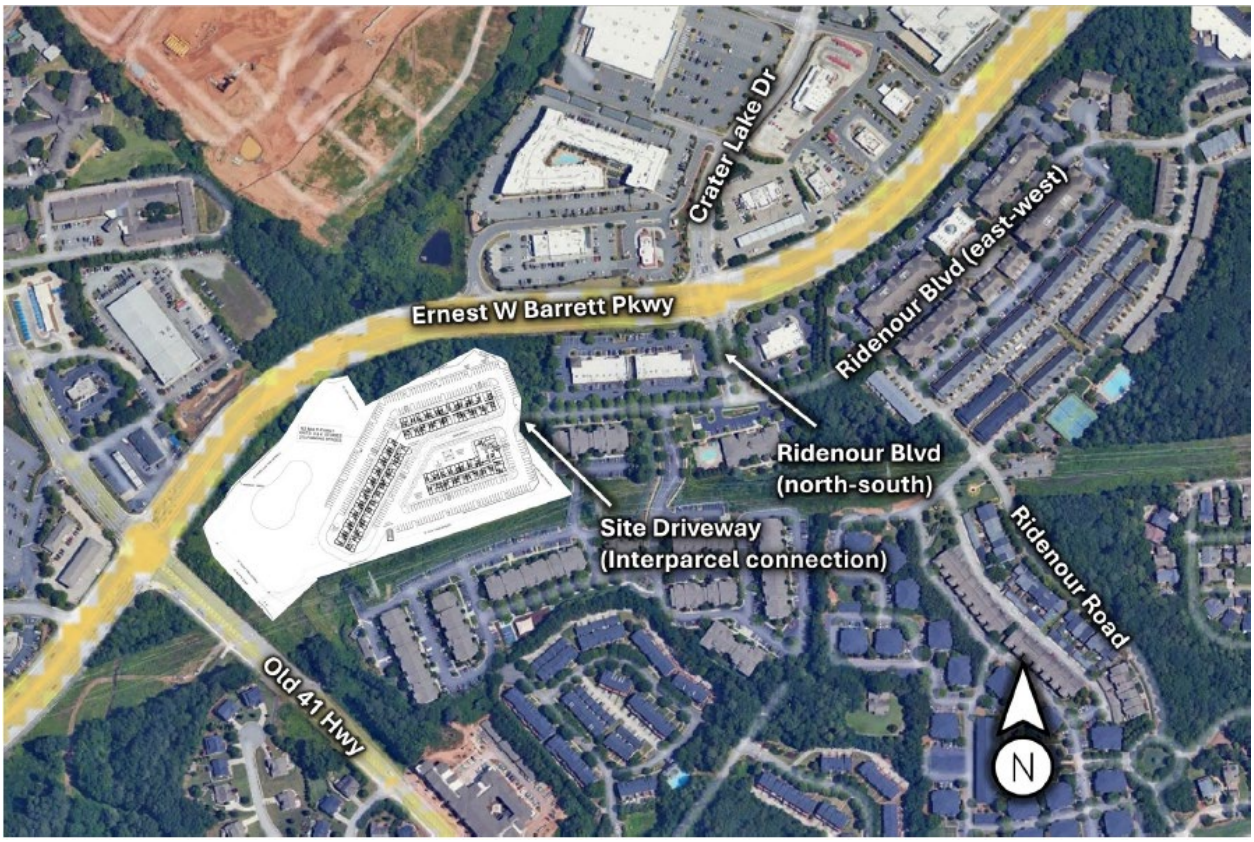
TABLE 3 – EXISTING INTERSECTION OPERATIONS

	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.

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

WALTON RIDENOUR PHASE 2

Kennesaw, Georgia

ARRIVE ARCHITECTURE GROUP
Architecture
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2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0684 · Fx 817.514.0694

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PLOT DATE:	REV. DATE:
12/15/2025	
SUBMITTAL DATE:	PROJECT NUMBER
2025	
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CONCEPT	
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

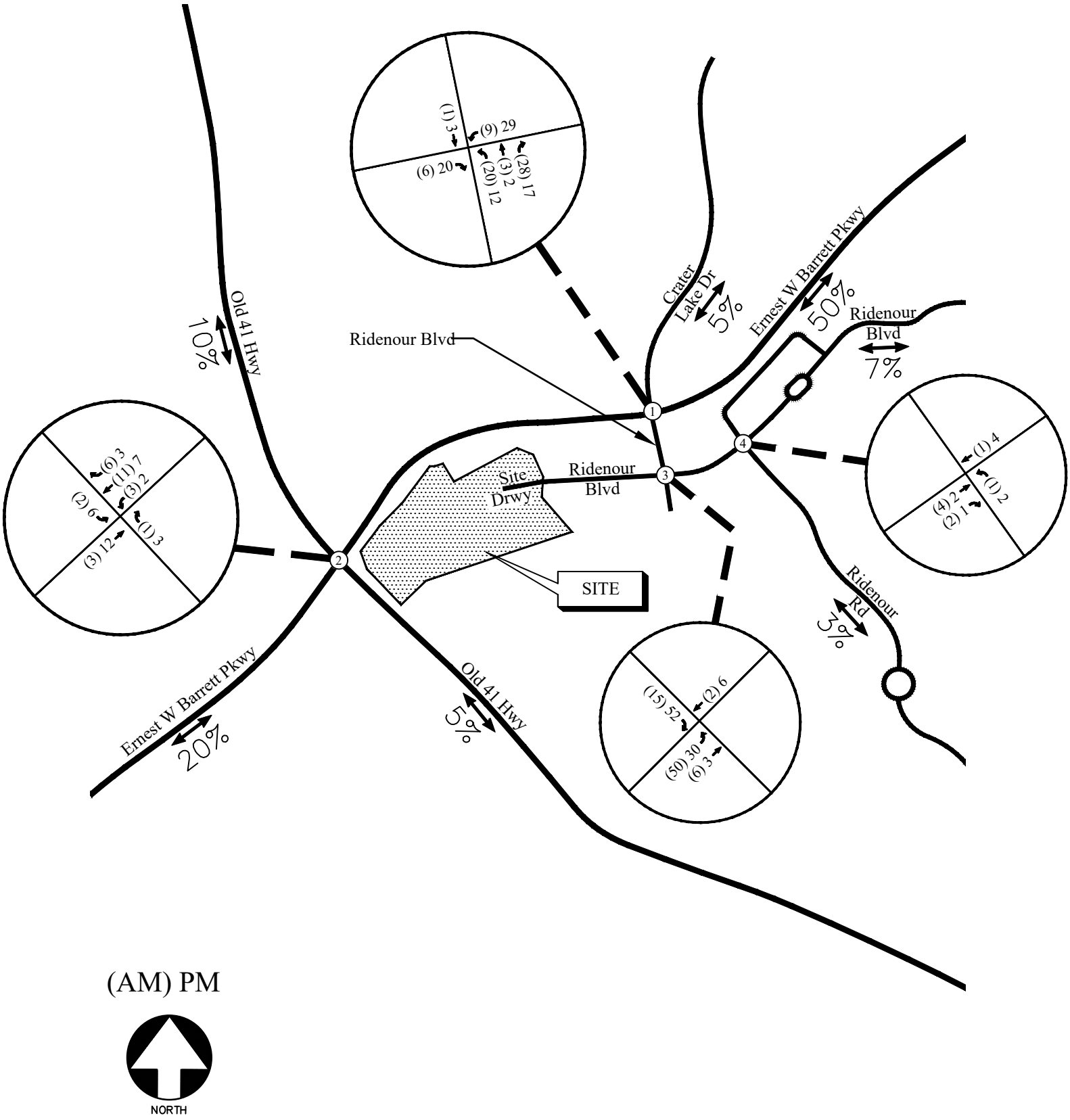
Trip generation estimates for the project were based on the rates and equations published in the 12th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was 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

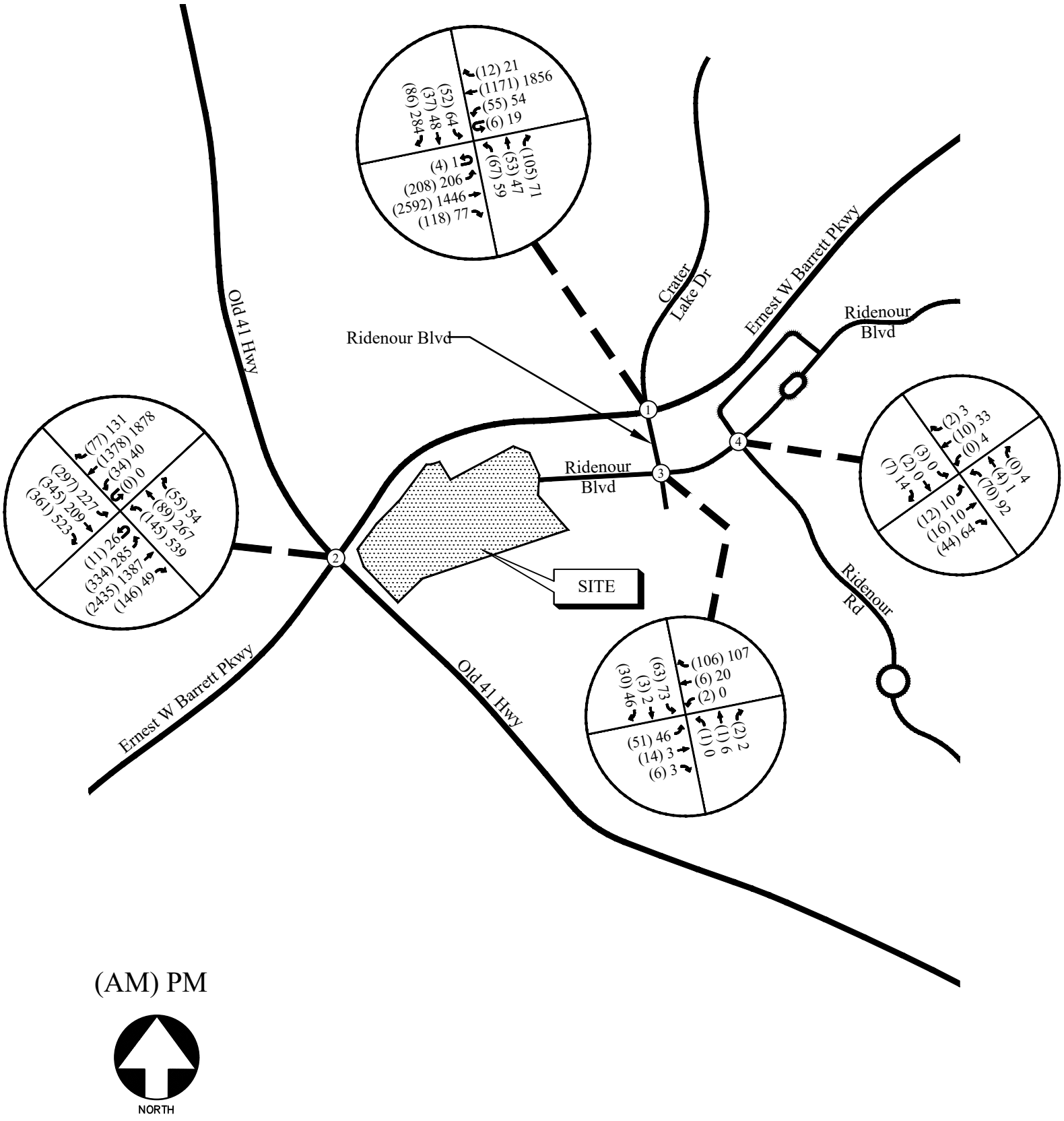
The "No-Build" (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future "No-Build" volumes consist of the existing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

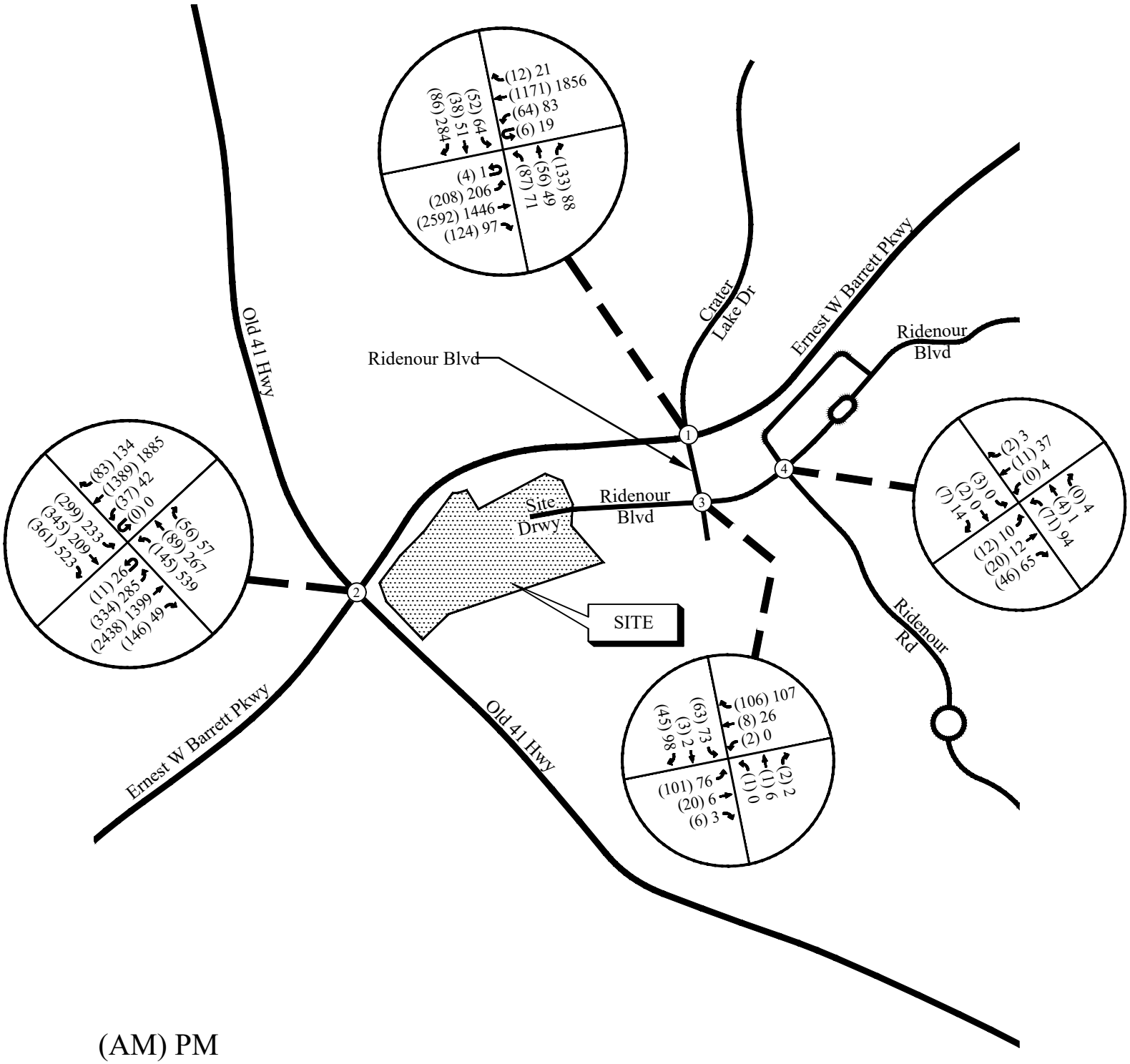
6.2 Future "Build" Conditions

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.

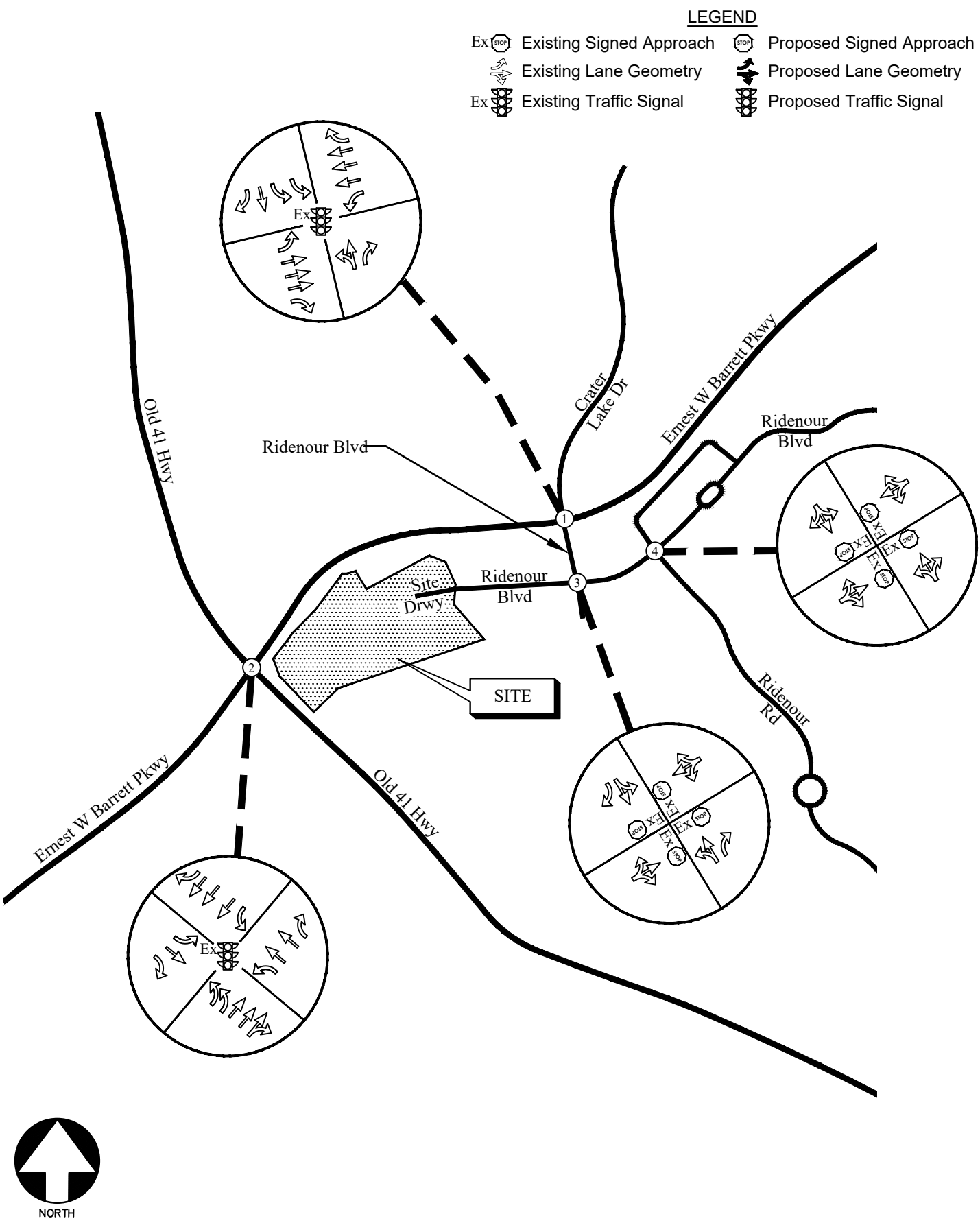
6.3 Future Traffic Operations

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	

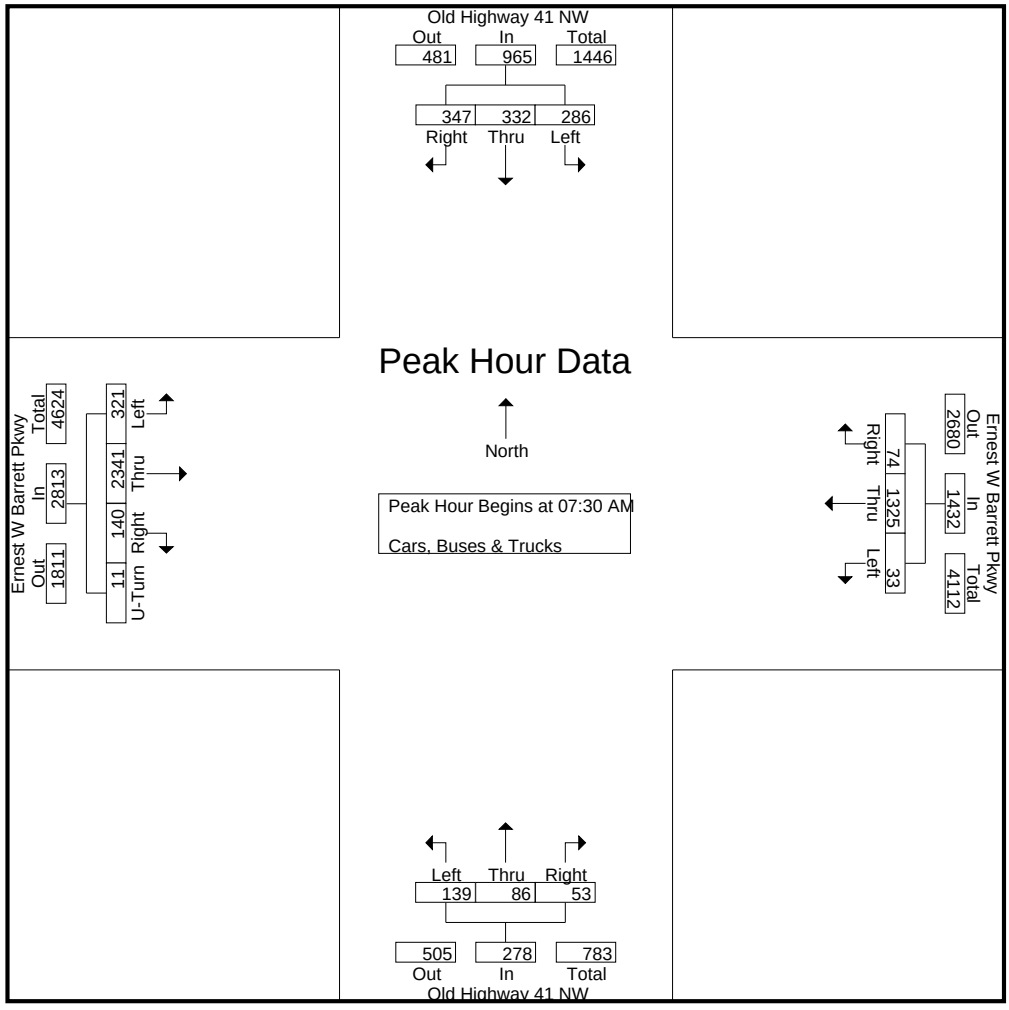
A & R Engineering, Inc.

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



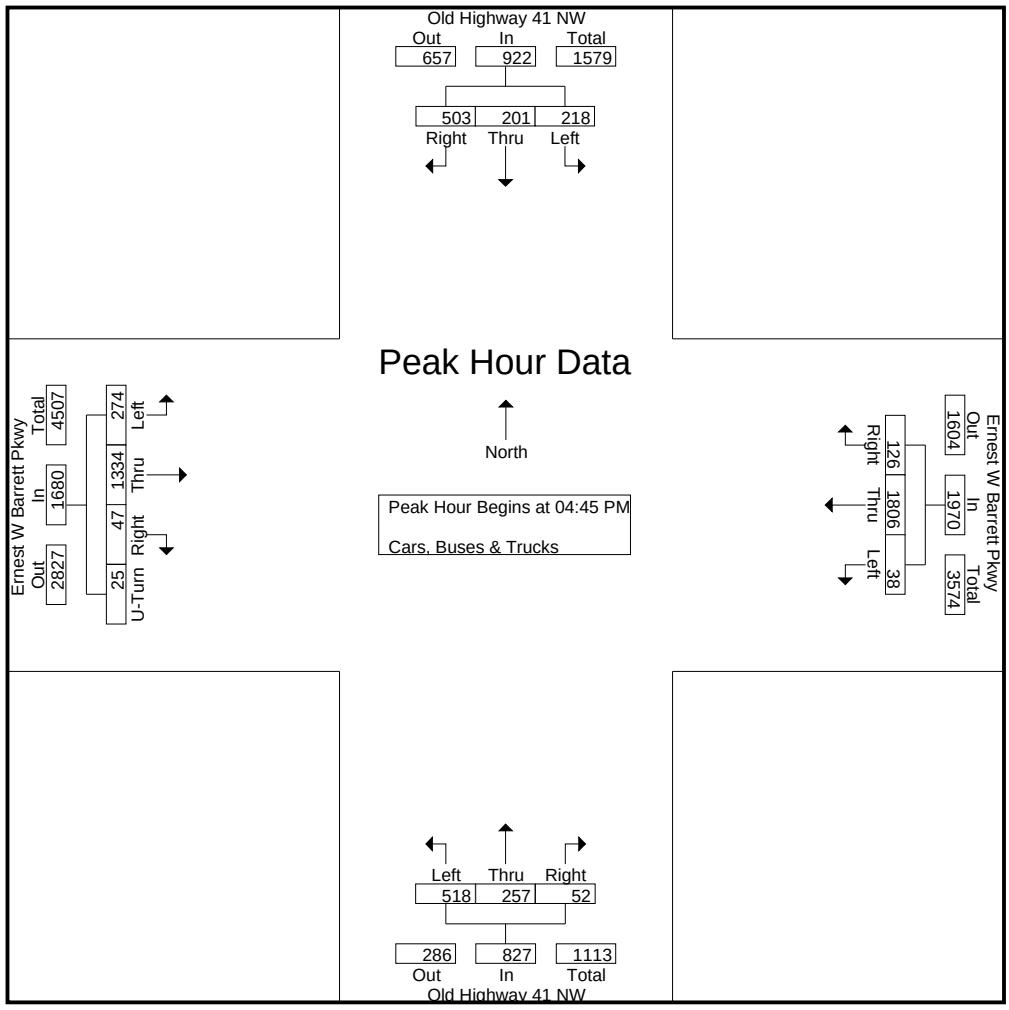
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Ernest W Barrett Pkwy @ Old Highway 41
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	Old Highway 41 NW Northbound				Old Highway 41 NW Southbound				Ernest W Barrett Pkwy Eastbound					Ernest W Barrett Pkwy Westbound				
Start Time	Left	Thru	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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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 : 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	

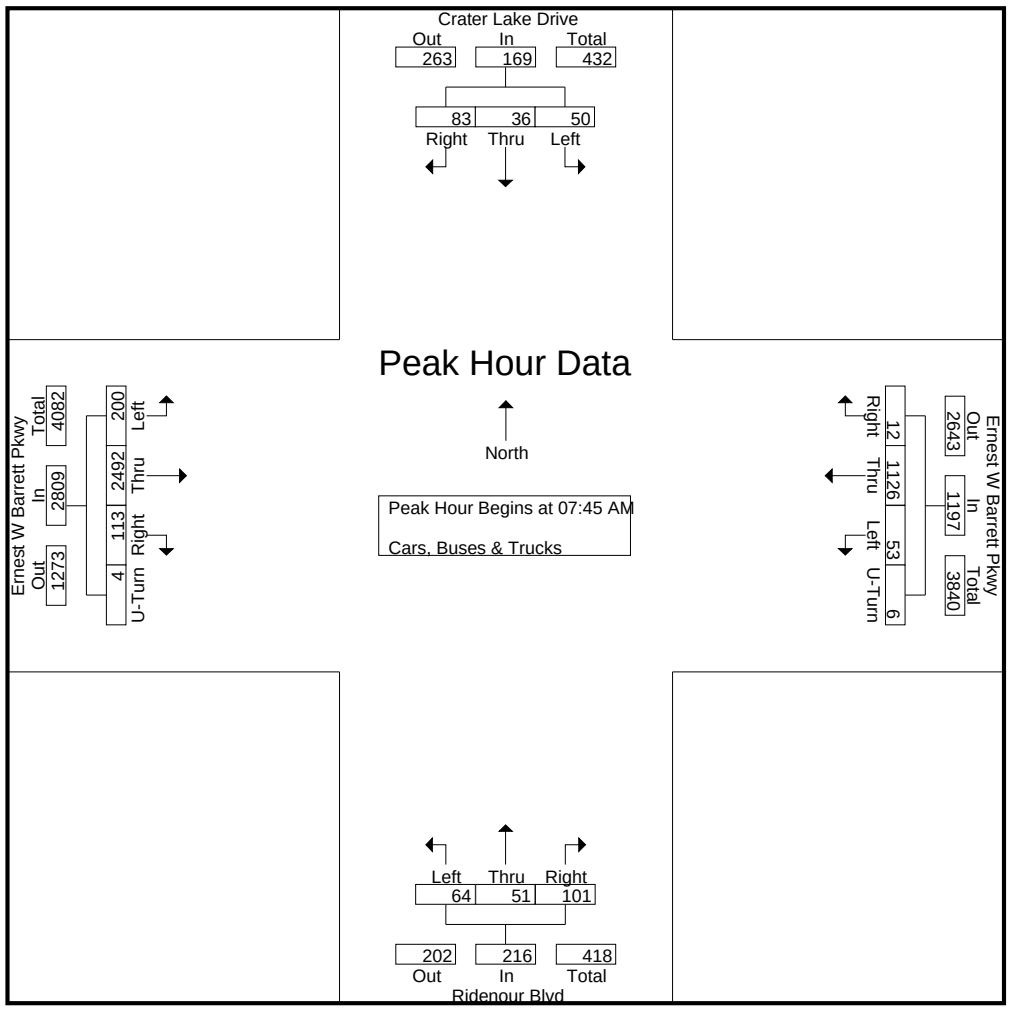
A & R Engineering, Inc.

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



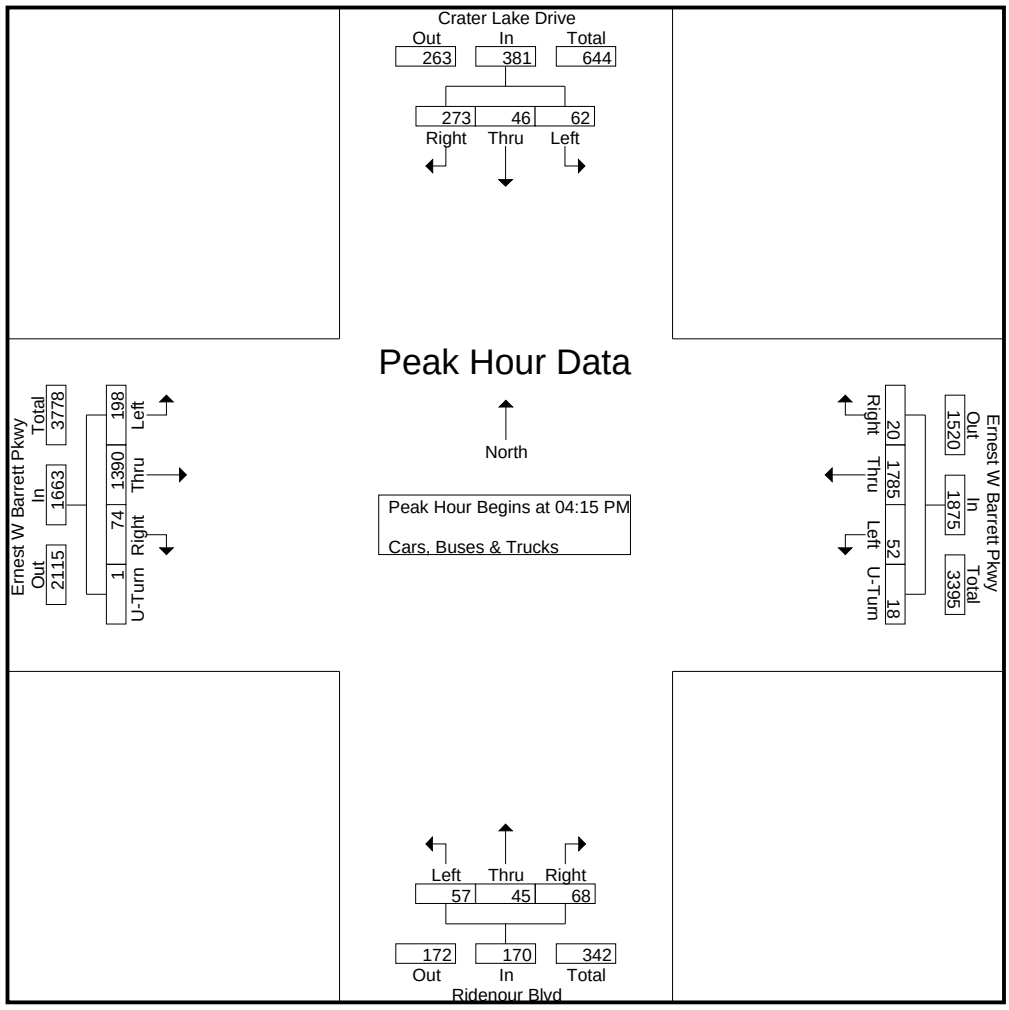
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TMC Data
Ernest W Barrett Pkwy @ Ridenour Blvd-
Crater Lake Drive
7-9 am | 4-6 pm

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



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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	

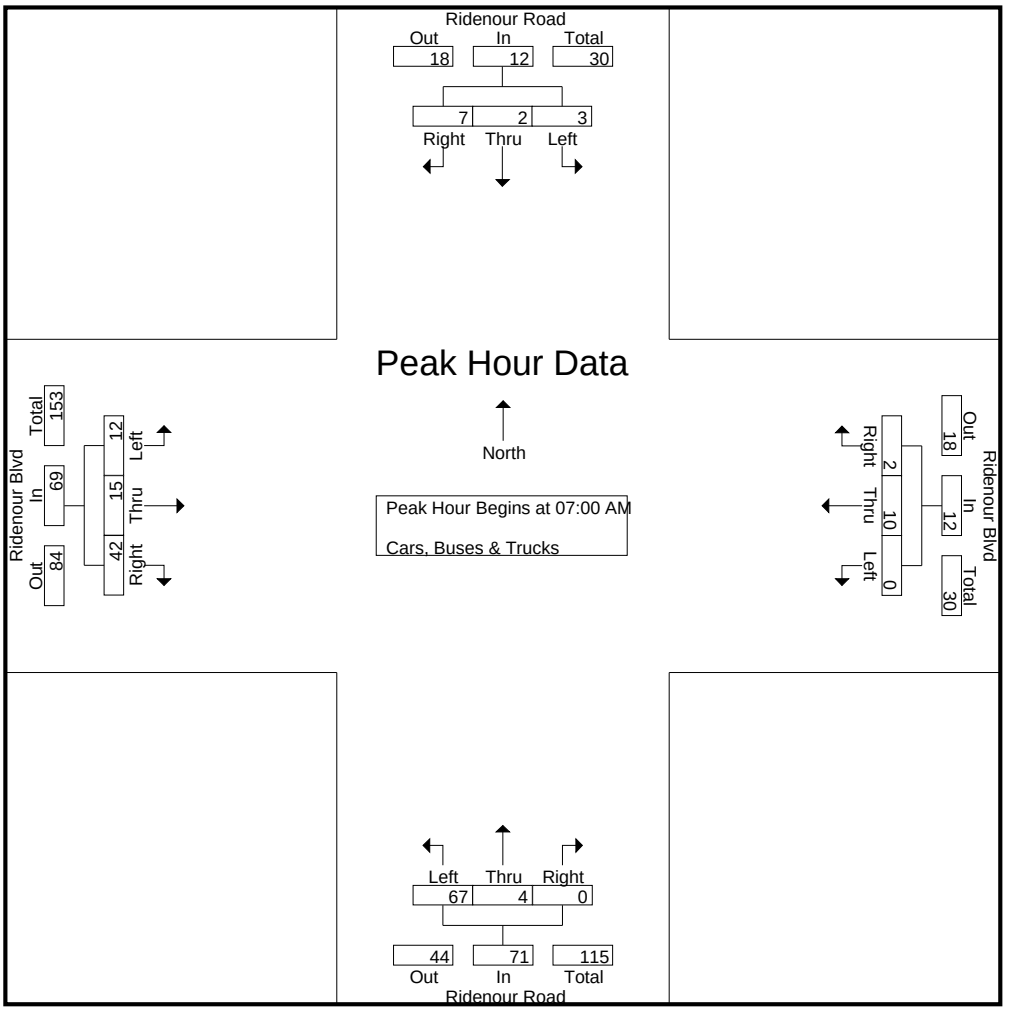
A & R Engineering, Inc.

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



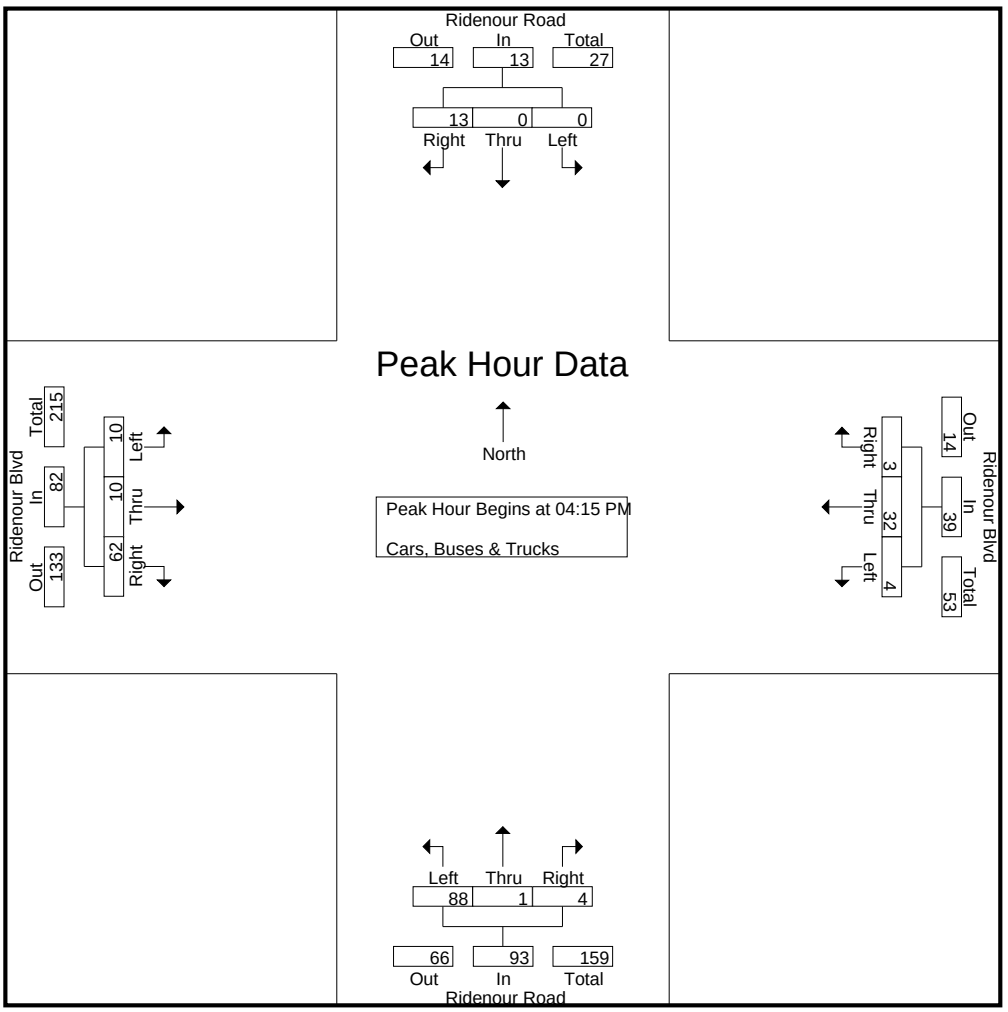
A & R Engineering, Inc.

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	

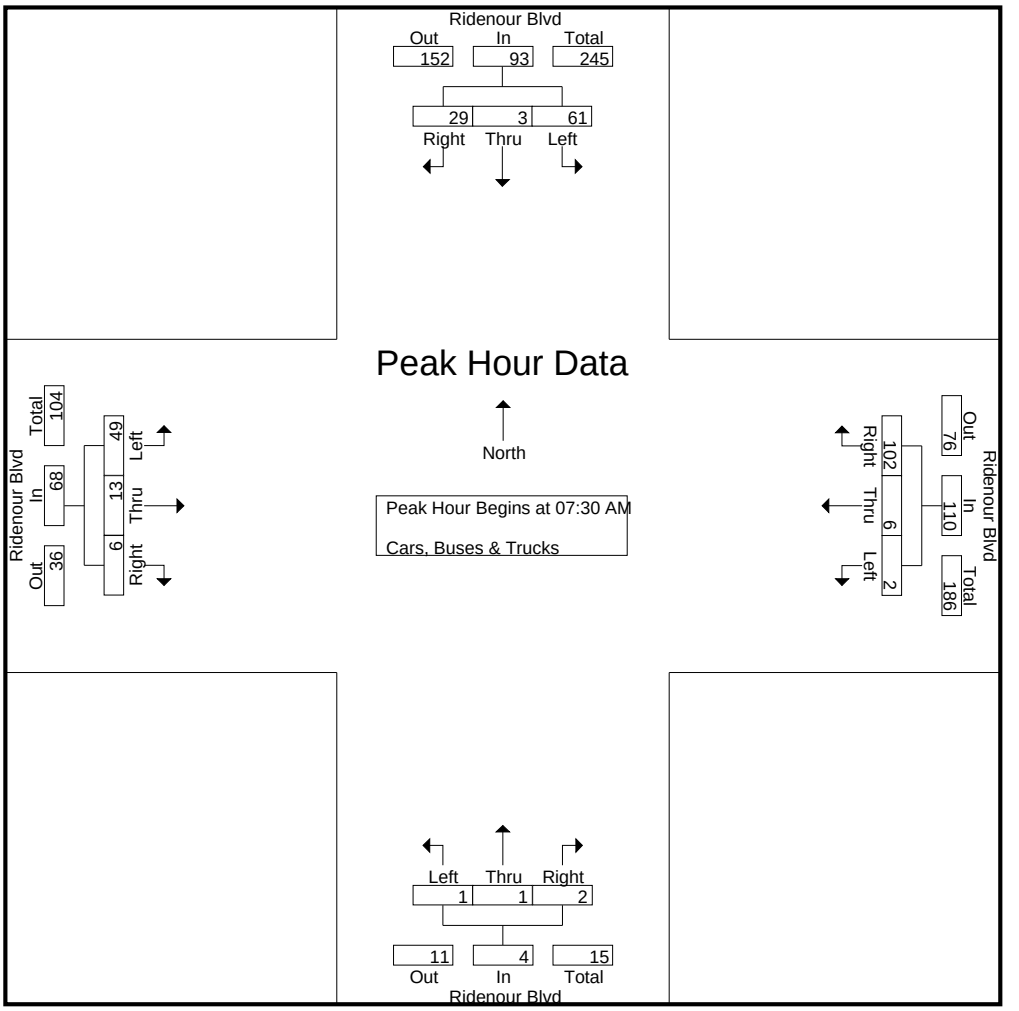
A & R Engineering, Inc.

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



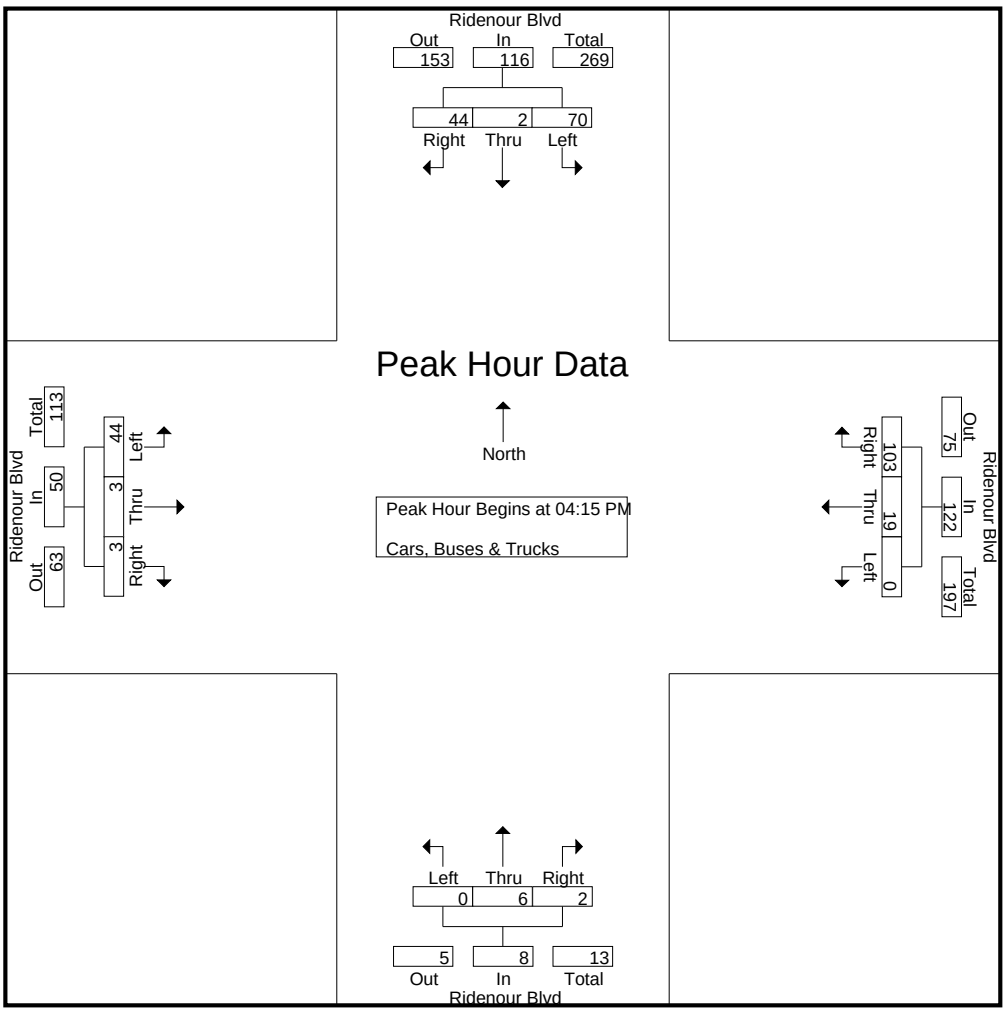
A & R Engineering, Inc.

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 : 3

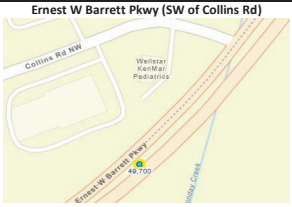
	Ridenour Blvd Northbound				Ridenour Blvd Southbound				Ridenour Blvd Eastbound				Ridenour Blvd Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
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

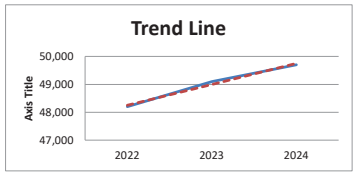


LINEAR REGRESSION OF DAILY TRAFFIC

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

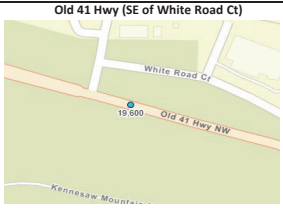
Location	Traffic Counter	RCLINK	2022	2023	2024
Ernest W Barrett Pkwy (SW of Collins Rd)	067-0653	00822800	48,200	49,100	49,700

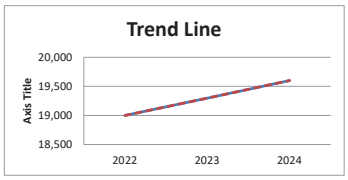




Growth Rate	1.5%	Intercept	-1,468,250	Slope	750.00
Trend Line			48,250	49,000	49,750

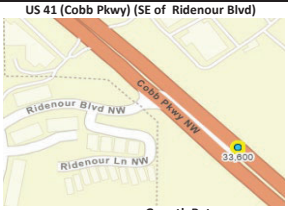
Location	Traffic Counter	RCLINK	2022	2023	2024
Old 41 Hwy (SE of White Road Ct)	067-2861	00289600	19,000	19,300	19,600

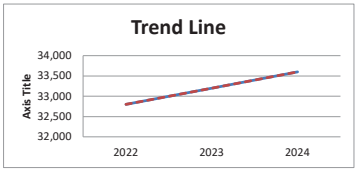




Growth Rate	1.6%	Intercept	-587,600	Slope	300.00
Trend Line			19,000	19,300	19,600

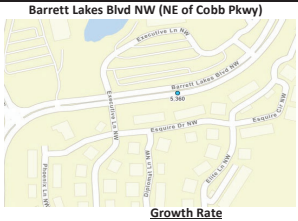
Location	Traffic Counter	RCLINK	2022	2023	2024
US 41 (Cobb Pkwy) (SE of Ridenour Blvd)	067-0018	00000300	32,800	33,200	33,600

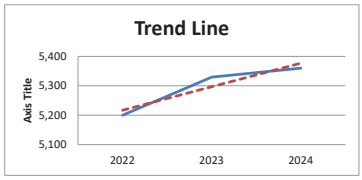




Growth Rate	1.2%	Intercept	-776,000	Slope	400.00
Trend Line			32,800	33,200	33,600

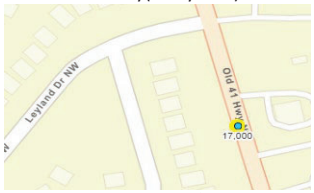
Location	Traffic Counter	RCLINK	2022	2023	2024
Barrett Lakes Blvd NW (NE of Cobb Pkwy)	067-8527	00679900	5,200	5,330	5,360

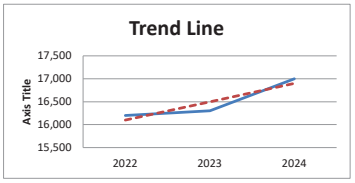




Growth Rate	1.5%	Intercept	-156,543	Slope	80.00
Trend Line			5,217	5,297	5,377

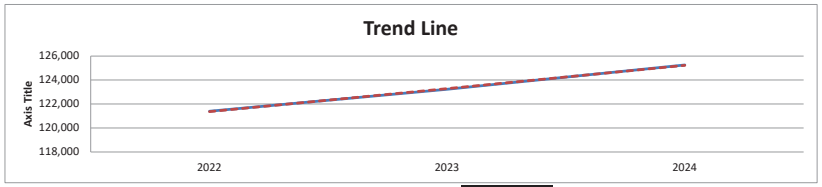
Location	Traffic Counter	RCLINK	2022	2023	2024
Old 41 Hwy (S of Leyland Dr)	067-0856	00289600	16,200	16,300	17,000





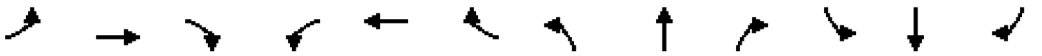
Growth Rate	2.5%	Intercept	-792,700	Slope	400.00
Trend Line			16,100	16,500	16,900

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

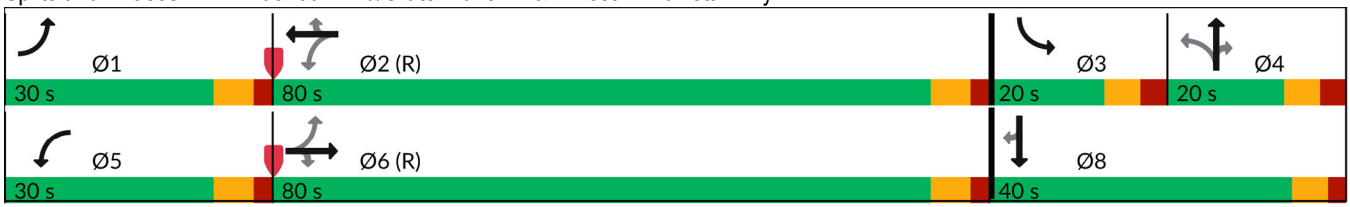


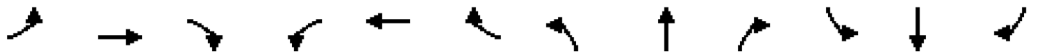
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	204	2492	113	59	1126	12	64	51	101	50	36	83
Future Volume (vph)	204	2492	113	59	1126	12	64	51	101	50	36	83
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage 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	

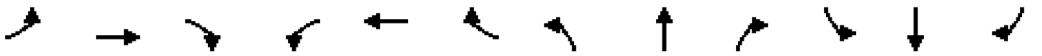
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	15.0	103.6	11.4	20.0	11.1	107.5		31.4				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	13.0	13.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	8.0	18.3	4.2	14.1	3.7	55.3		9.2				
Green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

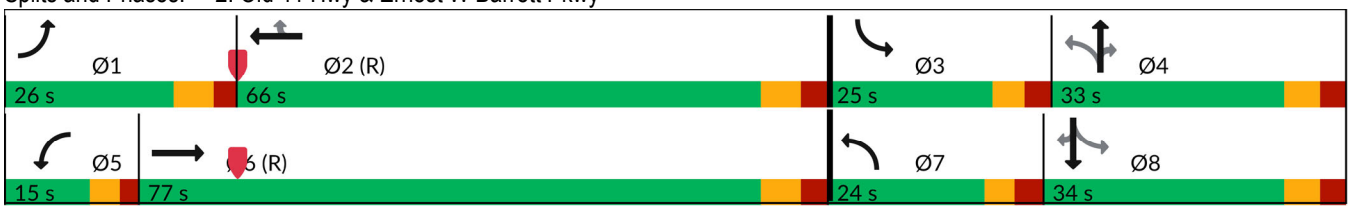


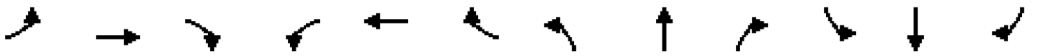
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	332	2341	140	33	1325	74	139	86	53	286	332	347
Future Volume (vph)	332	2341	140	33	1325	74	139	86	53	286	332	347
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
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

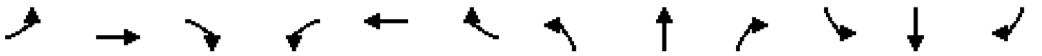
Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	50%	0%	72%	2%	95%	0%
Vol Thru, %	50%	0%	19%	5%	5%	0%
Vol Right, %	0%	100%	9%	93%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	2	68	110	64	29
LT Vol	1	0	49	2	61	0
Through Vol	1	0	13	6	3	0
RT Vol	0	2	6	102	0	29
Lane Flow Rate	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

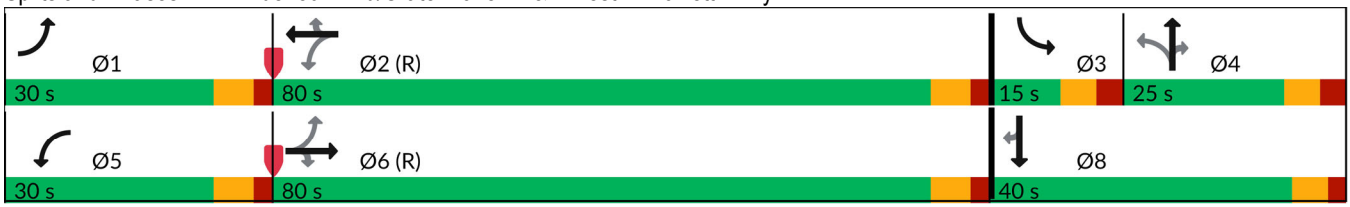


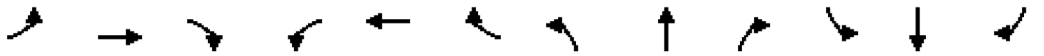
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	199	1390	74	70	1785	20	57	45	68	62	46	273
Future Volume (vph)	199	1390	74	70	1785	20	57	45	68	62	46	273
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage 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	

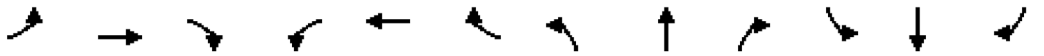
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	15.7	97.8	11.7	24.9	11.3	102.2		36.6				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	8.0	18.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	8.7	38.1	4.8	13.6	4.3	24.9		29.0				
Green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

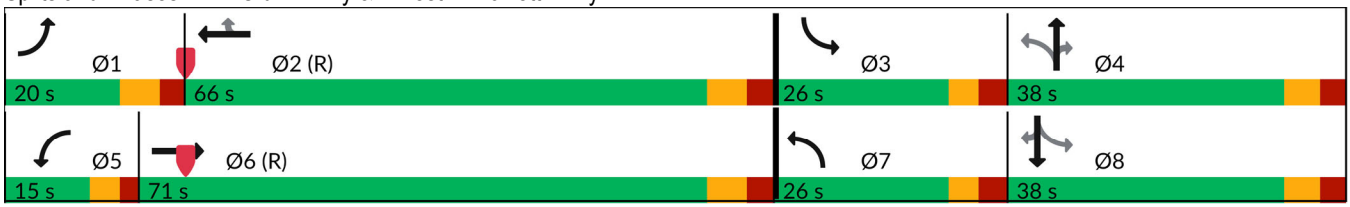


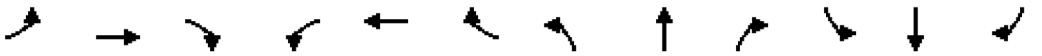
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	299	1334	47	38	1806	126	518	257	52	218	201	503
Future Volume (vph)	299	1334	47	38	1806	126	518	257	52	218	201	503
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
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

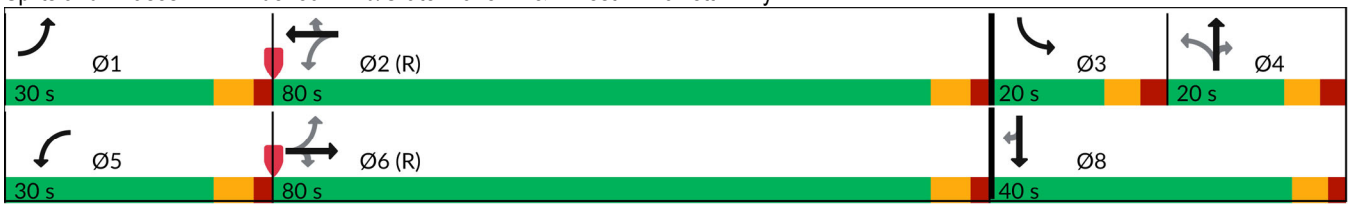
FUTURE "NO-BUILD" INTERSECTION ANALYSIS

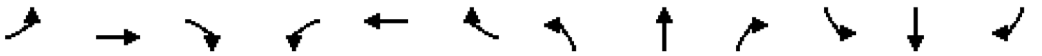
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	212	2592	118	61	1171	12	67	53	105	52	37	86
Future Volume (vph)	212	2592	118	61	1171	12	67	53	105	52	37	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage 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	

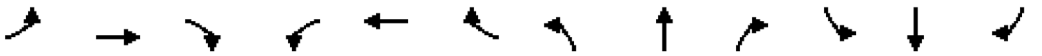
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	15.3	103.2	11.5	20.0	11.2	107.4		31.5				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	13.0	13.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	8.3	19.3	4.3	14.7	3.8	60.1		9.6				
Green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

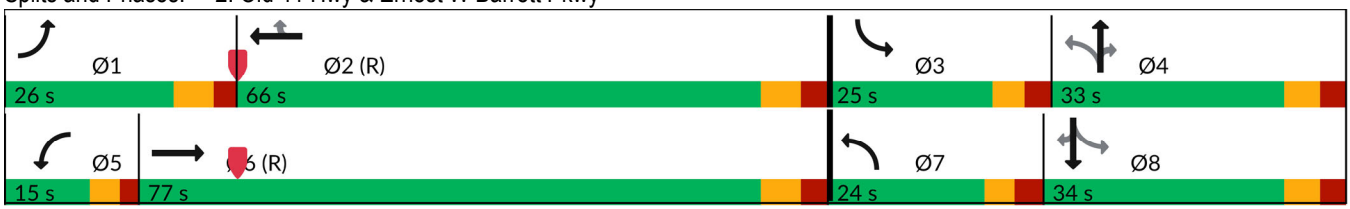


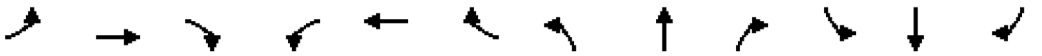
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	345	2435	146	34	1378	77	145	89	55	297	345	361
Future Volume (vph)	345	2435	146	34	1378	77	145	89	55	297	345	361
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
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

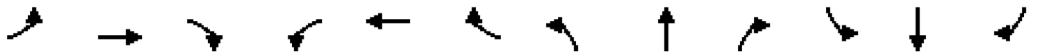
Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	50%	0%	72%	2%	95%	0%
Vol Thru, %	50%	0%	20%	5%	5%	0%
Vol Right, %	0%	100%	8%	93%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	2	71	114	66	30
LT Vol	1	0	51	2	63	0
Through Vol	1	0	14	6	3	0
RT Vol	0	2	6	106	0	30
Lane Flow Rate	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

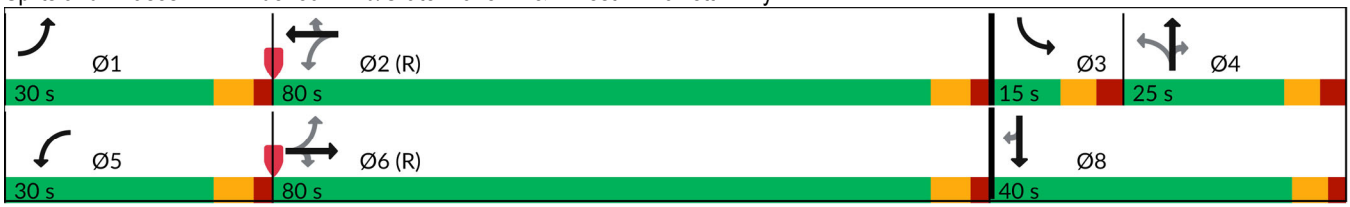


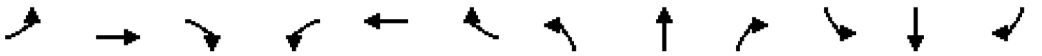
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	207	1446	77	73	1856	21	59	47	71	64	48	284
Future Volume (vph)	207	1446	77	73	1856	21	59	47	71	64	48	284
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage 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	

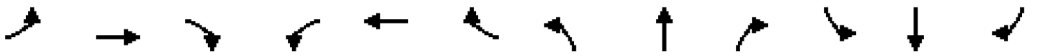
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	17.3	95.1	11.7	25.9	11.3	101.1		37.6				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	8.0	18.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	10.3	42.3	4.9	14.0	4.6	26.7		30.1				
Green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

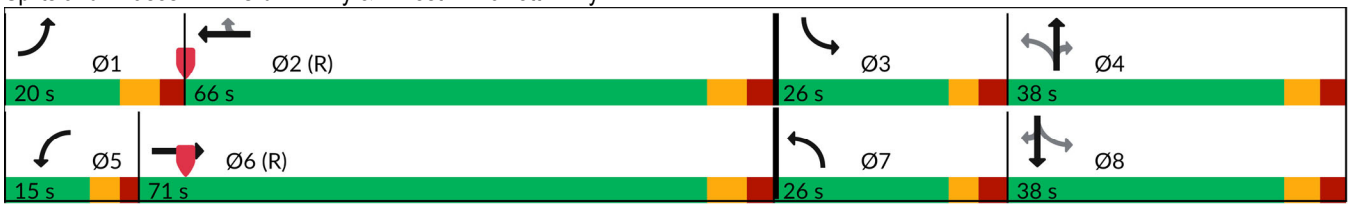


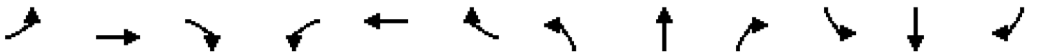
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	311	1387	49	40	1878	131	539	267	54	227	209	523
Future Volume (vph)	311	1387	49	40	1878	131	539	267	54	227	209	523
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
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

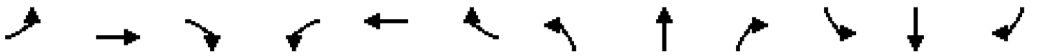
Intersection	
Intersection Delay, s/veh	7.6
Intersection LOS	A

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

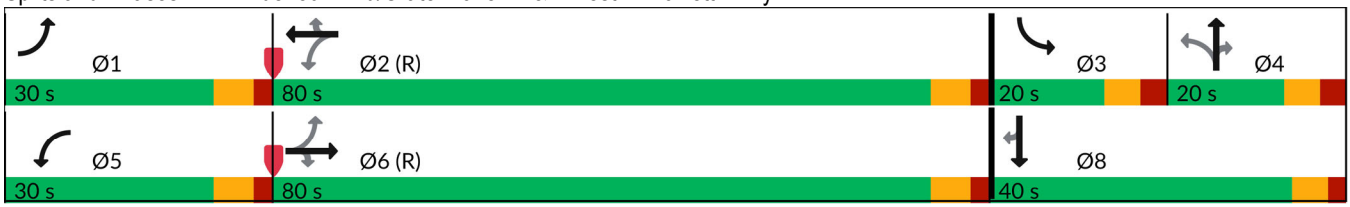


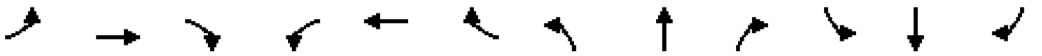
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	212	2592	124	70	1171	12	87	56	133	52	38	86
Future Volume (vph)	212	2592	124	70	1171	12	87	56	133	52	38	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage 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.

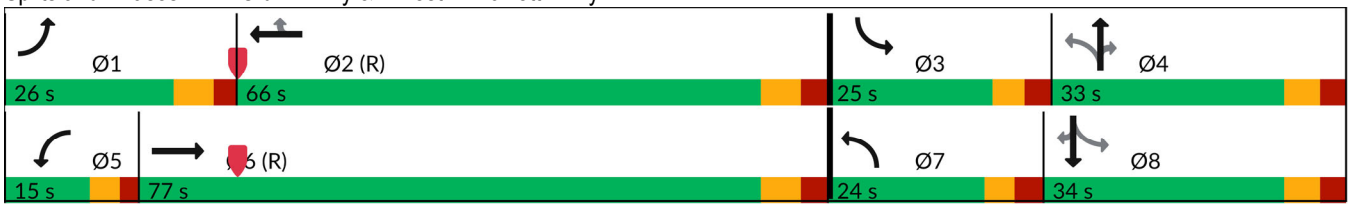
* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

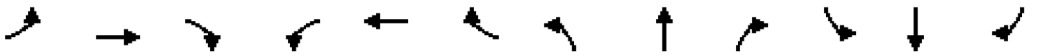
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	345	2438	146	37	1389	83	145	89	56	299	345	361
Future Volume (vph)	345	2438	146	37	1389	83	145	89	56	299	345	361
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
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

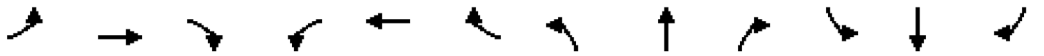
Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	50%	0%	80%	2%	95%	0%
Vol Thru, %	50%	0%	16%	7%	5%	0%
Vol Right, %	0%	100%	5%	91%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	2	2	127	116	66	45
LT Vol	1	0	101	2	63	0
Through Vol	1	0	20	8	3	0
RT Vol	0	2	6	106	0	45
Lane Flow 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

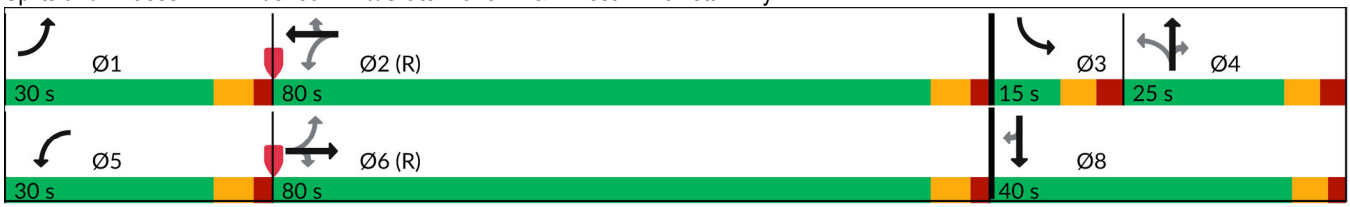


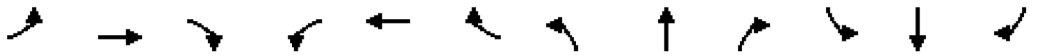
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	207	1446	97	102	1856	21	71	49	88	64	51	284
Future Volume (vph)	207	1446	97	102	1856	21	71	49	88	64	51	284
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage 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	

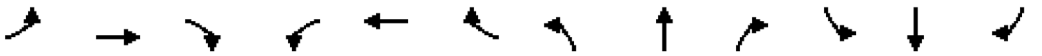
Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	17.3	95.1	11.7	25.9	12.3	100.1		37.6				
Change Period (Y+Rc), s	6.5	6.5	7.0	7.0	6.5	6.5		* 7				
Max Green Setting (Gmax), s	23.5	73.5	8.0	18.0	23.5	73.5		* 34				
Max Q Clear Time (g_c+I1), s	10.3	42.3	4.9	16.6	5.6	27.2		30.1				
Green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

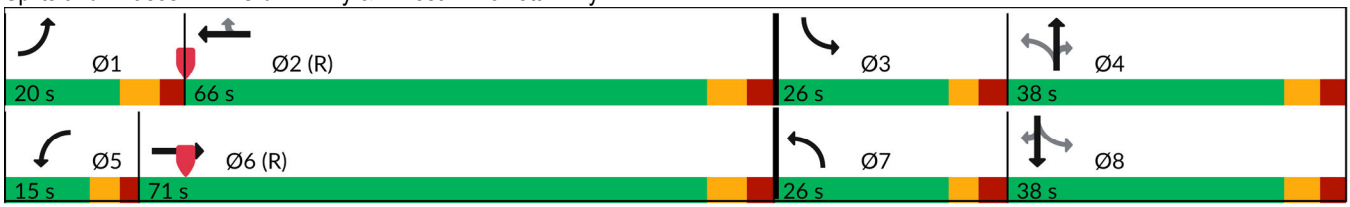


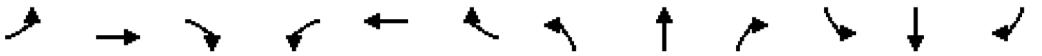
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	311	1399	49	42	1885	134	539	267	57	233	209	523
Future Volume (vph)	311	1399	49	42	1885	134	539	267	57	233	209	523
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
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.

Ms. Chanelle Campbell presented this agenda item. This is a rezoning request submitted by Walton Communities, LLC. This item was postponed from the February agenda and is now before the Planning Commission for consideration. The applicant is seeking to rezone approximately 11.44 +/- acres to RM-16, Multi-Family Residential to allow the development of a new multifamily residential community. In addition to the rezoning, the application is requesting a variance to reduce the parking ratio from 1.75 spaces per unit to 1.5 spaces per unit. Ms. Campbell noted that staff would present both items as a single presentation, but each item would need to be voted on separately.

The properties are currently zoned General Commercial (GC) and RM-12, Multi-family Residential. The applicant is seeking to consolidate the lots and rezone it to RM-16. The original submittal proposed 182 units, but the actual number of units will be less because Section 1.09.02 of the Unified Development Code (UDC), defines developable acreage as excluding rivers, streams, floodplains, and natural lakes not created by man-made dams, reduces the developable land on the lot. When the undevelopable acreage was removed from the 11.44+/- acres, the number of allowable units was reduced. As part of the current proposal, access to the site will be limited to interparcel connectivity through Ridenour Boulevard. The existing curb cut on Old 41 Highway will be closed to improve pedestrian connectivity to the Legacy at Walton Kennesaw Mountain, 62+ community. The site is surrounded by a mix of commercial, retail, office, and residential uses, and the comprehensive plan designates the property as Community Activity Center (CAC). The site also lies within the Ridenour Area, which envisions a multi-use environment combing four-story multi-family houses, and retail. This area is characterized by high density development, elevated building pads along Barrett Parkway and distinctive colorful architecture and facades. The combination of steep terrain, floodplain impacts, and limited access creates unique and extraordinary physical conditions not commonly found on surrounding properties. This parcel has seen multiple unsuccessful developments over the years due to the challenges and constraints mentioned above. Staff finds the proposed multifamily development to be an appropriate use for the site given its future land use and surrounding context. The same constraints also impair the reasonable use of the property under standard zoning requirements meeting the threshold for consideration of a variance. For these reasons, staff recommends approval of the variance and approval of the rezoning request with eleven conditions.

Public Notice of the applications was provided by advertisement in the Marietta Daily Journal (MDJ), and postage of signage on the property. Ms. Campbell stated that staff received a letter of opposition to the case on February 6, 2026. She announced that the

attorney of record was unable to attend due to a scheduling conflict, but Matt Teague, with Walton Communities, would be available to answer any questions. Ms. Campbell also announced her availability to answer questions.

Chairman Bodenhamer invited the applicant to speak on the application.
Mr. Matt Teague introduced himself as affiliated with Walton Communities. He explained that Walton Communities has been in the community since 2004 with Walton Ridenour apartments, a 238 affordable apartment development adjacent to the site. Walton Communities also built the Legacy at Kennesaw Mountain, which is also adjacent to the site. Mr. Teague expressed that Walton Communities was committed to the area and was excited to complete a third phase in the area. He stated that he would be available to answer any questions.

Chairman Bodenhamer opened the floor for public comment.

Mr. Bill Daniel introduced himself as a resident of Kennesaw. He stated that he was in opposition to the plans presented by Walton. He stated his main objection is because he does not believe there is a shortage of apartment buildings. He provided the Commissioners with an aerial map of the area which indicated the location of the proposed rezoning, the Publix, which is the only grocery store servicing the nearby apartments, and fourteen apartment complexes. He argued that the number of apartment complexes on the map, the number of apartment complexes with “Now Leasing” signs and two recently built apartment complexes in downtown Kennesaw meant there is not a shortage of housing. He stated that he did not see a need for housing. Mr. Daniel also expressed concern that the apartment complex would bring approximately 341 new tenants to the area and would add to traffic. He cited current traffic problems on Barrett Parkway, Stilesboro Road, Old 41 Highway, and Cobb Parkway. He also expressed concern that additional traffic would increase travel time to Kennestone Hospital. He stated that it can take 30 to 40 minutes to get to Kennestone Hospital, which is 3.6 miles away. He acknowledged that the traffic study indicated that the traffic impacts of the new development would be minimal, but found the results hard to believe. Mr. Daniel expressed his belief that the development would have a negative impact on residents and businesses. He stated that the Publix serving the area already has insufficient parking. He asked how Publix and the surrounding restaurants would manage the additional residents. Mr. Daniel summarized that he was concerned about the impact on residents, the impact on traffic, and the strain on businesses.

Mrs. Alexis Daniel introduced herself as wife to Mr. Bill Daniel. She stated that they live in The Reserve off Old 41 Highway where the complex is slated to be built. She explained that they moved to Kennesaw less than four years ago for a quieter, suburban quality of life with more space, more trees, and a safer environment. She stated that she was opposed to the rezoning because of the negative impact on traffic, the area’s infrastructure, and the character of the community. She explained that Old 41 Highway, Barrett Parkway, Highway 41, and Stilesboro Road, all major thoroughfares to access the interstate, saw significant traffic during the morning, evening, and school pick-up times. She expressed concern that the additional trips added by the apartment

complex would increase congestion, accident risk, and emergency response delays. Mrs. Daniels understood that the complex would be built by Walton and acknowledged that the developer had done a nice job on other developments in the area, but was concerned about the stress the apartments would place on existing infrastructure. She commented that in the last four years, two townhome complexes and three apartment complexes were built near their home without any new grocery stores, pharmacies, parks, or schools to help with the influx of residents. Mrs. Daniels again expressed concern that without plans to expand infrastructure, the apartments would strain existing resources and add more residents to an area she believed to be designed for a low-density, suburban lifestyle. Mrs. Daniels also commented that the development would bring environmental and character impacts. She stated that the vacant lot currently acts as a natural buffer that provides green character, absorbs noise, and manages stormwater runoff. She argued that clear-cutting for a dense, multifamily complex would remove the buffer, increase the environmental impact, increase the noise impact on nearby homes, and destroy the residential character of the area. She requested that the Planning Commission deny the rezoning request due to the increased traffic, strain on local services, and a permanent loss of character. She thanked the Commission for listening to the people the development would impact the most.

Mr. Jim Martin introduced himself as a local attorney with a Kennesaw address that lives in the Marietta city limits. He stated that his understanding of the proposed rezoning was that it was a request to change the density to a higher density. His understanding was that the apartments could currently be built at a lower density. He apologized if he was incorrect, stating that he was not a real estate attorney. Mr. Martin claimed that the proposed access to the property was through a property owned by Cobb County. He stated that his brief research indicated that the property had previously been owned by Walton Communities but was now a non-taxable area for the City of Kennesaw. He asked if the property would only be accessed through Ridenour Boulevard. He commented that several developments have been proposed for the location but never happened but assumed that mixed use was appropriate for the site. He expressed his opinion that the subject property was a terrible piece of property, in part because it is adjacent to a high voltage power line. He agreed with Mr. Daniels that there was not a shortage of apartment housing, explaining that few single-unit residential homes were visible from Old 41 Highway. He also claimed that the City of Kennesaw had just annexed thirty-two acres for an apartment complex. He urged the Planning Commission to deny the zoning request for the reasons expressed by Mr. Daniel and Mrs. Daniel.

Hearing no additional public comment, Chairman Bodenhamer closed the floor for public comment and opened the floor to Commissioner comments and questions.

Vice Chair Vande Zande asked staff if Mr. Martin's statement that the density would increase with the proposal was accurate. He asked if the number of units decreased but the density increased. Ms. Campbell responded that one of the properties the applicant is seeking to rezone is zoned RM-12, but that the larger property is zoned General

Commercial (GC). She stated that the applicant is requesting to combine the parcels and rezone them to RM-16, which allows for a higher density. She explained that the actual unit count on the property would be significantly lower due to topography and floodplain challenges.

Commissioner Trim asked if the future land use on the property was CAC. Ms. Campbell responded in the affirmative. Commissioner Trim asked if CAC called for mixed use. Ms. Campbell again responded in the affirmative. Commissioner Trim sought clarification as to whether the proposal included a commercial component. Ms. Campbell responded that the CAC calls for a collection of mixed use, commercial, and residential uses. She explained that Ridenour already has a commercial component that is adjacent to the west portion. She stated that additional commercial uses were located along Barrett Parkway.

Ms. Campbell addressed the concerns expressed during public comments about the potential strain on commercial properties. She was skeptical that the businesses would see additional customers as a strain. She stated that staff included requirements for pedestrian connectivity along Old 41 Highway in the conditions. She explained that the condition could potentially reduce traffic because individuals would utilize sidewalks to access the surrounding businesses.

Commissioner Trim asked how far Whole Foods was from the site. Ms. Campbell stated that the Whole Foods was along Barrett Parkway and was about half a mile from the property. Commissioner Trim asked if there were two grocery stores within half a mile. Ms. Campbell responded in the affirmative.

Commissioner Butler asked if access to the property was through Ridenour Boulevard. Ms. Campbell responded in the affirmative. Commissioner Butler asked if the stipulations included measures to prevent access from Old 41 and Barrett Parkway directly. Ms. Campbell responded in the affirmative. She explained that a curb cut had previously been built on Old 41 Highway with the intention of using it as an access point to the property. She stated that the curb cut would be closed off, and the sidewalks would be connected due to traffic concerns.
Commissioner Butler asked if the remaining, smaller parcel would remain undisturbed. Ms. Campbell responded in the affirmative. Ms. Campbell oriented the Commissioners to where on the site the apartment complex would be located due to the presence of the floodplain. She explained that the trees in the flood zone would remain in place and that the developed area would be outside the flood zone.

Chairman Bodenhamer commented that he appreciated the feedback on the case. He reminded the public that the Planning Commission's role was not to deny or approve applications. He clarified that the Commission makes recommendations to Mayor and City Council and stated that Mayor and Council would approve or deny the application. He explained that the Commission's decision was taken into consideration but was not the final word on the case.

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.

Ms. Chanelle Campbell presented this agenda item. This is a variance request submitted by Walton Communities, LLC. The request is to reduce the parking ratio from 1.75 spaces per unit to 1.5 spaces per unit. Due to the challenges of the topography, the floodplain, and other constraints on the site, staff recommends approval of the variance as submitted. The application for the variance adheres to the stipulations and requirements as outlined in section 9 of the Unified Development Code (UDC).

Chairman Bodenhamer asked if the 1.75 ratio was based on the number of units on the parcel. Ms. Campbell responded that the requirement is 1.75 per unit per the UDC regardless of how many units are proposed. She stated that the ratio was the requirement for the number of parking spaces in a multifamily development. Chairman Bodenhamer asked for staff's recommendation for the variance. Ms. Campbell responded that staff recommended approval of the variance application. Chairman Bodenhamer asked if there were any stipulations. Ms. Campbell responded that there were no stipulations.

Chairman Bodehamer invited the applicant to speak. Mr. Matt Teague stated that he had no further comments.

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

Chairman Bodenhamer opened the floor for Commissioner comments and questions.

Commissioner Butler commented that the applicant mentioned the project was an extension of The Walton at Ridenour. He asked the developer if the proposed development would have a similar mix of apartment styles targeting the same residential base as the adjacent development or if the anticipated clientele was different. Mr. Teague responded that it was undecided. He stated that the larger community of The Walton at Ridenour is an affordable community and that The Legacy is for active adults over 62. He stated that they were requesting zoning for multi-family with no stipulations on age or income. He also stated that the style of the buildings would be very similar to the other communities.

Hearing no additional Commissioner comments, Chairman Bodenhamer closed the floor to Commissioner comments.

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.

Ms. Chanelle Campbell presented this agenda item. This is a rezoning application submitted by Cedar Creek Professional Office Association Inc, in the care of Alan Barge, and their representative, attorney Stephen Snow. The application contains a request to amend the rezoning conditions approved under Ordinance # 2006-20, specifically eliminating condition number 14, which requires interparcel access and shared access drive. In 2006, Mayor and Council rezoned the 2.88 +/- acre parcel from General Commercial (GC) and R-20, Single Family, to Highway General Business to support the development of what is now known as 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. On February 16, 2026, the Mayor and Council approved the rezoning of the 8.8 +/- acre tract from HGB to Planned Unit Development - Residential (PUD-R) submitted by DRB Group Georgia, LLC for the development of 89 for-sale townhomes. Mayor and Council added the condition that the development would provide two access points to the proposed subdivision. The applicant's request to remove or modify the required access point would limit the functional use of the parcel for future development, thus reducing opportunities for shared circulation. The applicant’s request also runs counter to the established policy framework that encourages coordinated access management along the corridor. For these reasons, staff recommends denial of the request. On February 5, 2026, staff received a letter of opposition. On March 4, 2026, staff additionally received a constitutional challenge. Public notice was provided through an advertisement in the Marietta Daily Journal (MDJ) and postage of signage on the property. Ms. Campbell announced that staff and the attorney of record, Mr. Snow, would be available to answer any questions.

Mr. Stephen Snow asked for a moment to review the constitutional challenge.

Chairman Bodenhamer asked if the applicant was looking to remove one of the two points of entry into the area. Ms. Campbell responded that the condition explicitly states that interparcel access and shared access drive shall be designated with adjoining vacant property once future development of adjoining parcel is pursued. She stated that the applicant is requesting to remove access to Pine Mountain Road. Commissioner Trim explained that the office park is trying to stop a second point of entry. Ms. Campbell further explained that there are currently two points of entry to the property, one through King's Crossing and one through the shared access drive that leads onto Pine Mountain Road.

Mr. Stephen Snow stated that he had previously presented to the Planning Commission and Mayor and City Council on behalf of Cedar Creek Professional Office Association. He sought to clarify the applicant's position. Mr. Snow stated that the applicant was no longer seeking to eliminate access to Pine Mountain Road as the request was deemed moot by the decisions of the Planning Commission and City Council. Instead, the applicant is seeking a clarification that no further action is required to be taken of Cedar Creek Professional Office Association with respect to the access point. He explained that the access drive had already been designed and constructed per the requirements of stipulation fourteen. Mr. Snow requested a recommendation from the Planning Commission that no further action is going to be required for Cedar Creek to comply with stipulation fourteen.

Mr. Snow stated that at the prior City Council meeting, an additional stipulation was added that required the planned development by DRB to have two access points. He stated that the applicant agreed with City Council that two access points were necessary. He explained that the applicant did not want DRB to end up with only a single access point through their property to Pine Mountain Road. He stated that there had been numerous meetings on whether DRB's development needed one or two access points. He commented that it was not lost on him that a larger apartment complex was just recommended for approval with one access point when two access points were available. He stated that like the proposed townhomes, the traffic study for the proposed apartment complex at 1600 Old 41 Highway stated that the development would have no impact. He questioned the legitimacy of the traffic study. Mr. Snow explained that he made the comparison because the cases had similar concerns, but the City was taking opposite approaches in stating that DRB's development needed two access points but other developments only needed one access point despite being twice the size.

Mr. Snow argued that decisions made by the Planning Commission and City Council were decisions to selectively enforce or selectively not enforce the stipulations in Ordinance # 2006-20. He stated that the ordinance specifically places conditions and requirements on the subject property, which is the 2.8 +/- acres that Cedar Creek sits on, and then specifically talks about the development project as being the entire 11.78 +/- acres. He stated that the ordinance talks about the entire development as the "subject development", talks about the 2.8+/- acres as the "subject property", and talks about the adjacent property to be developed as the "future development". He claimed that the ordinance places specific requirements on the future development that were disregarded by the Planning Commission and City Council to allow the rezoning and currently planned development for the site. Mr. Snow provided several examples of conditions in Ordinance # 2006-20 that were not applied to DRB's new development including architectural standards, a forty-foot buffer, themed lighting in line with the architecture, muted lighting at the back of the property, dumpster locations, and no overnight parking. He claimed that only stipulation 14 of the Ordinance, which states that interparcel access and shared access drive shall be designed with adjoining vacant property once future development of the adjoining vacant property is pursued, was being enforced. Mr. Snow requested the Planning Commission delete stipulation 14 or

provide a recommendation to City Council that the access drive has been built, and no further action is required of Cedar Creek in further assisting the proposed development. He stated that DRB could use the private drive, as they were required to have two access points, but that Cedar Creek Professional Office Association should not be required to take further action to comply with stipulation 14.

Chairman Bodenhamer opened the floor to public comment

Mr. Adam Rozen introduced himself as the representative for DRB Group and stated that he had represented them in their rezoning application last month and their opposition to the current rezoning application. Mr. Rozen stated that he wanted to address why the access requirement and the stipulations of Ordinance # 2026-20 are binding on the applicant's property but not on DRB's property. He stated he also wanted to address why they believe DRB's application was appropriately approved and why removing this stipulation from Ordinance # 2006-20 is not appropriate. Mr. Rozen stated that DRB Group submitted an objection letter that outlined their opposition and concerns with the request. He explained that their rezoning hearing last month involved discussions of traffic, circulation issues, and reasons why DRB felt two access points were appropriate. City Council took the recommendations of the Planning Commission and staff and approved the application while adding the condition that DRB would need two access points. He stated that one of the concerns raised by Cedar Creek was that they might be left as the only access point. He explained that when City Council mandated that DRB have two access points, they required DRB to prove to the city that they have both access points to develop the property, thereby addressing one of Cedar Creek's main concerns. He stated that they heard again from Cedar Creek the suggestion that DRB should be left with only one access point, despite City Council's decision. Mr. Rozen then asserted that the points being made by Cedar Creek and Cedar Creek's objection to DRB's rezoning application were inaccurate. He claimed that the conditions in Ordinance # 2006-20 were binding only on the two-acre property. He acknowledged that there was a plan in 2006 that showed the eight acres, but stated that City Council could only have taken legislative action on the two-acre parcel when the application was heard in 2006. Mr. Rozen claimed that it was not selective enforcement to enforce the conditions on the two-acre property regarding access requirements and that it was not selective enforcement to not enforce the Ordinance conditions on DRB's eight acre property. Mr. Rozen asserted that while the ordinance gave DRB the benefit of access by binding Cedar Creek's two acres, DRB was not bound by the prior case. Mr. Rozen then moved to Cedar Creek's claim that the language in the Ordinance required access per stipulation 14 only if the future development was an office complex. He commented that stipulation 14 did not specify that the future development had to be pursued for office. He stated that prior to the rezoning, the property had been zoned for HGB with no conditions, which would have allowed multiple different uses aside from office. Mr. Rozen shifted his comment to discuss traffic and circulation issues regarding the property's access. He stated that since 2006, City Council had the vision and wisdom to know access to Pine Mountain Road made sense for this property from a traffic perspective and to ensure the property was not landlocked. He stated that DRB believes that both access points benefit the

property. He also stated that having two access points helps with traffic on Pine Mountain Road and Highway 41, and that limiting or removing the second access point would create conflicting traffic movements.

Mr. Snow interupted public comment to state that the applicant was not taking the position that they were trying to limit the proposed development to a single access point as it had been mooted by the City Council's decisions. He stated that they were not seeking to eliminate a second access point.

Mr. Rozen responded that he thought the application was to remove the condition. Ms. Campbell stated that the applicant's presentation conflicted with their zoning application, which was to strike condition 14 from Ordinance # 2006-20. She stated that staff made a presentation and analyzed the application based on the request to strike condition 14. She explained that what the attorney was presenting was not the implication of what was outlined in their application. Ms. Campbell stated that if it was no longer the applicant's intent to request the removal of stipulation 14, then the submitted application was invalid and would have to be resubmitted to align with the actual request.

Commissioner Trim asked if there was any reason to remove stipulation 14 if the requirements have been met. Ms. Campbell responded that there was not a reason to remove the stipulation. Commissioner Trim commented that if stipulation 14 was removed, the property owner would have the right to put up a gate or other obstructions because the road would then be private with no stipulations. He asked if removing stipulation fourteen would remove the applicant's responsibility to make sure that the access road is designed and in place a second access point. Ms. Campbell stated that removing the stipulation could potentially allow the applicant to remove or block access. Commissioner Trim stated that it would be a problem to remove stipulation 14 because access that has been granted cannot be taken away if it was active. He commented that the hearing felt like a waste of the Commission's time because it was clear the applicant was presenting the case because they lost the vote on the last zoning case.

Ms. Campbell requested to pause for ten minutes as the applicant's presentation was not in line with what staff prepared. She stated that staff did not know what the applicant current intent was and requested additional time to discuss with the applicant. Chairman Bodenhamer stated that it would a good time to pause public comment to understand what the applicant is trying to accomplish.

Mr. Snow clarified that they submitted their rezoning application prior to the Planning Commission meeting and City Council meeting when DRB's rezoning application was heard as part of their objection to the rezoning. He stated that in the intervening time, the Commission had made a recommendation to City Council that generally moots the underlying point of eliminating access. He explained that the applicant is not requesting to eliminate access as the City Council ruled that there needs to be two access points. Mr. Snow stated that the request was to remove stipulation 14 because it had already been satisfied. He expressed that the applicant does not want to be required to make

additional improvements and upgrades to the road. He reiterated that stipulation fourteen had been satisfied, is no longer necessary, and no longer needed to exist.

Chairman Bodenhamer announced that a ten-minute recess would be taken to figure out the situation and reconvene with the proper staff recommendation.

Following the recess, Chairman Bodenhamer asked where the application stands with staff. Ms. Campbell stated that based on their discussions, it is the applicant's request to move forward with the request to remove condition 14. She stated that if the request was denied, then the applicant would request a recommendation that they met their conditions for stipulation 14 and that nothing else is required on their part. Chairman Bodenhamer asked if there were currently two points of entry to the property. Ms. Campbell responded that there were physically two points of entry but currently no official easements. She stated that DRB is now tasked with obtaining documentation to obtain easement access.

Chairman Bodenhamer reopened the floor to public comment and invited Mr. Adam Rozen to continue.

Mr. Rozen thanked the Commissioners for the additional time. He commented that Cedar Creek's view was that they fulfilled their responsibilities for stipulation 14 by building the road. He noted that private easement work still needed to be completed and that building a road was not the same as providing access. He stated that removing the condition because the road has already been built forgets that the purpose of the stipulation is interparcel access. Mr. Rozen acknowledged that there was a difference between the real estate and easement issues and requested that the issue not be made worse by removing the access condition. Mr. Rozen presented to the Planning Commission the Plan Review Committee checklist for 6205 and 6095 Pine Mountain Road that was discovered and presented to City Council but not the Planning Commission at last month's rezoning hearings. He directed the commissioners to signatures, notes, mark-ups, and stamps by staff that verified an access easement was in place, referenced recorded and unrecorded parking easements, identified the location of shared access, and approved Land Distrubance Permit plans. He explained that both properties came to the City and agreed to the access condition in order to build. He stated that now that the buildings were built and have earned income, Cedar Creek wants to deny DRB access use. He expressed that they wanted to get along with Cedar Creek but found it difficult to ignore that Cedar Creek does not want to grant access. Mr. Rozen stated that they wanted access to build what they think is a good development and get rid of what has been a blight for the City. He requested that the Planning Commission follow staff's recommendation and deny the application.

Chairman Bodenhamer asked if there was any additional public comment. Hearing no additional public comment, he closed the floor to public comment and opened the floor to Commissioner comment.

Chairman Bodenhamer asked who maintains the entrance road off of Pine Mountain

Road, if the road was maintained by any municipality, and if the road was going to remain private. Ms. Campbell responded that the road would remain a private road. She expressed the City's hope that the property owners will come up with an agreement for cost and maintenance of the easements.

Commissioner Trim asked if the stamped approved plans shown on screen gave the applicant the authority to start construction. Ms. Campbell responded that the document shown on screen was the site plan review process for Fivestar Building Solutions. Commissioner Trim asked if the documents were stamped, signed, and approved plans for the two existing office buildings. Ms. Campbell responded in the affirmative. Commissioner Trim asked if the plans allowed the applicant to move forward with building. Ms. Campbell responded that the document was a checklist of items from 2016 that needed to be fulfilled based on staff review. She explained that one of the requirements was access location that was met during the review process. Since those conditions were met, the developer was able to obtain the necessary documents to move forward with the development.

Commissioner Trim asked if it was Ms. Campbell's understanding that it was the intent of the city at the time to ensure access to the back parcel. Ms. Campbell stated that based on the notes and illustration, that intent was implied. Commissioner Trim asked what remedies were available if the applicant refused access to the back parcel. Ms. Campbell responded that the City had legal ramifications to go against the applicant for not fulfilling the requirements for condition 14 if they did not allow access. She noted that infrastructure for both the 2.88 +/- and 8.82 +/- acre properties, including sewer access and a detention pond, is shared and that not allowing access would negatively impact the property owner of the 2.88 +/- acres. Ms. Campbell expressed that the intent of the development and the site was for the properties to coexist with a shared access, detention pond, and sewer.

Commissioner Trim asked the applicant if he was the original builder or developer. Mr. Charles Barge responded that he was not. Commissioner Trim asked if the applicant researched the details prior to purchasing the property. He asked if the applicant was aware of the checklist and the sign-off. Mr. Barge responded that the drawing was for 6205 Pine Mountain Road, and it had nothing to do with 6095 Pine Mountain Road. He stated that he had never seen the drawing before and stated that the access easement for the rear of the property could be for Bank of America and did not know what verifying access easement to the rear property referred to. Commissioner Trim stated that the Commission was told a similar checklist goes with the applicant's property. Commissioner Trim asked the applicant if, during his research prior to purchasing the property, he learned about the document and expressed comments or concerns when it was discovered. Mr. Charles Barge responded that he did not research it.

Mr. Stephen Snow stated that the applicant would withdraw the rezoning application. Commissioner Trim asked staff if the applicant was allowed to withdraw or if the Commission needed to move forward. Ms. Campbell requested a five-minute recess. Chairman Bodenhamer stated that a five-minute recess would be permitted.

After returning from the five-minute recess, Ms. Campbell stated that since the applicant requested to withdraw the application, the Planning Commission would have to make a motion to recommend the withdrawal with or without prejudice and then vote on it. The recommendation would then continue to Mayor and Council. Commissioner Trim asked if the Planning Commission had to vote on the request to withdraw or if they could continue and deny the request. Ms. Campbell stated that the Commission could vote on either but that the applicant put in a request to withdrawn and the Planning Commission would have to make a decision on the request.

Chairman Bodenhamer called for a motion to the deny the request, approve the request, or approve the request to withdraw.
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.

Ms. Campbell stated that in their presentation to Mayor and Council, staff would notate that the applicant requested the withdrawal of their application and that the Planning Commission recommended approval for the request for the application to be withdrawn.

6. Staff Comment

Ms. Campbell stated that staff had no additional comment. She welcomed Commissioner Butler to the Planning Commission, congratulated him on his new position, and thanked him for his time.

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.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

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

April 15, 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: Applications for Rezoning and Variance
Application Nos.: RZ2026-01, ZV2026-01
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:

On behalf of the Applicant, Walton Communities, LLC.; as well as, the Property Owner, Granite Falls Station, LLC, please accept this correspondence as our withdrawal, without prejudice, of the above-referenced Applications for Rezoning and Variance which are pending for hearings before the City of Kennesaw Planning and Zoning Commission and the Mayor and City Council.

Thank you for your consideration and assistance in this request. If you have any questions or require additional information concerning the withdrawal, please do not hesitate to contact me.

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)

Item Report

TO: The Honorable Mayor and City Council

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: April 27, 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 & 20021201560) 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. During the March 9, 2026 and March 16, 2026 scheduled Mayor and Council meeting, the applicant requested the application to be deferred to allow for continued discussion with staff. On April 15, 2026, the applicant submitted a request to withdraw the application without prejudice.

Recommendation:
Planning and Zoning recommends approval of the request to withdraw the application without prejudice.

Fiscal Impact:

Attachments:
1. RZ2026-01/ZV2026-01_1600 Old 41 Hwy_Staff Analysis
2. ZV2026-01_1600 Old 41 Hwy_Variance Application Packet
3. 03-04-26 Planning Commission Approved Minutes
4. RZ2026-01 & ZV2026-01 _Request to Withdraw Application

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

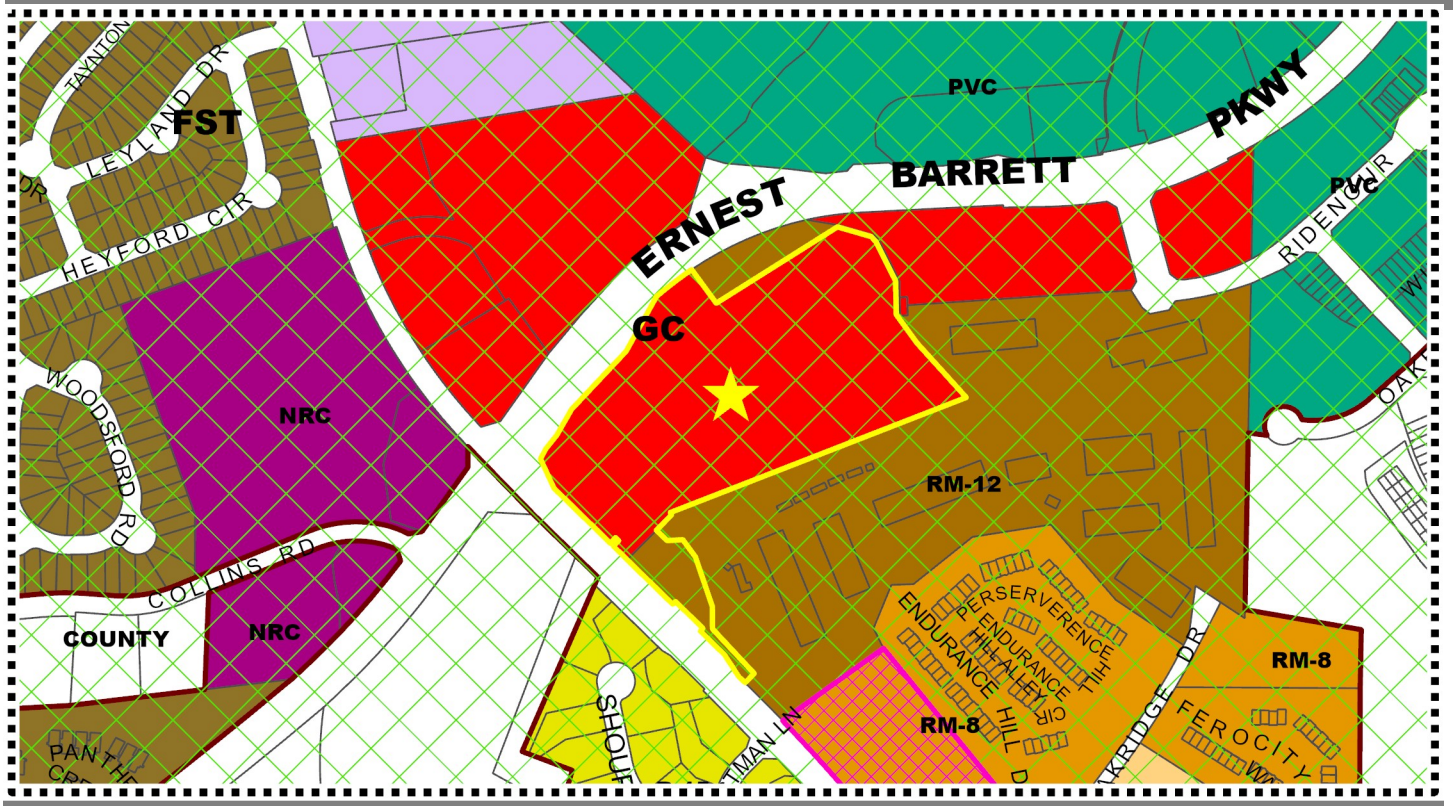
Surrounding Zoning Dist. and Future Land Use

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.

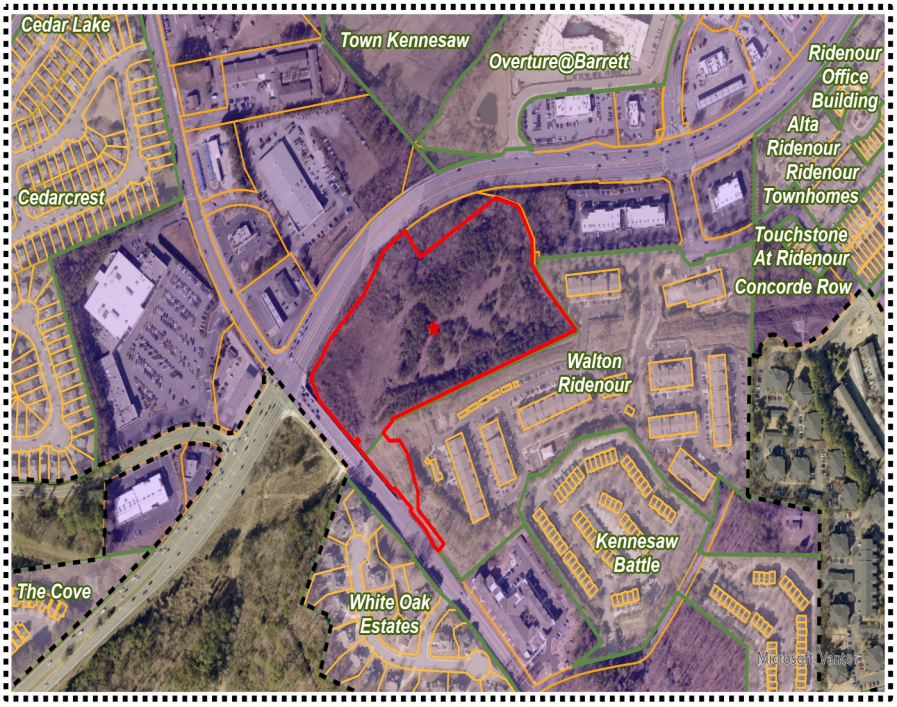
STAFF ANALYSIS REPORT

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.

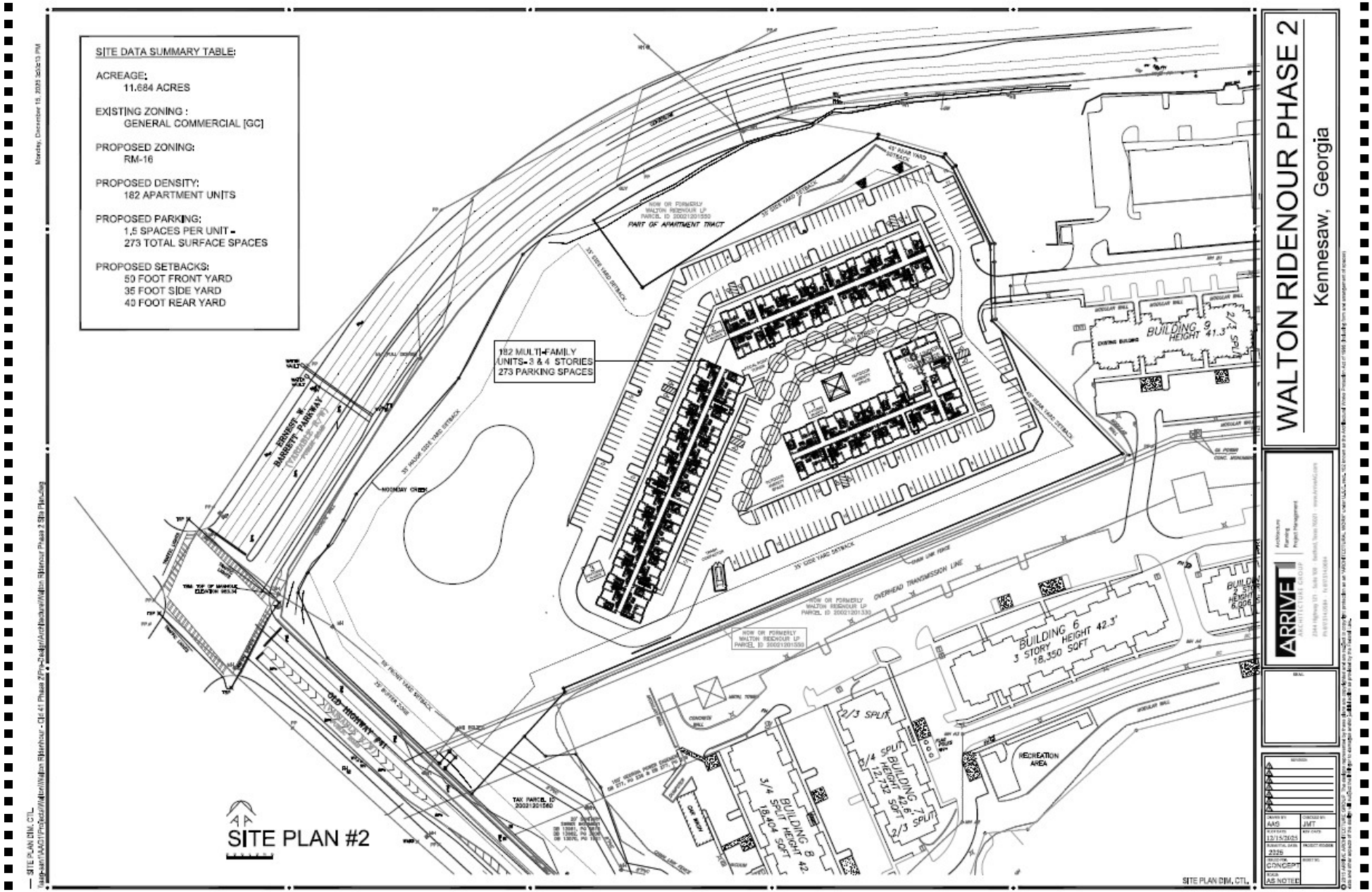
UNIFIED DEVELOPMENT CODE

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

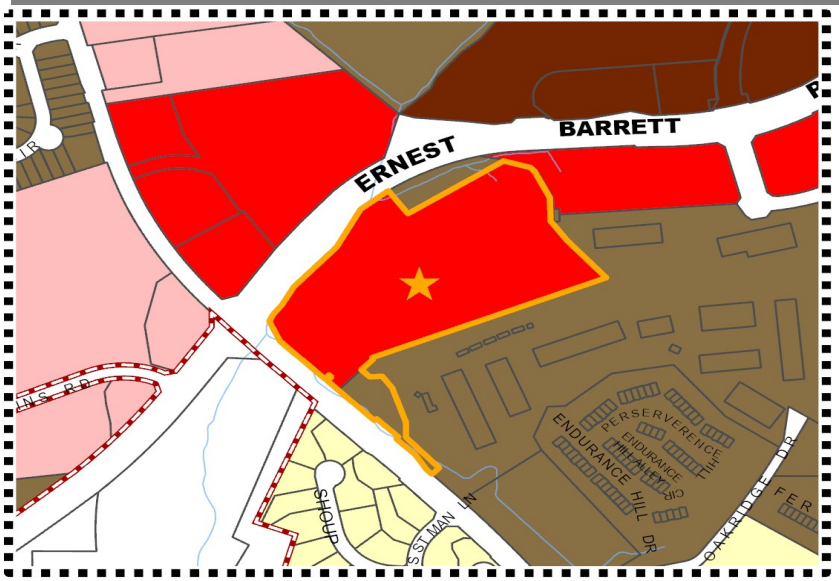
ZONING CASE #: RZ2026-01/ZV2026-01



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

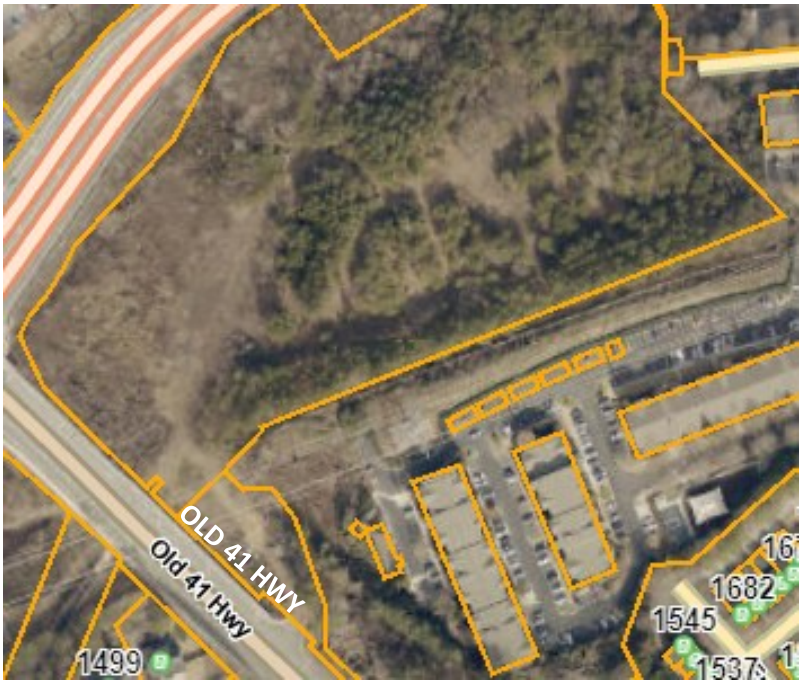
Roadway Name
Ernest Barrett Pkwy

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

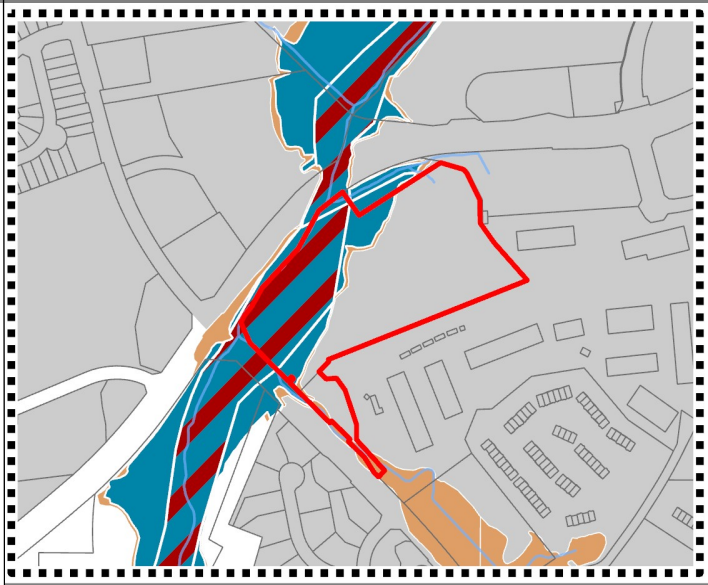
Wetlands:
- ✓ Yes
- ___ No
- ___ Not Verified

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;

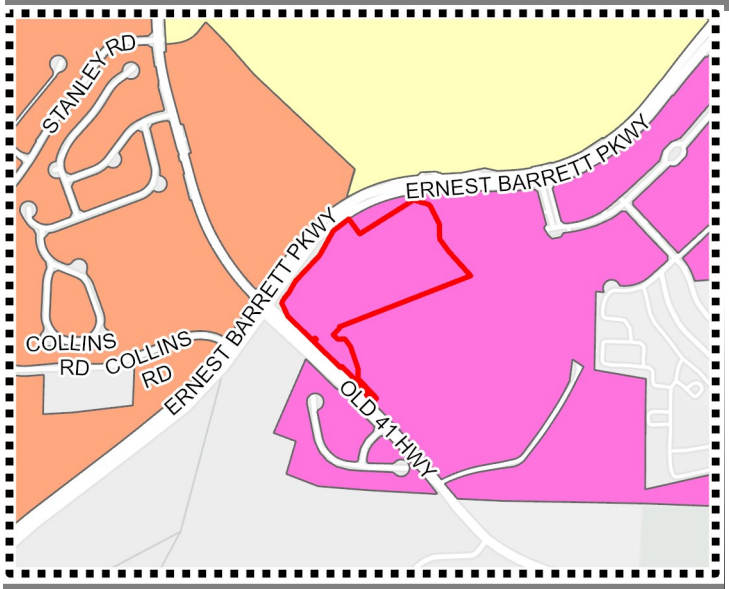
b. The maximum dwelling units per acre which can be constructed without violating any other restrictions, limitations, and/or requirements of such zoning district or the maximum authorized under conditional zoning by the Mayor and City Council.

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.

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]

Walton Communities, LLC

Applicant Signature BY: _____

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 COBB COUNTY, GA EXP. JAN. 10, 2027

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

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

MOORE INGRAM JOHNSON & STEELE, LLP

Representative Signature BY: _____

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 COBB COUNTY, GA EXP. JAN. 10, 2027

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.

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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

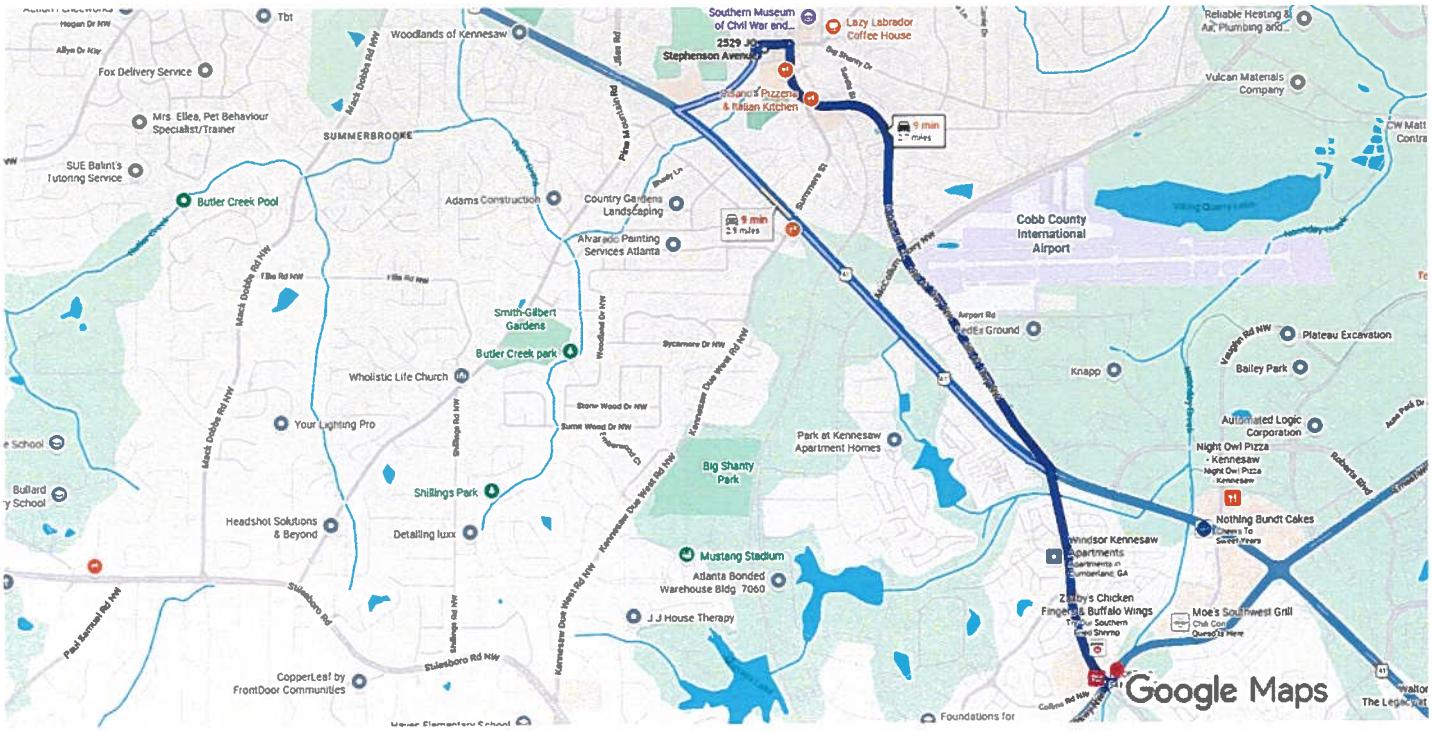
My Commission Expires January 10, 2027

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
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 Skinner
Notary Public, Cobb County, GA
My Commission Expires July 13, 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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FAX (770) 429-8631

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

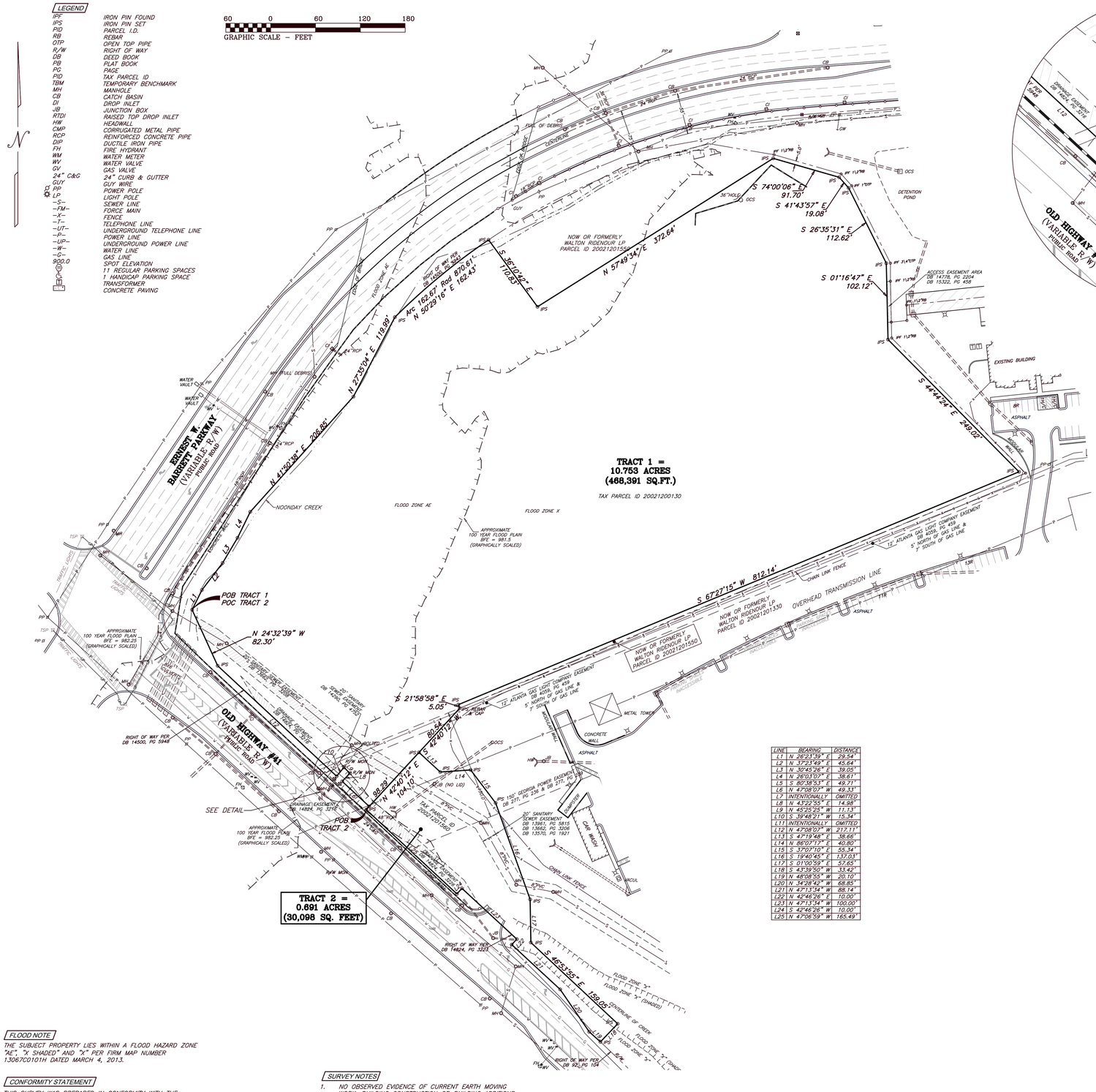
Attorneys for Applicant and Titleholder

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



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)

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

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

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
Not submitted for approval or as-built per PAL 15-006-0005

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

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 70 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
3/4 SPLIT
HEIGHT 42.6'
12,732 SQFT

BUILDING 8
3/4 SPLIT HEIGHT 42.
18,404 SQFT

BUILDING 9
2/3 SPLIT
HEIGHT 41.3'

EXISTING BUILDING

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

GA POWER CONC. MONUMENT

ROCK WALL

CENTERLINE

TRAFFIC LIGHTS

TBM: TOP OF MANHOLE ELEVATION 983.34

WATER VAULT

FULL DEBRIS

GUY

MH

TSP

FH

WV

BC

PP

GW

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

SEAL

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

WALTON RIDENOUR PHASE 2

Kennesaw, Georgia

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SITE PLAN DIM. CTL.

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
Jan Jarboe 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 January 29, 2026
Notary Date

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

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 COBB COUNTY, GA EXP JAN 10, 2027

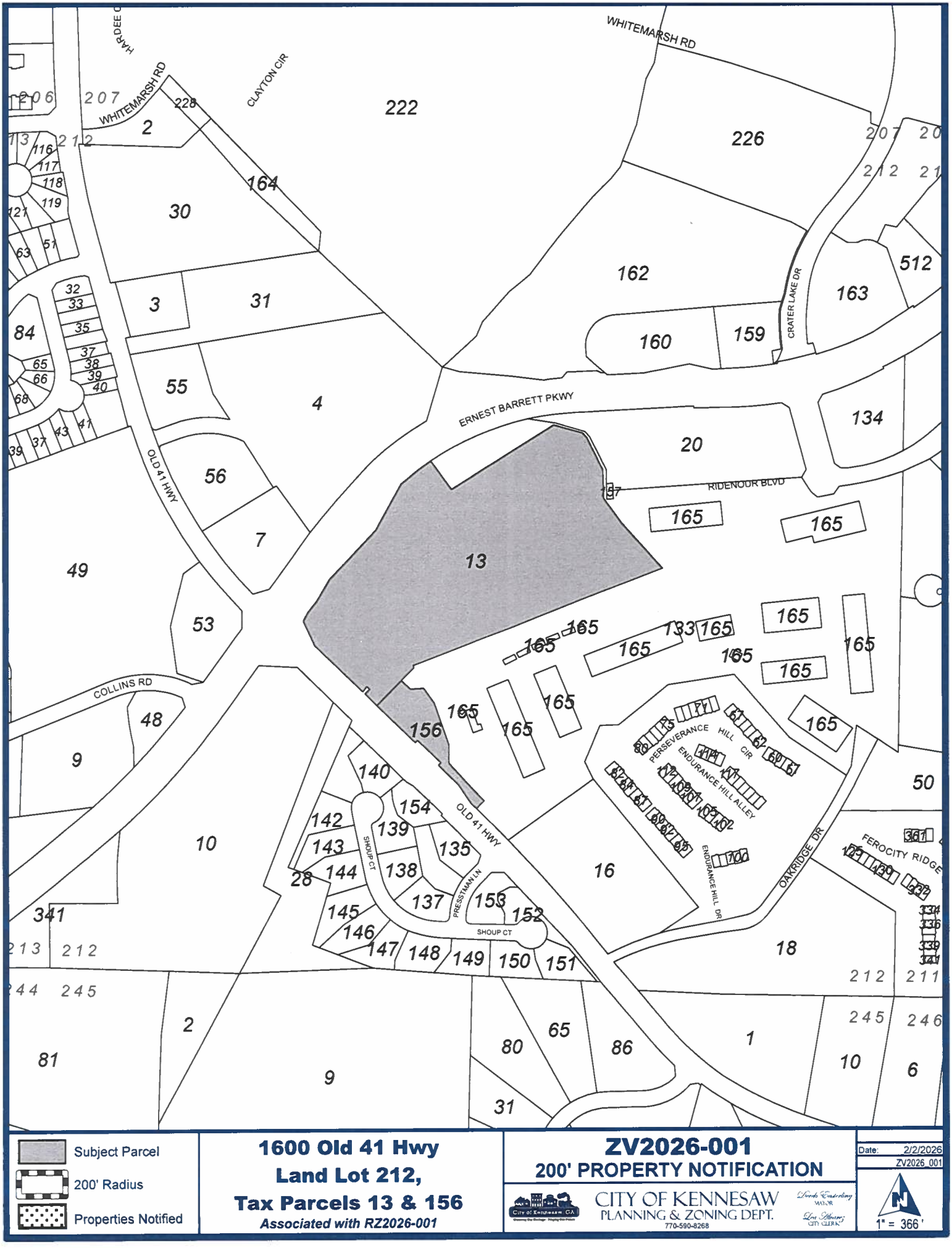
TITLEHOLDER: Granite Falls Station, LLC **Telephone:** [redacted]

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: January 26, 2026
Notary Date

L WARD ENTREKIN NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 17, 2027



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

Mayor: Derek Easterling
City Clerk: Lisa Ellsberry

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

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the City of Kennesaw will implement a public meeting
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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
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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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02.13.2026 10:07

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- Adult Signature Restricted Delivery $

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

Street ar

City, Sta

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- Adult Signature Restricted Delivery $

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Tax Parcel - 20021201650
WALTON RIDENOUR 2, LP
2281 AKERS MILL ROAD
ATLANTA, GA 30339

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City, State,

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Sent
Tax Parcel – 20021200130
GRANITE FALLS STATION, LLC
4963 TYNE RIDGE COURT
NASHVILLE, TN 37220

Stree

City,

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MARIETTA 30060

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Postage
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Total
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Sent
Tax Parcel – 20021200070
DESHI, LLC
124 BARKLEY LANE
ATLANTA, GA 30328

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City,

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MARIETTA 30060

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- Return Receipt (electronic) $
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- Adult Signature Restricted Delivery $

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

Stree

City,

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

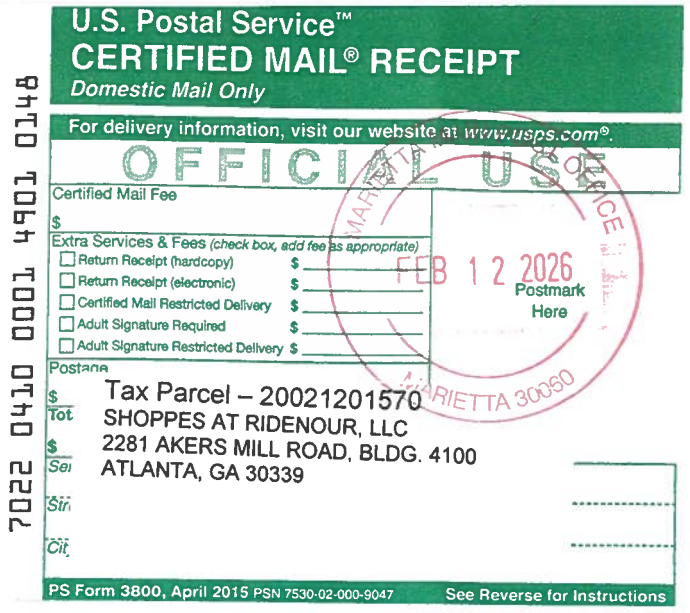
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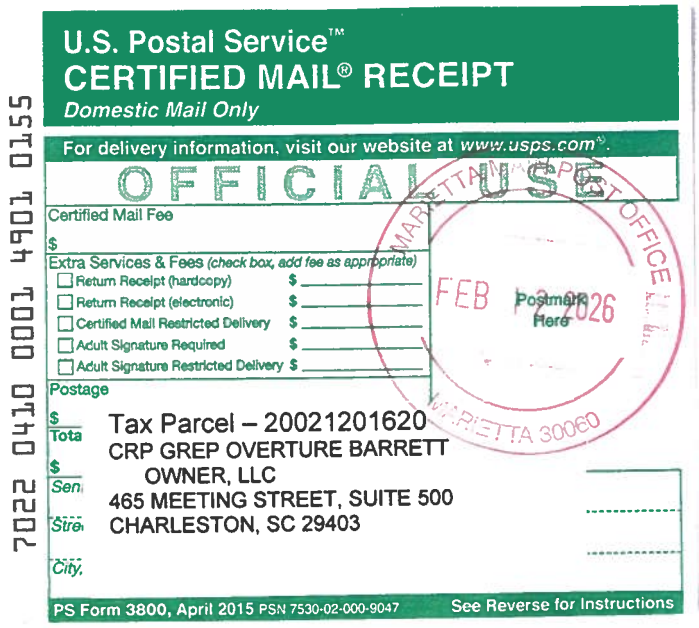
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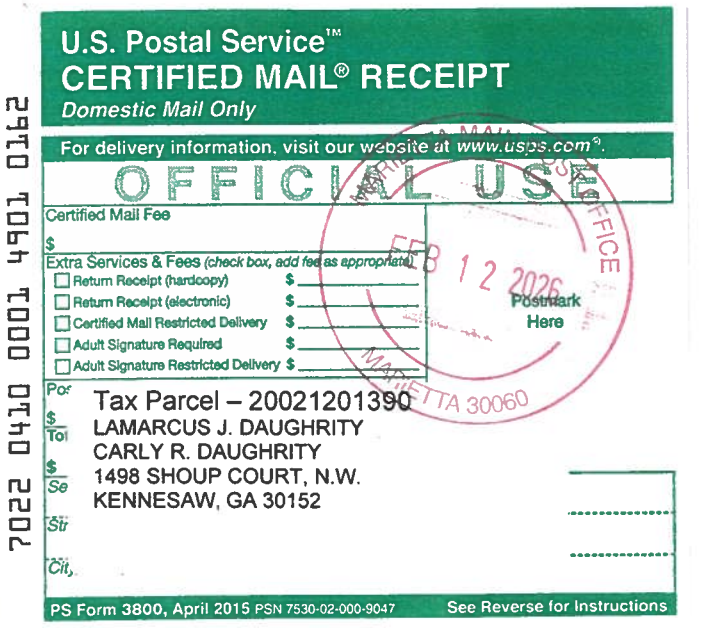
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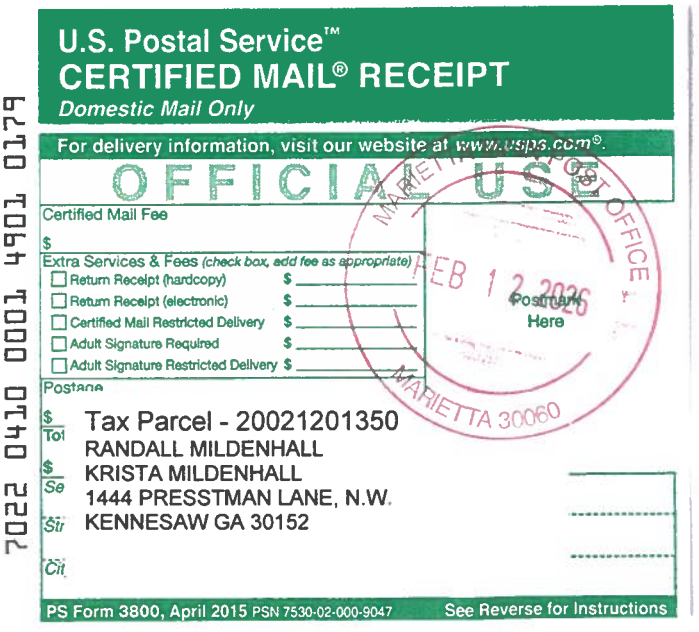
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GLORIA A. DOWNEY
1500 SHOUP COURT
KENNESAW, GA 30152
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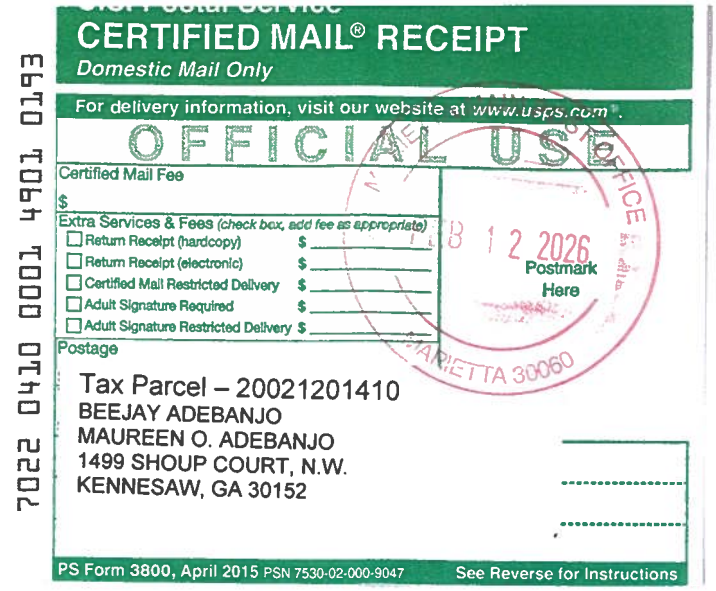

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SHOPPES AT RIDENOUR, LLC
2281 AKERS MILL ROAD, BLDG. 4100
ATLANTA, GA 30339
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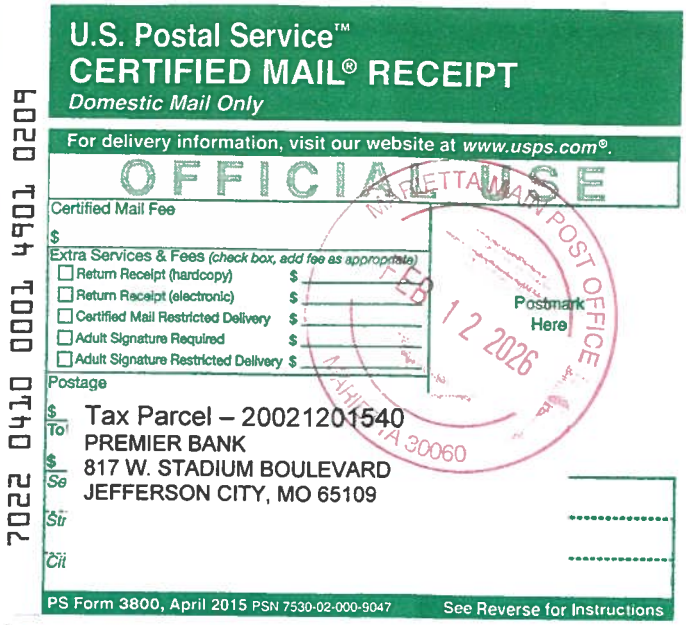

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CRP GREP OVERTURE BARRETT OWNER, LLC
465 MEETING STREET, SUITE 500
CHARLESTON, SC 29403
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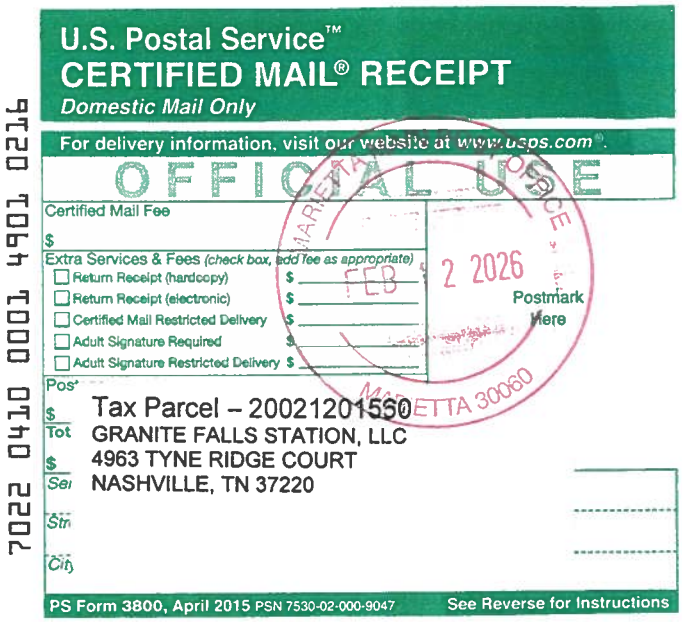

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Tax Parcel – 20021201390
LAMARCUS J. DAUGHRITY
CARLY R. DAUGHRITY
1498 SHOUP COURT, N.W.
KENNESAW, GA 30152
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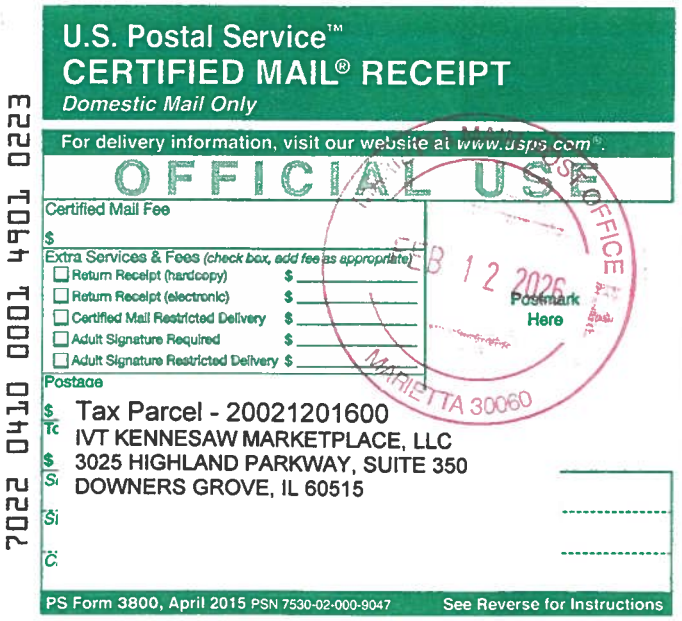

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RANDALL MILDENHALL
KRISTA MILDENHALL
1444 PRESSTMAN LANE, N.W.
KENNESAW GA 30152
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Tax Parcel – 20021200040
1680 OLD 41 HIGHWAY, LLC
POST OFFICE Box 724506
ATLANTA, GA 31139
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MAUREEN O. ADEBANJO
1499 SHOUP COURT, N.W.
KENNESAW, GA 30152
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PREMIER BANK
817 W. STADIUM BOULEVARD
JEFFERSON CITY, MO 65109
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Adult Signature Restricted Delivery
FEB 2 2026
Postmark Here
MARIETTA 30060
Tax Parcel – 20021201550
GRANITE FALLS STATION, LLC
4963 TYNE RIDGE COURT
NASHVILLE, TN 37220
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See Reverse for Instructions
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FEB 12 2026
Postmark Here
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Tax Parcel - 20021201600
IVT KENNESAW MARKETPLACE, LLC
3025 HIGHLAND PARKWAY, SUITE 350
DOWNERS GROVE, IL 60515
PS Form 3800, April 2015 PSN 7530-02-000-9047
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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
FEB 12 2026
Postmark Here
MARIETTA 30060
Tax Parcel – 20021200160
WALTON AT KENNESAW MOUNTAIN, LLC
2281 AKERS MILL ROAD, BLDG 4100
ATLANTA,GA 30339
PS Form 3800, April 2015 PSN 7530-02-000-9047
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7022 0410 0001 4901 0230


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Adult Signature Required
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Postage
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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- 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 8958 4064 4652 34

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

7022 0410 0001 4901 0124

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

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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 - 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

SENDER: COMPLETE THIS SECTION

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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 – 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™
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City of Kennesaw
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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

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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
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3. Service Type
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2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

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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

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A. Signature
X Ginger Harris ☑ 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
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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

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A. Signature
X Ginger Harris ☑ 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
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☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
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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

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A. Signature
X Ginger Harris ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Ginger Harris C. Date of Delivery 2/6/26

D. Is delivery address different from item 1? ☐ Yes
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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

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A. Signature
X ☐ Agent ☐ Addressee

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D. Is delivery address different from item 1? ☐ Yes
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3. Service Type
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☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

-279799

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City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

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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

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A. Signature
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☐ Addressee

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2/17

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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

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☐ Addressee

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MOORE INGRAM JOHNSON & STEELE
A LIMITED LIABILITY PARTNERSHIP

Emerson Overlook
326 Roswell Street, Suite 100
MARIETTA, GEORGIA 30060

7022 0410 0001 0064 7000

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02/12/2026 IMI
US POSTAGE $010.44⁰

ZIP 30060
041M11289387

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

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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.

Ms. Chanelle Campbell presented this agenda item. This is a rezoning request submitted by Walton Communities, LLC. This item was postponed from the February agenda and is now before the Planning Commission for consideration. The applicant is seeking to rezone approximately 11.44 +/- acres to RM-16, Multi-Family Residential to allow the development of a new multifamily residential community. In addition to the rezoning, the application is requesting a variance to reduce the parking ratio from 1.75 spaces per unit to 1.5 spaces per unit. Ms. Campbell noted that staff would present both items as a single presentation, but each item would need to be voted on separately.

The properties are currently zoned General Commercial (GC) and RM-12, Multi-family Residential. The applicant is seeking to consolidate the lots and rezone it to RM-16. The original submittal proposed 182 units, but the actual number of units will be less because Section 1.09.02 of the Unified Development Code (UDC), defines developable acreage as excluding rivers, streams, floodplains, and natural lakes not created by man-made dams, reduces the developable land on the lot. When the undevelopable acreage was removed from the 11.44+/- acres, the number of allowable units was reduced. As part of the current proposal, access to the site will be limited to interparcel connectivity through Ridenour Boulevard. The existing curb cut on Old 41 Highway will be closed to improve pedestrian connectivity to the Legacy at Walton Kennesaw Mountain, 62+ community. The site is surrounded by a mix of commercial, retail, office, and residential uses, and the comprehensive plan designates the property as Community Activity Center (CAC). The site also lies within the Ridenour Area, which envisions a multi-use environment combing four-story multi-family houses, and retail. This area is characterized by high density development, elevated building pads along Barrett Parkway and distinctive colorful architecture and facades. The combination of steep terrain, floodplain impacts, and limited access creates unique and extraordinary physical conditions not commonly found on surrounding properties. This parcel has seen multiple unsuccessful developments over the years due to the challenges and constraints mentioned above. Staff finds the proposed multifamily development to be an appropriate use for the site given its future land use and surrounding context. The same constraints also impair the reasonable use of the property under standard zoning requirements meeting the threshold for consideration of a variance. For these reasons, staff recommends approval of the variance and approval of the rezoning request with eleven conditions.

Public Notice of the applications was provided by advertisement in the Marietta Daily Journal (MDJ), and postage of signage on the property. Ms. Campbell stated that staff received a letter of opposition to the case on February 6, 2026. She announced that the

attorney of record was unable to attend due to a scheduling conflict, but Matt Teague, with Walton Communities, would be available to answer any questions. Ms. Campbell also announced her availability to answer questions.

Chairman Bodenhamer invited the applicant to speak on the application.
Mr. Matt Teague introduced himself as affiliated with Walton Communities. He explained that Walton Communities has been in the community since 2004 with Walton Ridenour apartments, a 238 affordable apartment development adjacent to the site. Walton Communities also built the Legacy at Kennesaw Mountain, which is also adjacent to the site. Mr. Teague expressed that Walton Communities was committed to the area and was excited to complete a third phase in the area. He stated that he would be available to answer any questions.

Chairman Bodenhamer opened the floor for public comment.

Mr. Bill Daniel introduced himself as a resident of Kennesaw. He stated that he was in opposition to the plans presented by Walton. He stated his main objection is because he does not believe there is a shortage of apartment buildings. He provided the Commissioners with an aerial map of the area which indicated the location of the proposed rezoning, the Publix, which is the only grocery store servicing the nearby apartments, and fourteen apartment complexes. He argued that the number of apartment complexes on the map, the number of apartment complexes with “Now Leasing” signs and two recently built apartment complexes in downtown Kennesaw meant there is not a shortage of housing. He stated that he did not see a need for housing. Mr. Daniel also expressed concern that the apartment complex would bring approximately 341 new tenants to the area and would add to traffic. He cited current traffic problems on Barrett Parkway, Stilesboro Road, Old 41 Highway, and Cobb Parkway. He also expressed concern that additional traffic would increase travel time to Kennestone Hospital. He stated that it can take 30 to 40 minutes to get to Kennestone Hospital, which is 3.6 miles away. He acknowledged that the traffic study indicated that the traffic impacts of the new development would be minimal, but found the results hard to believe. Mr. Daniel expressed his belief that the development would have a negative impact on residents and businesses. He stated that the Publix serving the area already has insufficient parking. He asked how Publix and the surrounding restaurants would manage the additional residents. Mr. Daniel summarized that he was concerned about the impact on residents, the impact on traffic, and the strain on businesses.

Mrs. Alexis Daniel introduced herself as wife to Mr. Bill Daniel. She stated that they live in The Reserve off Old 41 Highway where the complex is slated to be built. She explained that they moved to Kennesaw less than four years ago for a quieter, suburban quality of life with more space, more trees, and a safer environment. She stated that she was opposed to the rezoning because of the negative impact on traffic, the area’s infrastructure, and the character of the community. She explained that Old 41 Highway, Barrett Parkway, Highway 41, and Stilesboro Road, all major thoroughfares to access the interstate, saw significant traffic during the morning, evening, and school pick-up times. She expressed concern that the additional trips added by the apartment

complex would increase congestion, accident risk, and emergency response delays. Mrs. Daniels understood that the complex would be built by Walton and acknowledged that the developer had done a nice job on other developments in the area, but was concerned about the stress the apartments would place on existing infrastructure. She commented that in the last four years, two townhome complexes and three apartment complexes were built near their home without any new grocery stores, pharmacies, parks, or schools to help with the influx of residents. Mrs. Daniels again expressed concern that without plans to expand infrastructure, the apartments would strain existing resources and add more residents to an area she believed to be designed for a low-density, suburban lifestyle. Mrs. Daniels also commented that the development would bring environmental and character impacts. She stated that the vacant lot currently acts as a natural buffer that provides green character, absorbs noise, and manages stormwater runoff. She argued that clear-cutting for a dense, multifamily complex would remove the buffer, increase the environmental impact, increase the noise impact on nearby homes, and destroy the residential character of the area. She requested that the Planning Commission deny the rezoning request due to the increased traffic, strain on local services, and a permanent loss of character. She thanked the Commission for listening to the people the development would impact the most.

Mr. Jim Martin introduced himself as a local attorney with a Kennesaw address that lives in the Marietta city limits. He stated that his understanding of the proposed rezoning was that it was a request to change the density to a higher density. His understanding was that the apartments could currently be built at a lower density. He apologized if he was incorrect, stating that he was not a real estate attorney. Mr. Martin claimed that the proposed access to the property was through a property owned by Cobb County. He stated that his brief research indicated that the property had previously been owned by Walton Communities but was now a non-taxable area for the City of Kennesaw. He asked if the property would only be accessed through Ridenour Boulevard. He commented that several developments have been proposed for the location but never happened but assumed that mixed use was appropriate for the site. He expressed his opinion that the subject property was a terrible piece of property, in part because it is adjacent to a high voltage power line. He agreed with Mr. Daniels that there was not a shortage of apartment housing, explaining that few single-unit residential homes were visible from Old 41 Highway. He also claimed that the City of Kennesaw had just annexed thirty-two acres for an apartment complex. He urged the Planning Commission to deny the zoning request for the reasons expressed by Mr. Daniel and Mrs. Daniel.

Hearing no additional public comment, Chairman Bodenhamer closed the floor for public comment and opened the floor to Commissioner comments and questions.

Vice Chair Vande Zande asked staff if Mr. Martin's statement that the density would increase with the proposal was accurate. He asked if the number of units decreased but the density increased. Ms. Campbell responded that one of the properties the applicant is seeking to rezone is zoned RM-12, but that the larger property is zoned General

Commercial (GC). She stated that the applicant is requesting to combine the parcels and rezone them to RM-16, which allows for a higher density. She explained that the actual unit count on the property would be significantly lower due to topography and floodplain challenges.

Commissioner Trim asked if the future land use on the property was CAC. Ms. Campbell responded in the affirmative. Commissioner Trim asked if CAC called for mixed use. Ms. Campbell again responded in the affirmative. Commissioner Trim sought clarification as to whether the proposal included a commercial component. Ms. Campbell responded that the CAC calls for a collection of mixed use, commercial, and residential uses. She explained that Ridenour already has a commercial component that is adjacent to the west portion. She stated that additional commercial uses were located along Barrett Parkway.

Ms. Campbell addressed the concerns expressed during public comments about the potential strain on commercial properties. She was skeptical that the businesses would see additional customers as a strain. She stated that staff included requirements for pedestrian connectivity along Old 41 Highway in the conditions. She explained that the condition could potentially reduce traffic because individuals would utilize sidewalks to access the surrounding businesses.

Commissioner Trim asked how far Whole Foods was from the site. Ms. Campbell stated that the Whole Foods was along Barrett Parkway and was about half a mile from the property. Commissioner Trim asked if there were two grocery stores within half a mile. Ms. Campbell responded in the affirmative.

Commissioner Butler asked if access to the property was through Ridenour Boulevard. Ms. Campbell responded in the affirmative. Commissioner Butler asked if the stipulations included measures to prevent access from Old 41 and Barrett Parkway directly. Ms. Campbell responded in the affirmative. She explained that a curb cut had previously been built on Old 41 Highway with the intention of using it as an access point to the property. She stated that the curb cut would be closed off, and the sidewalks would be connected due to traffic concerns.
Commissioner Butler asked if the remaining, smaller parcel would remain undisturbed. Ms. Campbell responded in the affirmative. Ms. Campbell oriented the Commissioners to where on the site the apartment complex would be located due to the presence of the floodplain. She explained that the trees in the flood zone would remain in place and that the developed area would be outside the flood zone.

Chairman Bodenhamer commented that he appreciated the feedback on the case. He reminded the public that the Planning Commission's role was not to deny or approve applications. He clarified that the Commission makes recommendations to Mayor and City Council and stated that Mayor and Council would approve or deny the application. He explained that the Commission's decision was taken into consideration but was not the final word on the case.

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.

Ms. Chanelle Campbell presented this agenda item. This is a variance request submitted by Walton Communities, LLC. The request is to reduce the parking ratio from 1.75 spaces per unit to 1.5 spaces per unit. Due to the challenges of the topography, the floodplain, and other constraints on the site, staff recommends approval of the variance as submitted. The application for the variance adheres to the stipulations and requirements as outlined in section 9 of the Unified Development Code (UDC).

Chairman Bodenhamer asked if the 1.75 ratio was based on the number of units on the parcel. Ms. Campbell responded that the requirement is 1.75 per unit per the UDC regardless of how many units are proposed. She stated that the ratio was the requirement for the number of parking spaces in a multifamily development. Chairman Bodenhamer asked for staff's recommendation for the variance. Ms. Campbell responded that staff recommended approval of the variance application. Chairman Bodenhamer asked if there were any stipulations. Ms. Campbell responded that there were no stipulations.

Chairman Bodehamer invited the applicant to speak. Mr. Matt Teague stated that he had no further comments.

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

Chairman Bodenhamer opened the floor for Commissioner comments and questions.

Commissioner Butler commented that the applicant mentioned the project was an extension of The Walton at Ridenour. He asked the developer if the proposed development would have a similar mix of apartment styles targeting the same residential base as the adjacent development or if the anticipated clientele was different. Mr. Teague responded that it was undecided. He stated that the larger community of The Walton at Ridenour is an affordable community and that The Legacy is for active adults over 62. He stated that they were requesting zoning for multi-family with no stipulations on age or income. He also stated that the style of the buildings would be very similar to the other communities.

Hearing no additional Commissioner comments, Chairman Bodenhamer closed the floor to Commissioner comments.

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.

Ms. Chanelle Campbell presented this agenda item. This is a rezoning application submitted by Cedar Creek Professional Office Association Inc, in the care of Alan Barge, and their representative, attorney Stephen Snow. The application contains a request to amend the rezoning conditions approved under Ordinance # 2006-20, specifically eliminating condition number 14, which requires interparcel access and shared access drive. In 2006, Mayor and Council rezoned the 2.88 +/- acre parcel from General Commercial (GC) and R-20, Single Family, to Highway General Business to support the development of what is now known as 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. On February 16, 2026, the Mayor and Council approved the rezoning of the 8.8 +/- acre tract from HGB to Planned Unit Development - Residential (PUD-R) submitted by DRB Group Georgia, LLC for the development of 89 for-sale townhomes. Mayor and Council added the condition that the development would provide two access points to the proposed subdivision. The applicant's request to remove or modify the required access point would limit the functional use of the parcel for future development, thus reducing opportunities for shared circulation. The applicant’s request also runs counter to the established policy framework that encourages coordinated access management along the corridor. For these reasons, staff recommends denial of the request. On February 5, 2026, staff received a letter of opposition. On March 4, 2026, staff additionally received a constitutional challenge. Public notice was provided through an advertisement in the Marietta Daily Journal (MDJ) and postage of signage on the property. Ms. Campbell announced that staff and the attorney of record, Mr. Snow, would be available to answer any questions.

Mr. Stephen Snow asked for a moment to review the constitutional challenge.

Chairman Bodenhamer asked if the applicant was looking to remove one of the two points of entry into the area. Ms. Campbell responded that the condition explicitly states that interparcel access and shared access drive shall be designated with adjoining vacant property once future development of adjoining parcel is pursued. She stated that the applicant is requesting to remove access to Pine Mountain Road. Commissioner Trim explained that the office park is trying to stop a second point of entry. Ms. Campbell further explained that there are currently two points of entry to the property, one through King's Crossing and one through the shared access drive that leads onto Pine Mountain Road.

Mr. Stephen Snow stated that he had previously presented to the Planning Commission and Mayor and City Council on behalf of Cedar Creek Professional Office Association. He sought to clarify the applicant's position. Mr. Snow stated that the applicant was no longer seeking to eliminate access to Pine Mountain Road as the request was deemed moot by the decisions of the Planning Commission and City Council. Instead, the applicant is seeking a clarification that no further action is required to be taken of Cedar Creek Professional Office Association with respect to the access point. He explained that the access drive had already been designed and constructed per the requirements of stipulation fourteen. Mr. Snow requested a recommendation from the Planning Commission that no further action is going to be required for Cedar Creek to comply with stipulation fourteen.

Mr. Snow stated that at the prior City Council meeting, an additional stipulation was added that required the planned development by DRB to have two access points. He stated that the applicant agreed with City Council that two access points were necessary. He explained that the applicant did not want DRB to end up with only a single access point through their property to Pine Mountain Road. He stated that there had been numerous meetings on whether DRB's development needed one or two access points. He commented that it was not lost on him that a larger apartment complex was just recommended for approval with one access point when two access points were available. He stated that like the proposed townhomes, the traffic study for the proposed apartment complex at 1600 Old 41 Highway stated that the development would have no impact. He questioned the legitimacy of the traffic study. Mr. Snow explained that he made the comparison because the cases had similar concerns, but the City was taking opposite approaches in stating that DRB's development needed two access points but other developments only needed one access point despite being twice the size.

Mr. Snow argued that decisions made by the Planning Commission and City Council were decisions to selectively enforce or selectively not enforce the stipulations in Ordinance # 2006-20. He stated that the ordinance specifically places conditions and requirements on the subject property, which is the 2.8 +/- acres that Cedar Creek sits on, and then specifically talks about the development project as being the entire 11.78 +/- acres. He stated that the ordinance talks about the entire development as the "subject development", talks about the 2.8+/- acres as the "subject property", and talks about the adjacent property to be developed as the "future development". He claimed that the ordinance places specific requirements on the future development that were disregarded by the Planning Commission and City Council to allow the rezoning and currently planned development for the site. Mr. Snow provided several examples of conditions in Ordinance # 2006-20 that were not applied to DRB's new development including architectural standards, a forty-foot buffer, themed lighting in line with the architecture, muted lighting at the back of the property, dumpster locations, and no overnight parking. He claimed that only stipulation 14 of the Ordinance, which states that interparcel access and shared access drive shall be designed with adjoining vacant property once future development of the adjoining vacant property is pursued, was being enforced. Mr. Snow requested the Planning Commission delete stipulation 14 or

provide a recommendation to City Council that the access drive has been built, and no further action is required of Cedar Creek in further assisting the proposed development. He stated that DRB could use the private drive, as they were required to have two access points, but that Cedar Creek Professional Office Association should not be required to take further action to comply with stipulation 14.

Chairman Bodenhamer opened the floor to public comment

Mr. Adam Rozen introduced himself as the representative for DRB Group and stated that he had represented them in their rezoning application last month and their opposition to the current rezoning application. Mr. Rozen stated that he wanted to address why the access requirement and the stipulations of Ordinance # 2026-20 are binding on the applicant's property but not on DRB's property. He stated he also wanted to address why they believe DRB's application was appropriately approved and why removing this stipulation from Ordinance # 2006-20 is not appropriate. Mr. Rozen stated that DRB Group submitted an objection letter that outlined their opposition and concerns with the request. He explained that their rezoning hearing last month involved discussions of traffic, circulation issues, and reasons why DRB felt two access points were appropriate. City Council took the recommendations of the Planning Commission and staff and approved the application while adding the condition that DRB would need two access points. He stated that one of the concerns raised by Cedar Creek was that they might be left as the only access point. He explained that when City Council mandated that DRB have two access points, they required DRB to prove to the city that they have both access points to develop the property, thereby addressing one of Cedar Creek's main concerns. He stated that they heard again from Cedar Creek the suggestion that DRB should be left with only one access point, despite City Council's decision. Mr. Rozen then asserted that the points being made by Cedar Creek and Cedar Creek's objection to DRB's rezoning application were inaccurate. He claimed that the conditions in Ordinance # 2006-20 were binding only on the two-acre property. He acknowledged that there was a plan in 2006 that showed the eight acres, but stated that City Council could only have taken legislative action on the two-acre parcel when the application was heard in 2006. Mr. Rozen claimed that it was not selective enforcement to enforce the conditions on the two-acre property regarding access requirements and that it was not selective enforcement to not enforce the Ordinance conditions on DRB's eight acre property. Mr. Rozen asserted that while the ordinance gave DRB the benefit of access by binding Cedar Creek's two acres, DRB was not bound by the prior case. Mr. Rozen then moved to Cedar Creek's claim that the language in the Ordinance required access per stipulation 14 only if the future development was an office complex. He commented that stipulation 14 did not specify that the future development had to be pursued for office. He stated that prior to the rezoning, the property had been zoned for HGB with no conditions, which would have allowed multiple different uses aside from office. Mr. Rozen shifted his comment to discuss traffic and circulation issues regarding the property's access. He stated that since 2006, City Council had the vision and wisdom to know access to Pine Mountain Road made sense for this property from a traffic perspective and to ensure the property was not landlocked. He stated that DRB believes that both access points benefit the

property. He also stated that having two access points helps with traffic on Pine Mountain Road and Highway 41, and that limiting or removing the second access point would create conflicting traffic movements.

Mr. Snow interupted public comment to state that the applicant was not taking the position that they were trying to limit the proposed development to a single access point as it had been mooted by the City Council's decisions. He stated that they were not seeking to eliminate a second access point.

Mr. Rozen responded that he thought the application was to remove the condition. Ms. Campbell stated that the applicant's presentation conflicted with their zoning application, which was to strike condition 14 from Ordinance # 2006-20. She stated that staff made a presentation and analyzed the application based on the request to strike condition 14. She explained that what the attorney was presenting was not the implication of what was outlined in their application. Ms. Campbell stated that if it was no longer the applicant's intent to request the removal of stipulation 14, then the submitted application was invalid and would have to be resubmitted to align with the actual request.

Commissioner Trim asked if there was any reason to remove stipulation 14 if the requirements have been met. Ms. Campbell responded that there was not a reason to remove the stipulation. Commissioner Trim commented that if stipulation 14 was removed, the property owner would have the right to put up a gate or other obstructions because the road would then be private with no stipulations. He asked if removing stipulation fourteen would remove the applicant's responsibility to make sure that the access road is designed and in place a second access point. Ms. Campbell stated that removing the stipulation could potentially allow the applicant to remove or block access. Commissioner Trim stated that it would be a problem to remove stipulation 14 because access that has been granted cannot be taken away if it was active. He commented that the hearing felt like a waste of the Commission's time because it was clear the applicant was presenting the case because they lost the vote on the last zoning case.

Ms. Campbell requested to pause for ten minutes as the applicant's presentation was not in line with what staff prepared. She stated that staff did not know what the applicant current intent was and requested additional time to discuss with the applicant. Chairman Bodenhamer stated that it would a good time to pause public comment to understand what the applicant is trying to accomplish.

Mr. Snow clarified that they submitted their rezoning application prior to the Planning Commission meeting and City Council meeting when DRB's rezoning application was heard as part of their objection to the rezoning. He stated that in the intervening time, the Commission had made a recommendation to City Council that generally moots the underlying point of eliminating access. He explained that the applicant is not requesting to eliminate access as the City Council ruled that there needs to be two access points. Mr. Snow stated that the request was to remove stipulation 14 because it had already been satisfied. He expressed that the applicant does not want to be required to make

additional improvements and upgrades to the road. He reiterated that stipulation fourteen had been satisfied, is no longer necessary, and no longer needed to exist.

Chairman Bodenhamer announced that a ten-minute recess would be taken to figure out the situation and reconvene with the proper staff recommendation.

Following the recess, Chairman Bodenhamer asked where the application stands with staff. Ms. Campbell stated that based on their discussions, it is the applicant's request to move forward with the request to remove condition 14. She stated that if the request was denied, then the applicant would request a recommendation that they met their conditions for stipulation 14 and that nothing else is required on their part. Chairman Bodenhamer asked if there were currently two points of entry to the property. Ms. Campbell responded that there were physically two points of entry but currently no official easements. She stated that DRB is now tasked with obtaining documentation to obtain easement access.

Chairman Bodenhamer reopened the floor to public comment and invited Mr. Adam Rozen to continue.

Mr. Rozen thanked the Commissioners for the additional time. He commented that Cedar Creek's view was that they fulfilled their responsibilities for stipulation 14 by building the road. He noted that private easement work still needed to be completed and that building a road was not the same as providing access. He stated that removing the condition because the road has already been built forgets that the purpose of the stipulation is interparcel access. Mr. Rozen acknowledged that there was a difference between the real estate and easement issues and requested that the issue not be made worse by removing the access condition. Mr. Rozen presented to the Planning Commission the Plan Review Committee checklist for 6205 and 6095 Pine Mountain Road that was discovered and presented to City Council but not the Planning Commission at last month's rezoning hearings. He directed the commissioners to signatures, notes, mark-ups, and stamps by staff that verified an access easement was in place, referenced recorded and unrecorded parking easements, identified the location of shared access, and approved Land Distrubance Permit plans. He explained that both properties came to the City and agreed to the access condition in order to build. He stated that now that the buildings were built and have earned income, Cedar Creek wants to deny DRB access use. He expressed that they wanted to get along with Cedar Creek but found it difficult to ignore that Cedar Creek does not want to grant access. Mr. Rozen stated that they wanted access to build what they think is a good development and get rid of what has been a blight for the City. He requested that the Planning Commission follow staff's recommendation and deny the application.

Chairman Bodenhamer asked if there was any additional public comment. Hearing no additional public comment, he closed the floor to public comment and opened the floor to Commissioner comment.

Chairman Bodenhamer asked who maintains the entrance road off of Pine Mountain

Road, if the road was maintained by any municipality, and if the road was going to remain private. Ms. Campbell responded that the road would remain a private road. She expressed the City's hope that the property owners will come up with an agreement for cost and maintenance of the easements.

Commissioner Trim asked if the stamped approved plans shown on screen gave the applicant the authority to start construction. Ms. Campbell responded that the document shown on screen was the site plan review process for Fivestar Building Solutions. Commissioner Trim asked if the documents were stamped, signed, and approved plans for the two existing office buildings. Ms. Campbell responded in the affirmative. Commissioner Trim asked if the plans allowed the applicant to move forward with building. Ms. Campbell responded that the document was a checklist of items from 2016 that needed to be fulfilled based on staff review. She explained that one of the requirements was access location that was met during the review process. Since those conditions were met, the developer was able to obtain the necessary documents to move forward with the development.

Commissioner Trim asked if it was Ms. Campbell's understanding that it was the intent of the city at the time to ensure access to the back parcel. Ms. Campbell stated that based on the notes and illustration, that intent was implied. Commissioner Trim asked what remedies were available if the applicant refused access to the back parcel. Ms. Campbell responded that the City had legal ramifications to go against the applicant for not fulfilling the requirements for condition 14 if they did not allow access. She noted that infrastructure for both the 2.88 +/- and 8.82 +/- acre properties, including sewer access and a detention pond, is shared and that not allowing access would negatively impact the property owner of the 2.88 +/- acres. Ms. Campbell expressed that the intent of the development and the site was for the properties to coexist with a shared access, detention pond, and sewer.

Commissioner Trim asked the applicant if he was the original builder or developer. Mr. Charles Barge responded that he was not. Commissioner Trim asked if the applicant researched the details prior to purchasing the property. He asked if the applicant was aware of the checklist and the sign-off. Mr. Barge responded that the drawing was for 6205 Pine Mountain Road, and it had nothing to do with 6095 Pine Mountain Road. He stated that he had never seen the drawing before and stated that the access easement for the rear of the property could be for Bank of America and did not know what verifying access easement to the rear property referred to. Commissioner Trim stated that the Commission was told a similar checklist goes with the applicant's property. Commissioner Trim asked the applicant if, during his research prior to purchasing the property, he learned about the document and expressed comments or concerns when it was discovered. Mr. Charles Barge responded that he did not research it.

Mr. Stephen Snow stated that the applicant would withdraw the rezoning application. Commissioner Trim asked staff if the applicant was allowed to withdraw or if the Commission needed to move forward. Ms. Campbell requested a five-minute recess. Chairman Bodenhamer stated that a five-minute recess would be permitted.

After returning from the five-minute recess, Ms. Campbell stated that since the applicant requested to withdraw the application, the Planning Commission would have to make a motion to recommend the withdrawal with or without prejudice and then vote on it. The recommendation would then continue to Mayor and Council. Commissioner Trim asked if the Planning Commission had to vote on the request to withdraw or if they could continue and deny the request. Ms. Campbell stated that the Commission could vote on either but that the applicant put in a request to withdrawn and the Planning Commission would have to make a decision on the request.

Chairman Bodenhamer called for a motion to the deny the request, approve the request, or approve the request to withdraw.
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.

Ms. Campbell stated that in their presentation to Mayor and Council, staff would notate that the applicant requested the withdrawal of their application and that the Planning Commission recommended approval for the request for the application to be withdrawn.

6. Staff Comment

Ms. Campbell stated that staff had no additional comment. She welcomed Commissioner Butler to the Planning Commission, congratulated him on his new position, and thanked him for his time.

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.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

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

April 15, 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: Applications for Rezoning and Variance
Application Nos.: RZ2026-01, ZV2026-01
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:

On behalf of the Applicant, Walton Communities, LLC.; as well as, the Property Owner, Granite Falls Station, LLC, please accept this correspondence as our withdrawal, without prejudice, of the above-referenced Applications for Rezoning and Variance which are pending for hearings before the City of Kennesaw Planning and Zoning Commission and the Mayor and City Council.

Thank you for your consideration and assistance in this request. If you have any questions or require additional information concerning the withdrawal, please do not hesitate to contact me.

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)

Item Report

TO: The Honorable Mayor and City Council

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: April 27, 2026

TITLE: **Resolution: 2026-2030 Capital Improvement Short Term Work Program**
Consideration for approval of a Resolution to submit the transmittal of updates to the Capital Improvement Element and Short Term Work Program (CIE/STWP) covering the five-year period of 2026-2030. Case #MISC2026-05

Summary:

Recommendation:
Planning and Zoning recommends approval.

Fiscal Impact:

Attachments:
1. RES 2026 - CIE/STWP Transmittal
2. MISC2026-05_CIE-STWP Transmittal Packet
3. MISC2026-05 - CIE-STWP Transmittal_MDJ

CITY OF KENNESAW
GEORGIA

RESOLUTION NO. 2026-

RESOLUTION ADOPTING THE UPDATES TO THE CAPITAL IMPROVEMENT ELEMENT AND THE SHORT-TERM WORK PROGRAM COVERING THE FIVE-YEAR PERIOD 2026-2030

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

WHEREAS, the City of Kennesaw has prepared an annual update to the Capital Improvements Element and Short-Term Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Short-Term Work Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on May 4, 2026, at 6:30 p.m. in the Kennesaw City Hall; and

BE IT THEREFORE RESOLVED, which the Mayor and the Council of the City of Kennesaw does hereby submit for transmittal the annual update of the Capital Improvements Element and Short-Term Work Program covering the five-year period 2026-2030 to the Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

PASSED AND ADOPTED by the City of Kennesaw Mayor and Council on this _____ day of May 2026.

ATTEST: CITY OF KENNESAW

_____ _____

Lea Alvarez, City Clerk Derek Easterling, Mayor

ANNUAL FEE FINANCIAL REPORT - FY 2024-2025
CITY OF KENNESAW, GEORGIA

	PARKS/REC	Police	Total
IMPACT FEE FUND BALANCE FROM FY 2023-2024 (ENDING 09/30/2024)	$ 1,448,075.28	$ 255,498.79	$ 1,703,574.07
PRIOR PERIOD ADJUSTMENT	$ -	$ -	$ -
IMPACT FEES COLLECTED IN FY 2024-2025	$ 42,822.12	$ 6,773.94	$ 49,596.06
INTEREST EARNED	$ 27,525.20	$ 4,354.15	$ 31,879.35
ADMINISTRATIVE/OTHER COST	$ -	$ -	$ -
(IMPACT FEE REFUNDS)	$ -	$ -	$ -
(PROJECT EXPENDITURES)	$ 122,113.35	$ -	$ 122,113.35
IMPACT FEE FUND BALANCE ENDING FY 2024-2025 (9/30/25)	$ 1,396,309.25	$ 266,626.88	$ 1,662,936.13
IMPACT EXPENDITURES ENCUMBERED	$ -	$ -	$ -

* Encumbrance accounting - under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation - is not employed by the City.

CITY OF KENNESAW
SUMMARY OF FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

	A	B	C	D	E	F
1		FY2026-2027	FY2027-2028	FY2028-2029	FY2029-2030	TOTAL
2	Police vehicles	250,000	350,000	200,000	200,000	$ 1,000,000
3	Parks & Recreation Vehicles	80,000	80,000	80,000	80,000	$ 320,000
4	Street Vehicles	150,000	150,000	150,000	150,000	$ 600,000
5	Stormwater Utility CIP Project	350,000	350,000	350,000	350,000	$ 1,400,000
6	Street Improvements - Paving/Sidewalks/LMIG	300,000	350,000	500,000	500,000	$ 1,650,000
7	Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	35,000	40,000	40,000	40,000	$ 155,000
8	Computer System Upgrades	100,000	100,000	100,000	100,000	$ 400,000
9	Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	7,000,000	5,000,000	4,000,000	4,000,000	$ 20,000,000
10	Adams Park Improvements: playground and concession upgrades	250,000	100,000	250,000	NA	$ 600,000
11	Parks & Recreation Facility Improvements including upgrades to workout space and replacement of gym equipment bleachers, scoreboards, dividing curtains, etc.	150,000	150,000	50,000	50,000	$ 400,000
12	Community Center Improvements: New flooring, lighting, and upgrades to art studios.	100,000	NA	NA	NA	$ 100,000
13	Neighborhood Street Improvements - Kencrest/Knights Bridge	1,500,000	1,000,000	NA	NA	$ 2,500,000
14	Hiram-Butler House Improvements including renovations to the foundation, exterior paint, and windows	250,000	NA	NA	NA	$ 250,000
15	Trail Improvements - Pedestrian Bridges	200,000	NA	NA	NA	$ 200,000
16	Smith-Gilbert Gardens Education Center: design and construction	2,000,000	2,000,000	2,000,000	500,000	$ 6,500,000
17	Fleet Maintenance Facility Upgrade: Construction of new fleet maintenance facility	NA	1,500,000	1,000,000	NA	$ 2,500,000
18	Public Works Building Improvements: Renovate tool storage facility to create separate area for sign shop	NA	NA	800,000	800,000	$ 1,600,000
19	Public Works Site Improvements: Paving of PW yard and replacement of security fencing	NA	NA	350,000	NA	$ 350,000
20	New Community Center	NA	NA	300,000	5,000,000	$ 5,300,000
21						
22	Totals	$ 12,715,000	$ 11,170,000	$ 10,170,000	$ 11,770,000	$ 45,825,000

2026-2027								
PROJECT DESCRIPTION	PROJECT START DATE	PROJECT END DATE	EST. COST OF PROJECT	% FUNDING FROM IMPACT FEES	OTHER FINANCE SOURCES	EXPENDITURES FOR YEAR	ANTICIPATED IMPACT FEES EXPENDED THROUGH YEAR	STATUS/REMARKS
Police vehicles	10/1/2026	9/30/2027	$ 1,200,000	10%	GF/CPF/CSIF	$ 250,000	$ 25,000	Programmed for FY 2027
Parks & Recreation Vehicles	10/1/2026	9/30/2027	$ 325,000	0%	General Fund	$ 80,000	$ -	Programmed for FY 2027
Street Vehicles	10/1/2026	9/30/2027	$ 700,000	0%	General Fund	$ 150,000	$ -	Programmed for FY 2027
Stormwater utility CIP Project	10/1/2026	9/30/2027	$ 1,900,000	0%	Stormwater	$ 350,000	$ -	Programmed for FY 2027
Street Improvements - Paving/Sidewalks/LMIG	10/1/2026	9/30/2027	$ 2,000,000	0%	SPLOST/LMIG	$ 300,000	$ -	Programmed for FY 2027
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	10/1/2026	9/30/2027	$ 190,000	50%	General Fund	$ 35,000	$ 17,500	Programmed for FY 2027
Computer System Upgrades	10/1/2026	9/30/2027	$ 475,000	0%	General Fund	$ 100,000	$ -	Programmed for FY 2027
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2026	9/30/2027	$ 30,000,000	0%	SPLOST	$ 7,000,000	$ -	Programmed for FY 2027
Adams Park Improvements: playground and concession upgrades	10/1/2026	9/30/2027	$ 950,000	50%	General Fund/HUD Earmark	$ 250,000	$ 125,000	Programmed for FY 2027
Parks & Recreation Facility Improvements including upgrades to workout space and replacement of gym equipment bleachers, scoreboards, dividing curtains, etc.	10/1/2026	9/30/2027	$ 500,000	25%	General Fund/SPLOST	$ 150,000	$ 37,500	Programmed for FY 2027
Community Center Improvements: New flooring, lighting, and upgrades to art studios.	10/1/2026	9/30/2027	$ 250,000	0%	SPLOST/GF	$ 100,000	$ -	Programmed for FY 2027
Neighborhood Street Improvements - Kencrest/Knights Bridge	10/1/2026	9/30/2027	$ 7,500,000	0%	HUD Earmark	$ 1,500,000	$ -	Programmed for FY 2027
Hiram-Butler House Improvements including renovations to the foundation, exterior paint, and windows	10/1/2026	9/30/2027	$ 500,000	0%	Grants	$ 250,000	$ -	Programmed for FY 2027
Trail Improvements - Pedestrian Bridges & Steel Bridge Replacements	10/1/2026	9/30/2027	$ 450,000	0%	HUD Earmark	$ 200,000	$ -	Programmed for FY 2027
Smith-Gilbert Gardens Education Center: design and construction	10/1/2026	9/30/2027	$ 6,000,000	0%	Grants/SPLOST	$ 2,000,000	$ -	Programmed for FY 2027
TOTAL			$ 52,940,000			$ 12,715,000	$ 205,000	

2027-2028								
PROJECT DESCRIPTION	PROJECT START DATE	PROJECT END DATE	EST. COST OF PROJECT	% FUNDING FROM IMPACT FEES	OTHER FINANCE SOURCES	EXPENDITURES FOR YEAR	ANTICIPATED IMPACT FEES EXPENDED THROUGH YEAR	STATUS/REMARKS
Police vehicles	10/1/2027	9/30/2028	$ 1,200,000	10%	GF/CPF/CSIF	$ 350,000	$ 35,000	Programmed for FY 2028
Parks & Recreation Vehicles	10/1/2027	9/30/2028	$ 325,000	0%	General Fund	$ 80,000	$ -	Programmed for FY 2028
Street Vehicles	10/1/2027	9/30/2028	$ 700,000	0%	General Fund	$ 150,000	$ -	Programmed for FY 2028
Stormwater utility CIP Project	10/1/2027	9/30/2028	$ 1,900,000	0%	Stormwater	$ 350,000	$ -	Programmed for FY 2028
Street Improvements - Paving/Sidewalks/LMIG	10/1/2027	9/30/2028	$ 2,000,000	0%	SPLOST/LMIG	$ 350,000	$ -	Programmed for FY 2028
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk	10/1/2027	9/30/2028	$ 190,000	50%	General Fund	$ 40,000	$ 20,000	Programmed for FY 2028
Computer System Upgrades	10/1/2027	9/30/2028	$ 475,000	0%	General Fund	$ 100,000	$ -	Programmed for FY 2028
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2027	9/30/2028	$ 30,000,000	0%	SPLOST	$ 5,000,000	$ -	Programmed for FY 2028
Adams Park Improvements: playground and concession upgrades	10/1/2027	9/30/2028	$ 950,000	50%	General Fund/HUD Earmark	$ 100,000	$ 50,000	Programmed for FY 2028
Parks & Recreation Facility Improvements including upgrades to workout space and replacement of gym equipment bleachers, scoreboards, dividing curtains, etc.	10/1/2027	9/30/2028	$ 500,000	25%	General Fund/SPLOST	$ 150,000	$ 37,500	Programmed for FY 2028
Neighborhood Street Improvements - Kencrest/Knights Bridge	10/1/2027	9/30/2028	$ 7,500,000	0%	HUD Earmark	$ 1,000,000	$ -	Programmed for FY 2028
Smith-Gilbert Gardens Education Center: design and construction	10/1/2027	9/30/2028	$ 6,000,000	0%	Grants/SPLOST	$ 2,000,000	$ -	Programmed for FY 2028
Fleet Maintenance Facility Upgrade: Construction of new fleet maintenance facility	10/1/2027	9/30/2028	$ 2,500,000	0%	SPLOST	$ 1,500,000	$ -	Programmed for FY 2028
TOTAL			$ 54,240,000			$ 11,170,000	$ 142,500	

2028-2029								
PROJECT DESCRIPTION	PROJECT START DATE	PROJECT END DATE	EST. COST OF PROJECT	% FUNDING FROM IMPACT FEES	OTHER FINANCE SOURCES	EXPENDITURES FOR YEAR	ANTICIPATED IMPACT FEES EXPENDED THROUGH YEAR	STATUS/REMARKS
Police vehicles	10/1/2028	9/30/2029	$ 1,200,000	10%	GF/CPF/CSIF	$ 200,000	$ 20,000	Programmed for FY 2029
Parks & Recreation Vehicles	10/1/2028	9/30/2029	$ 325,000	0%	General Fund	$ 80,000	$ -	Programmed for FY 2029
Street Vehicles	10/1/2028	9/30/2029	$ 700,000	0%	General Fund	$ 150,000	$ -	Programmed for FY 2029
Stormwater utility CIP Project	10/1/2028	9/30/2029	$ 1,900,000	0%	Stormwater	$ 350,000	$ -	Programmed for FY 2029
Street Improvements - Paving/Sidewalks/LMIG	10/1/2028	9/30/2029	$ 2,000,000	0%	SPLOST/LMIG	$ 500,000	$ -	Programmed for FY 2029
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk Installations/Improvements	10/1/2028	9/30/2029	$ 190,000	50%	General Fund	$ 40,000	$ 20,000	Programmed for FY 2029
Computer System Upgrades	10/1/2028	9/30/2029	$ 475,000	0%	General Fund	$ 100,000	$ -	Programmed for FY 2029
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2028	9/30/2029	$ 30,000,000	0%	SPLOST	$ 4,000,000	$ -	Programmed for FY 2029
Adams Park Improvements: playground and concession upgrades	10/1/2028	9/30/2029	$ 950,000	50%	General Fund/HUD Earmark	$ 250,000	$ 125,000	Programmed for FY 2029
Parks & Recreation Facility Improvements including upgrades to workout space and replacement of gym equipment bleachers, scoreboards, dividing curtains, etc.	10/1/2028	9/30/2029	$ 500,000	25%	General Fund/SPLOST	$ 50,000	$ 12,500	Programmed for FY 2029
Smith-Gilbert Gardens Education Center: design and construction	10/1/2028	9/30/2029	$ 6,000,000	0%	Grants/SPLOST	$ 2,000,000	$ -	Programmed for FY 2029
Fleet Maintenance Facility Upgrade: Construction of new fleet maintenance facility	10/1/2028	9/30/2029	$ 2,500,000	0%	SPLOST	$ 1,000,000	$ -	Programmed for FY 2029
Public Works Building Improvements: Renovate tool storage facility to create separate area for sign shop	10/1/2028	9/30/2029	$ 1,600,000	0%	SPLOST	$ 800,000	$ -	Programmed for FY 2029
Public Works Site Improvements: Paving of PW yard and replacement of security fencing	10/1/2028	9/30/2029	$ 350,000	0%	SPLOST	$ 350,000	$ -	Programmed for FY 2029
New Community Center	10/1/2028	9/30/2029	$ 11,500,000	5%	SPLOST	$ 300,000	$ 15,000	Programmed for FY 2029
TOTAL			$ 60,190,000			$ 10,170,000	$ 192,500	

2029-2030								
PROJECT DESCRIPTION	PROJECT START DATE	PROJECT END DATE	EST. COST OF PROJECT	% FUNDING FROM IMPACT FEES	OTHER FINANCE SOURCES	EXPENDITURES FOR YEAR	ANTICIPATED IMPACT FEES EXPENDED THROUGH YEAR	STATUS/REMARKS
Police vehicles	10/1/2029	9/30/2030	$ 1,200,000	10%	GF/CPF/CSIF	$ 200,000	$ 20,000	Programmed for FY 2030
Parks & Recreation Vehicles	10/1/2029	9/30/2030	$ 325,000	0%	General Fund	$ 80,000	$ -	Programmed for FY 2030
Street Vehicles	10/1/2029	9/30/2030	$ 700,000	0%	General Fund	$ 150,000	$ -	Programmed for FY 2030
Stormwater utility CIP Project	10/1/2029	9/30/2030	$ 1,900,000	0%	Stormwater	$ 350,000	$ -	Programmed for FY 2030
Street Improvements - Paving/Sidewalks/LMIG	10/1/2029	9/30/2030	$ 2,000,000	0%	SPLOST/LMIG	$ 500,000	$ -	Programmed for FY 2030
Neighborhood Park Improvements, Stormwater Improvements, Playground Improvements, Sidewalk	10/1/2029	9/30/2030	$ 190,000	50%	General Fund	$ 40,000	$ 20,000	Programmed for FY 2030
Computer System Upgrades	10/1/2029	9/30/2030	$ 475,000	0%	General Fund	$ 100,000	$ -	Programmed for FY 2030
Traffic Improvements - Rutledge Rd., Cathey Ln., Cherokee St., Ben King Rd., Sardis St. Ext. & Overpass	10/1/2029	9/30/2030	$ 30,000,000	0%	SPLOST	$ 4,000,000	$ -	Programmed for FY 2030
Parks & Recreation Facility Improvements including upgrades to workout space and replacement of gym equipment bleachers, scoreboards, dividing curtains, etc.	10/1/2029	9/30/2030	$ 500,000	25%	General Fund/SPLOST	$ 50,000	$ 12,500	Programmed for FY 2030
Smith-Gilbert Gardens Education Center: design and construction	10/1/2029	9/30/2030	$ 6,000,000	0%	Grants/SPLOST	$ 500,000	$ -	Programmed for FY 2030
Public Works Building Improvements: Renovate tool storage facility to create separate area for sign shop	10/1/2029	9/30/2030	$ 1,600,000	0%	SPLOST	$ 800,000	$ -	Programmed for FY 2030
New Community Center	10/1/2029	9/30/2030	$ 11,500,000	5%	SPLOST	$ 5,000,000	$ 300,000	Programmed for FY 2030
TOTAL			$ 56,390,000			$ 11,770,000	$ 352,500	

City of Kennesaw Annual STWP Update FY2025/2026							
Project Number	**Plan Element**	**Project Description**	**Start Date**	**End Date**	**Estimated Cost**	**Funding Source**	**Responsible Party**
1	Economic Development	Continue implementation of Kennesaw LCI downtown master plan	2025	2026	N/A	N/A	Mayor and Council & City Manager
2	Land Use	review downtown master plan	2025	2026	N/A	N/A	Community Development
3	Economic Development	Continue business recruitment, expansion and retention efforts	2025	2026	$5,000	GF, KDA, KDDA	Economic Development
4	Community Facilities	Re-evaluate storm water management plan	2025	2026	N/A	N/A	Public Works
5	Land Use	Reviewing comprehensive plan and objectives	2025	2026	N/A	N/A	Community Development
6	Land Use	Evaluate existing development regulations for provisions that may limit diversity in housing types and barriers to revitalization and infill development and recommend changes where appropriate	2025	2026	$5,000	KDDA, GF,and DCA Grants	Community Development
7	Community Facilities	Traffic Improvements-Rutledge rd, Cathey ln, Cherokee Street, Ben King Rd.,Sardis St Ext. & Overpass	2025	2026	$10,000,000	SPLOST	Public Works
8	Land Use	Analyze Senior Housing inventory	2025	2026	N/A	N/A	Planning and Zoning
9	Land Use	Annual review of Unified Development code	2025	2026	N/A	N/A	Community Development, Public Works
10	Land Use	Develop additional development standards for the provision and location of pedestrian and bicycle facilities in connection with private development projects.	2025	2026	N/A	N/A	Community Development
11	Community Facilities	Neighborhood park improvements, Stormwater, playgrounds and sidewalk installations	2025	2026	$35,000	GF	Parks and Recreation
12	Land Use	Identify areas of city in transition that is approriate for redevelopment	2025	2026	N/A	N/A	Planning and Zoning
13	Community Facilities	Establish strategies and priorities for funding road improvements needed in the city in conjunction with county, state, regional and federal agencies.	2025	2026	N/A	N/A	Public Works/Economic Development
14	Land Use	Re-evaluate needs for student housing demand	2025	2026	NA	NA	Planning and Zoning
15	Community Facilities	Explore policies that can promote more diverse housing development	2025	2026	N/A	N/A	Planning and Zoning,Economic Dev
16	Community Facilities	Storm Water Utility CIP Project	2025	2026	$350,000	SPLOST	Public Works
17	Information Technology	City Wide Computer upgrade and integration	2025	2026	$100,000	GF	Information Technology
18	Environmental	Evaluate environmentally sensitive areas affected by development	2025	2026	N/A	N/A	Public Works/Community development
19	Land Use	Participate in regional and local transportation studies and initiatives to discuss rail connectivity to cities and county	2025	2026	N/A	N/A	Community Development
20	Land Use	Work with Cobb County to implement a greenbelt system for flood plains that can also be used as a passive recreation resource.	2025	2026	N/A	N/A	Community Development
21	Economic Development	Evaluate Economic Development Incentive program	2025	2026	N/A	N/A	Community Development
22	Community Facilities	Review trail network program	2025	2026	N/A	N/A	Parks and Recreation

City of Kennesaw Annual STWP Update FY2026-2027							
Project Number	**Plan Element**	**Project Description**	**Start Date**	**End Date**	**Estimated Cost**	**Funding Source**	**Responsible Party**
1	Land Use	Create housing audit report	2026	2027	N/A	N/A	Mayor and Council & City Manager
2	Land Use	Revisions to Zoning ordinance and development standards	2026	2027	N/A	N/A	Community Development
3	Economic Development	Continue business recruitment, expansion and retention efforts	2026	2027	$5,000	GF, KDA & KDDA	Economic Development
4	Land Use	Update Comprehensive Plan	2026	2027	N/A	GF	Planning and Zoning
5	Land Use	Review of implementation of Cobb's Plan 2040	2026	2027	N/A	N/A	Community Development
6	Economic Development	Evaluate annexation action plan for all commercial and industrial corridors	2026	2027	N/A	NA	Community Development
7	Public Facilities	Transportation study on existing roadways and gateways into the City in association with GRTA and ARC consistent with the LCI Plan.	2026	2027	NA	NA	Community Development, Public Works
8	Economic Development	Reevalute Entertainment District Growth Strategy	2026	2027	N/A	GF, KDDA	Economic Development
9	Economic Development	Review strategic growth plan with Planning and Zoning Department	2026	2027	N/A	N/A	Museum & Economic Dev
10	Community Facilities	Neighborhood park improvements, Stormwater, playgrounds and sidewalk installations	2026	2027	$35,000	GF	Parks and Recreation
11	Information Technology	Implement electronic submittal programs for all departments	2026	2027	N/A	N/A	Information Technology
12	Community Facilities	Street Improvements-Paving/Sidewalks/LMIG	2026	2027	$300,000	SPLOST	Public Works
13	Transportation Element	Promote the expansion of local public transit alternatives in conjunction with Cobb County, ARC and other state/regional agencies.	2026	2027	N/A	N/A	Community Development
14	Community Facilities	City Wide Computer upgrade and integration	2026	2027	$100,000	GF	Information Technology
15	Economic Development	Review Downtown Development authority business recruitment strategy	2026	2027	N/A	N/A	Community Development
16	Community Facilities	Review greenspace requirement for population	2026	2027	N/A	N/A	Parks and Recreation
17	Economic Development	Analyze the downtown business retention plan	2026	2027	N/A	N/A	Economic Development
18	Land Use	City to expand network with local school board system in order to improve input regarding future development	2026	2027	N/A	N/A	Commuinty Dev
19	Land Use	Create housing density analysis	2026	2027	N/A	GF	Community Development
20	Land use	Analyze Senior Housing inventory for lifelong community initiative	2026	2027	N/A	GF	Planning and Zoning
21	Community Facilities	Storm Water Utility assessment of projects	2026	2027	N/A	N/A	Public Works
22	Land Use	Reevaluate Main Street Development vision	2026	2027	N/A	N/A	Economic Development
23	Community Facilities	Review city transportation plan	2026	2027	N/A	GF	Public Works

City of Kennesaw Annual Short Term Work Program Update FY2027/2028							
Project Number	**Plan Element**		**Start Date**	**End Date**	**Estimated Cost**	**Funding Source**	**Responsible Party**
1	Land Use	Implement next phase of annexation plan city wide	2027	2028	N/A	N/A	Economic Dev. & Planning
2	Public Facilities	Storm Water Utility CIP Project	2027	2028	$350,000	SPLOST	Public Works
3	Public Safety	Police vehicles	2027	2028	$350,000	Court Services/GF	Public Safety
4	Economic Development	Apply for grants for development projects	2027	2028	$5,000	N/A	Economic Development & Planning
5	Land Use	Revise land use strategy for major corridors	2027	2028	NA	GF	Planning and Zoning
6	Land Use	Trail linkage study to be initiated with Town Center CID	2027	2028	N/A	NA	Community Development
7	Land Use	Review of Impact Fee Ordinance	2027	2028	N/A	NA	Planning and Zoning
8	Community Development	Annual review of Unified Development Code	2027	2028	N/A	NA	Community Development
9	Community Facilities	Coordinate with police department on exploring technology for safety and business recruitment	2027	2028	N/A	N/A	Community Development
10	Community Facilities	Continued marketing of Downtown venues in cooperation with Downtown Merchants	2027	2028	N/A	KDDA	Economic Development
11	Information Technology	City Wide Software Upgrades/purchases City Wide Computer upgrade and integration WI-FI integration in parks	2027	2028	$100,000	GF	Information Technology
12	Information Technology	GIS upgrades for land use analysis and public safety	2027	2028	$10,000	GF	Community Development
13	Communinty Facilities	Traffic Improvements-Rutledge rd, Cathey ln, Cherokee Street, Ben King Rd.,Sardis St Ext. & Overpass	2027	2028	$5,000,000	SPLOST	Public Works
14	Community Facilities	Promote partnerships with Gardens,KDDA and KSU MasterCraftsmen Program	2027	2028	N/A	N/A	Smith Gilbert Gardens
15	Community Facilities	Street Improvements-Paving/Sidewalks/LMIG	2027	2028	$350,000	SPLOST	Public Works
16	Community Facilities	Continue to promote quarterly community outreach meetings	2027	2028	N/A	GF	Planning
18	Land Use	Major update to City of Kennesaw Comprehensive Plan	2027	2028	N/A	GF	Planning
19	Community Facilities	Trail linkage project visioning and discussions withTown Center CID	2027	2028	N/A	N/A	Planning and Zoning
20	Community Facilities	Smith Gilbert Gardens Education Center	2027	2028	$2,000,000	GF	Parks and Recreation

City of Kennesaw Annual Short Term Work Program Update FY 2028/2029							
Project Number	**Plan Element**	**Project Description**	**Start Date**	**End Date**	**Estimated Cost**	**Funding Source**	**Responsible Party**
1	Community Facilities	LCI plan project evaluation for next study area	2028	2029	N/A	NA	Planning and Zoning
2	Community Facilities	Review sustainability policies for city facilities	2028	2029	N/A	N/A	Public Works
3	Economic Development	Continue business recruitment, expansion and retention efforts	2028	2029	$5,000	GF, KDA & KDDA	Economic Development
4	Economic Development	Apply for grants for development projects	2028	2029	N/A	N/A	Economic Development & Planning
5	Economic Development	Evaluate wayfinding and signage through the city for more cohesive branding	2028	2029	N/A	N/A	Community Development
6	Community Facilities	Evaluate effectiveness of Museum marketing strategies and make adjustments as needed	2028	2029	N/A	N/A	Museum & Economic Dev
7	Community Facilities	Upgrade neighborhood parks, stormwater improvements,playground improvements,sidewalk installations	2028	2029	$40,000	GF	Parks and Recreation
8	Land Use	Initiate study for sustainability initiatives and incentive program for new development	2028	2029	N/A	N/A	Community Development
9	Community facilities	Reevaluating Trail Master plan	2028	2029	N/A	N/A	Parks and Recreation
10	Housing	Continue strategies (through zoning) aimed at the identification and preservation of existing sound housing and stable residential neighborhoods including preservation of historic properties	2028	2029	N/A	N/A	Community Development
11	Land Use	Explore policies that can promote more diverse housing development	2028	2029	N/A	N/A	Planning and Zoning
12	Information Technology	City Wide Computer upgrade and integration	2028	2029	$100,000	GF	Information Technology
13	Community Facilities	Traffic Improvements-Rutledge rd, Cathey ln, Cherokee Street, Ben King Rd.,Sardis St Ext. & Overpass	2028	2029	$4,000,000	SPLOST	Public Works
14	Economic Development	Continue implementation of downtown master plan	2028	2029	N/A	SPLOST	Community Development
15	Community Facilities	Research alternative methods for water quality solutions for new development	2028	2029	N/A	N/A	Public Works
16	Community Facilities	Storm Water Utility assesment and system analysis	2028	2029	N/A	GF	Public Works
17	Community Facilities	Street Improvements-Paving/Sidewalks/LMIG	2028	2029	$500,000	SPLOST	Parks and Recreation
18	Community Facilities	Drainage Improvements	2028	2029		SPLOST	Public Works
19	Land Use	Evaluate downtown entertainment district signage standards	2028	2029	N/A	N/A	Planning and Zoning
20	Community Facilities	Depot master plan review of projects	2028	2029	N/A	N/A	Parks and Recreation
21	Community Facilities	Smith-Gilbert Gardens facility Education Center	2028	2029	$2,000,000	SPLOST	Parks and Recreation

City of Kennesaw Annual Short Term Work Program Update FY 2029/2030							
Project Number	**Plan Element**	**Project Description**	**Start Date**	**End Date**	**Estimated Cost**	**Funding Source**	**Responsible Party**
1	Community Facilities	LCI plan project evaluation for next study area	2029	2030	N/A	N/A	Planning and Zoning
2	Land Use	Continued implementation of strategies and policies outlined in the 2027 Comprehensive Plan update	2029	2030	N/A	N/A	Planning and Zoning
3	Economic Development	Continue business recruitment, expansion and retention efforts	2029	2030	$5,000	GF, KDA & KDDA	Economic Development
4	Economic Development	Apply for grants for development projects	2029	2030	N/A	N/A	Economic Development & Planning
5	Community Facilities	Evaluate effectiveness of Museum marketing strategies and make adjustments as needed	2029	2030	N/A	N/A	Museum & Economic Dev
6	Community Facilities	Upgrade neighborhood parks, stormwater improvements, playground improvements, sidewalk installations	2029	2030	$40,000	GF	Parks and Recreation
7	Land Use	Initiate study for sustainability initiatives and incentive program for new development	2029	2030	N/A	N/A	Community Development
8	Community facilities	Updates and implementation plans for the Trail Master plan	2029	2030	N/A	N/A	Parks and Recreation
9	Community Facilities	Establish a pedestrian-friendly zone along Cherokee Street adjacent to the museum and its surrounding area, complemented by the expansion of the Depot Park parking to improve accessibility and accommodate increased visitor demand with the increased park activation	2029	2030	N/A	SPLOST	Parks and Recreation
10	Community Facilities	Park improvements - Enhance and improve Adams, Swift, Commemorative, and Depot Parks through targeted upgrades/expansion and strategic investment	2029	2030	$3,500,000	SPLOST	Public Works
11	Housing	Continue strategies (through zoning) aimed at the identification and preservation of existing sound housing and stable residential neighborhoods including preservation of historic properties	2029	2030	N/A	N/A	Community Development
12	Land Use	Implement policies that can promote more diverse housing development	2029	2030	N/A	N/A	Planning and Zoning
13	Community Facilities	Traffic Improvements - Rutledge Rd, Cathey Ln, Cherokee Street, Ben King Rd., Sardis St Ext. & Overpass	2029	2030	$4,000,000	SPLOST	Public Works
14	Economic Development	Continue implementation of downtown master plan	2029	2030	N/A	SPLOST	Community Development
15	Community Facilities	Research alternative methods for water quality solutions for new development	2029	2030	N/A	N/A	Public Works
16	Community Facilities	Storm Water Utility assesment and system analysis	2029	2030	N/A	GF	Public Works
17	Community Facilities	Street Improvements-Paving/Sidewalks/LMIG	2029	2030	$500,000	SPLOST	Parks and Recreation
18	Community Facilities	Drainage Improvements	2029	2030		SPLOST	Public Works
19	Community Facilities	Depot master plan review of projects	2029	2030	N/A	N/A	Parks and Recreation

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ORDER CONFIRMATION

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

Start: 04/17/2026 — Stop: 04/24/2026
Times Ord: 2 — Times Run: ***
LEG 1.00 X 2.64 Words: 200
Total LEG 2.64
Class: 8003 PUBLIC HEARING
Rate: LEGL — Cost: 60.00
Ad Descrpt: PH-2290 CAPITAL IMPROVEME
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Given by: REBECCA GOLDSTEIN
P.O. #: CAPITAL IMPROVEMENT
Created: khick 04/14/26 14:07
Last Changed: khick 04/14/26 14:14

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

PUB	ZONE	EDT	TP	RUN DATES
MDJ	A	95	S	04/17,24

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-2290
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration to transmitting the updated draft of the required Capital Improvement Element and Short-term work program report for 2026-2030 to the Atlanta Regional Commission and Department of Community Affairs for review. These updates are necessary for the City of Kennesaw to maintain qualified local government status.

A copy of the draft is on file in the Planning and Zoning Office for viewing during normal business hours of 8:00am to 5:00pm Monday through Friday. The City of Kennesaw is soliciting input from the public on these updates. The Mayor and Council will consider adoption of these updates later in 2026 at a scheduled public hearing following public notice.

The Mayor and Council shall hold a public hearing on this matter on May 4 th at 6:30pm meeting to be held at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative thereto.

4:17,24-2026

Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: April 27, 2026

TITLE: **Minutes: April 13, 2026 Work Session**
Approval of the April 13, 2026, City Council work session minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None

Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: April 27, 2026

TITLE: **Minutes: April 20, 2026 Regular Meeting**
Approval of the April 20, 2026, City Council regular meeting minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None

Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: April 27, 2026

TITLE: **Minutes: April 20, 2026 Executive Session**
Approval of the April 20, 2026, City Council executive session minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None

Item Report

TO: The Honorable Mayor and City Council

FROM: Jennifer Gordy, Finance Director

DATE: April 27, 2026

TITLE: **Audit Report: Fiscal Year ended September 30, 2025**
Consideration to accept the Audit Report for Fiscal Year ended September 30, 2025, for the City of Kennesaw as presented by Mauldin and Jenkins, LLC.

Summary:
The audit report is presented to the Mayor and Council each year. The presented report is for the Fiscal Year ended September 30, 2025, as presented by Mauldin and Jenkins, LLC.

Recommendation:
Finance Director recommends approval.

Fiscal Impact:

Attachments:
1. City of Kennesaw, Georgia 2025 Audit Discussion & Analysis
2. City of Kennesaw, Georgia 2025 Annual Comprehensive Financial Report

GOING FURTHER

City of Kennesaw, Georgia

Auditor's Discussion & Analysis
Financial & Compliance Audit Summary
September 30, 2025

CPAs & ADVISORS

Going Further.

City of Kennesaw, Georgia

Auditor's Discussion & Analysis

Financial & Compliance Audit Summary

September 30, 2025

Presented by:
Will Derzis, CPA, Director

City of Kennesaw, GA

Honoring Our Heritage - Forging Our Future

City of Kennesaw, Georgia

Auditor's Discussion & Analysis (AD&A)
September 30, 2025

PURPOSE OF ANNUAL AUDIT AGENDA

- Engagement Team and Firm Information.

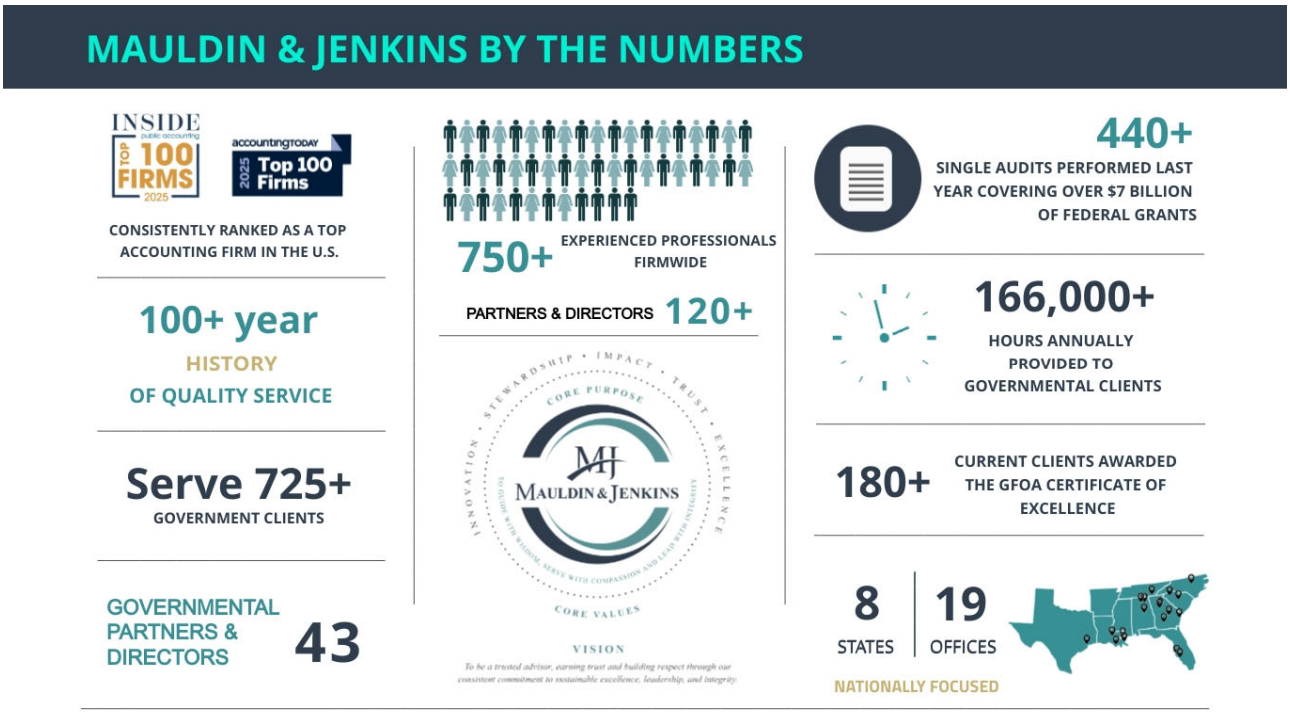
- Overview of:
  - Audit Opinion;
  - Financial Statements, Footnotes, and Supplementary Information; and
  - Compliance Reports.

- Required Communications under Government Auditing Standards.

- Accounting Recommendations and Related Matters.

- Other Items and Closing Thoughts.

- Answer Questions.



Engagement Team Leaders for City of Kennesaw, Georgia Include:

- Will Derzis – Engagement Director – 10 years' experience
- Doug Moses – Quality Assurance Review Partner – over 25 years' experience

City of Kennesaw, Georgia

Auditor's Discussion & Analysis (AD&A)
September 30, 2025

MAULDIN & JENKINS – ADDITIONAL INFORMATION

Other Industries and Services by Mauldin & Jenkins:

Each of Mauldin & Jenkins' offices provides a wide variety of services to a broad range of clientele. We have partners and managers who are responsible for specialized practice areas of auditing and accounting, taxes, and management-advisory services. Their purpose, as leaders in the particular practice area, is to establish policies with respect to technical matters in these specific areas and ensure that the quality of the Firm's practice is maintained.

Industries Served: Over the years, our partners have developed expertise in certain industries representative of a cross section of the Georgia economy, including:

- Governmental Entities (state entities, cities, counties, school systems, business type operations, libraries, and other special purpose entities)
- SEC Registrants
- Wholesale Distribution
- Agri-Businesses
- Manufacturing
- Professional Services
- Employee Benefit Plans
- Financial Institutions (community banks, savings and loans, thrifts, credit unions, mortgage companies, and finance companies)
- Non-Profit Organizations
- Retail Businesses
- Long-Term Healthcare
- Construction and Development
- Individuals, Estates, and Trusts
- Real Estate Management

Services Provided: This diversity of practice enables our personnel to experience a wide variety of business, accounting, and tax situations. We provide the traditional and not-so-traditional services such as:

- Financial Audit/Review/Compilation
- Compliance Audits and Single Audits
- Agreed-Upon Procedures
- Forensic Audits
- Bond Issuance Services
- Performance Audits
- State Sales Tax Matters
- International Tax Matters
- Business and Strategic Planning
- Profitability Consulting
- Budgeting
- Buy-Sell Agreements and Business Valuation Issues
- Income Tax Planning and Preparation
- Multi-State Income Tax Issues
- Information Systems Consulting
- Cost Accounting Analysis
- Healthcare Cost Reimbursement
- Outsourced Billing Services
- Fixed Asset Inventories
- Succession and Exit Strategy Consulting
- Estate Planning
- Management Information Systems
- Employee Benefit Plan Administration
- Merger/Acquisition and Expansion Financing

INDEPENDENT AUDITOR'S REPORT

The independent auditor's report has specific significance to readers of the financial report.

Management's Responsibility for the Financial Statements

The financial statements are the responsibility of management.

Auditor's Responsibility

Our responsibility, as external auditors, is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We planned and performed our audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

Opinions

We have issued an unmodified audit report (i.e., "clean opinions"). The respective financial statements are considered to present fairly the financial position and results of operations as of and for the year ended September 30, 2025.

Other Matters

Certain required supplementary information and other information is included in the financial report, and, as directed by relevant auditing standards, we have not expressed an opinion or provided any assurance on the respective information.

Other Reporting

Government Auditing Standards require auditors to issue a report on our consideration of internal control over financial reporting and on our tests of compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. We have issued such a report and reference to this report is included in the independent auditor's report.

City of Kennesaw, Georgia

Auditor's Discussion & Analysis (AD&A)
September 30, 2025

ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR)

General Information about the ACFR

An Annual Comprehensive Financial Report (ACFR) goes beyond the normal financial reporting required by accounting principles generally accepted in the United States. An ACFR includes at a minimum the following elements/sections:

- **Introductory Section:** general information on the City's structure and the services it provides.
  - Letter of Transmittal
  - Organizational Chart
  - Directory of Officials
  - Certificate of Achievement for Excellence in Financial Reporting

- **Financial Section:** basic financial statements, footnotes, and required supplementary information along with the auditor's report.
  - Independent Auditor's Report
  - Management's Discussion & Analysis (MD&A)
  - Financial Statements and Footnotes

- **Statistical Section:** broad range of financial and demographic information useful in assessing the City's economic condition, and this information covers multiple years.
  - Financial Trends Information
  - Revenue Capacity Information
  - Debt Capacity Information
  - Operating Information

An ACFR goes far beyond the basic requirements of annual financial reporting, and the City should be commended for going beyond the minimum and providing such a report.

Recognition and Award

Once completed, the fiscal year 2024 ACFR was submitted to the Government Finance Officers Association (GFOA) for determination if the report would merit the GFOA's Certificate of Achievement for Excellence in Financial Reporting. We are happy to inform everyone that the GFOA did indeed review the ACFR and awarded the City with the sought after Certificate.

The GFOA Certificate has been made a part of the City's 2025 fiscal year ACFR and is included in the Introductory Section.

OVERVIEW OF FINANCIAL STATEMENTS

The City's basic financial statements include three components:

1) Government-wide financial statements;
2) Fund financial statements; and
3) Notes to the financial statements.

The **government-wide financial statements** provide a broad overview of all of the City's funds, as well as its discretely presented component unit – the City of Kennesaw Development Authority. The *Statement of Net Position* presents information on all assets (and deferred outflows) and liabilities (and deferred inflows) of the City, with the resulting difference reported as net position. The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. Revenues are categorized as program revenues or general revenues. Expenses are categorized by function.

The **fund financial statements** more closely resemble the financial statements as presented prior to the adoption of GASB issued Statement No. 34. All of the funds of the City can be divided into two (2) categories: governmental funds (includes the General Fund) and business-type funds.

The City also includes, as part of the ACFR, the following information:

1) Introductory Section (including Letter of Transmittal).
2) Special Purpose Local Option Sales Tax (SPLOST) Schedules.
3) Schedule of Expenditures of Federal Awards.
4) Statistical Section.
5) Single Audit Report.

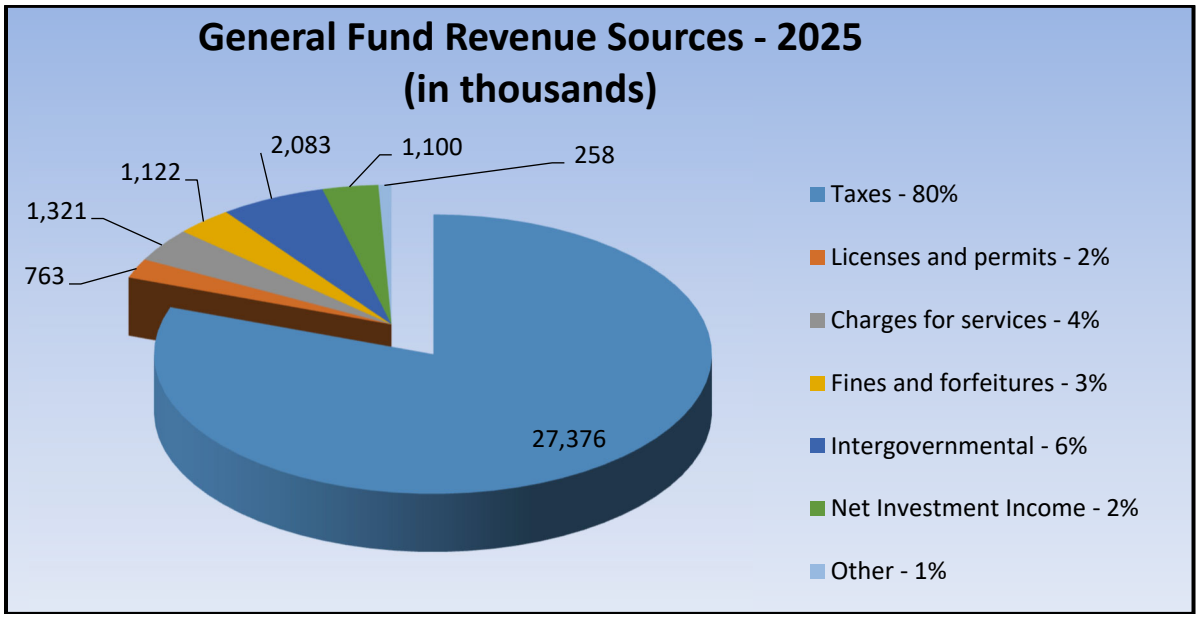
Government-Wide (Full-Accrual) Financial Statements

As noted above, the financial report of the City includes two (2) entity-wide financial statements: a *Statement of Net Position* and a *Statement of Activities*. Highlights of the government-wide statements notes total assets (and deferred outflows of resources) of approximately $241,517,000 offset by liabilities (and deferred inflows of resources) of approximately $31,986,000. This results in the City reported net position (or equity) of approximately $209,531,000. Also, a substantial element of the net position is composed of a net investment in capital assets in the approximate amount of $120,234,000. Restricted net position amounts to approximately $58,657,000 leaving unrestricted net position at approximately $30,640,000.

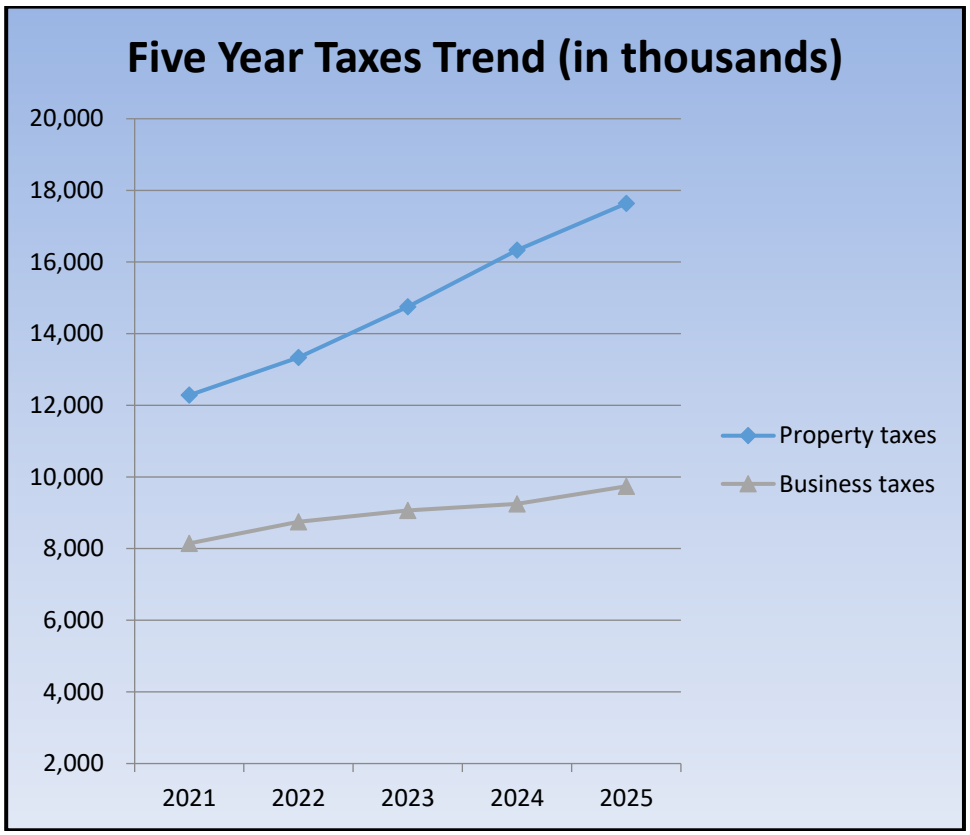
The *Statement of Activities* attempts to report expenses in the first column with direct offsetting program revenues to the adjacent columns to arrive at a net cost of the functional areas of operation. General revenues (primarily property taxes, insurance taxes, and franchise taxes) come to the rescue of the net cost of the functional areas resulting in the City reporting a change in net position of approximately $17,254,000 for the fiscal year ended September 30, 2025.

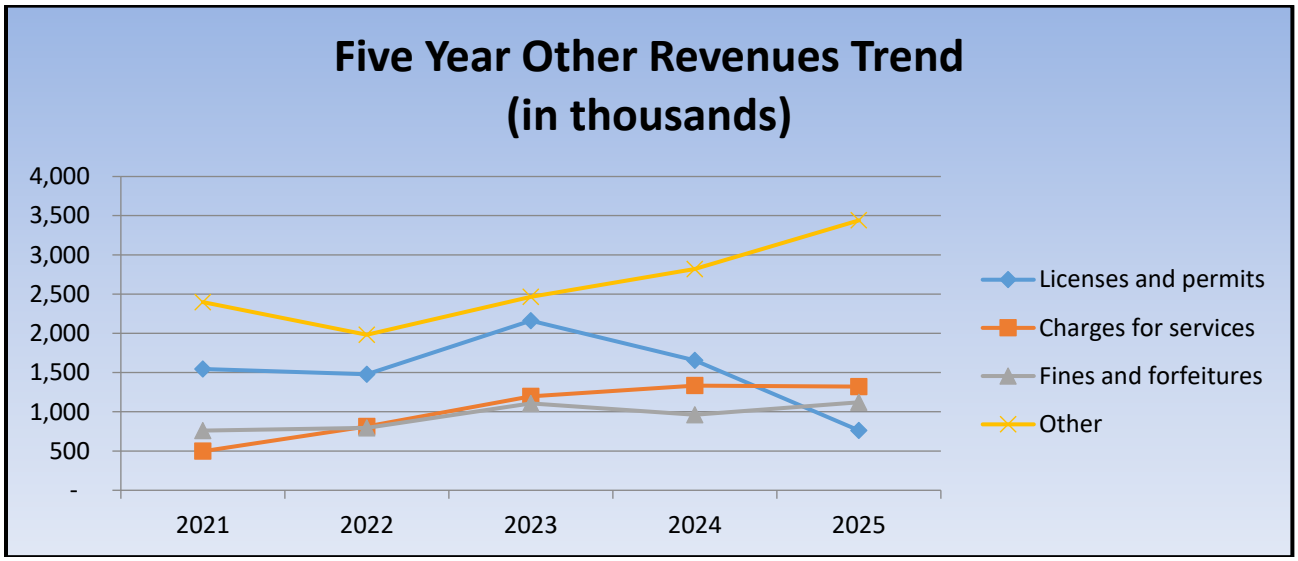
General Fund

Of primary interest to the City is the **General Fund**, which accounts for the majority of revenues received and funds expended in the operations of the City, including general government activities, judicial, public safety, public works, culture and recreation, and planning and zoning. The following charts present the sources of revenues and the expenditures of the General Fund for the fiscal year ended September 30, 2025:



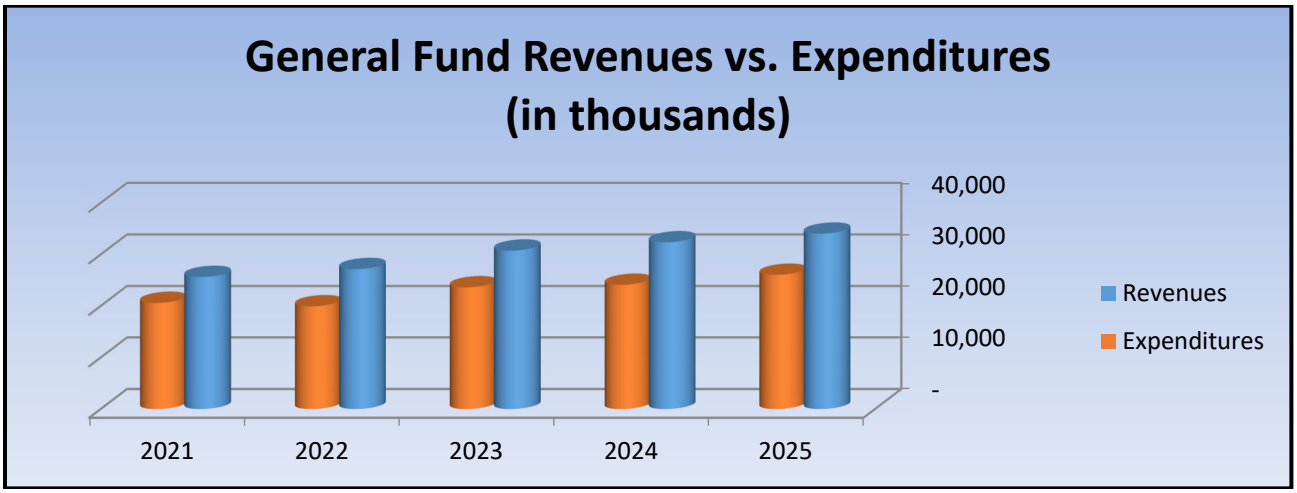
Total General Fund revenues for the fiscal year ended September 30, 2025 were approximately $34,023,000. Revenues of the prior year were approximately $32,351,000. The most significant variance was the increase in tax revenues of approximately $1,307,000. Below is a trending of the City's General Fund revenues over the past five (5) years:

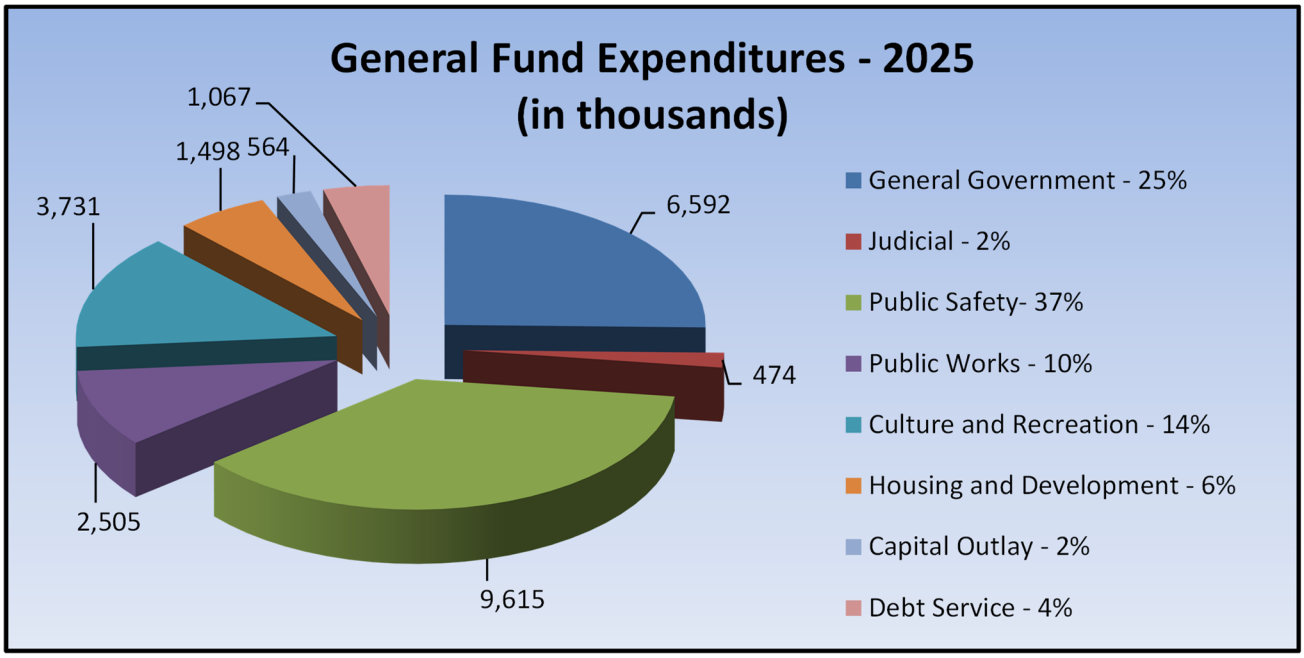




Total expenditures during the year ended September 30, 2025 were approximately $26,046,000. Expenditures of the prior year were approximately $24,098,000. This was an increase of approximately $1,948,000.

More detailed explanations of variances can be found in the Management's Discussion and Analysis section of the financial statements. An analysis of General Fund revenues and expenditures for each of the last five fiscal years is as follows:





Other Governmental Funds

The City also maintains eight (8) *special revenue funds.* These funds account for revenues derived from specific sources which are legally restricted to finance particular functions or activities. *Debt service funds* are used to account for the accumulation of resources for payment of the City's long-term debt. The City maintains two (2) debt service funds. *Capital projects funds* are used to account for revenues and expenditures related to the renovation and/or construction of major capital assets. One (1) capital projects fund is maintained by the City.

Business-Type Funds

The City maintains five (5) *enterprise funds,* which are used to account for operations in a manner similar to private business enterprises. The enterprise funds maintained are the Sanitation Fund, Museum Fund, Gardens Fund, Stormwater Fund, and Streetlight Fund.

The City also maintains one (1) *internal service fund* which is used to account for various programs and services for the benefit of the other funds of the City. The internal service fund maintained is the Employee Health Benefits Fund.

Footnotes

Note 1 - Accounting Policies: This footnote discusses the overall organization of the City and the nature of its operations. This note also discloses pertinent information regarding the governing body of the City.

This footnote continues by sharing with a reader of the financial statements the significant accounting policies and principles utilized in the preparation of the financial statements.

Note 2 - Reconciliation of Government-Wide Financial Statements and Fund Financial Statements: This footnote provides additional detailed information that is not already shown within the financial statements themselves on the differences between the City's fund level financial statements and its government-wide financial statements.

Note 3 - Legal Compliance – Budgets: This footnote discloses the City's procedures in establishing its annual budget and discloses any of the City's excesses of actual expenditures over appropriations for the year.

Note 4 - Deposits and Investments: This disclosure addresses common deposit and investment risks related to credit risk, concentration of credit risk, and interest rate risk.

Note 5 - Receivables: This footnote discloses the City's property tax calendar and detailed information on various receivable (and allowances for doubtful receivables) balances.

Note 6 - Lease Receivable: This footnote discloses the City's leasing arrangements as lessor under GASB Statement No. 87, *Leases*.

Note 7 - Capital Assets: This footnote discloses the City's capital asset activity and its related accumulated depreciation for the year.

Note 8 - Long-Term Debt: This footnote discloses the City's long-term debt activity for the year and other information and maturities for this long-term debt.

Note 9 - Interfund Receivables, Payables, and Transfers: This footnote discloses detailed information on the City's interfund balances and transfers and the purpose for these balances and transactions.

Notes 10 and 11 - Defined Benefit Pension Plan and Other Postemployment Benefits: These footnotes disclose the details of the City's Defined Benefit Pension Plan and Other Postemployment Benefit Plan, which is now disclosed in accordance with the provisions of GASB issued Statement No. 75.

Note 12 - Defined Contribution Pension Plan: This footnote discloses the details of the City's Deferred Compensation Plan.

Note 13 - Joint Venture: This footnote discloses the City's relationships with the entities considered to be joint ventures for reporting purposes.

Note 14 - Risk Management: This footnote discloses the City's various risks of loss and the measures the City has taken to mitigate those potential losses.

Note 15 - Commitments and Contingencies: This footnote discloses the contingencies from potential litigation, claims, and assessments filed against the City and significant contractual commitments of the City at year end.

Note 16 - Hotel/Motel Lodging Tax: This footnote discloses the City's tax rate for hotel/motel taxes, along with the amounts and nature of these revenues and expenditures.

Note 17 - Restricted Fund Balance: This footnote discloses further details surrounding the City's restricted fund balance described as "Voter approved use."

Note 18 - Accounting Changes: This footnote discloses the City's change in its major funds for the year ended under GASB Statement No. 100 requirements.

COMPLIANCE REPORT

The financial report package contains the City's compliance reports.

Yellow Book Report: The first compliance report is a report on our tests of the City's internal controls and compliance with laws, regulations, etc. The tests of internal controls were those we determined to be required as a basis for designing our financial statement auditing procedures. Such tests also considered the City's compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. In accordance with the respective standards, the report is **not** intended to provide an opinion, but to provide a form of negative assurance as to the City's internal controls and compliance with applicable rules and regulations.

Single Audit Report: The second compliance report is a report on our tests of the City's internal controls and compliance with laws, regulations, etc. relative to certain federal grant programs and the respective expenditures. Our tests were performed on the City's major programs (as defined by the relevant federal guidelines), and were not applied to each and every federal grant expended by the government. In accordance with the respective standards, we did provide an unmodified (or positive) opinion on the City's compliance based on our audit. However, we were not required to provide an opinion on the relevant internal controls, but to provide a form of negative assurance on such controls.

MAULDIN & JENKINS
CPAs & ADVISORS

REQUIRED COMMUNICATIONS

The Auditor's Responsibility Under *Government Auditing Standards* and Auditing Standards Generally Accepted in the United States of America

Our audit of the financial statements of City of Kennesaw, Georgia (the "City") for the year ended September 30, 2025 was conducted in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether caused by error, fraudulent financial reporting, or misappropriation of assets. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. Accordingly, the audit was designed to obtain reasonable, rather than absolute, assurance about the financial statements. We believe our audit accomplishes that objective.

In accordance with *Government Auditing* Standards, we have also performed tests of controls and compliance with laws and regulations that contribute to the evidence supporting our opinion on the financial statements. However, they do not provide a basis for opining on the City's internal control or compliance with laws and regulations.

Accounting Policies

Management has the ultimate responsibility for the appropriateness of the accounting policies used by the City. There are several new accounting standards which will be required to be implemented in the coming years. These are discussed later in this document.

In considering the qualitative aspects of the City's accounting policies, we did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus. The City's policies relative to the timing of recording of transactions are consistent with GAAP and typical government organizations.

Management's Judgments and Accounting Estimates

Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events and certain assumptions about future events. Management has informed us they used all the relevant facts available to them at the time to make the best judgments about accounting estimates and we considered this information in the scope of our audit. We considered this information and the qualitative aspects of management's calculations in evaluating the City's significant accounting policies. Estimates significant to the financial statements include such items as: actuarial assumptions and concepts relative to the benefit plans; the estimated incurred-but-not-reported liabilities; and the estimated allowance for uncollectible accounts.

Financial Statement Disclosures

The footnote disclosures to the financial statements are also an integral part of the financial statements. The process used by management to accumulate the information included in the disclosures was the same process used in accumulating the financial statements, and the accounting policies described above are included in those disclosures. The overall neutrality, consistency, and clarity of the disclosures was considered as part of our audit and in forming our opinion on the financial statements.

Significant Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management relating to the performance of the audit.

Disagreements with Management

We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on significant matters, the scope of the audit, or significant disclosures to be included in the financial statements.

Representation from Management

We requested written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us, during the audit. Management provided those written representations without a problem.

Management's Consultations with Other Accountants

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

Significant Issues Discussed with Management

There were no significant issues discussed with management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements. We are not aware of any consultations management had with us or other accountants about accounting or auditing matters. No major issues were discussed with management prior to our retention to perform the aforementioned audit.

Audit Adjustments

During our audit of the City's basic financial statements as of and for the year ended September 30, 2025, there were a few adjustments proposed to the funds of the City. The detail of all proposed adjustments for each fund are included with our AD&A package of information for your review and discussion. All adjustments have been discussed with management.

Uncorrected Misstatements

We had no passed adjustments.

Independence

We are independent of the City, and all related organizations, in accordance with auditing standards promulgated by the American Institute of Public Accountants and *Government Auditing Standards*, issued by the Comptroller General of the United States.

Other Information in Documents Containing Audited Financial Statements

We are not aware of any other documents that contain the audited basic financial statements. If such documents were to be published, we would have a responsibility to determine that such financial information was not materially inconsistent with the audited statements of the City.

Required Supplementary Information

We applied certain limited procedures to the Management's Discussion and Analysis, Schedule of Changes in the City's Net Pension Liability and Related Ratios, the Schedule of City Contributions – Retirement Plan, and the Schedule of Changes in Total OPEB Liability and Related Ratios, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Supplementary Information

We were engaged to report on the combining and individual nonmajor fund financial statements and schedules, the schedules of projects constructed with proceeds from Special Purpose Local Option Sales Tax, and the Schedule of Expenditures of Federal Awards, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

ACCOUNTING RECOMMENDATIONS AND RELATED MATTERS

Other Matters for Communication to the Board and Management

During our audit of the financial statements as of and for the year ended September 30, 2025, we noted other matters which we wish to communicate to you in an effort to keep the City abreast of accounting matters that could present challenges in financial reporting in future periods. Our proactive thoughts and communications are presented in the following paragraphs.

1) New Governmental Accounting Standards Board (GASB) Pronouncements

As has been the case for the past 10 years, GASB has issued several other new pronouncements which will be effective in future years. The following is a brief summary of the new standards:

a) Statement No. 103, *Financial Reporting Model Improvements,* was issued in April 2024 and is effective for fiscal years beginning after June 15, 2025 and all reporting periods thereafter.

The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues.

Management's Discussion and Analysis
This statement continues the requirement that the basic financial statements be preceded by management's discussion and analysis (MD&A), which is presented as required supplementary information (RSI). MD&A provides an objective and easily readable analysis of the government's financial activities based on currently known facts, decisions, or conditions and presents comparisons between the current year and the prior year. This statement requires that the information presented in MD&A be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions. Furthermore, this statement stresses that the detailed analyses should explain why balances and results of operations changed rather than simply presenting the amounts or percentages by which they changed. This statement emphasizes that the analysis provided in MD&A should avoid unnecessary duplication by not repeating explanations that may be relevant to multiple sections and that "boilerplate" discussions should be avoided by presenting only the most relevant information, focused on the primary government. In addition, this statement

continues the requirement that information included in MD&A distinguish between that of the primary government and its discretely presented component units.

Unusual or Infrequent Items
This statement describes unusual or infrequent items as transactions and other events that are either unusual in nature or infrequent in occurrence. Furthermore, governments are required to display the inflows and outflows related to each unusual or infrequent item separately as the last presented flow(s) of resources prior to the net change in resource flows in the government-wide, governmental fund, and proprietary fund statements of resource flows.

Presentation of the Proprietary Fund Statement of Revenues, Expenses, and Changes in Fund Net Position
This statement requires that the proprietary fund statement of revenues, expenses, and changes in fund net position continue to distinguish between operating and nonoperating revenues and expenses. Operating revenues and expenses are defined as revenues and expenses other than nonoperating revenues and expenses. Nonoperating revenues and expenses are defined as: (1) subsidies received and provided, (2) contributions to permanent and term endowments, (3) revenues and expenses related to financing, (4) resources from the disposal of capital assets and inventory, and (5) investment income and expenses.

In addition to the subtotals currently required in a proprietary fund statement of revenues, expenses, and changes in fund net position, this statement requires that a subtotal for *operating income (loss) and noncapital subsidies* be presented before reporting other nonoperating revenues and expenses. Subsidies are defined as: (1) resources received from another party or fund (a) for which the proprietary fund does not provide goods and services to the other party or fund and (b) that directly or indirectly keep the proprietary fund's current or future fees and charges lower than they would be otherwise, (2) resources provided to another party or fund (a) for which the other party or fund does not provide goods and services to the proprietary fund and (b) that are recoverable through the proprietary fund's current or future pricing policies, and (3) all other transfers.

Major Component Unit Information
This statement requires governments to present each major component unit separately in the reporting entity's statement of net position and statement of activities if it does not reduce the readability of the statements. If the readability of those statements would be reduced, combining statements of major component units should be presented after the fund financial statements.

Budgetary Comparison Information
This statement requires governments to present budgetary comparison information using a single method of communication—RSI. Governments also are required to present: (1) variances between original and final budget amounts and (2) variances between final budget and actual amounts. An explanation of significant variances is required to be presented in notes to RSI.

b) Statement No. 104, *Disclosure of Certain Capital Assets*, was issued in September 2024 and is effective for fiscal years beginning after June 15, 2025 and all reporting periods thereafter. The objective of this statement is to clarify which types of capital assets must be disclosed separately in the notes to the financial statements as well as to establish disclosure requirements for capital assets that are held for sale.

The following types of capital assets should be disclosed separately in the capital asset rollforward in the notes to the financial statements:

- Lease assets reported in accordance with Statement No. 87 by major class of underlying asset;
- Intangible right-to-use assets recognized by an operator in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, by major class of underlying public-public partnership asset;
- Subscription assets reported in accordance with Statement No. 96; and
- Intangible assets other than those three (3) items noted above; specifically, intangible assets that represent the right to use a type of underlying asset should not be disclosed in the same major class as any owned assets of that type.

In addition, the statement requires that a capital asset held for sale should continue to be reported in the capital asset rollforward within the appropriate major class of asset. However, a government should disclose the historical cost and accumulated depreciation, as of the financial statement date, of capital assets held for sale, by major class of asset. In order to be considered held for sale, the statement specifies that:

- A government has decided to pursue the sale of the asset; and
- It is probable (likely to occur) that the sale will be finalized within one year of the financial statement date.

c) Other Pending or Current GASB Projects. As noted by the numerous pronouncements issued by GASB over the past decade, the GASB continues to research various projects of interest to governmental units. Subjects of note include:

Going Concern Uncertainties and Severe Financial Stress is a major project where the goal is to address issues related to disclosures regarding going concern uncertainties and severe financial stress. The project will consider: (1) improvements to existing guidance for going concern considerations to address diversity in practice and clarify the circumstances under which disclosure is appropriate, (2) developing a definition of severe financial stress and criteria for identifying when governments should disclose their exposure to severe financial stress, and (3) what information about a government's exposure to severe financial stress is necessary to disclose. This technical topic is being examined by the GASB due to a wide diversity in practice regarding required presentation on the face of the financial statements, disclosures, etc.

Infrastructure Assets is a project that will address issues related to accounting and financial reporting for infrastructure assets. The project will evaluate standard-setting options related to reporting infrastructure assets to make information: (1) more comparable across governments and more consistent over time, (2) more useful for making decisions and assessing government accountability, (3) more relevant to assessments of a government's economic condition, and (4) better reflect the capacity of those assets to provide service and how that capacity may change over time.

Subsequent Events—Reexamination of Statement No. 56 is a project that will improve the accounting and financial reporting for subsequent events. The project will reexamine existing requirements related to subsequent events in Statement No. 56, *Codification of Accounting and Financial Reporting Guidance Contained in the AICPA Statements on Auditing Standards*, to address issues related to: (1) confusion about and challenges associated with applying the existing standards, (2) inconsistency in practice in the information provided about subsequent events, and (3) the usefulness of the information provided about subsequent events.

- **Revenue and Expense Recognition** is a major project where the overall objective is to develop a comprehensive, principles-based model that would establish categorization, recognition, and measurement guidance applicable to a wide range of revenue and expense transactions. Achieving that objective will include: (1) development of guidance applicable to topics for which existing guidance is limited, (2) improvement of existing guidance that has been identified as challenging to apply, (3) consideration of a performance obligation approach to the GASB's authoritative literature, and (4) assessment of existing and proposed guidance based on the conceptual framework. The expected outcome of the project is enhanced quality of information that users rely upon in making decisions and assessing accountability. The GASB is currently reviewing comments and other input received from the stakeholder community during the preliminary views stage that was completed in 2021.

Summations of Thoughts Noted Above

We believe the implementation of these suggestions will enhance both the control environment and the financial reporting process, making both more effective. We also believe these recommendations can be easily implemented, and all problems resolved quite timely should management elect to employ the corrective measures.

FREE QUARTERLY CONTINUING EDUCATION AND NEWSLETTERS FOR GOVERNMENTAL CLIENTS

Free Continuing Education. We provide free quarterly continuing education for all of our governmental clients. Each quarter, we pick a couple of significant topics tailored to be of interest to governmental entities and offer the sessions several times per quarter at a variety of client provided locations resulting in greater networking among our governmental clients. We normally see approximately 100 people per quarter. We obtain the input and services of experienced outside speakers along with our in-house professionals.

> ***"I've been a CPA for 32 years. Today's CPE class by Mauldin & Jenkins has been the best of my career".*** ***Terry Nall, CPA, City of Dunwoody (GA) Council Member***
>
> ***"They are always on top of new accounting pronouncements and provide training well before implementation deadlines. This is a very valuable resource for our organization".*** ***Laurie Puckett, CPA, CPFO, Gwinnett County (GA), Accounting Director***

Examples of subjects addressed in past quarters include:

- Accounting for Debt Issuances
- Achieving Excellence in Financial Reporting
- Best Budgeting Practices, Policies and Processes
- Best Practices in Banking
- Budget Preparation
- ACFR Preparation (several times including a two (2) day hands-on course)
- Capital Asset Accounting Processes and Controls
- Closing Out and Audit Preparation
- Collateralization of Deposits and Investments
- Component Units
- Cybersecurity Risk Management



- Evaluating Financial and Non-Financial Health of a Local Government
- Financial Report Card – Where Does Your Government Stand?
- Financial Reporting Model Improvements
- GASB Nos. 74 & 75, New OPEB Standards
- GASB No. 77, Tax Abatement Disclosures
- GASB No. 84, Fiduciary Activities
- GASB No. 87, Leases
- GASB Projects & Updates (ongoing and several sessions)
- Grants (Accounting and Auditing)
- Human Capital Management
- Information Technology (IT) Risk Management
- Internal Controls Over Accounts Payable, Payroll and Cash Disbursements
- Internal Controls Over Receivables & the Revenue Cycle
- Internal Revenue Service (IRS) Compliance Issues, Primarily Payroll Matters
- Legal Considerations for Debt Issuances & Disclosure Requirements
- Policies and Procedures Manuals
- Presenting Financial Information to Non-Financial People
- Procurement Card Red Flags
- Risk, Efficiency, & Effectiveness in Governments
- Segregation of Duties
- Single Audits for Auditees
- SPLOST Accounting, Reporting & Compliance
- Uniform Grant Guidance

Governmental Newsletters. We periodically produce newsletters tailored to meet the needs of governments. The newsletters have addressed a variety of subjects and are intended to be timely in their subject matter. The newsletters are authored by Mauldin & Jenkins partners and managers and are not purchased from an outside agency. The newsletters are intended to keep you informed of current developments in the government finance environment.

In the past several years, the following topics have been addressed in our monthly newsletters:

- Are Your Government's Funds Secure?
- COVID-19 Updates (several)
- Cybersecurity Awareness
- Deposit Collateralization
- Employee vs Independent Contractor
- Escheat Laws on Unclaimed Property
- Federal Funding and Accountability Transparency Act
- Forensic Audit or Financial Audit?
- Form PT 440



- GASB Invitation to Comment – the New Financial Reporting Model
- GASB No. 72, Fair Value, It is Not Totally About Disclosure
- GASB Nos. 74 & 75, Other Postemployment Benefits (OPEB)
- GASB No. 77, Abatements – Go Viral with GASB No. 77
- GASB No. 84 Fiduciary Activities (Series)
- GASB No. 87, Leases
- GASB No. 89, Accounting for Interest Cost Incurred Before the End of Construction
- GASB No. 91, Conduit Debt Obligations
- GASB No. 93, Replacement of Interbank Offered Rates
- General Data Protection Regulation (GDPR)
- Grants Management
- OMB Compliance Supplements
- OPEB, What You Need to Know
- Public Funds and Secure Deposit Program
- Rotating or Not Rotating Auditors
- Property Tax Assessments
- Remote Auditing Best Practices
- Refunding Debt
- Sales & Use Taxes on Retail Sales of Jet Fuel
- Sales Tax Collections and Remittances by the State
- SAS Clarity Standards and Group Audits
- Single Audit, including Uniform Guidance (several)
- Social Security Administration (SSA) Incentive Payments
- Special Purpose Local Option Sales Taxes (SPLOST) Expenditures
- Subrecipient Risk Assessment Tool
- Supplemental Social Security for Inmates
- The New Tax Cuts and Jobs Act – Impact on Bond Refunding
- The Return of the Component Unit – GASB No. 61
- Uniform Guidance & New Procurement Requirements
- What's Happening with Property Tax Assessments

You are the best auditors I have ever worked with over my career. It is a big difference having a group that is dedicated to governmental accounting.

Wesley Ropp,
Charleston Water System,
Chief Financial Officer

Communication. To better communicate our free continuing education plans and newsletters, please email Meredith Black at mblack@mjcpa.com (send corresponding copy to wderzis@mjcpa.com or cmckellar@mjcpa.com), and provide individual names, mailing addresses, email addresses, and phone numbers of anyone you wish to participate and be included in our database.

Governmental Advisory Services

Beyond traditional audit and accounting services and IT services, we provide advisory services that are wide-ranging in nature. Our experienced government advisory team helps governments, governmental agencies, and special purpose governmental organizations balance fiscal responsibility with the latest business strategies to achieve targeted and overarching objectives. Our advisory services can be summarized via the following bubbles.



David Roberts
Partner, Governmental Advisory Services



David Roberts has more than 22 years of experience as a consultant and trusted advisor providing operational/organizational assessments and similar transformational projects for federal, state, and local governments across the country. David's experience includes leading numerous enterprise-wide/departmental/functional assessments and transformations over his career measuring the efficiency and effectiveness of organizational structures and culture, performance management, technology systems and strategies, staffing models, service delivery models, and customer satisfaction.

David helps his clients turn visions and goals into reality. He has helped multiple clients win national government industry awards for innovation, transformation, and cost savings.

David leads our Government Advisory practice, where he focuses on helping governments and individual agencies fulfill and exceed their financial, operational, and regulatory obligations to the public.

David has completed hundreds of projects over his career. Below are representative sample management consulting projects demonstrating David's depth and breadth completed within the past 12 months:

Operational and Performance Assessment – *Walton County, Georgia*
David led a multidepartment Operational and Performance Assessment for Walton County. The scope included assessing organizational structure, operational efficiency, staffing levels and resource utilization, comparison to leading practices, and observations and recommendations to assist the County in achieving the desired future state. The final report included numerous observations with associated recommendations and a detailed Roadmap/Implementation Plan.

Outsourcing Feasibility Study – *City of Rocky Mount, North Carolina*
David led a feasibility study for the City of Rocky Mount to assess its current service delivery model for providing parks maintenance and landscaping services. City operations used a hybrid model of both internal resources and third-party contractors to provide parks maintenance and landscaping. The project evaluated the pros and cons (both financial and nonfinancial) of: 1) maintaining the hybrid model, 2) performing all services in-house, and 3) performing all services externally.

Finance Functional Assessment – *Richland County Library, South Carolina*
David led a functional assessment of the Library's finance department. The project consisted of understanding the current state – current service provision, performance, workflow, business processes, internal controls, organizational structure, reporting, and communications. The current state was compared to leading practices and gaps were identified. An implementation roadmap was created that aligned recommendations to leaderships' vision to help the organization achieve its desired future state.

Technology Utilization Assessment – *Mt. Pleasant Waterworks, South Carolina*
David led an objective evaluation of the organization's system usage and governance related to the existing financial system (Microsoft Dynamics) and the existing workorder management system (Maximo). The organization wanted to maximize the efficiency and effectiveness of both systems while maintaining internal controls and system of record. The project consisted of numerous interviews, data review, system mapping, and a collaborative workshop among stakeholders to define a future state.

Grant Compliance Audit – *Decide DeKalb, Georgia*
David led a Grant Compliance Assessment of various development projects for Decide DeKalb. The project reviewed the established grant and contractual criteria to be maintained by developers and compared with tenant information related to low income occupants. The project identified areas of compliance, noncompliance, and recommendations for remediation.

Forensic Audit – *Confidential City*

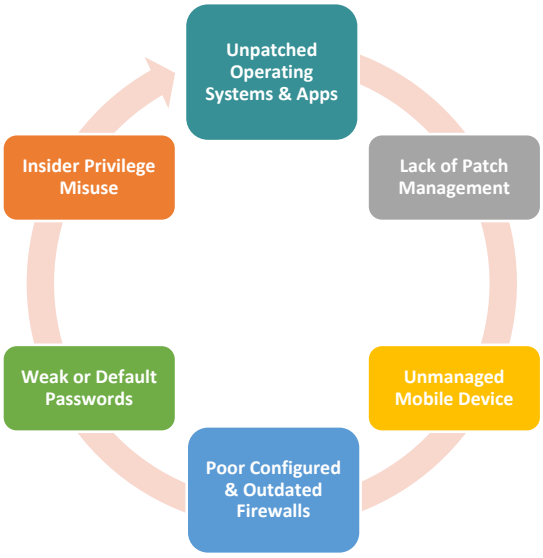
David led a forensic investigation into questionable cash management activity for a City Parks and Recreation department. The project reviewed bank account activity, cancelled checks, cash withdrawals, and purchased item documentation as well as conducted interviews with account cardholders to determine the collection, handling, and use of several hundred thousand dollars collected in fees, sponsorships, and contributions made to the City. Numerous observations and corresponding recommendations were developed to enhance internal controls, written policies, and procedures to correct conflicts of interest, mishandling of funds, and misappropriation of funds.

Governmental IT Solutions

Beyond traditional audit and accounting services, Mauldin & Jenkins performs various IT attestation and nonattestation services. The following are three such services.

Cybersecurity Framework Engagements

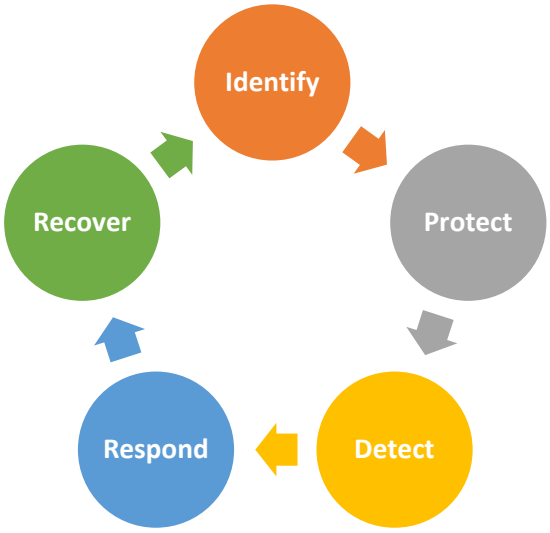
With governments dealing with IT ransoms, cybersecurity is one of the top issues on the minds of nearly every government (large and small). Managing this business issue is especially challenging. A government with a highly mature cybersecurity risk management program still has a residual risk that a material cybersecurity breach could occur and not be detected in a timely manner.



Services can be provided via: 1) attestation engagements or 2) consulting engagements. The AICPA has established standards for performing attestation engagements in this arena with the issuance of the SOC for Cybersecurity as part of its suite of System and Organization Controls (SOC) reporting. Consulting services can be provided while not compromising auditor independence.

System Vulnerability Assessments Engagements

This is the process of defining, identifying, classifying and prioritizing vulnerabilities in computer systems, applications, and network infrastructures, and providing an assessment with necessary knowledge, awareness, and risks to understand the threats to determine appropriate reactions. Using specialized tools and applications, we can access networks to scan with automated tools and interrogate every device connected to a City network with the objective of searching for misconfigurations, unsupported software, missing software updates and patches, etc.



Penetration Testing Engagements

This is the practice of testing a computer system to find security vulnerabilities that a hacker/attacker could exploit using automation or manual applications. The process involves gathering information about the target before the test, identifying possible entry points, attempting to break in – actually or virtually – and reporting back the findings. Tests come from external or internal angles of entry. Our main objective is to identify security weaknesses. Penetration testing can also be used to: test an organization's security policy; its adherence to compliance requirements; its employees' security awareness; and the government's ability to identify and respond to security incidents.



CLOSING

We believe the implementation of these suggestions will enhance both the control environment and the financial reporting process, making both more effective. We also believe these recommendations can be easily implemented, and all problems resolved quite timely should management elect to employ the corrective measures. If you have any questions regarding any comments, suggestions, or recommendations set forth in this memorandum, we will be pleased to discuss it with you at your convenience.

This information is intended solely for the use of the City's management, and others within the City's organization and is not intended to be and should not be used by anyone other than these specified parties.

We appreciate the opportunity to serve the City of Kennesaw, Georgia and look forward to serving the City in the future. Thank you.

Client: ***03003328.000 - City of Kennesaw***
Engagement: ***9/30/2025 - City of Kennesaw***
Period Ending: ***9/30/2025***
Trial Balance: ***0200.100 - General Fund Database***
Workpaper: ***0204.100 - General Fund Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries JE # 1		**PBC**		
Move tree funds deposit.				
100.0000.13.541000.00000	F/B - ASSIGNED - TREE FUND - MAINTENANCE		4,040.00	
100.4200.53.118100.00000	LANDSCAPING MATERIALS/SUPPLIES			4,040.00
Total			**4,040.00**	**4,040.00**
Adjusting Journal Entries JE # 2		**PBC**		
To reclass CDBG grant funds and police grant funds.				
100.0000.11.190000.00000	ACCOUNTS RECEIVABLE		97,097.47	
100.0000.11.190000.00000	ACCOUNTS RECEIVABLE		175,870.92	
100.3200.51.130000.00000	OVERTIME		3,655.13	
100.3200.53.160200.00000	POLICE SMALL EQUIPMENT - JOPS		5,000.00	
100.0000.33.111000.00000	FED GRANT-OP/CAT-DIRECT			3,655.13
100.0000.33.111000.00000	FED GRANT-OP/CAT-DIRECT			5,000.00
100.0000.33.706000.00000	COBB CO--CDBG GRANT			97,097.47
100.0000.33.706000.00000	COBB CO--CDBG GRANT			175,870.92
Total			**281,623.52**	**281,623.52**
Adjusting Journal Entries JE # 3		**PBC**		
Adjust property tax overpayments FYE				
100.0000.12.331000.00000	PROPERTY TAX OVERPAYMENTS		50,620.14	
100.0000.31.110000.00000	REAL PROP-CUR YEAR			50,620.14
Total			**50,620.14**	**50,620.14**
Adjusting Journal Entries JE # 4		**PBC**		
Adjust parks & recreation user credit deposit liability FYE				
100.0000.12.260000.00000	DEPOSITS PAYABLE - PARKS & REC		6,927.01	
100.0000.34.750000.00000	PROGRAM FEES			6,927.01
Total			**6,927.01**	**6,927.01**
Adjusting Journal Entries JE # 5		**PBC**		
GASB 87 adjustment FYE				
100.0000.11.140000.00000	INTEREST RECEIVABLE		203.29	
100.0000.12.930000.00000	DEFERRED INFLOWS OF RESOURCES		40,197.47	
100.0000.34.736000.00000	RENTAL		9,600.00	
100.0000.38.100500.00000	WATER TNK CELL TOWER RENT		40,840.41	
100.0000.11.290000.00000	LEASE RECEIVABLE			40,233.03
100.0000.36.140000.00000	Interest Income			3,393.32
100.0000.38.100000.00000	Lease Revenue			47,214.82
Total			**90,841.17**	**90,841.17**
Adjusting Journal Entries JE # 6		**PBC**		
GASB 87 Adjustment FYE - Correction				
100.0000.12.930000.00000	DEFERRED INFLOWS OF RESOURCES		7,017.35	
100.0000.11.290000.00000	LEASE RECEIVABLE			7,017.35
Total			**7,017.35**	**7,017.35**
Adjusting Journal Entries JE # 7		**PBC**		
ADJ PSIF at FYE				
100.0000.11.311600.00000	DUE FROM/TO PSIF		477,298.38	
100.1100.51.210000.00000	GROUP INSURANCE			7,129.04
100.1320.51.210000.00000	GROUP INSURANCE			17,339.91
100.1510.51.210000.00000	GROUP INSURANCE			31,889.93
100.1535.51.210000.00000	GROUP INSURANCE			15,172.47
100.1540.51.210000.00000	GROUP INSURANCE			3,795.61
100.1565.51.210000.00000	GROUP INSURANCE			22,108.40
100.2000.51.210000.00000	GROUP INSURANCE			6,277.51
100.3200.51.210000.00000	GROUP INSURANCE			217,903.23
100.4000.51.210000.00000	GROUP INSURANCE			22,783.29
100.4200.51.210000.00000	GROUP INSURANCE			37,251.63
100.6100.51.210000.00000	GROUP INSURANCE			59,186.48
100.7200.51.210000.00000	GROUP INSURANCE			21,776.77
100.7400.51.210000.00000	GROUP INSURANCE			8,135.73
100.7500.51.210000.00000	GROUP INSURANCE			6,548.38

Client: ***03003328.000 - City of Kennesaw***
Engagement: ***9/30/2025 - City of Kennesaw***
Period Ending: ***9/30/2025***
Trial Balance: ***0200.100 - General Fund Database***
Workpaper: ***0204.100 - General Fund Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Total			**477,298.38**	**477,298.38**

Client: ***03003328.000 - City of Kennesaw***
Engagement: ***9/30/2025 - City of Kennesaw***
Period Ending: ***9/30/2025***
Trial Balance: ***0200.556 - Museum Fund Database***
Workpaper: ***0204.556 - Museum Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries				
Adjusting Journal Entries JE # 1		**PBC**		
To adjust compensated absences.				
556.0000.12.141000.00000	ACCRUED COMP ABS		292.59	
556.6172.51.110000.00000	REGULAR EMPLOYEES			292.59
Total			**292.59**	**292.59**
	Total Adjusting Journal Entries		**292.59**	**292.59**
	Total All Journal Entries		**292.59**	**292.59**

Client: ***03003328.000 - City of Kennesaw***
Engagement: ***9/30/2025 - City of Kennesaw***
Period Ending: ***9/30/2025***
Trial Balance: ***0200.540 - Sanitation Fund Database***
Workpaper: ***0204.540 - Sanitation Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries				
Adjusting Journal Entries JE # 1		**PBC**		
Adjust returned check receivable at FYE				
540.0000.34.411000.00000	RESIDENTIAL COLLECTION CHARGES		287.22	
540.0000.11.193100.00000	RET. CHECKS RECEIVABLE			287.22
Total			**287.22**	**287.22**
Adjusting Journal Entries JE # 2		**6006.000**		
Adjust deferred outflows				
540.0000.11.901500.00000	DEFERRED OUTFLOWS - CONTRIB		452.00	
540.0000.11.901000.00000	DEFERRED OUTFLOWS - EXPER DIFF			100.00
540.4500.51.240000.00000	RETIREMENT CONTRIBUTIONS			352.00
Total			**452.00**	**452.00**
Adjusting Journal Entries JE # 3		**PBC**		
Adj sanitation disposal				
540.0000.11.751100.00000	ACCUM DEP - VEHICLES		20,103.00	
540.0000.11.750500.00000	VEHICLES			20,103.00
Total			**20,103.00**	**20,103.00**
	Total Adjusting Journal Entries		**20,842.22**	**20,842.22**
	Total All Journal Entries		**20,842.22**	**20,842.22**

Client: ***03003328.000 - City of Kennesaw***
Engagement: ***9/30/2025 - City of Kennesaw***
Period Ending: ***9/30/2025***
Trial Balance: ***0200.600 - Self-Insurance Database***
Workpaper: ***0204.600 - Self Insurance Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries				
Adjusting Journal Entries JE # 1		**PBC**		
ADJ PSIF at FYE				
600.0000.34.990500.00000	CITY/EMPLOYEE PAYMENTS		477,298.38	
600.0000.11.311100.00000	DUE FROM/TO GENERAL FUND			477,298.38
Total			**477,298.38**	**477,298.38**
	Total Adjusting Journal Entries		**477,298.38**	**477,298.38**
	Total All Journal Entries		**477,298.38**	**477,298.38**

Client: ***03003328.000 - City of Kennesaw***
Engagement: ***9/30/2025 - City of Kennesaw***
Period Ending: ***9/30/2025***
Trial Balance: ***0200.557 - Smith Gilbert Gardens Database***
Workpaper: ***0204.557 - Smith Gilbert Gardens Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries				
Adjusting Journal Entries JE # 1		**PBC**		
To adjust compensated absences.				
557.0000.12.120500.00000	COMPENSATED ABSENCES		685.53	
557.6171.51.110000.00000	REGULAR EMPLOYEES			685.53
Total			**685.53**	**685.53**
	Total Adjusting Journal Entries		**685.53**	**685.53**
	Total All Journal Entries		**685.53**	**685.53**

Client: ***03003328.000 - City of Kennesaw***
Engagement: ***9/30/2025 - City of Kennesaw***
Period Ending: ***9/30/2025***
Trial Balance: ***0200.310 - SPLOST Database***
Workpaper: ***0204.310 - SPLOST Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries				
Adjusting Journal Entries JE # 1		**PBC**		
Adjust SPLOST AP due to overbudget				
310.4228.54.150500.0000	SPLOST 2022 FACILITY IMPROVEMENTS		8,611.58	
310.4228.54.150600.0000	SPLOST 2022 DEPOT PARK IMPROVEMENTS			8,611.58
Total			**8,611.58**	**8,611.58**
	Total Adjusting Journal Entries		**8,611.58**	**8,611.58**
	Total All Journal Entries		**8,611.58**	**8,611.58**

Client: ***03003328.000 - City of Kennesaw***
Engagement: ***9/30/2025 - City of Kennesaw***
Period Ending: ***9/30/2025***
Trial Balance: ***0200.560 - Stormwater Fund Database***
Workpaper: ***0204.560 - Stormwater Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries JE # 1		**PBC**		
To adjust compensated absences.				
560.0000.12.120500.00000	COMPENSATED ABSENCES		256.42	
560.4320.51.110000.00000	REGULAR EMPLOYEES			256.42
Total			**256.42**	**256.42**
Adjusting Journal Entries JE # 2		**6006.000**		
Adjust deferred outlfows				
560.0000.11.901500.00000	DEFERRED OUTFLOWS - CONTRIB		474.00	
560.4320.51.240000.00000	RETIREMENT CONTRIBUTIONS			474.00
Total			**474.00**	**474.00**

CITY OF KENNESAW, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

Finance Department
Jennifer Gordy
Director of Finance and Administration

CITY OF KENNESAW, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

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INTRODUCTORY SECTION

MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

COUNCIL
Mayor Pro Tem Antonio Jones
Madelyn Orochena
Tracey Viars
Jonathon Bothers
Anthony Gutierrez-Leon

March 17, 2026

To the Honorable Mayor, Members of the City Council
And Citizens of the City of Kennesaw

The Annual Comprehensive Financial Report (ACFR) of the City of Kennesaw, Georgia, for the fiscal year ended September 30, 2025, is submitted herewith. Georgia state law requires that every general-purpose local government publish within six months of the close of each fiscal year a complete set of audited financial statements.

Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. We believe the data presented is accurate in all material respects and that it is presented in a manner designed to set forth the financial position and results of operations of the City as measured by the financial activity of its various funds. All disclosures necessary to enable interested citizens to gain a reasonable understanding of the City's financial activities have been included.

Mauldin & Jenkins, LLC have issued an unmodified ("clean") opinion on the City of Kennesaw financial statements for the fiscal year ended September 30, 2025. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

The City of Kennesaw receives financial assistance through various federal grant programs. The City of Kennesaw is responsible for ensuring that adequate internal controls are in place to assure compliance with applicable laws and regulations related to those programs. The required reports on supplementary information, compliance, internal controls and various supplementary schedules are included under the Compliance Section.

Profile of the Government

The City of Kennesaw, originally named Big Shanty, was incorporated in 1887. It is situated in the northwest part of Georgia in the Atlanta Metropolitan Area. The City, located in Cobb County, is considered to be in the top growth rank of the country. The City currently has a land area of 9.83 square miles and a population of approximately 37,734. The City has the power, by State statute, to extend its corporate limits by

annexation, which is done by request of citizens or at the City's initiation. Annexations must be approved by the City Council. A major priority, established by the City Council, is future growth potential that is accomplished through an aggressive policy of incremental annexations based on a comprehensive, planned strategy.

The City is a home-rule charter city in the State of Georgia and has operated under the Council-Manager form of government since September 1996. The Mayor and Council members are elected for four-year terms. Council member terms are staggered and members are elected at large. The Mayor and five Council members are vested with policymaking and legislative authority for the City. The Council is responsible for passing ordinances, adopting the budget, appointing committees, hiring the City Manager, making appointments of the City attorney, auditor and City engineer as well as other City employees. The City Manager is responsible for carrying out the policies and ordinances of the Council, overseeing the day-to-day operations of the City, and ensuring fiscal stability.

The financial statements contained herein include all activities and functions of the City of Kennesaw that are under the jurisdiction of the Mayor and Council, as set forth in state and local law. Additionally, one discretely presented component unit is included in these financial statements because of its operational and financial relationship to the City. The Kennesaw Development Authority is dedicated to the sound economic development of the City of Kennesaw. It serves the retention and expansion needs of existing businesses and offers aid to businesses looking to locate in the Kennesaw area. Additional information on this legally separate entity can be found under the Basic Financial Statements section.

The City provides a broad range of municipal government and utility services. Included in these services are traditional city functions such as police protection, municipal court, road and street maintenance, culture and recreation, public improvements, planning and zoning, building inspection, code enforcement, and general administrative services. In addition to general government activities, the City has five enterprise operations including sanitation, stormwater, streetlights, museum and botanical gardens.

The City maintains extensive budgetary controls with the objective of compliance with legal provisions embodied in the annual budget. The level of budgetary control (the level at which expenditures cannot legally exceed the appropriated amounts) is at the departmental level for the General Fund and at the total expenditure level for the remaining funds. The City's budget procedures are more fully explained in the notes to the financial statements.

The goals of the City's financial operations are to comply with legal requirements established by the State of Georgia, national standards for local government financial operations established by national organizations such as the Government Finance Officers Association, the Governmental Accounting Standards Board, the Association of Government Accountants and to provide accurate, timely financial information to elected officials, management, and the citizens.

Local Economy

Economic Conditions

Located 23 miles northwest of downtown Atlanta in northern Cobb County, Kennesaw is one of 149 cities in the 29-county Atlanta-Sandy Springs-Roswell Metropolitan Statistical Area. The City has evolved from an exurban, bedroom community into a robust employment and civic center. While this evolution has been influenced by the economic fortunes of the Metro Atlanta region, Kennesaw, through good leadership, its commitment to quality of life and proximity to strategic infrastructure, continues to be one of the region's most desirable places to live, work and start a business.

Construction Activity

Major construction projects completed or near completed for 2025:

$350 million in construction projects completed or near completion:

- **Devinshire** – this is a 4-acre townhome development on Duncan Drive across from the Lacy at South Main. This is a John Wieland Homes project that will include 35 high-end townhomes.
- **Kennesaw Town Center** – a 396-unit multi-family and mixed-use development, along Summer Street, is nearing completion. The commercial portion includes 20,000 square feet of ground floor retail and a 0.6-acre commercial pad that already has a purchase-sale agreement in place. The project is located between Summers St. and School Dr.
- **Mazda Dealership** – Located at 3047 N. Cobb Pkwy., this 6.5-acre site was developed for a Mazda dealership. The project was completed in late 2025.
- **The Lacy at South Main Commercial** – The development includes a 1-acre commercial pad that has yet to start. The City expects construction to begin soon.
- **Town Kennesaw –** a 33-acre tract that was recently annexed, this will include 332 apartments and 63 townhomes. This project was completed in the first half of 2025. The project is located between Old Hwy. 41 and Crater Lake Dr.

The City has another $300 million in proposed projects that it hopes will begin in 2026:

- **Common Grounds** – This is a 14,000 square foot brick and mortar proposal for 2861 and 2871 Main St. (Every Day People Group)
- **Kennesaw Square** – This is a 10-acre redevelopment of the old Martha Moore School and former Budgetel Motel. It will include 400 multi-family units and 130,000 square feet of commercial.
- **The Arcade** – This is a traditional brick and mortar. It will include up to 21,000 square feet, multi-level and multi-tenant brick and mortar at 2831 and 2839 Main St. (Every Day People Group)
- **The Lacy at South Main Phase 2** – Combining 2615 and 2681 S. Main, this 7.5 acre development will be a second phase for the recently completed Lacy (across the street). It will include 300 multi-family units and 2,500 square feet of retail space.

Source: City of Kennesaw Community Development Department

Employment

For the year ended 2025, the City's unemployment rate of 3% – was slightly better than the metro (3.3%) and state (3.7%) levels. Statistically, it mirrors Cobb County at 2.9%. Overall, jobs have remained steady in comparison to 2024. Transportation/ warehousing make up the bulk of employment. Top employers such as in the distribution sector continue to invest and grow.

Source: U.S. Bureau of Labor Statistics; City of Kennesaw Business License Office

Commercial Real Estate

Overall commercial vacancy rates, for year ended 2025, increased to 5.5% - up from 3% for the year ended 2024. With a 6.5% vacancy rate, industrial/ distribution, by far the largest land use, ended the year on a sluggish note compared to 2024 (3%). Retail ended 2025 with 2% vacancy rate, holding steady from 2024. Overall, the City of Kennesaw fares better in every category compared to its submarket and the overall regional market. Vacancy rates for office increased from 4% to 7% from 2024 to 2025. The multi-family market ended 2025 with 14.5% vacancy – down 8.5% for the year ended 2024. Multi-family rents have maintained at $1,800 per month.

Industrial Markets (Year Ending 2025)	Vacancy Rate	Avg. Rent
City of Kennesaw (corporate boundaries)	6.5%	$11.00
Metro Atlanta	8%	$10.00
North Cobb-Bartow Submarket	10.7%	$10.26

Office Markets (Year Ending 2025)	Vacancy Rate	Avg. Rent
City of Kennesaw (corporate boundaries)	7%	$21.61
Metro Atlanta Market	17%	$30.00
Kennesaw-Town Center Submarket	17%	$25.29

Retail Markets (Year Ending 2025)	Vacancy Rate	Avg. Rent
City of Kennesaw (corporate boundaries)	2%	$24.31
Metro Atlanta Market	4.5%	$24.28
Kennesaw-Town Center Submarket	6.3%	$25.00

Multi-Family Markets (Year Ending 2025)	Vacancy Rate	Avg. Rent
City of Kennesaw (corporate boundaries)	14.7%	$1,800
Metro Atlanta Market	12%	$1,650
Kennesaw-Town Center Submarket	10%	$1,650

Source: Costar

Business Licensing

The City ended 2025 with a total of 1,565 active businesses – a decrease from 1,584 in 2024.

Source: City of Kennesaw Business License Office

Long-Term Financial Planning

In November 2020, voters approved a six-year one cent Special Purpose Local Option Sales Tax (SPLOST) that will be in effect from January 1, 2022 through December 31, 2027. This tax will fund various road projects, park and neighborhood improvements, facility improvements and a new public safety facility. The funding for these projects is $13,000,000, $6,785,000, $3,500,000 and $8,500,000, respectively. Grand total for these City projects is $31,785,000. Total revenue generated for this SPLOST program from inception through September 30, 2025 was $34,985,882 with expenditures totaling $11,558,454. Since inception, expenditures for parks, facility improvements, Rutledge and Cathy Lane, Sardis Street Extension and Sardis Street Overpass, and public safety facility were $4,693,263, $2,248,943, $18,230, $62,888 and $4,535,130, respectively.

In November 2014, voters approved a six-year one cent Special Purpose Local Option Sales Tax (SPLOST) that was in effect from January 1, 2016 through December 31, 2021. This tax will fund various road projects, park improvements, facility improvements and police vehicles. Since this SPLOST began, the improvements total $11,940,914 for Road, Street and Bridge Projects, $6,763,222 for Parks and Facility Improvement Projects and $110,242 for police vehicles. Total revenue generated for this SPLOST program from inception through September 30, 2025 was $35,112,474 with expenditures totaling $18,814,378. Funds received of $35,112,474 exceed the current cost estimate of $27,502,257 due to actual collections exceeding original County projections. The use of the excess funds has not been identified; however, cost estimates will be developed and used for projects still not completed such as the Sardis Street Overpass and Sardis Street Extension, which will likely come in over original estimated budgeted costs. Once identified, those cost estimates will be updated.

In March 2011, voters approved the Special Purpose Local Option Sales Tax (SPLOST). This one-cent sales tax program funds various improvements around the City. Since this SPLOST began, the improvements total: $15,901,261 for Road, Street and Bridge Projects and $5,716,512 for Parks Projects. This SPLOST program ran from January 2012 until December 2015. Total revenue generated for the SPLOST program since this SPLOST began is $24,003,653 with expenditures totaling $21,617,773.

State statutes limit the amount of general obligation debt a governmental entity may issue to 10% of the total tax digest. The current debt limitation for the City is $250,511,049, which is in excess of the City's outstanding general obligation debt of $3,740,000.

Major Initiatives

- **2881 N. Main Street Purchase** – The Kennesaw Development Authority (KDA) bought a 3-story brick and mortar for $900,000 in 2024. The property is currently being marketed.
- **Business Classes –** The City partnered with the Kennesaw State University Small Business Development Center (SBDC) to offer free, quarterly business classes in 2024. The program has continued throughout 2025.
- **Business Networking –** The City hosted monthly networking events at different business establishments in 2024. This has also continued through 2025.
- **Job Fair –** The City hosted its annual Job Fair located at the Cobb Civic Center in Marietta.
- **United Bankshares Amphitheater –** The amphitheater at Depot Park has continued to hold concert boosting sales in the Downtown business area.

Relevant Financial Policies

Financial policies established by the City are to provide a sound basis for future financial planning and conservative management. These policies include a balanced annual operating budget, a stable and diversified revenue structure, designation of fund balances and a multi-year capital improvement program.

In developing and evaluating the City's accounting system, consideration is given to the adequacy of internal accounting controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding: (1) safeguarding of assets against loss from unauthorized use or disposition; and (2) the reliability of financial reports for preparing financial statements and maintaining accountability of assets. The concept of reasonable assurance recognizes that: (1) the cost of control should not exceed the benefits likely to be derived; and (2) the evaluation of costs and benefits requires estimates and judgments by management.

All internal control evaluations occur within the above framework. We believe the City's internal accounting controls adequately safeguarded assets and provide reasonable assurance of proper recording of financial transactions.

Awards and Acknowledgments

The Government Finance Officers Association (GFOA) awarded the City of Kennesaw its 25th consecutive Certificate of Achievement for Excellence in Financial Reporting for the annual comprehensive financial report for the year ended September 30, 2024. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

During the past year, the City of Kennesaw earned significant recognition at the local, state, and national levels for excellence in placemaking, historic preservation, tourism, and public safety. Downtown Kennesaw was honored with the Outstanding Placemaking

Project Award at the Georgia Downtown Conference for Art Blooms, a collaborative initiative with Smith-Gilbert Gardens that enhanced public spaces and highlighted community creativity in the historic downtown district. The City was also recognized with a 2025 Cobb Landmarks Historic Preservation Award for the restoration of the historic Kennesaw Depot, underscoring Kennesaw's continued commitment to preserving its architectural heritage while investing in the future.

The City received additional recognition for quality of life and community appeal, with Money Inc. naming Kennesaw one of the best suburbs to live in Georgia. This designation highlighted the City's strong sense of community, access to parks and recreation, highly rated schools, and proximity to metropolitan Atlanta.

Kennesaw Parks & Recreation was recognized by Cobb Travel & Tourism with a Spot-On Award for the Kennesaw Grand Prix 5K Series, named Cobb Sports Alliance Event of the Year.

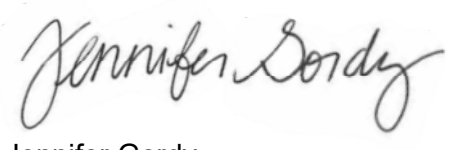
The Kennesaw Police Department achieved notable professional accomplishments during the year. Chief Bill Westenberger received the Egon Bittner Award from the Commission on Accreditation for Law Enforcement Agencies (CALEA®), recognizing more than 15 consecutive years of leadership of a CALEA-accredited agency and his lasting contributions to the law enforcement profession. Additionally, several officers earned Brazilian Jiu Jitsu Officer Certification through Georgia P.O.S.T., a rare distinction held by only a small number of active peace officers statewide. This advanced training supports officer safety, control techniques, and de-escalation practices, reinforcing the department's commitment to professionalism and responsible policing.

Together, these achievements reflect the City of Kennesaw's continued focus on community investment, historic preservation, public safety excellence, and quality of life for residents, businesses, and visitors.

We want to thank the Mayor and Council for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner. In closing, the preparation of this report on a timely basis could not be accomplished without the efficient and dedicated service of the City Manager and the entire staff of the Finance Department. We would like to express our appreciation to all members of the department who assisted and contributed to its preparation.

Most of all, we would like to thank the citizens of Kennesaw and all the volunteer committees for their extraordinary level of community involvement, extending beyond personal interest, which continues to make the City of Kennesaw an excellent place to live, work and play.

Respectfully submitted,



Jennifer Gordy
Director of Finance and Administration

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Kennesaw
Georgia

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrill

Executive Director/CEO

CITY OF KENNESAW, GEORGIA
PRINCIPAL OFFICIALS
SEPTEMBER 30, 2025

ELECTED OFFICIALS

Derek Easterling	Mayor
Pat Ferris	Mayor Pro Tem/Council Member
Antonio Jones	Council Member
Anthony Gutierrez	Council Member
Madelyn Orochena	Council Member
Tracey Viars	Council Member

CITY ADMINISTRATION

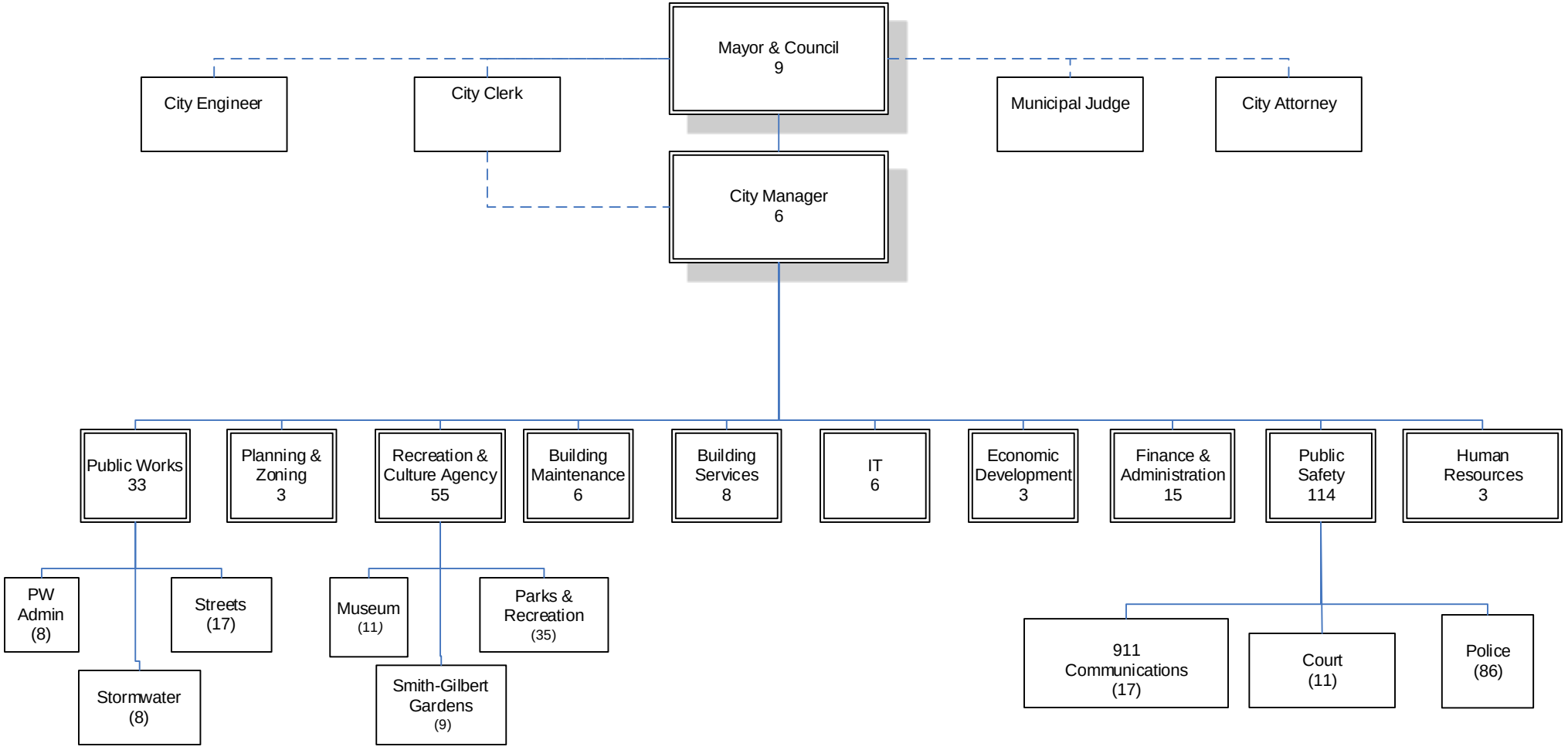
Jeff Drobney
City Manager

Bentley, Bentley, Bentley	Attorney
Luke Mayes	Municipal Court Judge
Brian Acker	Human Resources Director
Lea Alvarez	City Clerk
Robbie Balenger	Director of Building Facilities
Scott Banks	Director of Building Services
Richard Banz	Executive Director, Museum
Jennifer Gordy	Director of Finance and Administration
Becca Graham	Director of Communications & Engagement
Luke Howe	Economic Development Director
Marty Hughes	Assistant City Manager
Nikki McGraw	E911 Director
Bill McNair	Director of Parks and Recreation
Darryl Simmons	Executive Director, Smith Gilbert Gardens
David Simpson	Planning and Zoning Administrator
Ricky Stewart	Public Works Director
Brittany Swiney	Clerk of Court
William Westenberger	Chief of Police

City of Kennesaw

Organization Chart- City Wide - 261

September 30, 2025



x

FINANCIAL SECTION

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members
Of City Council
City of Kennesaw, Georgia

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the **City of Kennesaw, Georgia** (the "City"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, the Schedule of Changes in the City's Net Pension Liability and Related Ratios, the Schedule of City Contributions, and the Schedule of Changes in the City's Total OPEB Liability and Related Ratios be presented to supplement the basic financial statements. Such information is the responsibility of management, and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules, the Schedule of Expenditures of Special Purpose Local Option Sales Tax Proceeds, as required by the Official Code of Georgia §48-8-121, and the Schedule of Expenditures of Federal Awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the "supplementary information"), as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 17, 2026, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Atlanta, Georgia
March 17, 2026

The purpose of management's discussion and analysis (MD&A) is to help City of Kennesaw residents and other readers understand what the financial statements and notes in this financial report say about the City's financial health and why it changed since last year. It contains information drawn from those other parts of the report, accompanied by explanations informed by the finance staff's knowledge of the City's finances.

This financial report is designed to provide a general overview of the City's finances, comply with finance related laws and regulations, and demonstrate the City's commitment to public accountability. Questions concerning any of the information provided in this report or requests for additional information should be directed to the Director of Finance and Administration at 2529 J. O. Stephenson Avenue, Kennesaw, Georgia 30144.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference reported as *net position.* Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flow in future periods (e.g. uncollected taxes and earned but unused vacation leave).

The government-wide financial statements of the City are divided into three categories (See the diagram in Figure A-1):

- **Governmental Activities** – Includes the basic services provided by the City including General Administration, Judicial, Public Safety, Public Works, Culture and Recreation, Health and Welfare and Housing and Development.
- **Business-Type Activities** – Includes services for which the City charges specific fees which are meant to cover the cost of providing the services. These include Sanitation (solid waste collection), the Southern Museum of Civil War and Locomotive History, Stormwater (maintenance and upgrades to stormwater system), Streetlights, and the Smith-Gilbert Gardens.
- **Component Units** – Included in the discretely presented component units for the City is the Kennesaw Development Authority. Although this organization is a separate legal entity, the City is financially accountable for it.

Governmental activities and business-type activities are consolidated and add to the total for the primary government.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

The City maintains twelve individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund and SPLOST Fund which are considered to be major funds. Data from the other ten governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements* elsewhere in this report.

The City adopts annual appropriated budgets for its governmental funds except for the SPLOST Fund. A budgetary comparison statement has been provided for these funds to demonstrate compliance with the budget.

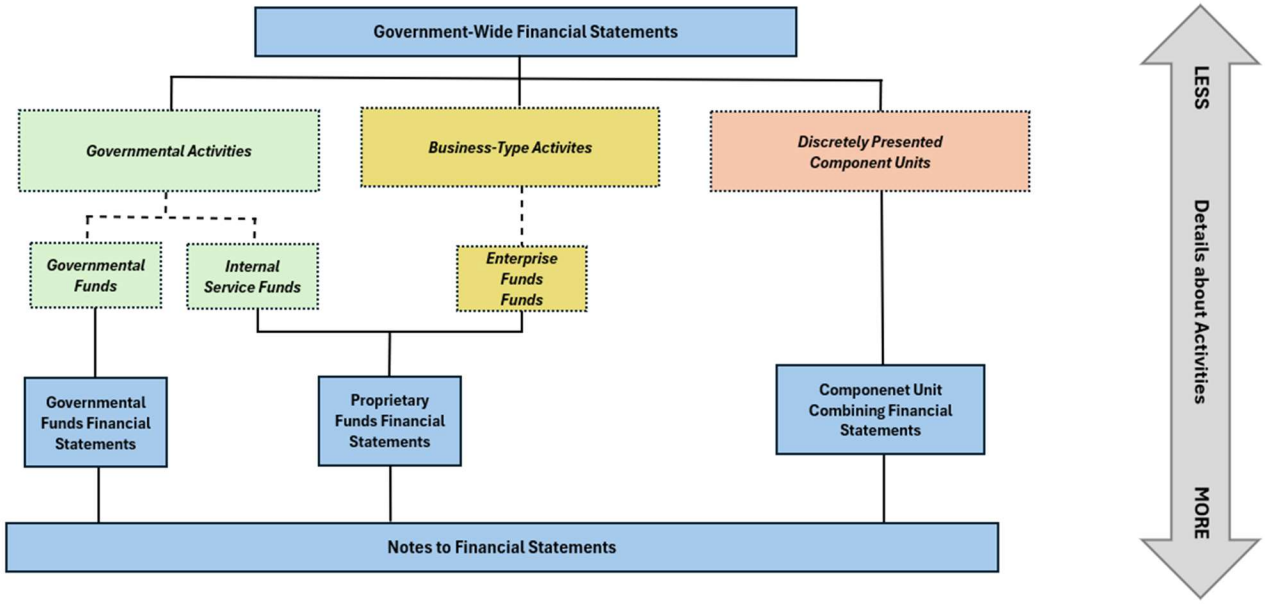
The basic governmental fund financial statements can be found on pages 24-27 of this report.

Proprietary funds. The City maintains two different types of *proprietary funds*. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for its Sanitation, Museum, Stormwater, Streetlights, and Gardens. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses an internal service fund to account for its risk management activities. Because this service predominantly benefits governmental rather than business-type functions, it has been included within *governmental activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the major funds: Sanitation, Museum, and Stormwater. Data from the nonmajor funds, Streetlights and Gardens, are combined in a single, aggregated presentation. Individual fund data for each of these nonmajor proprietary funds is provided in the form of *combining statements* elsewhere in this report. The internal service fund is also presented in proprietary fund financial statements.

The basic proprietary fund financial statements can be found on pages 28-30 of this report.

Figure A-1. Contents of the City's Basic Financial Statements



Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 31 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning the City progress in funding its obligation to provide pension and other post-employment benefits to its employees. Required supplementary information can be found beginning on page 68 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the required supplementary information on pensions and other post-employment benefits. Combining and individual fund statements and schedules can be found beginning on page 71 of this report.

Types of Information in the Financial Statements

All of the City's financial statements, except for the governmental fund financial statements, use the *economic resources measurement focus and accrual basis of accounting.* (See Figure A-2.) In other words, they comprehensively report all types of financial statement elements:

- *Assets* - resources the City controls, from short-term assets like cash to long-term assets like roads and bridges.
- *Liabilities* - amounts the City owes, from short-term liabilities such as salaries payable to long-term liabilities such as outstanding debt and net amounts owed to employees for pensions.
- *Deferred outflows of resources* and *deferred inflows of resources* - flows that occurred during the year, or in prior years, that will not be reported as expenses and revenues until the future year to which they are related.
- *Revenues and expenses* - inflows and outflows of economic resources, respectively, related to the current year.

Governmental fund financial statements use the current financial resources measurement focus and modified accrual basis of accounting to report on the sources, uses, and balances of current financial resources. The governmental funds do not report nonfinancial assets, such as capital assets, or certain other long-term items, such as general obligation bonds, but they do report the flows of current financial resources related to those long-term items; for example, the proceeds from issuing bonds or selling equipment, as well as principal and interest payments on bonds and spending on the construction of a City building.

Figure A-2. Types of Information Reported in the City's Financial Statements

	Financial Statements			
	Government-Wide	Proprietary Fund	Component Unit	Governmental Fund
Types of assets and liabilites	All assets and liabilites, both financial and nonfinancial, short term and long term			Only current financial resources, such as cash, taxes receivable, and accounts payable
Types of revenues/additions	All types of revenues/additions that flow into the government during the year that relate to that year, regardless of when cash is received			Only revenues that are measurable and available to finance expenditures of that year
Types of expenses/deductions/ expenditures	All types of expenses/deductions that flow out of the governmenet during the year that relate to that year, regardless of when cash is paid			Only expenditures for which the related governmental fund liability is incurred in that year
Types of deferred outflows of resources and deferred inflows of resources	All types of resources that flow into and out of the government during the year that relate to a future year			Current financial resources that flow into and out of the governmental funds during the year that relate to a future year

More detail about the measurement focuses and bases of accounting can be found in the first note to financial statements, the summary of significant accounting policies, beginning on page 31.

Government-Wide Financial Analysis

The following table reflects the condensed Statement of Net Position for the current year and shows a total net position of approximately $209,531,000, an increase of $17.25 million or 9% compared to 2024. The City's net position increased during fiscal year 2025 primarily due to the following city-wide activities:

- Increases to current and other assets related to cash equivalents from the result of the financial performance of governmental activities.
- Decreases to city-wide long-term debt outstanding.
- Increases to unrestricted net position.

For more detailed information, see the Statement of Net Position on page 21 of the financial statements, and the notes to the financial statements.

Table 1
Statement of Net Position
As of September 30
(in thousands)

	Governmental Activities		Business-Type Activities		Total		Total % Change
	2025	2024	2025	2024	2025	2024	2024-25
ASSETS							
Current and other assets	$ 100,239	$ 88,932	$ 6,777	$ 6,145	$ 107,016	$ 95,077	13%
Capital assets	117,110	113,403	13,558	13,101	130,668	126,504	3%
Total Assets	217,349	202,335	20,335	19,246	237,684	221,581	7%
Deferred Outflows of resources:							
Pension related items	2,094	3,340	95	150	$ 2,189	$ 3,490	-37%
OPEB related Items	1,643	2,299	-	-	1,643	2,299	-29%
Total deferred outflows of resources	3,737	5,639	95	150	3,832	5,789	-34%
LIABILITIES							
Current and other liabilities	6,424	6,560	2,043	1,956	8,467	8,516	-1%
Long-term debt outstanding	18,413	22,763	191	367	18,604	23,130	-20%
Total Liabilities	24,837	29,323	2,234	2,323	27,071	31,646	-14%
Deferred Inflows of resources:							
OPEB related Items	2,534	3,325	-	-	2,534	3,325	-24%
Pension related items	2,205	-	100	-	2,305	-	0%
Leases	75	122	-	-	75	122	-39%
Total deferred inflows of resources	4,814	3,447	100	-	4,914	3,447	43%
NET POSITION							
Net investment in capital assets	106,676	103,403	13,558	13,101	120,234	116,504	3%
Restricted	58,657	52,225	-	-	58,657	52,225	12%
Unrestricted	26,102	19,574	4,538	3,973	30,640	23,547	30%
Total Net Position	$ 191,435	$ 175,202	$ 18,096	$ 17,074	$ 209,531	$ 192,276	9%

Changes in Net Position

Table 2 shows that The City's overall increase in net position for fiscal year 2025 can be attributed to several of the following factors.

- City received an increased amount of Capital grants and contributions related to city-wide public projects.
- Property Tax Revenues increased as new properties were constructed, prior year balances are paid, and increased assessed values occur.
- City-wide expenses increased as anticipated with some departments coming in below prior year expenses.

Due to the City's anticipation of needs, increased property tax revenues, and increased capital grants and contributions, the City was able to maintain an overall increase in net position.

For more detailed information, see the Statement of Activities on page 22-23 of the financial statements and the notes to the financial statements.

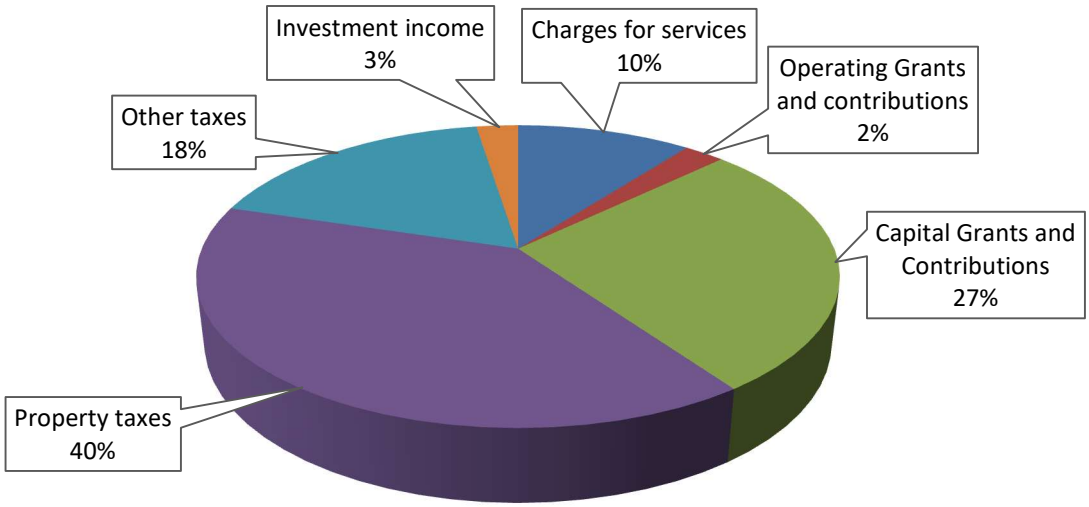
Table 2
Changes in Net Position
For The Fiscal Year Ended September 30
(in thousands)

	Governmental Activities		Business-Type Activities		Total		Total % Change
	2025	2024	2025	2024	2025	2024	2024-25
Revenues							
Program revenues							
Charges for services	$ 5,015	$ 6,379	$ 6,470	$ 6,295	$ 11,485	$ 12,674	-9%
Operating grants and contributions	1,168	2,127	508	20	1,676	2,147	-22%
Capital grants and contributions	13,056	10,275	7	37	13,063	10,312	27%
General revenues							
Property taxes	18,922	17,694	-	-	18,922	17,694	7%
Other taxes	8,533	8,014	-	-	8,533	8,014	6%
Gain on sale of capital assets	39	22	-	-	39	22	77%
Investment income (loss)	1,200	685	112	58	1,312	743	77%
Total Revenues	47,933	45,196	7,097	6,410	55,030	51,606	7%
Expenses							
General Government	6,967	6,906	-	-	6,967	6,906	1%
Judicial	466	399	-	-	466	399	17%
Public Safety	11,638	10,955	-	-	11,638	10,955	6%
Public Works	4,826	5,076	-	-	4,826	5,076	-5%
Culture and Recreation	4,131	3,879	-	-	4,131	3,879	6%
Housing and Development	1,733	1,726	-	-	1,733	1,726	0%
Interest on long-term debt	317	335	-	-	317	335	-5%
Museum	-	-	1,359	1,326	1,359	1,326	2%
Sanitation	-	-	4,010	3,757	4,010	3,757	7%
Gardens	-	-	807	736	807	736	10%
Stormwater	-	-	1,057	927	1,057	927	14%
Streetlight	-	-	464	477	464	477	-3%
Total Expenses	30,078	29,276	7,697	7,223	37,775	36,499	3%
Excess (Deficiency) before Transfers	17,855	15,920	(600)	(813)	17,255	15,107	14%
Transfers	(1,623)	(429)	1,623	429	-	-	0%
Increase (Decrease) in Net Position	16,232	15,491	1,023	(384)	17,255	15,107	14%
Beginning Net Position	175,203	159,711	17,073	17,458	192,276	177,169	9%
Ending Net Position	$ 191,435	$ 175,202	$ 18,096	$ 17,074	$ 209,531	$ 192,276	9%

Governmental Activities

See pages 22-23 of the financial statements for the net cost (total cost, less revenues generated by the activities) of these programs or functions. The following charts show the source of the City's governmental revenues and expenses.

Table 3 - Governmental Revenues



Revenue Impacts:

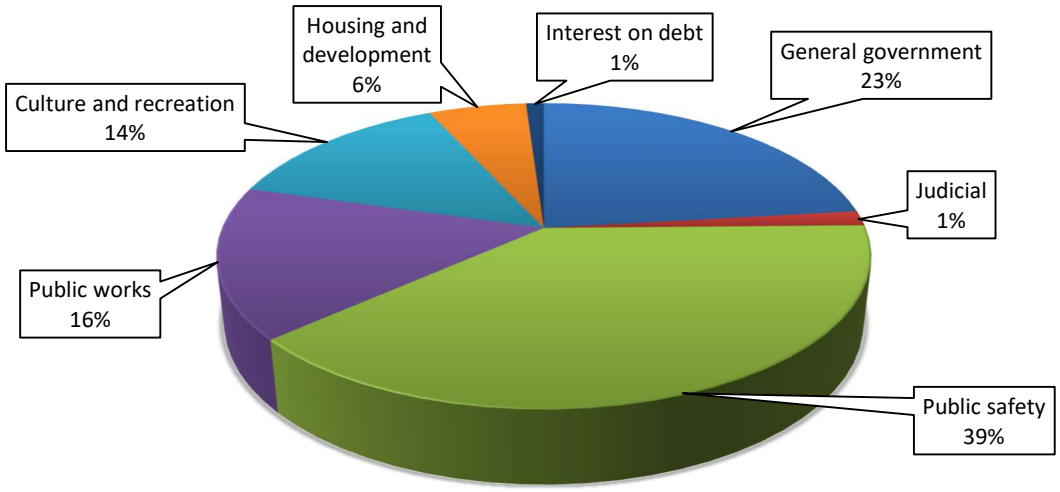
- Property taxes of approximately $18.9 million provided 40% of governmental revenues for general operations. The M&O millage rate remained the same at 7.75 mills. The bond millage rate remained at 1.50 mills. The bond millage is restricted to service the debt of the general obligation bond issue for recreation and transportation improvements. Property tax revenue was up approximately $1.23 million in 2025 due to an increase in real, bond, and personal assessed values.

- Capital grants and contributions for governmental activities increased by approximately $2.75 million from the prior year. Highlights include:
  - SPLOST collections continue to exceed Cobb County projections with an increase in funds received by approximately $337,000.
  - House Bill 489 Service Delivery Strategy provided additional funding to the City in the amount of approximately $164,000 over prior year.
  - An increase in CDBG (Community Development Block Grant) funding of $114,000. CDBG funds are received on a reimbursement basis from Cobb County.

- Other taxes such as business and occupational, insurance premium, and franchise taxes increased by approximately $592,000 due to increased participation from businesses within the City. While real estate transfer and intangible taxes had a net decrease of approximately $73,000 over the prior year.

- Investment income increased by approximately $568,000 due to changes in interest rates from 1% to 2.25% as well as the increase in the City's unrealized gains reinvested for Georgia Fund 1 and Raymond James Investments.

Table 4 - Governmental Expenses



Expense Impacts:

The City approved a 3% COLA (Cost-of-Living Adjustment) for all employees effective with the first full payroll of the fiscal year. These two items increased salaries in all departments across the board for filled positions.

- Public Safety accounts for 39% of the City's governmental expenses and incurred a $1.23 million or 6% increase in expenses for fiscal year 2025. These expenses relate to the following highlighted categories:
  - Group insurance increased by $245,000 compared to prior fiscal year. This can be attributed to additional participation as well as increased rates overall for the City.
  - Equipment repairs and maintenance increased by $40,000 compared to the prior fiscal year due to our implementation of 15 additional Flock Safety Camera systems throughout the City.
  - Travel expenses increased by approximately $32,000 compared to the prior fiscal year due to the City's continued commitment to supporting education and training for our police officers and public safety officials.

- Culture and Recreation expenses increased by approximately $460,000 or 6% for fiscal year 2025. These expenses relate to the following highlighted categories:
  - Special Event expenses increased by approximately $220,000 compared to prior fiscal year. The City's amphitheater concert series expenses increased by approximately $160,000 as we added more concerts in this fiscal year due to the completion of the amphitheater. The Pigs and Peaches BBQ Festival incurred additional expenses in

fiscal year 2025 in the amount of approximately $60,000 due to increased artist fees and rental of additional equipment.
  - Group Insurance increased by approximately $86,000 compared to the prior fiscal year related to the additional participation as well as increased rates overall for the City.

- The City's IT Department expenses increased by approximately $191,000 or 12% for fiscal year 2025. These expenses relate to the following highlighted categories:
  - Computer supplies expenses increased by approximately $49,000 compared to the prior fiscal year related to the purchase of replacement data switches which assist with internet connectivity.
  - Software costs increased by approximately $31,000 due to increased costs of software used throughout the City as well as additional costs related to Microsoft migration services to implement additional security features and expanded retention capabilities.
  - Connectivity fees increased by approximately $20,000 due to increased cost of the City's internet service.

- The City's Finance Department had increased expenses of approximately $108,000 or 9% for fiscal year 2025.
  - Group Insurance expenses increased by approximately $20,000 due to an overall increase in city-wide insurance expenses.
  - Other Professional Services increased by approximately $15,000 due to a biannual actuarial service related to requirements of reporting other post-employment benefits.

- Election Expenses decreased by approximately $73,000 as Cobb County did not hold any special elections compared to the prior fiscal year.

- Human Resources had decreased expenses of approximately $33,000 for fiscal year 2025 which was the result of the following:
  - Employee benefits decreased by approximately $20,000 due to the department being only partially staffed for the first half of the year. It is expected to increase in the following fiscal year as the department was fully staffed at fiscal year-end.
  - Travel and Education and Training expenses decreased by approximately $5,000 due to the partially vacant positions throughout the first half of the year.

- Building maintenance had decreased cleaning and repairs/maintenance expenses in the amounts of approximately $22,000 and approximately $21,000, respectively. These are the direct results of the following:
  - Cleaning expenses for the City decreased by approximately $22,000 from prior fiscal year due to a reduction in weekend overtime cleaning. This is a result of the City's contracted cleaning company's continued improvements in efficiency and ability to provide the City with consistent cleaning services throughout normal business hours.
  - Repairs and maintenance expenses decreased by approximately $21,000 from prior fiscal year due to a reduction in roof and HVAC repairs from prior year.

- Highway and Streets had a decrease in Landscaping Materials/Supplies expenses of approximately $41,000. This was the result of the reduction in the need to remove, replant, and sod trees.

- The City's debt service interest expense decreased by approximately $20,000 from prior fiscal year due to a reduction in debt obligations.

Governmental Funds

The City reports two major funds individually in the governmental fund financial statements. Those funds are the General Fund and the Special Purpose Local Sales Tax (SPLOST) Fund. Most of the discussion regarding governmental activities is equally applicable to the finances of those governmental funds. However, certain factors that are relevant to the City's current financial health are more apparent in the fund financial statements than in the government-wide financial statements. There are two major funds shown in Table 5 and highlights are in more detail below.

Table 5
Financial Analysis of the City's Major Governmental Funds
(in thousands)

FUND	Fund Balances 9/30/2024	Revenues/ Sources	Expenditures/ Uses	Revenues/Sources Over (Under) Expenditures/Uses	Fund Balances 9/30/2025
General Fund	$ 41,810	$ 34,067	$ 28,002	6,065	$ 47,875
SPLOST	38,319	10,318	5,588	4,730	$ 43,049

On September 30, 2025, the City's governmental funds reported a combined fund balance of $95,737,788, which is a net change in fund balance of $11,113,023 from the previous year.

General Fund

The General Fund is the City's primary operating fund and accounts for most governmental activities.

At the end of fiscal year 2025:

- Fund balance totaled approximately $47.9 million.
- Revenues totaled approximately $34 million.
- Expenditures and transfers out totaled approximately $28 million.

The resulting increase in fund balance of approximately $6 million reflects strong fiscal performance and careful budget management.

Additional notes related to transfers out of General Fund:

- Transfers of approximately $1.62 million from Governmental funds to proprietary funds reduced the overall fund balance of governmental funds.
    - The Southern Museum's expenses exceeded prior fiscal year expenses and revenues declined from prior fiscal year revenues requiring additional transfers from General Fund.
    - The transfer to the Streetlight Fund was necessary even with additional revenues received. Although the fund collected increased revenues, the fund operated at a net loss. See Table 6 for more details related to Business-Type Activities.

SPLOST Fund

The SPLOST Fund is a major governmental fund related to major improvements within the City related to voter-approved projects.

At the end of fiscal year 2025:

- Fund Balance totaled approximately $43.05 million
- Revenues totaled approximately $10.32 million
- Expenditures totaled approximately $5.59 million

The resulting increase in fund balance of approximately $4.7 million reflects the City's focus on diligently maintaining records, communication within the City regarding receipt of funds, and fund balances for specific projects.

American Rescue Plan Fund

The American Rescue Plan (ARP) Fund was a major fund in fiscal year 2024. The ARP Fund accounts for federal funds related to the Coronavirus State and Local Fiscal Recovery Fund (CSLFRF) and may be applied to infrastructure improvements, public health initiatives, and economic stabilization programs. The City has collected a total of $12.8 million in ARP funds since inception.

- During fiscal year 2025 the City had $1.6 million of ARP funds remaining.
- The City incurred expenditures of $1.6 million.
- All projects have been completed in accordance with Treasury guidelines, therefore, due to the reduction in activity, this fund is no longer a major fund.

Business-Type Activities and Enterprise Funds

The total net position of the City's business-type activities increased in 2025, though more modestly than that of the governmental activities.

- Business-type activities' net position increased by approximately $1 million or 6 percent to approximately $18.1 million.
    - The increase reflects the previously noted transfer of $1.62 million from governmental activities.

- Absent the transfer, total net position would have declined by approximately $602,000, meaning expenses would have exceeded revenues for the year.

See pages 22-23 of the financial statements for the net cost (total cost, less revenues generated by the activities) of these programs or functions. The following charts show the source of the City's business-type revenues and expenses.

Table 6
Business-Type Activities
For The Fiscal Year Ended September 30
(in thousands)

	Program Revenues		Program Expense		Program Income (Loss)	
FUND	**2025**	**2024**	**2025**	**2024**	**2025**	**2024**
Museum	$ 579	$ 589	$ 1,359	$ 1,325	$ (780)	$ (736)
Sanitation	4,118	3,817	4,010	3,756	108	61
Stormwater	1,308	1,323	1,057	927	251	396
Gardens	565	219	807	736	(242)	(517)
Streetlight	415	404	465	477	(50)	(73)
Total	$ 6,985	$ 6,352	$ 7,698	$ 7,221	$ (713)	$ (869)

Analysis of individual major funds:

Museum

- Revenues decreased by approximately $10,000 and expenses increased by approximately $34,000.
- The revenues for services increased by approximately $20,000 from prior fiscal year due to increased travel and visits from schools and tour groups.
- Donated artifacts are associated with program revenues and decreased approximately $30,000 from prior year resulting in an overall loss of revenue.

Sanitation

- Revenues were up approximately $301,000 (7.8%) and expenses were up approximately $254,000 (6.8%) over the prior fiscal year.
- The revenue for Residential Collection Charges increased by approximately $283,000 or 8%. This was the result of an increase in the number of residential customers and collection of delinquent balances.
- Other Professional Service expenses increased by approximately $218,000 due to increased cost of service by the City's contracted waste disposal company (Republic).
- Retirement contributions increased by approximately $24,000 due to the retirement of a long-term employee in the prior fiscal year.

Stormwater

- Revenues were down approximately $15,000 and expenses increased by approximately $130,000 from the prior fiscal year.
- Revenue remained consistent with a slight decrease of $15,000 (approximately 1%).
- Employee benefits increased by approximately $121,000 from prior fiscal year. This increase is related to the City's Stormwater department being fully staffed for a majority of the year, increasing insurance costs, and increased participation in retirement plans.

Analysis of individual nonmajor funds:

Gardens

- Revenues increased by approximately $346,000 and expenses increased by approximately $71,000 from the prior fiscal year.
- Smith Gilbert Gardens received a grant in the amount of approximately $500,000 from the Georgia Department of Natural Resources in order to update and renovate the Hiram Butler House.
- Without the above-mentioned grant, the revenues for Smith Gilbert Gardens were drastically reduced by approximately $161,000 due to the garden being closed for major improvements throughout the fiscal year.
- Employee benefits including Regular Employee pay, Overtime, and group insurance increased by approximately $63,000 from prior fiscal year due to the 3% COLA and increased costs of insurance.
- Repairs and Maintenance expenses increased by approximately $11,000 due to additional mulch and pine straw required following major improvements.

Streetlight

- Revenues and Expenses remained consistent with the prior fiscal year with revenues increasing by approximately $11,000 or 2.7% and expenses decreasing by $12,000 or 2.3%.

Significant Capital Asset and Long-Term Financing Activity

Capital Assets

The City's investment in capital assets for the governmental and business-type activities as of September 30, 2025, is amounted to $130,668,595 (net of accumulated depreciation of $71,750,568). Investment in capital assets includes land, buildings, infrastructure, vehicles, museum artifacts, and machinery and equipment. The total increase in the City's investment in capital assets for the current fiscal year was 3%. For more detailed information concerning capital assets, see Note 7 in the financial statements.

Table 7
Capital Assets
September 30
(net of depreciation)
(in thousands)

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	$ 12,145	$ 12,145	$ 2,042	$ 2,042	$ 14,187	$ 14,187
Construction in progress	15,772	21,078	-	-	15,772	21,078
Museum artifacts	-	-	1,192	1,185	1,192	1,185
Buildings and improvements	24,061	22,695	9,859	9,298	33,920	31,993
Park land	18,240	10,193		-	18,240	10,193
Infrastructure	41,265	41,900		-	41,265	41,900
Furniture, machinery and equipment	3,367	3,390	337	406	3,704	3,796
Vehicles	2,260	2,001	128	169	2,388	2,170
Total	$ 117,110	$ 113,402	$ 13,558	$ 13,100	$ 130,668	$ 126,503

This year's major capital asset additions included:

Governmental Activities

- ARP funds of $1,680,338 for Park Improvements, Sidewalk Improvements and Police Vehicles and Upfitting
- SPLOST Public Safety Facility - $3,929,937
- SPLOST Facility Improvements - $1,541,294

Long-Term Debt

The City continues to manage debt responsibly while financing long-term capital improvements.

- During fiscal year 2025 payments totaled $1.13 million.
- General obligation debt issuance is limited by State statutes.
- The current debt limitation for the City is approximately $247 million, which is in excess of the City's outstanding general obligation debt.
- The City maintains conservative debt levels and continues to monitor long-term obligations to ensure fiscal sustainability.

Information about the City's long-term liabilities is included in Note 8 of the financial statements and a summary is included in Table 8 of this report.

Table 8
Outstanding Debt at September 30
(in thousands)

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
General obligation bonds	$ 3,740	$ 4,605	$ -	$ -	$ 3,740	$ 4,605
Revenue bonds	4,975	5,132	-	-	4,975	5,132
Financed purchases from direct borrowings	140	254	-	-	140	254
Total OPEB liability	6,411	6,193	-	-	6,411	6,193
Net pension liability	4,219	8,099	191	367	4,410	8,466
Compensated absences	1,306	1,155	98	103	1,404	1,258
Total	$ 20,791	$ 25,438	$ 289	$ 470	$ 21,080	$ 25,908

Currently Known Facts, Decisions, or Conditions

Economic Factors

The City of Kennesaw continues to benefit from its location within the Atlanta metropolitan area and remains an attractive location for residential and commercial development.

The fiscal year 2026 budget was developed with consideration for anticipated economic conditions, service demands, and infrastructure needs.

The City will continue to prioritize:

- Public safety
- Infrastructure investment
- Economic development
- Community amenities

These priorities will help ensure continued growth while maintaining fiscal responsibility.

Next Year's Budget

Included in the fiscal year 2026 budget:

- Recommended millage rate remains steady at 7.75 mills.
- Real, Bond and Personal Property Tax Revenue budgeted at a 2% increase over current year actual.
- There is a 3% COLA in the fiscal year 2026 budget
- Fiscal year 2026 projected benefit and healthcare costs increased by approximately 7%.
- Increase of overall General Fund budget from fiscal year 2025 to fiscal year 2026 is approximately 7.7%.

We are seeing a decrease in Building Services revenues in fiscal year 2025 and project these revenues will continue to fall in fiscal year 2026. This is primarily due to a slowdown in development activity. This decrease is largely driven by rising construction costs, influenced by inflation and increased tariffs on building materials, and higher interest rates. These financial pressures have caused developers to delay or to scale back projects, resulting in fewer permit applications and reduced revenue for the City.

Other revenue lines such as Business and Occupation tax, alcohol fees – both on premise and retail, Sunday sales, recreation program fees, and summer and sports camps fees, all reflect a healthy consumption economy and that both residents and non-residents are participating in our recreation programs in record numbers.

Senior Tax Exemption – The 100% Senior property tax exemption continues to have a significant negative impact on the General Fund. Any resident over 65 years of age is exempt from City of Kennesaw ad valorem property tax for the property on which they reside. This exemption has been in place since 1959 and for fiscal year 2026, the total dollar amounts not being collected into the General Fund is projected to total $1,811,906. Since 2012 when the amount of the senior exemption totaled $320,576 there has been a 465% increase. With the youngest baby boomers (age 59) being born in 1965 and with 10,000 people a day turning 65 years of age, the impact of the 100% senior exemption will continue to grow and have a larger impact on the General Fund. The senior exemption surpassed $1 million dollars in fiscal year 2022. If present trends continue the total amount of the senior exemption will surpass $2 million dollars in fiscal year 2027.

CITY OF KENNESAW, GEORGIA

STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

ASSETS	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	Development Authority
Cash and cash equivalents	$ 83,145,378	$ 6,102,051	$ 89,247,429	$ 538,013
Investments	164,649	-	164,649	52,786
Taxes receivable, net of allowances	3,875,421	-	3,875,421	-
Other receivables	517,004	-	517,004	-
Accounts receivable, net of allowances	-	576,916	576,916	-
Due from other governments	2,112,598	-	2,112,598	-
Due from component units, due in more than one year	706,479	-	706,479	-
Internal balances	81,079	(81,079)	-	-
Lease receivable, due within one year	42,626	-	42,626	-
Lease receivable, due in more than one year	39,031	-	39,031	-
Inventory	8,806	141,191	149,997	-
Prepaid items	389,331	38,156	427,487	-
Restricted cash	8,730,369	-	8,730,369	-
Restricted investments	426,316	-	426,316	-
Land held for resale	-	-	-	1,110,000
Capital assets:				
Nondepreciable	27,916,782	3,234,706	31,151,488	-
Depreciable, net of accumulated depreciation	89,193,707	10,323,400	99,517,107	-
Total assets	217,349,576	20,335,341	237,684,917	1,700,799
DEFERRED OUTFLOWS OF RESOURCES				
OPEB related items	1,642,734	-	1,642,734	-
Pension related items	2,094,448	95,023	2,189,471	-
Total deferred outflows of resources	3,737,182	95,023	3,832,205	-
LIABILITIES				
Accounts payable	2,378,509	694,973	3,073,482	-
Retainage payable	358,919	-	358,919	-
Accrued liabilities	1,257,151	827,469	2,084,620	-
Accrued interest payable	51,415	-	51,415	-
Unearned revenue	-	423,061	423,061	-
Compensated absences, due within one year	937,134	97,733	1,034,867	-
Compensated absences, due in more than one year	369,541	-	369,541	-
Due to primary government, due in more than one year	-	-	-	706,479
Financed purchases, due within one year	72,146	-	72,146	-
Financed purchases, due in more than one year	67,785	-	67,785	-
Bonds payable, due within one year	1,055,000	-	1,055,000	-
Bonds payable, due in more than one year	7,659,982	-	7,659,982	-
Net pension liability, due in more than one year	4,219,033	191,413	4,410,446	-
Total OPEB liability, due within one year	313,797	-	313,797	-
Total OPEB liability, due in more than one year	6,097,057	-	6,097,057	-
Total liabilities	24,837,469	2,234,649	27,072,118	706,479
DEFERRED INFLOWS OF RESOURCES				
OPEB related items	2,533,813	-	2,533,813	-
Pension related items	2,205,266	100,051	2,305,317	-
Leases	74,882	-	74,882	-
Total deferred inflows of resources	4,813,961	100,051	4,914,012	-
NET POSITION				
Net investment in capital assets	106,676,052	13,558,106	120,234,158	-
Restricted for:				
Law enforcement	2,886,055	-	2,886,055	-
Health and welfare	178,731	-	178,731	-
Culture and recreation	37,334	-	37,334	-
Capital projects	46,406,047	-	46,406,047	-
Federal programs	40,737	-	40,737	-
Debt service	42,858	-	42,858	-
Voter approved use	9,065,530	-	9,065,530	-
Unrestricted	26,101,984	4,537,558	30,639,542	994,320
Total net position	$ 191,435,328	$ 18,095,664	$ 209,530,992	$ 994,320

The accompanying notes are an integral part of these financial statements.

CITY OF KENNESAW, GEORGIA

STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	$ 6,967,328	$ 284,073	$ 1,024,482	$ 1,420,678
Judicial	466,226	1,121,553	-	-
Public safety	11,638,087	1,509,187	27,992	45,110
Public works	4,825,626	90,796	-	11,351,545
Health and welfare	-	-	115,367	-
Culture and recreation	4,131,118	1,400,096	-	238,826
Housing and development	1,733,386	609,432	-	-
Interest on long-term debt	315,930	-	-	-
Total governmental activities	30,077,701	5,015,137	1,167,841	13,056,159
Business-type activities:				
Sanitation	4,010,770	4,117,773	-	-
Museum	1,359,143	571,760	-	7,067
Gardens	806,792	57,259	508,300	-
Stormwater	1,056,856	1,307,949	-	-
Streetlight	464,684	415,311	-	-
Total business-type activities	7,698,245	6,470,052	508,300	7,067
Total primary government	$ 37,775,946	$ 11,485,189	$ 1,676,141	$ 13,063,226
Component unit:				
Development Authority	$ 6,803	$ -	$ 2,091	$ 200,000
Total component unit	$ 6,803	$ -	$ 2,091	$ 200,000

General revenues:
- Property taxes
- Franchise taxes
- Insurance premium taxes
- Business taxes
- Other taxes
- Net investment income
- Miscellaneous
- Gain on sale of capital assets

Transfers

Total general revenues and transfers

Change in net position

Net position, beginning of year

Net position, end of year

The accompanying notes are an integral part of these financial statements.

Net (Expenses) Revenues and Changes in Net Position			
Primary Government			Component Unit
Governmental Activities	Business-Type Activities	Total	Development Authority
$ (4,238,095)	$ -	$ (4,238,095)	$ -
655,327	-	655,327	-
(10,055,798)	-	(10,055,798)	-
6,616,715	-	6,616,715	-
115,367	-	115,367	-
(2,492,196)	-	(2,492,196)	-
(1,123,954)	-	(1,123,954)	-
(315,930)	-	(315,930)	-
(10,838,564)	-	(10,838,564)	-
-	107,003	107,003	-
-	(780,316)	(780,316)	-
-	(241,233)	(241,233)	-
-	251,093	251,093	-
-	(49,373)	(49,373)	-
-	(712,826)	(712,826)	-
(10,838,564)	(712,826)	(11,551,390)	-
-	-	-	195,288
-	-	-	195,288
18,922,399	-	18,922,399	-
2,145,069	-	2,145,069	-
3,615,573	-	3,615,573	-
1,809,035	-	1,809,035	-
963,566	-	963,566	-
1,199,917	111,267	1,311,184	10,260
-	-	-	140,338
39,051	-	39,051	-
(1,623,354)	1,623,354	-	-
27,071,256	1,734,621	28,805,877	150,598
16,232,692	1,021,795	17,254,487	345,886
175,202,636	17,073,869	192,276,505	648,434
$ 191,435,328	$ 18,095,664	$ 209,530,992	$ 994,320

CITY OF KENNESAW, GEORGIA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General Fund	SPLOST Fund	Other Governmental Funds	Total Governmental Funds
ASSETS				
Cash and cash equivalents	$ 35,285,581	$ 42,937,941	$ 4,715,236	$ 82,938,758
Investments	164,649	-	-	164,649
Taxes receivable, net of allowance	3,850,652	-	24,769	3,875,421
Other receivables	401,637	-	115,367	517,004
Due from other governments	157,331	1,676,499	278,768	2,112,598
Due from component unit	706,479	-	-	706,479
Due from other funds	130,711	-	13,100	143,811
Restricted cash	8,730,369	-	-	8,730,369
Restricted investments	426,316	-	-	426,316
Lease receivable	81,657	-	-	81,657
Inventory	8,806	-	-	8,806
Prepaid items	376,783	-	12,548	389,331
Total assets	$ 50,320,971	$ 44,614,440	$ 5,159,788	$ 100,095,199
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable	$ 938,454	$ 1,220,605	$ 112,178	$ 2,271,237
Accrued liabilities	929,251	-	40,900	970,151
Due to other funds	299,892	-	78,697	378,589
Retainage payable	14,832	344,087	-	358,919
Total liabilities	2,182,429	1,564,692	231,775	3,978,896
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues - property taxes	188,266	-	-	188,266
Unavailable revenues - other	-	-	115,367	115,367
Leases	74,882	-	-	74,882
Total deferred inflows of resources	263,148	-	115,367	378,515
FUND BALANCES				
Fund balances:				
Nonspendable:				
Inventories	8,806	-	-	8,806
Prepaid items	376,783	-	12,548	389,331
Lease receivable, net	6,775	-	-	6,775
Restricted:				
Law enforcement	32,439	-	2,841,068	2,873,507
Health and welfare	-	-	63,364	63,364
Culture and recreation	-	-	37,334	37,334
Capital projects	-	43,049,748	1,776,775	44,826,523
Federal programs	-	-	40,737	40,737
Debt service	91,155	-	3,118	94,273
Voter-approved use	9,065,530	-	-	9,065,530
Committed:				
Cemetery maintenance	-	-	37,702	37,702
Unassigned	38,293,906	-	-	38,293,906
Total fund balances	47,875,394	43,049,748	4,812,646	95,737,788
Total liabilities, deferred inflows of resources and fund balances	$ 50,320,971	$ 44,614,440	$ 5,159,788	

Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds.	117,110,489
Some receivables are not available to pay for current-period expenditures and, therefore, are unavailable in the governmental funds.	303,633
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(10,213,003)
The net pension liability, total OPEB liability, and related deferred inflows and outflows of resources related to the City's defined benefit pension and OPEB plans are not expected to be liquidated with expendable available financial resources and, therefore, are not reported in the governmental funds.	(11,631,784)
Internal service funds are used by management to charge the costs of health insurance to individual funds. The assets and liabilities of the internal service fund are included in the governmental activities.	128,205
Net position of governmental activities	$ 191,435,328

The accompanying notes are an integral part of these financial statements.

CITY OF KENNESAW, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	General Fund	*(Previously Major)* American Rescue Plan Fund	SPLOST Fund	Other Governmental Funds	Total Governmental Funds
REVENUES					
Taxes	$ 27,376,271	$ -	$ -	$ 119,488	$ 27,495,759
Licenses and permits	763,497	-	-	49,596	813,093
Intergovernmental	2,082,733	-	9,563,974	1,675,723	13,322,430
Fines and forfeitures	1,121,553	-	-	76,676	1,198,229
Charges for services	1,320,920	-	-	1,444,398	2,765,318
Contributions	20,000	-	-	-	20,000
Net investment income	1,099,910	-	754,430	98,420	1,952,760
Miscellaneous	238,497	-	-	11,773	250,270
Total revenues	34,023,381	-	10,318,404	3,476,074	47,817,859
EXPENDITURES					
Current:					
General government	6,591,732	-	-	-	6,591,732
Judicial	473,724	-	-	-	473,724
Public safety	9,614,504	-	-	1,240,423	10,854,927
Public works	2,505,334	-	-	5,575	2,510,909
Culture and recreation	3,730,088	-	-	45,266	3,775,354
Housing and development	1,498,082	-	-	29,583	1,527,665
Capital outlay	563,871	-	5,588,050	1,781,617	7,933,538
Debt service:					
Principal retirements	979,127	-	-	155,000	1,134,127
Interest and fiscal charges	88,429	-	-	234,819	323,248
Total expenditures	26,044,891	-	5,588,050	3,492,283	35,125,224
Excess (deficiency) of revenues over expenditures	7,978,490	-	4,730,354	(16,209)	12,692,635
OTHER FINANCING SOURCES (USES)					
Proceeds from sale of capital assets	43,742	-	-	-	43,742
Transfers in	-	-	-	389,819	389,819
Transfers out	(1,956,698)	-	-	(56,475)	(2,013,173)
Total other financing sources (uses)	(1,912,956)	-	-	333,344	(1,579,612)
Net change in fund balance	6,065,534	-	4,730,354	317,135	11,113,023
FUND BALANCES, beginning of year	41,809,860	34,943	38,319,394	4,460,568	84,624,765
Adjustment - change within reporting entity	-	(34,943)	-	34,943	-
FUND BALANCES, beginning of year, as adjusted	41,809,860	-	38,319,394	4,495,511	84,624,765
FUND BALANCES, end of year	$ 47,875,394	$ -	$ 43,049,748	$ 4,812,646	$ 95,737,788

The accompanying notes are an integral part of these financial statements.

CITY OF KENNESAW, GEORGIA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	$	11,113,023
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation expense in the current period.		3,712,213
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.		75,250
The net effect of various miscellaneous transactions involving capital assets (i.e., disposals) is to decrease net position.		(4,691)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the effect of principal retirement in the current fiscal year.		1,134,127
Internal service funds are used by management to charge the costs of health and workers' compensation insurance to individual funds. The net expenses of the internal service funds is reported with governmental activities.		169
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		202,601
Change in net position - governmental activities	$	16,232,692

The accompanying notes are an integral part of these financial statements.

CITY OF KENNESAW, GEORGIA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Taxes	$ 25,587,785	$ 25,587,785	$ 27,376,271	$ 1,788,486
Licenses and permits	1,074,000	1,074,000	763,497	(310,503)
Fines and forfeitures	935,000	935,000	1,121,553	186,553
Charges for services	1,141,440	1,141,440	1,320,920	179,480
Intergovernmental	1,603,028	1,603,028	2,082,733	479,705
Contributions	-	-	20,000	20,000
Net investment income	545,000	545,000	1,099,910	554,910
Miscellaneous	744,139	744,139	238,497	(505,642)
Total revenues	31,630,392	31,630,392	34,023,381	2,392,989
EXPENDITURES				
Current:				
General government:				
Mayor and council	2,943,460	2,943,460	387,871	2,555,589
City manager	980,412	980,412	904,679	75,733
Financial administration	1,322,473	1,332,473	1,297,861	34,612
Human resources	448,743	408,743	333,339	75,404
Legal and audit	346,500	276,500	247,447	29,053
Information technology	1,767,964	1,782,964	1,766,020	16,944
Buildings	1,810,995	1,730,995	1,654,515	76,480
Total general government	9,620,547	9,455,547	6,591,732	2,863,815
Judicial	555,037	525,037	473,724	51,313
Public safety:				
Police	9,690,801	9,840,798	9,613,501	227,297
E911	1,000	1,003	1,003	-
Total public safety	9,691,801	9,841,801	9,614,504	227,297
Public works:				
Central services	1,218,718	1,178,718	1,144,596	34,122
Highways and streets	1,757,681	1,442,681	1,360,738	81,943
Total public works	2,976,399	2,621,399	2,505,334	116,065
Culture and recreation	3,763,544	3,793,544	3,730,088	63,456
Housing and development:				
Construction and inspection	791,096	791,096	726,594	64,502
Planning and zoning	350,219	350,219	331,308	18,911
Economic development	513,761	465,852	440,180	25,672
Total housing and development	1,655,076	1,607,167	1,498,082	109,085
Capital outlay	1,225,000	1,225,000	563,871	661,129
Debt service:				
Principal	979,130	979,130	979,127	3
Interest	88,431	88,431	88,429	2
Total debt service	1,067,561	1,067,561	1,067,556	5
Total expenditures	30,554,965	30,137,056	26,044,891	4,092,165
Excess of revenues over expenditures	1,075,427	1,493,336	7,978,490	6,485,154
OTHER FINANCING SOURCES (USES)				
Proceeds from sale of capital assets	15,000	15,000	43,742	28,742
Transfers in	449,632	449,632	-	(449,632)
Transfers out	(1,540,059)	(1,957,968)	(1,956,698)	1,270
Total other financing sources (uses)	(1,075,427)	(1,493,336)	(1,912,956)	(419,620)
Net change in fund balances	-	-	6,065,534	6,065,534
FUND BALANCES, beginning of year	41,809,860	41,809,860	41,809,860	-
FUND BALANCES, end of year	$ 41,809,860	$ 41,809,860	$ 47,875,394	$ 6,065,534

The accompanying notes are an integral part of these financial statements.

CITY OF KENNESAW, GEORGIA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2025

ASSETS	Business-Type Activities - Enterprise Funds: Sanitation Fund	Museum Fund	Stormwater Fund	Nonmajor Enterprise Funds	Totals	Governmental Activities Internal Service Fund
CURRENT ASSETS						
Cash	$ 1,888,395	$ 863,512	$ 2,665,245	$ 684,899	$ 6,102,051	$ 206,620
Accounts receivable, net of allowance	395,733	-	137,524	43,659	576,916	-
Due from other funds	5,146	2,925	92,853	31,139	132,063	347,545
Due from other governments	-	-	-	-	-	-
Inventory	-	130,576	-	10,615	141,191	-
Prepaid items	28	20,173	17,093	862	38,156	-
Total current assets	2,289,302	1,017,186	2,912,715	771,174	6,990,377	554,165
NONCURRENT ASSETS						
Capital assets:						
Nondepreciable assets	-	1,199,327	14,325	2,021,054	3,234,706	-
Depreciable assets	296,587	8,773,488	13,628,436	128,662	22,827,173	-
	296,587	9,972,815	13,642,761	2,149,716	26,061,879	-
Accumulated depreciation	(276,435)	(4,748,451)	(7,377,531)	(101,356)	(12,503,773)	-
Total capital assets	20,152	5,224,364	6,265,230	2,048,360	13,558,106	-
Total noncurrent assets	20,152	5,224,364	6,265,230	2,048,360	13,558,106	-
Total assets	2,309,454	6,241,550	9,177,945	2,819,534	20,548,483	554,165
DEFERRED OUTFLOWS OF RESOURCES						
Pension related items	46,387	-	48,636	-	95,023	-
Total deferred outflows of resources	46,387	-	48,636	-	95,023	-
LIABILITIES						
CURRENT LIABILITIES						
Accounts payable	667,334	8,204	67	17,158	692,763	107,272
Accrued liabilities	2,153	26,070	13,214	23,081	64,518	287,000
Due to other governments	-	-	-	2,210	2,210	-
Due to other funds	130,787	26,971	19,782	67,290	244,830	-
Deposits payable	762,951	-	-	-	762,951	-
Compensated absences payable	3,507	37,250	29,298	27,678	97,733	-
Unearned revenue	291,532	-	101,876	29,653	423,061	-
Total current liabilities	1,858,264	98,495	164,237	167,070	2,288,066	394,272
NONCURRENT LIABILITIES						
Net pension liability	93,442	-	97,971	-	191,413	-
Total noncurrent liabilities	93,442	-	97,971	-	191,413	-
Total liabilities	1,951,706	98,495	262,208	167,070	2,479,479	394,272
DEFERRED INFLOWS OF RESOURCES						
Pension related items	48,841	-	51,210	-	100,051	-
Total deferred inflows of resources	48,841	-	51,210	-	100,051	-
NET POSITION						
Investment in capital assets	20,152	5,224,364	6,265,230	2,048,360	13,558,106	-
Unrestricted	335,142	918,691	2,647,933	604,104	4,505,870	159,893
Total net position	$ 355,294	$ 6,143,055	$ 8,913,163	$ 2,652,464	18,063,976	$ 159,893
Adjustment to reflect the consolidation of internal service fund activities to enterprise funds					31,688	
Net position of business-type activities					$ 18,095,664	

The accompanying notes are an integral part of these financial statements.

CITY OF KENNESAW, GEORGIA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities - Enterprise Funds					
	Sanitation Fund	Museum Fund	Stormwater Fund	Nonmajor Enterprise Funds	Totals	Governmental Activities Internal Service Fund
OPERATING REVENUE						
Sanitation fees	$ 4,112,020	$ -	$ -	$ -	$ 4,112,020	$ -
Stormwater fees	-	-	1,307,949	-	1,307,949	-
Charges for sales and services	-	326,650	-	452,505	779,155	3,230,208
Miscellaneous	5,753	245,110	-	20,065	270,928	-
Total operating revenues	4,117,773	571,760	1,307,949	472,570	6,470,052	3,230,208
OPERATING EXPENSES						
Cost of sales and services	4,004,601	1,147,207	696,138	1,265,854	7,113,800	143,556
Claims	-	-	-	-	-	3,088,239
Depreciation	6,158	211,871	360,671	5,576	584,276	-
Total operating expenses	4,010,759	1,359,078	1,056,809	1,271,430	7,698,076	3,231,795
Operating income (loss)	107,014	(787,318)	251,140	(798,860)	(1,228,024)	(1,587)
NONOPERATING INCOME (EXPENSES)						
Interest income	27,394	13,429	59,371	11,073	111,267	1,587
Intergovernmental	-	-	-	508,300	508,300	-
Total nonoperating income	27,394	13,429	59,371	519,373	619,567	1,587
Income (loss) before transfers and contributions	134,408	(773,889)	310,511	(279,487)	(608,457)	-
Capital contributions	-	7,067	-	-	7,067	-
Transfers in	-	913,511	-	709,843	1,623,354	-
Total capital contributions and transfers	-	920,578	-	709,843	1,630,421	-
Change in net position	134,408	146,689	310,511	430,356	1,021,964	-
Total net position, beginning of year	220,886	5,996,366	8,602,652	2,222,108		159,893
Total net position, end of year	$ 355,294	$ 6,143,055	$ 8,913,163	$ 2,652,464		$ 159,893
Adjustment to reflect the consolidation of internal service fund activities to enterprise funds					(169)	
Change in net position of business-type activities					$ 1,021,795	

The accompanying notes are an integral part of these financial statements.

CITY OF KENNESAW, GEORGIA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities - Enterprise Funds					
	Sanitation Fund	Museum Fund	Stormwater Fund	Nonmajor Enterprise Funds	Totals	Governmental Activities Internal Service Fund
CASH FLOWS FROM OPERATING ACTIVITIES						
Receipts from customers and users	$ 4,235,076	$ 571,760	$ 1,342,315	$ 522,438	$ 6,671,589	$ 3,211,335
Payments to suppliers	(3,695,801)	(378,671)	(428,460)	(618,638)	(5,121,570)	(3,098,690)
Payments to employees	(94,458)	(750,269)	(467,482)	(599,755)	(1,911,964)	-
Net cash provided by (used in) operating activities	444,817	(557,180)	446,373	(695,955)	(361,945)	112,645
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES						
Grants and contributions	-	-	-	508,300	508,300	-
Transfers in from other funds	-	913,511	-	709,843	1,623,354	-
Net cash provided by noncapital financing activities	-	913,511	-	1,218,143	2,131,654	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Purchase of capital assets	-	(5,385)	(1,020,334)	(9,052)	(1,034,771)	-
Net cash used in capital and related financing activities	-	(5,385)	(1,020,334)	(9,052)	(1,034,771)	-
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest received	27,394	13,429	59,371	11,073	111,267	1,587
Net cash provided by investing activities	27,394	13,429	59,371	11,073	111,267	1,587
Net increase (decrease) in cash	472,211	364,375	(514,590)	524,209	846,205	114,232
Cash, beginning of year	1,416,184	499,137	3,179,835	160,690	5,255,846	92,388
Cash, end of year	$ 1,888,395	$ 863,512	$ 2,665,245	$ 684,899	$ 6,102,051	$ 206,620
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES						
Operating income (loss)	$ 107,014	$ (787,318)	$ 251,140	$ (798,860)	$ (1,228,024)	$ (1,587)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation	6,158	211,871	360,671	5,576	584,276	-
Change in assets and liabilities:						
Decrease in accounts receivable	99,877	-	34,813	49,868	184,558	-
(Increase) decrease in due from other funds	4,750	(255)	91,268	27,924	123,687	(18,873)
(Increase) decrease in prepaid items	(5)	(979)	(2,183)	(41)	(3,208)	60,443
Increase in inventory	-	(11,796)	-	(5,703)	(17,499)	-
Decrease in pension related deferred outflows of resources	27,412	-	28,920	-	56,332	-
Increase in pension related deferred inflows of resources	48,841	-	51,210	-	100,051	-
Increase (decrease) in accounts payable	338,811	5,324	(282,849)	5,878	67,164	106,661
Increase in due to other governments	-	-	-	2,210	2,210	-
Increase (decrease) in accrued liabilities	260	3,629	(1,738)	4,209	6,360	(33,999)
Increase in customer deposits payable	18,705	-	-	-	18,705	-
Increase (decrease) in compensated absences payable	(1,034)	(3,357)	(7,701)	6,334	(5,758)	-
Decrease in unearned revenue	(1,279)	-	(447)	(130)	(1,856)	-
Increase (decrease) in due to other funds	(119,192)	25,701	13,351	6,780	(73,360)	-
Decrease in net pension liability	(85,501)	-	(90,082)	-	(175,583)	-
Net cash provided by (used in) operating activities	$ 444,817	$ (557,180)	$ 446,373	$ (695,955)	$ (361,945)	$ 112,645
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES						
Capital contributions	$ -	$ 7,067	$ -	$ -	$ 7,067	$ -

The accompanying notes are an integral part of these financial statements.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Kennesaw, Georgia (the "City") have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

A. Reporting Entity

The City operates under a council/manager form of government and provides the following services to its citizens: public safety, public works, culture and recreation, public improvements, health and welfare, and general and administrative services.

The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the City.

Discretely Presented Component Unit

The Kennesaw Development Authority (the "KDA") has been included as a discretely presented component unit in the accompanying financial statements due to the nature and significance of its relationship with the City. The City appoints its seven member board and all debt issuances must be first approved by the City Council. These factors, along with the eminent domain approval requirement per OCGA 36-42-8, demonstrate the City's ability to impose its will on the KDA. Financial information with regard to the KDA can be obtained from Kennesaw City Hall. Separate financial statements for the Kennesaw Development Authority are not prepared.

Blended Component Unit

The Kennesaw Urban Redevelopment Agency (the "KURA") has been included as a blended component unit in the accompanying financial statements. The City appoints its three member board. Although it is legally separate from the City, its sole purpose is to finance construction and acquisitions of the City. The debt and assets of the KURA have been reported as a form of the City's debt and assets and all debt service activity is reported as debt service activity of the City and is repaid entirely with City resources. Separate financial statements for the Kennesaw Urban Redevelopment Agency are not prepared.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A. Reporting Entity (Continued)

The Kennesaw Downtown Development Authority (the "KDDA") has been included as a blended component unit in the accompanying financial statements. The City appoints its seven member board and all debt issuances must be first approved by the City Council. The debt and assets of the KDDA have been reported as a form of the City's debt and assets and all debt service activity is reported as debt service activity of the City. Separate financial statements for the Kennesaw Downtown Development Authority are not prepared.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. However, any interfund services provided and used are not eliminated as this process would distort the direct costs and program revenues reported in the various functions. Government-wide financial statements do not provide information by fund, but distinguish between the City's governmental activities and business-type activities. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from its discretely presented component unit. The statement of net position will include noncurrent assets and noncurrent liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City's capital assets.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not considered program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Measurement Focus, Basis of Accounting, and Basis of Presentation

The government-wide financial statements are reported using the economic resource measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, with the exception of intergovernmental revenue, which is considered available if collected within 180 days of year end. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, sales taxes, franchise taxes, licenses, intergovernmental grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period, if available. All other revenue items are considered to be measurable and available only when cash is received by the City.

In accordance with GASB Statement No. 33, “Accounting and Financial Reporting for Nonexchange Transactions,” the corresponding assets (receivables) in nonexchange transactions are recognized in the period in which the underlying exchange occurs, when an enforceable legal claim has arisen, when all eligibility requirements have been met, or when resources are received, depending on the revenue source.

In accordance with GASB Statement No. 34, major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Measurement Focus, Basis of Accounting, and Basis of Presentation (Continued)

The City reports the following major governmental funds:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **SPLOST Fund** accounts for the receipts of Special Purpose Local Option Sales Tax (SPLOST) funds and expenditures of money for capital projects approved in the SPLOST resolution.

The City reports the following major proprietary funds:

The **Sanitation Fund** accounts for the collection of fees for garbage collection, disposal and recycling programs, and related expenses.

The **Museum Fund** accounts for the activity related to the operation of the City's Museum.

The **Stormwater fund** accounts for the collection of fees for upgrades to stormwater drains and related expenses.

The City also reports the following fund types:

The **Special Revenue Funds** are used to account for specific revenues, such as confiscations and forfeitures, opioid settlement funding, E911 revenues, hotel/motel tax revenues, charges for cemetery plot sales, charges for various impact fee permits, and various grants and contributions, which are legally restricted or committed to expenditures for particular purposes.

The **Debt Service Funds** are used to account for the resources accumulated and payments made for principal and interest on long-term debt of the City.

The **Enterprise Funds** are used to account for operations that are financed and operated in a manner similar to private business enterprise where the intent of the City is that the costs (including depreciation) of providing the goods and services be financed or recovered primarily through user charges.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Measurement Focus, Basis of Accounting, and Basis of Presentation (Continued)

The **Internal Service Fund** accounts for the accumulation of resources to be used for health insurance-related costs, as the City is partially self-insured.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges for goods and services provided. Operating expenses of the enterprise funds include the cost of these goods and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

D. Budgets

Annual appropriated budgets are adopted for all funds, except capital project funds, which have project length budgets. The budgets for the proprietary funds are for management control purposes and are not required to be reported. Budgets are adopted on a modified accrual basis, which is consistent with generally accepted accounting principles for governmental funds. All appropriations lapse at fiscal year end. Encumbrance accounting - under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation - is not employed by the City.

E. Deposits and Investments

Georgia statutes authorize the City to invest in the following: (1) obligations of Georgia or any other state; (2) obligations of the United States; (3) obligations fully insured or guaranteed by the United States Government or one of its agencies; (4) obligations of any corporation of the United States Government; (5) prime bankers' acceptances; (6) the State of Georgia local government investment pool; (7) repurchase agreements; and (8) obligations of any other political subdivisions of the State of Georgia. Any investment or deposit in excess of the federal depository insured amounts must be collateralized by an equivalent amount of state or U.S. obligations. For purposes of the statement of cash flows, all highly liquid investments with an original maturity of less than 90 days are considered to be cash equivalents. Investments made by the City in nonparticipating interest-earning contracts (such as certificates of deposit) are reported at cost. All other investments are reported at fair value and changes in fair value are reported as a component of investment income.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

F. Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year as well as all other outstanding balances between funds is reported as “due to/from other funds.” Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

Advances between funds, as reported in the fund financial statements, represent long-term borrowing arrangements with established repayment schedules, and are offset by a fund balance account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

G. Inventories

Inventories are valued at cost, which approximates market, using the first-in/first-out (FIFO) method. Inventories consist of expendable supplies held for consumption. The cost is recorded as an asset at the time the individual item is purchased. Inventories reported in the governmental funds are equally offset by fund balance, which indicates that they do not constitute “available, spendable resources” even though they are a component of net current assets.

H. Prepaid Items

Payments made to vendors for services that will benefit periods beyond September 30, 2025, are recorded as prepaid items in both government-wide and fund financial statements. These items are accounted for using the consumption method.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

I. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value. The City has reported infrastructure consistent with the retroactive infrastructure reporting requirements of GASB Statement No. 34.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Capital assets of the primary government, as well as the component units, are depreciated using the straight line method over the following estimated useful lives:

Assets	Years
Infrastructure	30-50
Buildings	10-40
Land improvements	10-40
Machinery and equipment	3-20
Vehicles	3-10

J. Leases

Lessor

The City is a lessor for noncancellable leases of property. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide financial statements. The City recognizes lease receivables with an initial, individual value of $5,000 or more.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

J. Leases (Continued)

Lessor (Continued)

Key estimates and judgments related to leases include how the City determines: (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments:

- The City uses the interest rate it charges to the lessee as the discount rate. When the City does not charge interest, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease receivable are composed of fixed payments and purchase option prices that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflow if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Deferred inflows of resources related to leases are reported with other deferred inflows of resources and lease receivables are reported with current and noncurrent assets on the statement of net position.

K. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is no liability for non-vesting accumulated rights to receive sick pay benefits until 160 hours of sick pay has been reached, then an employee can request to be paid out 40 hours of sick pay each calendar year. The City calculates the average sick leave used/sold over the past three years to determine the sick liability. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements. Based on historical data collected by the City, the City deems it appropriate to classify its entire business-type activities compensated absences payable balance as short term.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

L. Deferred Outflows/Inflows of Resources

In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two items that qualify for reporting in this category. The first item, unavailable revenue, arises only under a modified accrual basis of accounting and is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes, and other sources as these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available. The second item is the City's deferred inflows of resources from leases.

The City also has deferred inflows of resources and deferred outflows of resources related to the recording of changes in its net pension liability and total other postemployment benefit (OPEB) liability. Certain changes in the net pension liability and total OPEB liability are recognized as pension and OPEB expense over time instead of all being recognized in the year of occurrence. Experience gains or losses result from periodic studies by the City's actuary, which adjust the net pension liability and total OPEB liability for actual experience for certain trend information that was previously assumed; for example, the assumed dates of retirement of plan members. These experience gains or losses are recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension expense and OPEB expense over the expected remaining service lives of plan members. Changes in actuarial assumptions which adjust the net pension liability and total OPEB liability are also recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension expense and OPEB expense over the expected remaining service lives of plan members. The difference between projected investment return on pension investments and actual return on those investments is also deferred and amortized against pension expense over a five year period. Additionally, any contributions made by the City to the pension plan and OPEB plan before year end but subsequent to the measurement date of the City's net pension liability and total OPEB liability are reported as deferred outflows of resources. This amount will reduce the net pension liability and total OPEB liability in the next fiscal year.

M. Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the term of the bonds using the effective interest method. Bonds payable are reported net of the applicable discount or premium. Issuance costs are reported as expenses in the period in which they are incurred.

In the fund financial statements, governmental fund types report the face amount of debt issued and related premiums or discounts as other financing sources and bond issuance costs as expenditures.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

N. Fund Balance

Fund balance at the governmental fund financial reporting level is classified as "fund balance." Fund balance for all other reporting is classified as "net position."

Fund Balance – Generally, fund balance represents the difference between the assets and liabilities and deferred inflows of resources under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purpose for which amounts in those funds can be spent.

Fund balances are classified as follows:

Nonspendable – Fund balances are reported as nonspendable when amounts cannot be spent because they are either: (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.

Restricted – Fund balances are reported as restricted when there are limitations imposed on their use either through enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, laws or regulations of other governments.

Committed – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by a formal resolution of the City Council. Only the City Council may modify or rescind the commitment through the passage of a resolution.

Assigned – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. The City Council, through resolution, has expressly delegated to the City Manager the authority to assign funds for particular purposes.

Unassigned – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balance only in the General Fund. Negative unassigned fund balances may be reported in all funds.

Flow Assumptions – When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the City's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City's policy to use fund balance in the following order: (1) Committed, (2) Assigned, and (3) Unassigned.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

N. Fund Balance (Continued)

Net position – Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources in reporting which utilizes the economic resources measurement focus. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has spent) for the acquisition, construction or improvement of those assets. Net position is reported as restricted using the same definition as used for restricted fund balance as described in the section above. All other net position is reported as unrestricted. When both restricted and unrestricted amounts of net position are available for use for expenses incurred, it is the City's policy to use restricted amounts first and then unrestricted amounts as they are needed.

O. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City of Kennesaw Retirement Plan (the "Plan") and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

P. Management Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenditures/ expenses during the period. Actual results could differ from those estimates.

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS

A. Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that "long-term liabilities are not due and payable in the current period and therefore are not reported in the funds." The details of this $10,213,003 difference are as follows:

Financed purchases payable	$ (139,931)
Bonds payable	(8,695,000)
Premium on bonds	(19,982)
Accrued interest payable	(51,415)
Compensated absences	(1,306,675)
Net adjustment to reduce *fund balance - total governmental funds* to arrive at *net position - governmental activities*	$ (10,213,003)

Another element of that reconciliation states that "deferred outflows of resources, deferred inflows of resources, the net pension liability and total OPEB liability are not expected to be liquidated with expendable available resources and therefore are not reported in the funds." The details of this $11,631,784 difference are as follows:

Net pension liability	$ (4,219,033)
Total OPEB liability	(6,410,854)
Deferred outflows of resources:	
Pension related items	2,094,448
OPEB related items	1,642,734
Deferred inflows of resources:	
Pension related items	(2,205,266)
OPEB related items	(2,533,813)
Net adjustment to reduce *fund balance - total governmental funds* to arrive at *net position - governmental activities*	$ (11,631,784)

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS (Continued)

B. Explanation of Certain Differences Between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-Wide Statement of Activities

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that "Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their useful lives and reported as depreciation expense." The details of this $3,712,213 difference are as follows:

Capital outlay	$	7,933,539
Depreciation expense		(4,221,326)
Net adjustment to increase *net changes in fund balances - total governmental funds* to arrive at *changes in net position of governmental activities*	$	3,712,213

Another element of that reconciliation explains that "Some expenses reported in the statement of activities do not require the use of current financial resources, and, therefore, are not reported as expenditures in governmental funds." The details of this $202,601 difference are as follows:

Compensated absences	$	(151,994)
Total OPEB liability and related deferred outflows and inflows of resources		(81,335)
Net pension liability and related deferred outflows and inflows of resources		428,612
Amortization of bond issuance premium		2,506
Accrued interest		4,812
Net adjustment to reduce *fund balance - total governmental funds* to arrive at *net position of governmental activities*	$	202,601

NOTE 3. LEGAL COMPLIANCE - BUDGETS

The City of Kennesaw, Georgia employs the following procedures in establishing its annual budget:

1. The City Manager submits a proposed operating budget to the City Council. The operating budget includes proposed expenditures and the means for financing them.
2. Prior to any action by the Council, the City publishes the proposed budget in the official legal organ, other community newspapers and makes copies available to the residents of the City.
3. Public meetings are held to obtain taxpayer comments.
4. The budget is then legally enacted through passage of a resolution by the City Council by October 1 each fiscal year.
5. Budgetary control is exercised at the department level for the General Fund and total expenditures for all other funds. The City Manager is authorized to transfer budget amounts within a department for the General Fund; however, any revisions that alter the total expenditures of a department require a budget amendment by the City Council. The City Manager is authorized to transfer budget amounts within the fund for all other funds; however, a change in total expenditures requires a budget amendment by the City Council. Budget amounts shown in these financial statements reflect amendments approved by the City Council. Such amendments resulted in no supplemental appropriations.

NOTE 4. DEPOSITS AND INVESTMENTS

Credit Risk. The City has adopted an investment policy (the “Policy”) to minimize the inherent risks associated with deposits and investments. The primary objective of the Policy is to invest funds to provide for the maximum safety of principal and liquidity. The Policy also identifies certain provisions of the Official Code of Georgia Annotated (OCGA) that address credit risk, custodial risk, interest rate risk, concentration risk, and foreign currency risk. The Policy governs all cash and investments, both short and long-term debt.

Under the Policy, the City’s investment portfolio, in aggregate, is to be diversified to limit its exposure to interest rate, credit and concentration risks by observing the above limitations, outlined under the Concentration of Credit Risk-Primary Government section, and to participate in maximum maturities as the City will attempt to match its investments with anticipated cash flow requirements. Unless matching to a specific cash flow, the City will not directly invest in securities maturity more than five years from the date of purchase.

NOTE 4. DEPOSITS AND INVESTMENTS (Continued)

As of September 30, 2025, information on the credit risk and interest rate risk related to the City's investments is disclosed as follows:

Investment	Maturities	Rating	Reported Value
Certificates of Deposit	1 - 5 years	N/A	$ 164,649
Federal National Mortgage Association	1 - 5 years	Aa1	426,316
Total			$ 590,965

N/A - Not applicable

Fair Value Measurements. The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. The City has the following recurring fair value measurements as of September 30, 2025:

Investment	Level 2	Fair Value
Federal National Mortgage Association	$ 426,316	$ 426,316
Total investments measured at fair value	$ 426,316	426,316
Investments not reported at fair value:		
Certificates of Deposit		164,649
Total investments		$ 590,965

The investment in the Federal National Mortgage Association is classified as Level 2 of the fair value hierarchy and valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

Custodial Credit Risk – Deposits. State statutes require all deposits and investments (other than federal or state government instruments) to be covered by depository insurance or pledged securities. Amounts that exceed standard depository insurance limits are required to be collateralized either: (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the state of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of September 30, 2025, the financial institutions holding all of the City's deposits are participants of the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer, required participating banks holding deposits of public funds to pledge collateral at varying rates depending on tier assigned by the State. As of September 30, 2025, all of the City's bank balances were insured and/or collateralized as defined by GASB standards.

NOTE 5. RECEIVABLES

Property taxes are levied on property values assessed as of January 1. Tax bills are levied on October 1. The billings are considered due upon receipt by the taxpayer; however, the actual due date is December 1. After these dates, the bill becomes delinquent and penalties and interest may be assessed by the City. Property taxes are recorded as receivables and deferred inflows of resources when assessed. Revenues are recognized in governmental funds when available.

Receivables at September 30, 2025, for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts are as follows:

	General	SPLOST	Sanitation	Stormwater
Receivables:				
Taxes	$ 3,884,973	$ -	$ -	$ -
Accounts	401,637	-	425,471	143,035
Due from other governments	157,331	1,676,499	-	-
Less allowance for uncollectible	(34,321)	-	(29,738)	(5,511)
Net total receivable	$ 4,409,620	$ 1,676,499	$ 395,733	$ 137,524

	Other Nonmajor Governmental Funds	Other Nonmajor Proprietary Funds
Receivables:		
Taxes	$ 24,769	$ -
Due from other governments	278,768	-
Accounts	115,367	45,263
Less allowance for uncollectible	-	(1,604)
Net total receivable	$ 418,904	$ 43,659

NOTE 6. LEASE RECEIVABLE

The City is a lessor of a property parcel and telecommunications facility. The City receives monthly payments for which one lease escalates over the life of the lease terms. Payment terms on the two leases range from $800 to $3,602. These payments include the principal and interest components of the lease arrangements. As the leases do not contain a specified interest rate, the City has used an estimated discount rate ranging from 1.00% - 3.00%, approximating the 20-year Daily Treasury Long-Term Bond Rate based on the beginning date of the lease.

At September 30, 2025, the City's total receivable for future lease payments was $81,657. The City reports a deferred inflow of resources in the amount of $74,882 associated with these lease agreements that will be recognized over the combined lease terms, which terminate in August 2027.

The lease revenues and interest payments to maturity of the leases are as follows:

Fiscal Year Ending September 30,	Principal	Interest	Total
2026	$ 42,626	$ 1,839	$ 44,465
2027	39,031	588	39,619
	$ 81,657	$ 2,427	$ 84,084

NOTE 7. CAPITAL ASSETS

Primary Government

Capital asset activity for the fiscal year ended September 30, 2025 is as follows:

	Beginning Balance	Increases	Transfers	Decreases	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	$ 12,145,223	$ -	$ -	$ -	$ 12,145,223
Construction in progress	21,078,133	5,707,775	(11,014,349)	-	15,771,559
Total	33,223,356	5,707,775	(11,014,349)	-	27,916,782
Capital assets, being depreciated:					
Buildings	32,771,219	223,058	2,043,207	-	35,037,484
Infrastructure	74,123,519	466,656	597,759	-	75,187,934
Machinery and equipment	8,567,392	666,408	8,789	(34,322)	9,208,267
Land improvements	14,456,289	77,820	8,364,594	(5,034)	22,893,669
Vehicles	5,457,205	791,822	-	(135,879)	6,113,148
Total	135,375,624	2,225,764	11,014,349	(175,235)	148,440,502
Less accumulated depreciation for:					
Buildings	(10,075,521)	(900,695)	-	-	(10,976,216)
Infrastructure	(32,223,504)	(1,698,956)	-	-	(33,922,460)
Machinery and equipment	(5,177,768)	(693,182)	-	29,631	(5,841,319)
Land improvements	(4,262,754)	(395,878)	-	5,034	(4,653,598)
Vehicles	(3,456,466)	(532,615)	-	135,879	(3,853,202)
Total	(55,196,013)	(4,221,326)	-	170,544	(59,246,795)
Total capital assets, being depreciated, net	80,179,611	(1,995,562)	11,014,349	(4,691)	89,193,707
Governmental activities capital assets, net	$ 113,402,967	$ 3,712,213	$ -	$ (4,691)	$ 117,110,489

NOTE 7. CAPITAL ASSETS (Continued)

Primary Government (Continued)

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Museum artifacts	$ 1,185,260	$ 7,067	$ -	$ 1,192,327
Land	2,042,379	-	-	2,042,379
Total	3,227,639	7,067	-	3,234,706
Capital assets, being depreciated:				
Buildings and structures	19,643,552	1,020,953	-	20,664,505
Furniture and fixtures	103,839	5,385	-	109,224
Vehicles	544,465	-	(20,103)	524,362
Machinery and equipment	1,520,649	8,433	-	1,529,082
Total	21,812,505	1,034,771	(20,103)	22,827,173
Less accumulated depreciation for:				
Buildings and structures	(10,345,471)	(460,070)	-	(10,805,541)
Furniture and fixtures	(92,001)	(3,417)	-	(95,418)
Vehicles	(375,374)	(41,190)	20,103	(396,461)
Machinery and equipment	(1,126,754)	(79,599)	-	(1,206,353)
Total	(11,939,600)	(584,276)	20,103	(12,503,773)
Total capital assets, being depreciated, net	9,872,905	450,495	-	10,323,400
Business-type activities capital assets, net	$ 13,100,544	$ 457,562	$ -	$ 13,558,106

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	$ 415,976
Public safety	835,687
Public works	2,364,301
Culture and recreation	389,292
Housing and development	216,070
Total depreciation expense - governmental activities	$ 4,221,326
Business-type activities:	
Sanitation	$ 6,158
Museum	211,871
Stormwater	360,671
Gardens	5,296
Streetlight	280
Total depreciation expense - business-type activities	$ 584,276

NOTE 8. LONG-TERM DEBT

Primary Government

Long-term liability activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Net Changes	Ending Balance	Due Within One Year
Governmental activities:						
General obligation bonds	$ 4,605,000	$ -	$ (865,000)	$ (865,000)	$ 3,740,000	$ 890,000
Revenue bonds	5,110,000	-	(155,000)	(155,000)	4,955,000	165,000
Premium on bonds	22,488	-	(2,506)	(2,506)	19,982	-
Financed purchases from direct borrowings	254,058	-	(114,127)	(114,127)	139,931	72,146
Total OPEB liability	6,193,493	685,144	(467,783)	217,361	6,410,854	313,797
Net pension liability	8,098,389	3,598,291	(7,477,647)	(3,879,356)	4,219,033	-
Compensated absences*	1,154,681	151,994	-	151,994	1,306,675	937,134
Governmental activity Long-term liabilities	$ 25,438,109	$ 4,435,429	$ (9,082,063)	$ (4,646,634)	$ 20,791,475	$ 2,378,077

	Beginning Balance	Additions	Reductions	Net Changes	Ending Balance	Due Within One Year
Business-type activities:						
Net pension liability	$ 366,996	$ 163,251	$ (338,834)	$ (175,583)	$ 191,413	$ -
Compensated absences*	103,491	-	(5,758)	(5,758)	97,733	97,733
Business-type activity Long-term liabilities	$ 470,487	$ 163,251	$ (344,592)	$ (181,341)	$ 289,146	$ 97,733

* The change in compensated absences is reported as a net change.

For governmental activities, total OPEB liability and the net pension liability are liquidated by the General Fund. For business-type activities, the net pension liability is liquidated by the Sanitation and Stormwater funds. The City has reported 100% of the compensated absences liability for business-type activities as due in one year as historical usage patterns show employees use earned PTO within one year.

Financed Purchases from Direct Borrowings. The City has entered into financed purchase agreements for the acquisition of equipment (vehicles), machinery, and improvements used in general governmental activities. Annual depreciation of these assets is included in depreciation expense.

NOTE 8. LONG-TERM DEBT (Continued)

Primary Government (Continued)

Financed Purchases from Direct Borrowings. (Continued) The City's total governmental activities financed purchase payable debt service requirements to maturity are as follows:

Fiscal Year Ending September 30,	Principal	Interest	Total
2026	$ 72,146	$ 5,467	$ 77,613
2027	35,674	2,914	38,588
2028	32,111	1,390	33,501
Total	$ 139,931	$ 9,771	$ 149,702

General Obligation Bonds – Direct Placement. In January 2020, the City issued $7,800,000 of Series 2020 direct placement General Obligation Refunding Bonds. The proceeds from the bonds were used to pay off the remaining outstanding principal for the former Series 2004 and 2005 General Obligation Bonds, as well as to pay for the costs of acquiring, constructing, and equipping recreation projects. The refunding resulted in debt service savings of $802,259 over the life of the new bonds and a net, economic gain of approximately $724,707.

General obligation bonds are direct obligations and pledge the full faith and credit of the government. The bonds were issued as 10-year serial bonds with interest rates of 1.885%. General obligation bond debt service requirements to maturity are as follows:

Fiscal Year Ending September 30,	Principal	Interest	Total
2026	$ 890,000	$ 62,111	$ 952,111
2027	915,000	45,099	960,099
2028	955,000	27,474	982,474
2029	980,000	9,237	989,237
Total	$ 3,740,000	$ 143,921	$ 3,883,921

NOTE 8. LONG-TERM DEBT (Continued)

Primary Government (Continued)

Revenue Bonds. In February 2014, the KURA issued $3,620,000 and $2,805,000 of Series 2014A and 2014B Revenue Bonds, respectively, to finance the costs of acquiring a parking deck and adjacent surface parking in the downtown Kennesaw area. Series 2014A Revenue Bonds bear interest between 3.75% and 5.125% and are payable each February 1 and August 1 starting in 2014 through 2044. Series 2014B Revenue Bonds bear interest between 2.00% and 5.25% and are payable each February 1st and August 1st starting in 2014 through 2032. Future debt service requirements to maturity are as follows:

	Principal	Interest	Total
Fiscal Year Ending September 30,			
2026	$ 165,000	$ 225,686	$ 390,686
2027	170,000	217,814	387,814
2028	180,000	209,094	389,094
2029	190,000	199,381	389,381
2030	200,000	189,144	389,144
2031-2035	1,175,000	787,581	1,962,581
2036-2040	1,460,000	515,500	1,975,500
2041-2044	1,415,000	148,234	1,563,234
Total	$ 4,955,000	$ 2,492,434	$ 7,447,434

NOTE 9. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of interfund balances as of September 30, 2025, is as follows:

Receivable Fund	Payable Fund	Amount
General Fund	Stormwater Fund	$ 14,124
General Fund	Nonmajor governmental funds	24,152
General Fund	Nonmajor enterprise funds	66,427
General Fund	Museum Fund	26,008
Nonmajor governmental funds	General Fund	13,100
Museum Fund	Nonmajor governmental funds	2,925
Sanitation Fund	General Fund	5,146
Nonmajor enterprise funds	Sanitation Fund	31,139
Internal Service Fund	General Fund	281,646
Internal Service Fund	Museum Fund	963
Internal Service Fund	Sanitation Fund	6,795
Internal Service Fund	Nonmajor governmental funds	51,620
Internal Service Fund	Nonmajor enterprise funds	863
Internal Service Fund	Stormwater Fund	5,658
Stormwater Fund	Sanitation Fund	92,853
		$ 623,419

All interfund balances resulted from the time lag between the dates that: (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. The balance between the General Fund and Stormwater Fund, Nonmajor governmental funds and Nonmajor enterprise funds relate to allocated expenditures/expenses paid from the General Fund operating account. The balance between the Nonmajor governmental funds and the General Fund relates to Treasury grant funds deposited into the General Fund bank account to be transferred to the appropriate Treasury account. The balance between the Museum Fund and Nonmajor governmental funds relates to hotel/motel excise taxes. The balance between the Sanitation Fund and General Fund relates to payable initially paid from Sanitation that are allocated to the General Fund. The balance between Nonmajor enterprise funds, Stormwater Fund and the Sanitation Fund relate to the timing in streetlight and stormwater enterprise revenue collected in the Sanitation bank account to be transferred to the streetlight and stormwater accounts monthly. The balance between the Internal Service Fund and other funds is for health benefits paid from the City's self-insured fund and allocated to participating funds.

Interfund transfers:

Transfers In	Transfers Out	Amount
Museum Fund	General Fund	$ 857,036
Museum Fund	Nonmajor governmental funds	56,475
Nonmajor enterprise funds	General Fund	709,843
Nonmajor governmental funds	General Fund	389,819
		$ 2,013,173

Transfers from the General Fund and Nonmajor governmental funds were used to assist the Museum with their operational costs. Transfers from the General Fund to the Nonmajor enterprise funds and Nonmajor governmental funds were used to assist these funds with their operational costs and pay debt service.

NOTE 10. DEFINED BENEFIT PENSION PLAN

Plan Description

The City, as authorized by the City Council, has established a defined benefit pension plan (The City of Kennesaw Retirement Plan) covering all full-time employees. The City's pension plan is affiliated with the Georgia Municipal Employee Benefit System (GMEBS), an agent multiple-employer pension plan administered by the Georgia Municipal Association. Contributions made by the City are commingled with contributions made by other members of GMEBS for investment purposes. The City does not own any securities on its own. Investment income from the securities is allocated on a pro rata basis. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. That report may be obtained at www.gmanet.com or by writing to Georgia Municipal Association, Risk Management and Employee Benefit Services, 201 Pryor Street, NW, Atlanta, Georgia 30303 or by calling (404) 688-0472.

As provided by state law, benefit provisions for participants in GMEBS are established by the respective employers. As authorized by City Council, the plan provides pension benefits and death and disability benefits for plan members and beneficiaries. Changes to these benefits would have to be authorized by City Council. All employees who work at least thirty hours a week and elected officials are eligible to participate with no waiting period. Benefits for employees vest after five years of service. Benefits for elected officials vest immediately if employed prior to January 1, 2016 and four years and one month if hired on or after January 1, 2016. A City employee who retires at age 65 with five years of service is entitled to benefits of 2.0% of final average earnings in excess of covered compensation. Under the old plan, which some employees are still participating, an employee may elect early retirement at the age of 55 provided he has a minimum of ten years total credited service. If he retires between the ages of 55-65, there will be a reduced monthly benefit. To receive full benefits, an employee must be employed until age 65. The benefit is calculated on the last five year's highest averaged earnings. The employees who are still under this plan do not contribute toward the plan.

Under the new plan of the Rule of 75, added in March 2003, an employee can retire with full benefits when their age plus years of service equal 75, and have ten years total credited service. The employees who are under the Rule of 75 are required to contribute 2% of their income every pay period toward the plan. The monthly benefit is calculated on the last three years' highest averaged earnings.

In 2021, an amendment was made that changed the plan to be under the Rule of 80 for new hires made beginning in 2021 and subsequent years. Under amended provisions, an employee's combined total credited service with the City and age must equal or exceed 80, with a minimum of 55 for the employee to qualify under the new rule. In addition, employees under the new rule are required to contribute 4% of their income every pay period towards the plan.

NOTE 10. DEFINED BENEFIT PENSION PLAN (Continued)

Plan Description (Continued)

Elected officials are entitled to $65 for each year of service after reaching normal retirement age.

Plan Membership. At January 1, 2025, the date of the most recent actuarial valuation, there were 395 participants consisting of the following:

Retirees and beneficiaries currently receiving benefits	99
Terminated vested participants not yet receiving benefits	101
Active employees - vested	91
Active employees - nonvested	104
Total	395

Contributions. The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the plan, which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the plan. The funding policy for the plan, as adopted by the City Council, is to contribute an amount equal to or greater than the recommended contribution rate. This rate is based on the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of plan members, as determined by the City Council. For the year ended September 30, 2025, City contributions to the Plan were $1,509,089 and employee contributions to the Plan were $354,917.

Net Pension Liability of the City

The City's net pension liability was measured as of September 30, 2024. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2024 with update procedures performed by the actuary to rollforward to the total pension liability measured as of September 30, 2024.

NOTE 10. DEFINED BENEFIT PENSION PLAN (Continued)

Net Pension Liability of the City (Continued)

Actuarial assumptions. The total pension liability in the January 1, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25%
Salary increases	2.25% plus serviced based merit increases
Investment rate of return	7.375%, net of pension plan investment expense, including inflation

Mortality rates for the January 1, 2024 valuation were based on the sex-distinct Pri-2012 Head-Count Weighted Healthy Retiree Mortality Table with rates multiplied by 1.25.

The actuarial assumptions used in the January 1, 2024 valuation were based on the results of an actuarial experience study for the period January 1, 2015–June 30, 2019.

Cost-of-living adjustments were assumed to be -%.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2024 are summarized in the table below.

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return*
Domestic equity	45%	6.60%
International equity	20%	7.03
Global fixed income	5%	3.70
Domestic fixed income	20%	2.70
Real estate	10%	3.40
Cash	—%	
Total	100%	

* Rates shown are net of the 2.25% assumed rate of inflation.

NOTE 10. DEFINED BENEFIT PENSION PLAN (Continued)

Net Pension Liability of the City (Continued)

Discount Rate. The discount rate used to measure the total pension liability in the current year is 7.375%, which is the same as the prior year rate. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all of the projected benefit payments to determine the total pension liability.

Changes in the Net Pension Liability of the City. The changes in the components of the net pension liability of the City for the fiscal year ended September 30, 2025 were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at 9/30/24	$ 33,563,587	$ 25,098,202	$ 8,465,385
Changes for the year:			
Service cost	783,451	-	783,451
Interest	2,467,265	-	2,467,265
Differences between expected and actual experience	466,489	-	466,489
Contributions—employer	-	1,487,747	(1,487,747)
Contributions—employee	-	354,917	(354,917)
Net investment income	-	5,973,816	(5,973,816)
Benefit payments, including refunds of employee contributions	(1,785,205)	(1,785,205)	-
Administrative expense	-	(44,336)	44,336
Other changes	-	-	-
Net changes	1,932,000	5,986,939	(4,054,939)
Balances at 9/30/25	$ 35,495,587	$ 31,085,141	$ 4,410,446

The required schedule of changes in the City's net pension liability and related ratios immediately following the notes to the financial statements presents multiyear trend information about whether the value of plan assets is increasing or decreasing over time relative to the total pension liability.

NOTE 10. DEFINED BENEFIT PENSION PLAN (Continued)

Net Pension Liability of the City (Continued)

Sensitivity of the Net Pension Liability to Changes in the Discount Rate. The following presents the net pension liability of the City, calculated using the discount rate of 7.375%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.375%) or 1-percentage-point higher (8.375%) than the current rate:

	1% Decrease (6.375%)	Current Discount Rate (7.375%)	1% Increase (8.375%)
City's net pension liability	$ 8,810,027	$ 4,410,446	$ 750,030

Changes in the Net Pension Liability of the City. Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of September 30, 2024 and the current sharing pattern of costs between employer and employee.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the fiscal year ended September 30, 2025, the City recognized pension expense of $1,061,275. At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 680,382	$ -
Net difference between projected and actual earnings on pension plan investments	-	2,305,317
City contributions subsequent to the measurement date	1,509,089	-
Total	$ 2,189,471	$ 2,305,317

NOTE 10. DEFINED BENEFIT PENSION PLAN (Continued)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

City contributions subsequent to the measurement date of $1,509,089 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the fiscal year ending September 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending September 30:		
2026	$	(180,227)
2027		353,491
2028		(973,729)
2029		(824,470)
Total	$	(1,624,935)

NOTE 11. OTHER POSTEMPLOYMENT BENEFITS

Plan Description and Benefits

The City of Kennesaw Other Postretirement Benefits Plan (the "OPEB Plan") is a single-employer defined benefit postretirement healthcare, dental and vision plan, or other postemployment benefit (OPEB) plan. The City has not elected to advance fund the plan, but rather maintains the plan on a "pay-as-you-go" basis, in that claims are paid as they arise, rather than establishing an irrevocable trust to accumulate restricted funds. The City Council, in its role as the Plan sponsor, has the governing authority to establish and amend from time to time, the benefits provided and the contribution rates of the City and its employees. There are no separately issued financial statements related to the City's OPEB Plan.

Eligible retirees and former employees are offered the same Open Access Plus health, prescription drug and dental coverage as active employees. Retirees are not offered the Open Access Plus In Service plan. The City pays 87% of the employee premium and -% of family premium for the Open Access Plus plan. There is a maximum out-of-pocket cost to the employee of $5,000 per year per individual or $10,000 per family for the Open Access Plus plan. The individual limits of coverage by the City total $165,000 per individual per calendar year for the first claimant and $100,000 per individual per calendar year for subsequent claimants. The City only pays one aggregate claim totaling $165,000 for both the active employees and retirees combined. After individual limits are met, the insurance carrier covers additional claims.

NOTE 11. OTHER POSTEMPLOYMENT BENEFITS (Continued)

Eligibility

Eligible participants for Other Postemployment Benefits include:

1. Retired employees meeting the rule of 70 (age + years of service = 70); and
2. Employee must be receiving a pension from GMA.
3. Employee must be employed prior to August 31, 2020. Plan coverage is frozen subsequent to this date.

Plan Membership

As of April 1, 2023, the most recent actuarial valuation date, the Plan membership included the following categories of participants:

Retirees, beneficiaries, and dependents	8
Active participants	121
	129

City Contributions

The City has elected to fund the plan on a pay-as-you-go basis. For the year ended September 30, 2025, the City contributed $313,797 for the pay-as-you-go benefits for the OPEB plan.

Total OPEB Liability

The City's total OPEB liability of $6,410,854 was measured as of September 30, 2024 and was determined by an actuarial valuation as of April 1, 2023 using standard rollforward techniques.

NOTE 11. OTHER POSTEMPLOYMENT BENEFITS (Continued)

Actuarial Assumptions and Other Inputs

The total OPEB liability in the April 1, 2023 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement unless otherwise specified.

Inflation rate	2.25%
Salary increase, including wage inflation	3.00 - 8.50% plus serviced based merit increases
Discount rate	3.81%
Healthcare cost trends	
Medical	8.22% - 4.50%, Ultimate Trend over 9 years
Prescription drug	(8.78%) - 4.50%, Ultimate Trend over 21 years
Dental	9.78% - 3.00%, Ultimate Trend per year
Administrative expenses	3.00% Ultimate Trend per year

Mortality rates for the April 1, 2023 valuation were based on the sex-distinct Pri-2012 Head-Count Weighted Healthy Retiree Mortality Table with rates multiplied by 1.25.

The actuarial assumptions used in the April 1, 2023 valuation were based on the results of an actuarial experience study for the period January 1, 2015 to June 30, 2019.

The discount rate is based on the yield or index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale). Specifically, the chosen rate of the Bond Buyer General Obligation 20-year Municipal Bond Index published as of the measurement date of September 30, 2024. There was a decrease in the discount rate from 4.09% at the previous measurement date to 3.81% at the current measurement date.

Changes in the Total OPEB Liability

The changes in the total OPEB liability for the City for the fiscal year ended September 30, 2025 were as follows:

	Total OPEB Liability
Balance at September 30, 2024	$ 6,193,493
Service cost	246,525
Interest	255,582
Experience differences	183,037
Assumption changes	(81,782)
Benefit payments	(386,001)
Balance at September 30, 2025	$ 6,410,854

NOTE 11. OTHER POSTEMPLOYMENT BENEFITS (Continued)

Sensitivity for the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.81%) or 1-percentage-point higher (4.81%) than the current discount rate:

	1% Decrease (2.81%)	Current Discount Rate (3.81%)	1% Increase (4.81%)
Total OPEB liability	$ 7,017,168	$ 6,410,854	$ 5,864,282

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rate

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	1% Decrease in Healthcare Cost Trend Rates	Current Healthcare Cost Trend Rates	1% Increase in Healthcare Cost Trend Rates
Total OPEB liability	$ 5,679,680	$ 6,410,854	$ 7,268,516

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revisions as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of September 30, 2024 and the current sharing pattern of costs between employer and inactive employees.

OPEB Expense and Deferred Outflows and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2025 the City recognized OPEB expense of $395,132. At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 291,714	$ 855,269
Changes in plan assumptions	1,037,223	1,678,544
City contributions subsequent to the measurement date	313,797	-
Total	$ 1,642,734	$ 2,533,813

NOTE 11. OTHER POSTEMPLOYMENT BENEFITS (Continued)

OPEB Expense and Deferred Outflows and Deferred Inflows of Resources Related to OPEB (Continued)

City contributions made subsequent to the measurement date of $313,797 are reported as deferred outflows of resources and will be recognized as a decrease of the total OPEB liability in the year ending September 30, 2026. Other amounts reported as deferred inflows of resources related to OPEB will be recognized in pension expense as follows:

Year Ending September 30:	
2026	$ (59,862)
2027	(504,852)
2028	(333,467)
2029	(298,422)
2030	(22,738)
Thereafter	14,465
	$ (1,204,876)

NOTE 12. DEFINED CONTRIBUTION PENSION PLAN

The City of Kennesaw's Internal Revenue Code Section 457 and 401(a) Plans are deferred compensation plans and qualify as a defined contribution pension plan. The Plan is currently administered by The Standard for all full-time employees. Participants are required to contribute a minimum of 2% of their annual compensation and the City will match up to 1% of contributions. Plan provisions and contribution requirements are established and may be amended by the City Council. At September 30, 2025, there were 99 plan members. During the year ended September 30, 2025 employee contributions were $311,289 and employer contributions were $75,376, for both plans.

NOTE 13. JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities and counties in the Atlanta, Georgia area, is a member of the Atlanta Regional Commission (ARC). Dues to the ARC are assessed at the County level and are, accordingly, paid by Cobb County. Membership in the ARC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34 which provides for the organizational structure of the ARC in Georgia. The ARC Board membership includes the chief elected official of each county and various municipalities of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of the ARC. Separate financial statements may be obtained from ARC, 229 Peachtree Street NE, STE 100, Atlanta, Georgia 30303.

NOTE 14. RISK MANAGEMENT

The City is exposed to various risks of losses related to: torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City is partially self-insured for medical claims. The self-insurance plan is described below. The City has purchased insurance for all other risks of loss, including workers' compensation. The City uses Georgia Interlocal Risk Management Agency (GIRMA) and Workers' Compensation Self-Insurance Fund (WCSIF), public entity risk pools currently operating as common risk management and insurance programs for member local governments, as their property/liability insurance and workers' compensation insurance providers.

As part of these risk pools, the City is obligated to pay all contributions and assessments as prescribed by the pools, to cooperate with the pool's agents and attorneys, to follow loss reduction procedures established by the funds, and to report as promptly as possible, and in accordance with any coverage descriptions issued, all incidents which could result in the funds being required to pay any claim of loss. The City is also to allow the pool's agents and attorneys to represent the City in investigation, settlement discussions and all levels of litigation arising out of any claim made against the City within the scope of loss protection furnished by the funds.

The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member government contract and in accordance with the workers' compensation law of Georgia. The funds are to pay all cost taxed against members in any legal proceeding defended by the members, all interest accruing after entry of judgment, and all expenses incurred for investigation, negotiation or defense.

Settled claims have not exceeded the coverages in the last three fiscal years.

Active Employees. The City is partially self-insured for employee medical, prescription drug and dental claims. Under the Open Access Plan 1000, the City pays 75%, 68%, 84%, and 69% of the employee, employee/spouse, employee/child and employee/family premiums, respectively. Under the Open Access Plan 2000, the City pays 87%, 79%, 85% and 81% of the employee, employee/spouse, employee/child and employee/family premiums, respectively. Under the High Deductible Health Plan, the City pays 100%, 90%, 96% and 91% of the employee, employee/spouse, employee/child and employee/family premiums, respectively. There is a maximum out-of-pocket cost to the employee of $2,520 per year per individual or $6,250 per family for the Open Access Plan 1000, $5,000 per year per individual or $10,000 per family for the Open Access Plan 2000 and $5,000 per year per individual or $10,000 per family for the High Deductible Health Plan. Each employee's portion of the medical premium cost is withheld from that employee's paycheck.

The City has a specific deductible of $100,000 and an aggregating corridor or split fund of $65,000. The City pays aggregate claims up to $165,000 for the first employee to reach this amount and pays up to $100,000 for each subsequent employee. In addition to the aggregate limit, the City's self – insurance is limited to $100,000 per individual calendar year. After the claims reach these amounts, a private insurance carrier will pay the remaining claims. The City has entered into a contract with a third party to administer the program. This activity is reported in the Self-Insurance Fund and in the government-wide financial statements.

NOTE 14. RISK MANAGEMENT (Continued)

The City has accrued a liability for medical claims that were incurred but not paid before fiscal year end.

Retirees. The City provides medical, prescription drug and dental coverage to current retirees who meet the Rule of 75 and have retired from the City and future retirees who were hired prior to August 31, 2020 and meet the Rule of 75. The coverage ends upon the retiree becoming eligible for Medicare. The coverage is for the retiree only.

Eligible retirees are covered by the Open Access Plan 2000. The City pays 87% of the employee premium and 0% of the family premium for this plan. There is a maximum out-of-pocket cost to the retiree of $5,000 per year per individual for the Retiree Open Access Plan 2000. The individual limits of coverage by the City total $165,000 per individual per calendar year for the first claimant and $100,000 per individual per calendar year for subsequent claimants. The City only pays one aggregate claim totaling $165,000 for both the active employees and retirees combined. After individual limits are met, the private insurance carrier covers additional claims, which is reported in the General Fund. The following table describes the activity related to employee and retiree medical claims. The end of year claims liability is reported as a current liability in the General Fund because it is anticipated to be paid within one fiscal year and includes consideration for claims that have been incurred but not reported. Currently, 23 retirees are eligible for postretirement benefits. These postretirement benefits are funded on a pay-as-you-go basis and totaled $313,797 for the year ended September 30, 2025.

Changes in the claims liability for the years ended September 30, 2025 and 2024 are as follows:

Fiscal Year	Beginning of Year Claims Liability	Current Year Claims and Changes in Estimates	Claims Paid	End of Year Claims Liability
2025	$ 320,999	$ 2,534,095	$ 2,568,094	$ 287,000
2024	326,716	2,903,636	2,909,353	320,999

NOTE 15. COMMITMENTS AND CONTINGENCIES

Litigation

The City is a defendant in certain legal actions in the nature of claims for alleged damages to persons and property and other similar types of actions rising in the course of City operations. Liability, if any, which might result from these proceedings, would not, in the opinion of management and legal counsel, have a material adverse effect on the financial position of the City.

Contractual Commitments

For the fiscal year ended September 30, 2025, contractual commitments on uncompleted contracts were $10,278,039.

Grant Contingencies

The City has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to the disallowance of certain expenditures previously reimbursed by those agencies. Based upon prior experience, management of the City believes such disallowances, if any, will not be significant.

NOTE 16. HOTEL/MOTEL LODGING TAX

The City imposes a hotel/motel tax on lodging facilities within the City. The tax was assessed at 8%. Revenues were $119,073 for the year ended September 30, 2025. Of this amount, $101,741 was expended. Expenditures of the tax were used to promote tourism, conventions, and trade shows to operate, maintain, and market a conference center facility as required by O.C.G.A. 48-13-51.

NOTE 17. RESTRICTED FUND BALANCE

The City has reported $9,065,530 of the General Fund's fund balance as restricted for voter approved use. This amount is also reported as restricted in the government-wide statement of net position. In 2005, the City sold the infrastructure from its water and sewer system to Cobb County and these are the proceeds from that sale. The City deposited the funds into a restricted investment and enacted a City ordinance through an amendment to the City Charter, or enabling legislation, requiring the council to obtain voter approval, through a city-wide vote, for any and all uses of the proceeds, for which the purpose is required to be determined at that time. Council has no intentions or plans for the use of the funds as of September 30, 2025.

NOTE 18. ACCOUNTING CHANGES

Change Within the Financial Reporting Entity – Change in Major Funds

In the current year, the City's American Rescue Plan Fund no longer meets the definition of a major fund. The effect of this change within the financial reporting entity is shown in the table below.

	Reporting Units Affected by Adjustments to Beginning Fund Balances	
	Nonmajor Governmental Funds	American Rescue Plan Fund
September 30, 2024, as previously reported	$ 4,460,568	$ 34,943
Change from major fund to nonmajor fund	34,943	(34,943)
September 30, 2024, as adjusted	$ 4,495,511	$ -

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF KENNESAW, GEORGIA
REQUIRED SUPPLEMENTARY INFORMATION
RETIREMENT PLAN
SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY AND RELATED RATIOS

	2025	2024	2023	2022	2021
Total pension liability					
Service cost	$ 783,451	$ 703,293	$ 708,194	$ 665,121	$ 677,745
Interest on total pension liability	2,467,265	2,340,517	2,190,760	2,022,332	1,859,426
Differences between expected and actual experience	466,489	302,730	716,603	986,681	902,835
Other changes	-	-	4,577	(5,913)	-
Benefit payments, including refunds of employee contributions	(1,785,205)	(1,630,975)	(1,529,127)	(1,335,063)	(1,101,923)
Net change in total pension liability	1,932,000	1,715,565	2,091,007	2,333,158	2,338,083
Total pension liability - beginning	33,563,587	31,848,022	29,757,015	27,423,857	25,085,774
Total pension liability - ending (a)	$ 35,495,587	$ 33,563,587	$ 31,848,022	$ 29,757,015	$ 27,423,857
Plan fiduciary net position					
Contributions - employer	$ 1,487,747	$ 1,420,710	$ 1,352,084	$ 1,234,838	$ 1,119,654
Contributions - employee	354,917	311,289	268,038	220,868	208,839
Net investment income	5,973,816	2,960,225	(4,312,130)	5,124,766	1,881,569
Benefit payments, including refunds of member contributions	(1,785,205)	(1,630,975)	(1,529,127)	(1,335,063)	(1,101,923)
Administrative expenses	(44,336)	(50,386)	(48,355)	(54,388)	(47,237)
Net change in plan fiduciary net position	5,986,939	3,010,863	(4,269,490)	5,191,021	2,060,902
Plan fiduciary net position - beginning	25,098,202	22,087,339	26,356,829	21,165,808	19,104,906
Plan fiduciary net position - ending (b)	$ 31,085,141	$ 25,098,202	$ 22,087,339	$ 26,356,829	$ 21,165,808
City's net pension liability - ending (a) - (b)	$ 4,410,446	$ 8,465,385	$ 9,760,683	$ 3,400,186	$ 6,258,049
Plan fiduciary net position as a percentage of the total pension liability	87.57%	74.78%	69.35%	88.57%	77.18%
Covered payroll	$ 10,419,526	$ 10,217,125	$ 9,536,259	$ 9,731,492	$ 8,763,879
City's net pension liability as a percentage of covered payroll	42.33%	82.85%	102.35%	34.94%	71.41%

	2020	2019	2018	2017	2016
Total pension liability					
Service cost	$ 599,636	$ 614,896	$ 628,152	$ 553,326	$ 539,391
Interest on total pension liability	1,649,424	1,561,469	1,454,895	1,338,114	1,266,040
Differences between expected and actual experience	644,101	38,381	(28,336)	510,888	(82,401)
Changes of assumptions	1,327,577	-	325,845	-	-
Changes of benefit terms	-	-	-	(16,467)	-
Benefit payments, including refunds of employee contributions	(1,055,299)	(998,213)	(899,179)	(858,851)	(727,236)
Net change in total pension liability	3,165,439	1,216,533	1,481,377	1,527,010	995,794
Total pension liability - beginning	21,920,335	20,703,802	19,222,425	17,695,415	16,699,621
Total pension liability - ending (a)	$ 25,085,774	$ 21,920,335	$ 20,703,802	$ 19,222,425	$ 17,695,415
Plan fiduciary net position					
Contributions - employer	$ 966,171	$ 1,007,920	$ 901,718	$ 936,241	$ 933,501
Contributions - employee	198,988	178,209	193,852	177,656	167,673
Net investment income	559,055	1,658,110	2,167,067	1,430,888	127,762
Benefit payments, including refunds of member contributions	(1,055,299)	(998,213)	(899,179)	(858,851)	(727,236)
Administrative expenses	(43,002)	(45,244)	(47,560)	(25,835)	(29,787)
Net change in plan fiduciary net position	625,913	1,800,782	2,315,898	1,660,099	471,913
Plan fiduciary net position - beginning	18,478,993	16,678,211	14,362,313	12,702,214	12,230,301
Plan fiduciary net position - ending (b)	$ 19,104,906	$ 18,478,993	$ 16,678,211	$ 14,362,313	$ 12,702,214
City's net pension liability - ending (a) - (b)	$ 5,980,868	$ 3,441,342	$ 4,025,591	$ 4,860,112	$ 4,993,201
Plan fiduciary net position as a percentage of the total pension liability	76.16%	84.30%	80.56%	74.72%	71.78%
Covered payroll	$ 8,800,406	$ 8,609,022	$ 8,162,506	$ 7,702,593	$ 7,386,752
City's net pension liability as a percentage of covered payroll	67.96%	39.97%	49.32%	63.10%	67.60%

CITY OF KENNESAW, GEORGIA
REQUIRED SUPPLEMENTARY INFORMATION
RETIREMENT PLAN
SCHEDULE OF CITY CONTRIBUTIONS

	2025	2024	2023	2022	2021
Actuarially determined contribution	$ 1,509,089	$ 1,487,747	$ 1,420,710	$ 1,342,867	$ 1,234,838
Contributions in relation to the actuarially determined contribution	1,509,089	1,487,747	1,420,710	1,342,867	1,234,838
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 11,283,412	$ 10,419,526	$ 10,217,125	$ 9,536,259	$ 9,731,492
Contributions as a percentage of covered payroll	13.37%	14.28%	13.91%	14.08%	12.69%

	2020	2019	2018	2017	2016
Actuarially determined contribution	$ 1,119,654	$ 966,171	$ 1,007,920	$ 901,718	$ 936,241
Contributions in relation to the actuarially determined contribution	1,119,654	966,171	1,007,920	901,718	936,241
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 8,763,879	$ 8,800,406	$ 8,609,022	$ 8,162,506	$ 7,702,593
Contributions as a percentage of covered payroll	12.78%	10.98%	11.71%	11.05%	12.15%

Notes to the Schedule:

(1) Actuarial Assumptions:

Valuation Date	January 1, 2024
Cost Method	Projected unit credit
Actuarial Asset Valuation Method	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amounts that the value exceeds or is less than the fair value at the end of the year. The actuarial value is adjusted, if necessary, to be within 20% of fair value.
Assumed Rate of Return on Investments	7.375%
Projected Salary Increases	2.25% plus serviced based merit increases
Cost-of-Living Adjustment	N/A
Amortization Method	Closed level dollar for unfunded liability
Remaining Amortization Period	Varies for the bases, with a net effective period of 10 years

CITY OF KENNESAW, GEORGIA
REQUIRED SUPPLEMENTARY INFORMATION
OPEB HEALTHCARE BENEFIT PLAN
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS

	2025	2024	2023	2022	2021
Total OPEB liability					
Service cost	$ 246,525	$ 304,818	$ 463,391	$ 495,748	$ 527,660
Interest on total OPEB liability	255,582	257,257	183,958	203,580	261,592
Difference between expected and actual experience	183,037	(858,182)	(115,253)	314,591	(131,988)
Changes of benefit terms	-	-	-	(1,261,581)	-
Changes of assumptions and other inputs	(81,782)	597,760	(1,814,530)	(559,908)	(1,067,711)
Benefit payments	(386,001)	(401,599)	(199,824)	(264,033)	(97,094)
Net change in total OPEB liability	217,361	(99,946)	(1,482,258)	(1,071,603)	(507,541)
Total OPEB liability - beginning	6,193,493	6,293,439	7,775,697	8,847,300	9,354,841
Total OPEB liability - ending	$ 6,410,854	$ 6,193,493	$ 6,293,439	$ 7,775,697	$ 8,847,300
Covered-employee payroll	$ 8,049,391	$ 7,872,265	$ 9,782,727	$ 9,567,459	$ 8,907,727
Total OPEB liability as a percentage of covered-employee payroll	79.6%	78.7%	64.3%	81.3%	99.3%

	2020	2019	2018
Total OPEB liability			
Service cost	$ 304,330	$ 313,279	$ 340,252
Interest on total OPEB liability	239,144	204,651	170,884
Difference between expected and actual experience	(865,727)	(120,315)	(141,642)
Changes of benefit terms	-	-	-
Changes of assumptions and other inputs	4,271,772	(212,393)	(235,266)
Benefit payments	(77,948)	(77,683)	(61,171)
Other changes	27,884	-	-
Net change in total OPEB liability	3,899,455	107,539	73,057
Total OPEB liability - beginning	5,455,386	5,347,847	5,274,790
Total OPEB liability - ending	$ 9,354,841	$ 5,455,386	$ 5,347,847
Covered-employee payroll	$ 8,711,713	$ 8,748,919	$ 8,539,074
Total OPEB liability as a percentage of covered-employee payroll	107.4%	62.4%	62.6%

Notes to the Schedule:

The schedule will present 10 years of information once it is accumulated.

The City is not accumulating assets in a trust fund that meets the criteria in paragraph 4 of GASB Statement No. 75 for payment of future OPEB benefits.

Amounts reported for the fiscal year ended September 30, 2025 and later reflect assumption changes based on an actuarial study conducted in November and December 2019. This study recommended changes in mortality tables, retirement rates, and inflation rate changes from 2.75% to 2.25%. In the current year, the discount rate also decreased from 4.09% to 3.81%.

CITY OF KENNESAW, GEORGIA

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

Asset Forfeiture Fund – This fund is used to account for the City's share of monies that have been forfeited through the court system that are restricted for law enforcement purposes.

Opioid Settlement Fund – This fund is used to account for the restricted funds received from legal settlements related to the nationwide opioid epidemic.

Treasury Equitable Sharing Fund – This fund is used to account for the City's share of monies that have been forfeited through the court system that are restricted for law enforcement purposes.

E911 Fund – To account for the collection and expenditures of E911 fees, which are restricted by state law.

American Rescue Plan (ARP) Fund – To account for the revenue and expenditures related to the American Rescue Plan Act grant provided to the City from the United States Department of the Treasury.

Hotel/Motel Fund – To account for the 8% lodging tax levied in the City which are restricted by state law.

Cemetery Fund – To account for sales of cemetery plots and the cost of maintenance associated with them, as committed by the City Council.

Impact Fees Fund – To account for collections of various development impact fees and the related capital expenditures, which are restricted by state law.

Debt Service Funds

Urban Redevelopment Agency – This fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the City and the activity of the Urban Redevelopment Agency blended component unit.

Downtown Development Authority – This fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the City and the activity of the Downtown Development Authority blended component unit.

CITY OF KENNESAW, GEORGIA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Special Revenue Funds								Debt Service Funds		
ASSETS	Asset Forfeiture Fund	Opioid Settlement Fund	Treasury Equitable Sharing Fund	E911 Fund	American Rescue Plan Fund	Hotel/Motel Fund	Cemetery Fund	Impact Fees Fund	Urban Redevelopment Agency	Downtown Development Authority	Total Nonmajor Governmental Funds
Cash and cash equivalents	$ 121,362	$ 63,364	$ 46,991	$ 2,502,925	$ 51,126	$ 28,149	$ 37,944	$ 1,742,824	$ 3,118	$ 117,433	$ 4,715,236
Taxes receivable	-	-	-	-	-	24,769	-	-	-	-	24,769
Accounts receivable	-	115,367	-	-	-	-	-	-	-	-	115,367
Due from other governments	-	-	-	278,768	-	-	-	-	-	-	278,768
Prepaid items	-	-	-	12,548	-	-	-	-	-	-	12,548
Due from other funds	-	-	13,000	-	-	-	-	-	-	100	13,100
Total assets	$ 121,362	$ 178,731	$ 59,991	$ 2,794,241	$ 51,126	$ 52,918	$ 37,944	$ 1,742,824	$ 3,118	$ 117,533	$ 5,159,788
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES											
LIABILITIES											
Accounts payable	$ -	$ -	$ -	$ 8,573	$ 10,389	$ 12,659	$ -	$ 79,863	$ -	$ 694	$ 112,178
Accrued liabilities	-	-	-	37,900	-	-	-	-	-	3,000	40,900
Due to other funds	-	-	-	75,505	-	2,925	242	25	-	-	78,697
Total liabilities	-	-	-	121,978	10,389	15,584	242	79,888	-	3,694	231,775
DEFERRED INFLOWS OF RESOURCES											
Unavailable revenue - other	-	115,367	-	-	-	-	-	-	-	-	115,367
Total deferred inflows of resources	-	115,367	-	-	-	-	-	-	-	-	115,367
FUND BALANCES											
Fund Balances:											
Nonspendable:											
Prepaids	-	-	-	12,548	-	-	-	-	-	-	12,548
Restricted:											
Capital projects	-	-	-	-	-	-	-	1,662,936	-	113,839	1,776,775
Federal programs	-	-	-	-	40,737	-	-	-	-	-	40,737
Debt service	-	-	-	-	-	-	-	-	3,118	-	3,118
Law enforcement	121,362	-	59,991	2,659,715	-	-	-	-	-	-	2,841,068
Health and welfare	-	63,364	-	-	-	-	-	-	-	-	63,364
Culture and recreation	-	-	-	-	-	37,334	-	-	-	-	37,334
Committed:											
Cemetery maintenance	-	-	-	-	-	-	37,702	-	-	-	37,702
Total fund balances	121,362	63,364	59,991	2,672,263	40,737	37,334	37,702	1,662,936	3,118	113,839	4,812,646
Total liabilities, deferred inflows of resources and fund balances	$ 121,362	$ 178,731	$ 59,991	$ 2,794,241	$ 51,126	$ 52,918	$ 37,944	$ 1,742,824	$ 3,118	$ 117,533	$ 5,159,788

CITY OF KENNESAW, GEORGIA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue Funds								Debt Service Funds		
	Asset Forfeiture Fund	Opioid Settlement Fund	Treasury Equitable Sharing Fund	E911 Fund	*(Previously Major)* American Rescue Plan Fund	Hotel/Motel Fund	Cemetery Fund	Impact Fees Fund	Urban Redevelopment Agency	Downtown Development Authority	Total Nonmajor Governmental Funds
REVENUES											
Taxes	$ -	$ -	$ -	$ 415	$ -	$ 119,073	$ -	$ -	$ -	$ -	$ 119,488
Licenses and permits	-	-	-	-	-	-	-	49,596	-	-	49,596
Intergovernmental	-	-	-	-	1,675,723	-	-	-	-	-	1,675,723
Fines and forfeitures	58,690	12,863	5,123	-	-	-	-	-	-	-	76,676
Charges for services	-	-	-	1,378,362	-	1,625	31,500	-	-	32,911	1,444,398
Miscellaneous	-	-	-	-	-	-	100	-	-	11,673	11,773
Interest	2,637	691	1,138	48,300	10,409	629	618	31,879	38	2,081	98,420
Total revenues	61,327	13,554	6,261	1,427,077	1,686,132	121,327	32,218	81,475	38	46,665	3,476,074
EXPENDITURES											
Current											
Public safety	23,292	-	-	1,196,297	20,834	-	-	-	-	-	1,240,423
Public works	-	-	-	-	-	-	5,575	-	-	-	5,575
Culture and recreation	-	-	-	-	-	45,266	-	-	-	-	45,266
Housing and development	-	-	-	-	-	-	-	-	-	29,583	29,583
Capital outlay	-	-	-	-	1,659,504	-	-	122,113	-	-	1,781,617
Debt service											
Principal retirements	-	-	-	-	-	-	-	-	155,000	-	155,000
Interest and fiscal charges	-	-	-	-	-	-	-	-	234,819	-	234,819
Total expenditures	23,292	-	-	1,196,297	1,680,338	45,266	5,575	122,113	389,819	29,583	3,492,283
Excess (deficiency) of revenues over expenditures	38,035	13,554	6,261	230,780	5,794	76,061	26,643	(40,638)	(389,781)	17,082	(16,209)
OTHER FINANCING SOURCES (USES)											
Transfers in	-	-	-	-	-	-	-	-	389,819	-	389,819
Transfers out	-	-	-	-	-	(56,475)	-	-	-	-	(56,475)
Total other financing sources (uses)	-	-	-	-	-	(56,475)	-	-	389,819	-	333,344
Net change in fund balances	38,035	13,554	6,261	230,780	5,794	19,586	26,643	(40,638)	38	17,082	317,135
FUND BALANCES, beginning of year	83,327	49,810	53,730	2,441,483	-	17,748	11,059	1,703,574	3,080	96,757	4,460,568
Adjustment - change within reporting entity	-	-	-	-	34,943	-	-	-	-	-	34,943
FUND BALANCES, beginning of year, as adjusted	83,327	49,810	53,730	2,441,483	34,943	17,748	11,059	1,703,574	3,080	96,757	4,495,511
FUND BALANCES, end of year	$ 121,362	$ 63,364	$ 59,991	$ 2,672,263	$ 40,737	$ 37,334	$ 37,702	$ 1,662,936	$ 3,118	$ 113,839	$ 4,812,646

CITY OF KENNESAW, GEORGIA
ASSET FORFEITURE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Fines and forfeitures	$ 20,000	$ 22,092	$ 58,690	$ 36,598
Interest	1,200	1,200	2,637	1,437
Total revenues	21,200	23,292	61,327	38,035
EXPENDITURES				
Public safety	21,200	23,292	23,292	-
Net change in fund balances	-	-	38,035	38,035
FUND BALANCES, beginning of year	83,327	83,327	83,327	-
FUND BALANCES, end of year	$ 83,327	$ 83,327	$ 121,362	$ 38,035

CITY OF KENNESAW, GEORGIA
OPIOID SETTLEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Fines and forfeitures	$ -	$ 12,863	$ 12,863	$ -
Interest	-	-	691	691
Total revenues	-	12,863	13,554	691
FUND BALANCES, beginning of year	49,810	49,810	49,810	-
FUND BALANCES, end of year	$ 49,810	$ 62,673	$ 63,364	$ 691

CITY OF KENNESAW, GEORGIA
TREASURY EQUITABLE SHARING FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Fines and forfeitures	$ 20,000	$ 20,000	$ 5,123	$ (14,877)
Interest	500	500	1,138	638
Total revenues	20,500	20,500	6,261	(14,239)
EXPENDITURES				
Public safety	20,500	20,500	-	20,500
Net change in fund balances	-	-	6,261	6,261
FUND BALANCES, beginning of year	53,730	53,730	53,730	-
FUND BALANCES, end of year	$ 53,730	$ 53,730	$ 59,991	$ 6,261

CITY OF KENNESAW, GEORGIA
E911 FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Taxes	$ 400	$ 400	$ 415	$ 15
Charges for services	1,510,000	1,510,000	1,378,362	(131,638)
Interest	24,000	24,000	48,300	24,300
Total revenues	1,534,400	1,534,400	1,427,077	(107,323)
EXPENDITURES				
Current:				
Public safety	1,454,424	1,454,424	1,196,297	258,127
Capital outlay	79,976	79,976	-	79,976
Total expenditures	1,534,400	1,534,400	1,196,297	338,103
Net change in fund balances	-	-	230,780	230,780
FUND BALANCES, beginning of year	2,441,483	2,441,483	2,441,483	-
FUND BALANCES, end of year	$ 2,441,483	$ 2,441,483	$ 2,672,263	$ 230,780

CITY OF KENNESAW, GEORGIA
AMERICAN RESCUE PLAN FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Intergovernmental	$ 1,400,008	$ 1,675,723	$ 1,675,723	$ -
Interest	5,700	5,700	10,409	4,709
Total revenues	1,405,708	1,681,423	1,686,132	4,709
EXPENDITURES				
Public safety				
Police	21,919	21,919	20,834	1,085
Total public safety	21,919	21,919	20,834	1,085
Public works				
Highways and streets	71,000	-	-	-
Total public works	71,000	-	-	-
Capital Outlay	1,312,789	1,659,504	1,659,504	-
Total expenditures	1,405,708	1,681,423	1,680,338	1,085
Net change in fund balances	-	-	5,794	5,794
FUND BALANCES, beginning of year	34,943	34,943	34,943	-
FUND BALANCES, end of year	$ 34,943	$ 34,943	$ 40,737	$ 5,794

CITY OF KENNESAW, GEORGIA
HOTEL/MOTEL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Taxes	$ 98,500	$ 98,700	$ 119,073	$ 20,373
Charges for services	2,200	2,200	1,625	(575)
Interest	850	850	629	(221)
Total revenues	101,550	101,750	121,327	19,577
EXPENDITURES				
Culture and recreation	48,000	48,200	45,266	2,934
Excess of revenues over expenditures	53,550	53,550	76,061	22,511
OTHER FINANCING USES				
Transfers out	(53,550)	(53,550)	(56,475)	(2,925)
Net change in fund balances	-	-	19,586	19,586
FUND BALANCES, beginning of year	17,748	17,748	17,748	-
FUND BALANCES, end of year	$ 17,748	$ 17,748	$ 37,334	$ 19,586

CITY OF KENNESAW, GEORGIA
CEMETERY FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Charges for services	$ 10,000	$ 10,000	$ 31,500	$ 21,500
Miscellaneous	3,500	3,500	100	(3,400)
Interest	500	500	618	118
Total revenues	14,000	14,000	32,218	18,218
EXPENDITURES				
Public works	22,000	22,000	5,575	16,425
Net change in fund balances	(8,000)	(8,000)	26,643	34,643
FUND BALANCES, beginning of year	11,059	11,059	11,059	-
FUND BALANCES, end of year	$ 3,059	$ 3,059	$ 37,702	$ 34,643

CITY OF KENNESAW ,GEORGIA
IMPACT FEES FUND
SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Licenses and permits	$ 74,412	$ 74,412	$ 49,596	$ (24,816)
Interest	30,000	30,000	31,879	1,879
Total revenues	104,412	104,412	81,475	(22,937)
EXPENDITURES				
Capital outlay	450,000	450,000	122,113	327,887
Total expenditures	450,000	450,000	122,113	327,887
Net change in fund balances	(345,588)	(345,588)	(40,638)	304,950
FUND BALANCES, beginning of year	1,703,574	1,703,574	1,703,574	-
FUND BALANCES, end of year	$ 1,357,986	$ 1,357,986	$ 1,662,936	$ 304,950

CITY OF KENNESAW ,GEORGIA
URBAN REDEVELOPMENT AGENCY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Interest	$ -	$ -	$ 38	$ 38
Total revenues	-	-	38	38
EXPENDITURES				
Debt service				
Principal	155,000	155,000	155,000	-
Interest and fiscal charges	238,507	238,507	234,819	3,688
Total expenditures	393,507	393,507	389,819	3,688
Deficiency of revenues over expenditures	(393,507)	(393,507)	(389,781)	3,726
OTHER FINANCING SOURCES				
Transfers in	393,507	393,507	389,819	(3,688)
Net change in fund balances	-	-	38	38
FUND BALANCES, beginning of year	3,080	3,080	3,080	-
FUND BALANCES, end of year	$ 3,080	$ 3,080	$ 3,118	$ 38

CITY OF KENNESAW ,GEORGIA
DOWNTOWN DEVELOPMENT AUTHORITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Charges for services	$ 50,018	$ 50,018	$ 32,911	$ (17,107)
Miscellaneous	25	25	11,673	11,648
Investment income	1,200	1,200	2,081	881
Total revenues	51,243	51,243	46,665	(4,578)
EXPENDITURES				
Current:				
Housing and development	51,243	51,243	29,583	21,660
Total expenditures	51,243	51,243	29,583	21,660
Net change in fund balances	-	-	17,082	17,082
FUND BALANCES, beginning of year	96,757	96,757	96,757	-
FUND BALANCES, end of year	$ 96,757	$ 96,757	$ 113,839	$ 17,082

CITY OF KENNESAW, GEORGIA
SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX
FOR THE YEAR ENDED SEPTEMBER 30, 2025

PROJECT	ESTIMATED COST ORIGINAL	ESTIMATED COST CURRENT	EXPENDITURES PRIOR	EXPENDITURES CURRENT	EXPENDITURES TOTAL	PERCENTAGE OF COMPLETION
SPLOST II - 2011 SPLOST						
Pine Mountain Road	$ 6,492,254	$ 7,583,698	$ 7,583,698	$ -	$ 7,583,698	100.00 %
Cherokee Street	5,000,000	5,786,632	3,370,779	29,972	3,400,751	58.77
Stanley Road/Collins Road	1,150,032	3,536,950	3,536,950	-	3,536,950	100.00
McCollum Parkway	388,000	388,001	388,001	-	388,001	100.00
Cobb International Blvd	1,500,000	27,353	27,353	-	27,353	100.00
Sidewalk Projects	535,353	1,229	1,229	-	1,229	100.00
Resurfacing Projects	413,650	461,733	461,733	-	461,733	100.00
Infrastructure Preservation	1,101,710	501,544	501,544	-	501,544	100.00
Skate Park	750,000	984,094	984,094	-	984,094	100.00
Depot Park Improvements	2,100,000	1,870,131	1,870,131	-	1,870,131	100.00
Smith Gilbert Gardens Event Building	1,800,000	1,800,000	1,800,000	-	1,800,000	100.00
Swift Cantrell Park Parking	650,000	836,906	836,906	-	836,906	100.00
Community Center Renovation	226,999	225,382	225,381	-	225,381	100.00
TOTAL 2011 SPLOST	$ 22,107,998	$ 24,003,653	$ 21,587,799	$ 29,972	$ 21,617,771	

Continued

CITY OF KENNESAW, GEORGIA
SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX
FOR THE YEAR ENDED SEPTEMBER 30, 2025

PROJECT	ESTIMATED COST ORIGINAL	ESTIMATED COST CURRENT	EXPENDITURES PRIOR	EXPENDITURES CURRENT	EXPENDITURES TOTAL	PERCENTAGE OF COMPLETION
SPLOST III - 2016 SPLOST						
Sardis Street Overpass	$ 6,000,000	$ 1,083,304	$ 1,081,439	$ 1,865	$ 1,083,304	100.00 %
Stormwater Infrastructure	3,000,000	677,156	677,156	-	677,156	100.00
Ben King Road Improvements	3,133,431	9,441,201	1,109,407	9,942	1,119,349	11.86
Sardis Street Extension Project	2,500,000	2,499,964	2,495,123	4,841	2,499,964	100.00
Property Acquisition	3,000,000	1,229,062	1,229,062	-	1,229,062	100.00
Park Improvements	1,790,000	1,789,868	1,789,869	-	1,789,869	100.00
Dallas/Watts Drive Improvements	2,619,072	5,147,482	5,147,482	-	5,147,482	100.00
Facility Improvements	1,200,000	741,421	741,421	-	741,421	100.00
Economic Development	1,500,000	3,486,471	3,486,471	-	3,486,471	100.00
Smith Gilbert Garden	750,000	750,000	745,462	-	745,462	99.39
Resurfacing and Sidewalks	698,867	546,086	160,705	23,892	184,597	33.80
Police Vehicles	125,000	110,242	110,242	-	110,242	100.00
TOTAL 2016 SPLOST	$ 26,316,370	$ 27,502,257	$ 18,773,839	$ 40,540	$ 18,814,379	
SPLOST IV - 2022 SPLOST						
Depot Park	$ 6,000,000	$ 4,693,263	$ 4,685,401	$ 7,862	$ 4,693,263	100.00 %
Facility Improvements	3,500,000	4,159,692	707,649	1,541,293	2,248,942	54.07
Rutledge/Cathy Lane	4,000,000	6,500,000	-	18,230	18,230	0
Sardis Street Extension and Overpass	9,000,000	62,888	62,888	-	62,888	100.00
Neighborhood Improvements	785,000	13,432,045	-	-	-	-
Public Safety Facility	8,500,000	16,500,000	605,193	3,929,937	4,535,130	27.49
TOTAL 2022 SPLOST	$ 31,785,000	$ 45,347,888	$ 6,061,131	$ 5,497,322	$ 11,558,453	
			Total SPLOST expenditures	$ 5,567,834		
				20,216 (1)		
			Total SPLOST Fund expenditures	$ 5,588,050		

(1) Cobb County provided funding to support a joint project between the City and County for design and construction of a Recreation Center under the 2016 Parks SPLOST Program. The City's share of expenditures was $20,216 in fiscal year 2025.

Smith-Gilbert Gardens Fund – This fund accounts for the activity related to the operations of the City's botanical gardens.

Streetlight Fund – This fund accounts for the collection of fees for upgrades to streetlights and related expenses.

CITY OF KENNESAW, GEORGIA
COMBINING STATEMENT OF NET POSITION
NONMAJOR PROPRIETARY FUNDS
SEPTEMBER 30, 2025

ASSETS	Gardens Fund	Streetlight Fund	Totals
CURRENT ASSETS			
Cash	$ 611,552	$ 73,347	$ 684,899
Accounts receivable, net of allowance	-	43,659	43,659
Due from other funds	-	31,139	31,139
Inventory	10,615	-	10,615
Prepaid items	862	-	862
Total current assets	623,029	148,145	771,174
NONCURRENT ASSETS			
Capital assets:			
Nondepreciable assets	2,021,054	-	2,021,054
Depreciable assets	124,462	4,200	128,662
	2,145,516	4,200	2,149,716
Accumulated depreciation	(100,539)	(817)	(101,356)
Total capital assets	2,044,977	3,383	2,048,360
Total noncurrent assets	2,044,977	3,383	2,048,360
Total assets	2,668,006	151,528	2,819,534
LIABILITIES			
CURRENT LIABILITIES			
Accounts payable	11,445	5,713	17,158
Accrued liabilities	23,081	-	23,081
Due to other governments	2,210	-	2,210
Due to other funds	17,290	50,000	67,290
Compensated absences payable	27,678	-	27,678
Unearned revenue	-	29,653	29,653
Total current liabilities	81,704	85,366	167,070
Total liabilities	81,704	85,366	167,070
NET POSITION			
Investment in capital assets	2,044,977	3,383	2,048,360
Unrestricted	541,325	62,779	604,104
Total net position	$ 2,586,302	$ 66,162	$ 2,652,464

CITY OF KENNESAW, GEORGIA
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
NONMAJOR PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Gardens Fund	Streetlight Fund	Totals
OPERATING REVENUE			
Charges for sales and services	$ 37,194	$ 415,311	$ 452,505
Miscellaneous	20,065	-	20,065
Total operating revenues	57,259	415,311	472,570
OPERATING EXPENSES			
Cost of sales and services	801,450	464,404	1,265,854
Depreciation	5,296	280	5,576
Total operating expenses	806,746	464,684	1,271,430
Operating loss	(749,487)	(49,373)	(798,860)
NONOPERATING INCOME			
Intergovernmental	508,300	-	508,300
Interest income	6,837	4,236	11,073
Total nonoperating income	515,137	4,236	519,373
Loss before transfers	(234,350)	(45,137)	(279,487)
Transfers in	661,573	48,270	709,843
Total transfers	661,573	48,270	709,843
Change in net position	427,223	3,133	430,356
Total net position, beginning of year	2,159,079	63,029	2,222,108
Total net position, end of year	$ 2,586,302	$ 66,162	$ 2,652,464

CITY OF KENNESAW, GEORGIA
COMBINING STATEMENT OF CASH FLOWS
NONMAJOR PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Gardens Fund	Streetlight Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and users	$ 98,731	$ 423,707	$ 522,438
Payments to suppliers	(172,381)	(446,257)	(618,638)
Payments to employees	(599,755)	-	(599,755)
Net cash used in operating activities	(673,405)	(22,550)	(695,955)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Transfers in from other funds	661,573	48,270	709,843
Receipts from state grants	508,300	-	508,300
Net cash provided by noncapital financing activities	1,169,873	48,270	1,218,143
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Purchase of capital assets	(9,052)	-	(9,052)
Net cash used in capital and related financing activities	(9,052)	-	(9,052)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received	6,837	4,236	11,073
Net cash provided by investing activities	6,837	4,236	11,073
Net increase in cash	494,253	29,956	524,209
Cash, beginning of year	117,299	43,391	160,690
Cash, end of year	$ 611,552	$ 73,347	$ 684,899
RECONCILIATION OF OPERATING LOSS TO NET CASH USED IN OPERATING ACTIVITIES			
Operating loss	$ (749,487)	$ (49,373)	$ (798,860)
Adjustments to reconcile operating loss to net cash used in operating activities:			
Depreciation	5,296	280	5,576
Change in assets and liabilities:			
Decrease in accounts receivable	41,472	8,396	49,868
Decrease in due from other governments	2,210	-	2,210
Decrease in due from other funds	-	27,924	27,924
Increase in prepaid items	(41)	-	(41)
Increase in inventory	(5,703)	-	(5,703)
Increase in accounts payable	5,878	-	5,878
Increase in accrued liabilities	4,209	-	4,209
Increase in compensated absences payable	6,334	-	6,334
Decrease in unearned revenue	-	(130)	(130)
Increase (decrease) in due to other funds	16,427	(9,647)	6,780
Net cash used in operating activities	$ (673,405)	$ (22,550)	$ (695,955)

COMPONENT UNIT –
DEVELOPMENT AUTHORITY

CITY OF KENNESAW, GEORGIA
BALANCE SHEET
COMPONENT UNIT - DEVELOPMENT AUTHORITY
SEPTEMBER 30, 2025

ASSETS	
Cash	$ 538,013
Investments	52,786
Land held for resale	1,110,000
Total assets	1,700,799
LIABILITIES	
Due to primary government, noncurrent	706,479
Total liabilities	706,479
FUND BALANCE	
Unassigned	994,320
Total fund balance	$ 994,320

CITY OF KENNESAW, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
COMPONENT UNIT - DEVELOPMENT AUTHORITY
FOR THE YEAR ENDED SEPTEMBER 30, 2025

REVENUES		
Intergovernmental	$	202,091
Interest income		10,260
Miscellaneous		140,338
Total revenues		352,689
EXPENDITURES		
Housing and development		6,803
Total expenditures		6,803
Net change in fund balance		345,886
FUND BALANCE, beginning of year		648,434
FUND BALANCE, end of year	$	994,320

STATISTICAL SECTION

This part of the City of Kennesaw's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Page

Financial Trends **90**

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity **100**

These schedules contain information to help the reader assess the City's most significant local revenue source, property tax.

Debt Capacity **105**

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information **109**

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information **113**

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial report for the relevant year.

CITY OF KENNESAW, GEORGIA
NET POSITION BY COMPONENT
LAST TEN YEARS
(accrual basis of accounting)

	2025	2024	2023	2022	2021
Governmental activities					
Net investment in capital assets	**$ 106,676,052**	$ 103,163,614	$ 97,767,024	$ 82,058,068	$ 79,484,202
Restricted	**58,657,292**	52,224,951	47,147,564	40,742,837	34,413,582
Unrestricted	**26,101,984**	19,814,071	14,796,315	9,500,651	2,347,778
Total governmental activities net position	**$ 191,435,328**	$ 175,202,636	$ 159,710,903	$ 132,301,556	$ 116,245,562
Business-type activities					
Net investment in capital assets	**$ 13,558,106**	$ 13,100,544	$ 13,297,505	$ 13,511,667	$ 13,485,656
Unrestricted	**4,537,558**	3,973,325	4,160,556	4,076,887	4,161,424
Total business-type activities net position	**$ 18,095,664**	$ 17,073,869	$ 17,458,061	$ 17,588,554	$ 17,647,080
Primary government					
Net investment in capital assets	**$ 120,234,158**	$ 116,264,158	$ 111,064,529	$ 95,569,735	$ 92,969,858
Restricted	**58,657,292**	52,224,951	47,147,564	40,742,837	34,413,582
Unrestricted	**30,639,542**	23,787,396	18,956,871	13,577,538	6,509,202
Total primary government net position	**$ 209,530,992**	$ 192,276,505	$ 177,168,964	$ 149,890,110	$ 133,892,642

2020	2019	2018	2017	2016
$ 66,558,159	$ 63,615,691	$ 63,615,691	$ 58,213,192	$ 53,342,130
38,422,467	35,040,568	35,040,568	28,431,367	29,647,981
(791,928)	(3,291,667)	(3,291,667)	(6,886,057)	(8,001,192)
$ 104,188,698	$ 95,364,592	$ 79,758,502	$ 74,988,919	$ 68,693,504
$ 13,651,044	$ 13,696,093	$ 13,696,093	$ 13,716,793	$ 12,117,034
3,742,078	3,497,538	3,497,538	2,686,620	1,069,980
$ 17,393,122	$ 17,193,631	$ 16,403,413	$ 13,187,014	$ 13,888,549
$ 80,209,203	$ 77,311,784	$ 71,929,985	$ 65,459,164	$ 56,665,491
38,422,467	35,040,568	28,431,367	29,647,981	33,586,055
2,950,150	205,871	(4,199,437)	(6,931,212)	(7,669,493)
$ 121,581,820	$ 112,558,223	$ 96,161,915	$ 88,175,933	$ 82,582,053

CITY OF KENNESAW, GEORGIA
CHANGES IN NET POSITION
LAST TEN YEARS
(accrual basis of accounting)

	2025	2024	2023	2022	2021
Expenses					
Governmental activities:					
General government	**$ 6,967,328**	$ 6,905,838	$ 6,949,018	$ 5,491,836	$ 6,018,287
Judicial	**466,226**	398,866	435,479	394,132	412,151
Public safety	**11,638,087**	10,955,559	10,701,664	9,240,253	9,402,997
Public works	**4,825,626**	5,076,470	4,324,390	3,563,674	3,690,826
Health and welfare	**-**	-	6,459	7,149	538
Culture and recreation	**4,131,118**	3,878,705	3,413,831	2,507,700	2,129,431
Housing and development	**1,733,386**	1,726,379	1,776,292	1,359,324	1,484,520
Interest on long-term debt	**315,930**	334,815	398,695	477,426	476,359
Total governmental activities expenses	**30,077,701**	29,276,632	28,005,828	23,041,494	23,615,109
Business-type activities:					
Sanitation	**4,010,770**	3,756,883	3,711,091	2,353,740	2,307,993
Museum	**1,359,143**	1,325,512	1,257,518	1,108,395	1,048,711
Gardens	**806,792**	735,764	598,549	538,187	511,980
Stormwater	**1,056,856**	927,391	926,066	931,549	824,697
Streetlight	**464,684**	477,013	433,245	419,270	334,296
Total business-type activities expenses	**7,698,245**	7,222,563	6,926,469	5,351,141	5,027,677
Total primary government expenses	**$ 37,775,946**	$ 36,499,195	$ 34,932,297	$ 28,392,635	$ 28,642,786
Program Revenues					
Governmental activities:					
Charges for services:					
General government	**$ 284,073**	$ 267,622	$ 275,897	$ 253,473	$ 210,714
Judicial	**1,121,553**	963,493	1,108,845	795,464	760,992
Public safety	**1,509,187**	1,530,601	1,580,442	1,498,085	1,394,552
Public works	**90,796**	597,021	1,575,068	698,582	681,393
Culture and recreation	**1,400,096**	1,489,165	1,351,182	914,863	552,039
Housing and development	**609,432**	1,531,139	2,032,221	1,446,250	1,420,047
Operating grants and contributions (1)	**1,167,841**	2,126,847	10,049,290	1,469,699	1,840,206
Capital grants and contributions (1)	**13,056,159**	10,274,654	12,912,723	9,641,027	8,230,073
Total governmental activities program revenues	**19,239,137**	18,780,542	30,885,668	16,717,443	15,090,016
Business-type activities:					
Charges for services:					
Sanitation	**4,117,773**	3,816,582	3,897,083	2,627,176	2,686,744
Museum	**571,760**	551,478	543,267	503,904	354,546
Gardens	**57,259**	199,203	165,179	156,988	123,302
Stormwater	**1,307,949**	1,323,414	1,356,656	1,259,187	1,251,997
Streetlight	**415,311**	404,329	410,785	374,735	368,124
Operating grants and contributions (1)	**508,300**	20,375	10,000	6,000	-
Capital grants and contributions (1)	**7,067**	37,570	18,730	19,275	48,976
Total business-type activities program revenues	**6,985,419**	6,352,951	6,401,700	4,947,265	4,833,689
Total primary government program revenues	**$ 26,224,556**	$ 25,133,493	$ 37,287,368	$ 21,664,708	$ 19,923,705

2020	2019	2018	2017	2016
$ 5,878,342	$ 4,663,769	$ 4,805,604	$ 4,350,340	$ 4,442,795
390,403	393,208	371,714	364,977	367,386
9,296,626	8,635,869	8,179,820	8,443,734	8,384,410
3,726,845	3,404,917	3,533,601	3,611,163	4,064,973
-	-	-	-	-
1,911,729	2,015,047	2,021,197	2,359,893	2,348,921
1,311,722	1,249,238	1,246,740	1,601,184	1,019,160
840,096	713,667	794,695	835,336	878,715
23,355,763	21,075,715	20,953,371	21,566,627	21,506,360
2,211,371	1,906,567	1,817,328	1,649,452	1,667,997
1,081,715	1,154,357	1,134,753	1,079,904	1,110,487
467,114	509,156	483,513	416,664	414,334
748,458	639,354	737,511	865,031	879,164
341,136	334,296	54,737	-	-
4,849,794	4,543,730	4,227,842	4,011,051	4,071,982
$ 28,205,557	$ 25,619,445	$ 25,181,213	$ 25,577,678	$ 25,578,342
$ 201,241	$ 202,471	$ 191,633	$ 179,081	$ 158,210
882,811	1,099,181	1,075,479	988,238	849,434
1,481,219	1,474,411	1,657,277	1,495,481	1,406,576
739,717	729,847	145,401	167,018	498,692
298,630	622,568	762,913	898,948	821,495
475,943	821,706	327,073	460,742	724,819
1,765,704	784,965	755,413	740,693	721,052
7,085,752	10,975,883	6,758,032	5,528,449	5,867,805
12,931,017	16,711,032	11,673,221	10,458,650	11,048,083
2,578,490	2,542,701	2,532,804	2,198,573	2,182,106
342,413	460,022	457,598	445,964	440,604
71,923	153,211	121,806	124,479	130,779
1,249,632	1,242,284	1,271,204	1,256,170	1,208,615
363,462	359,190	61,530	-	-
-	-	-	-	-
64,235	131,930	39,608	44,401	100,269
4,670,155	4,889,338	4,484,550	4,069,587	4,062,373
$ 17,601,172	$ 21,600,370	$ 16,157,771	$ 14,528,237	$ 15,110,456

CITY OF KENNESAW, GEORGIA
CHANGES IN NET POSITION
LAST TEN YEARS
(accrual basis of accounting)

	2025	2024	2023	2022	2021
Net (Expense)/Revenue					
Governmental activities	**$ (10,838,564)**	$ (10,496,090)	$ 2,879,840	$ (6,324,051)	$ (8,525,093)
Business-type activities	**(712,826)**	(869,612)	(524,769)	(403,876)	(193,988)
Total primary government net expense	**$ (11,551,390)**	$ (11,365,702)	$ 2,355,071	$ (6,727,927)	$ (8,719,081)
General Revenues and Other Changes in Net Position					
Governmental activities:					
Property taxes	**$ 18,922,399**	$ 17,693,737	$ 16,308,902	$ 14,716,982	$ 13,543,437
Franchise taxes	**2,145,069**	2,005,931	1,870,984	1,822,258	1,835,507
Insurance premium taxes	**3,615,573**	3,170,688	2,947,924	2,708,125	2,539,487
Business taxes	**1,809,035**	1,801,097	1,734,801	1,652,621	1,410,570
Other taxes	**963,566**	1,036,848	1,068,447	1,211,365	1,188,741
Unrestricted investment earnings	**1,199,917**	686,222	687,604	485,873	422,873
Gain on sale of capital assets	**39,051**	22,014	207,550	35,389	-
Transfers	**(1,623,354)**	(428,714)	(296,705)	(252,568)	(358,658)
Total governmental activities	**27,071,256**	25,987,823	24,529,507	22,380,045	20,581,957
Business-type activities:					
Unrestricted investment earnings	**111,267**	56,706	97,571	92,782	89,288
Gain on sale of capital assets	**-**	-	-	-	-
Transfers	**1,623,354**	428,714	296,705	252,568	358,658
Total business-type activities	**1,734,621**	485,420	394,276	345,350	447,946
Total primary government	**$ 28,805,877**	$ 26,473,243	$ 24,923,783	$ 22,725,395	$ 21,029,903
Change in Net Position					
Governmental activities	**$ 16,232,692**	$ 15,491,733	$ 27,409,347	$ 16,055,994	$ 12,056,864
Business-type activities	**1,021,795**	(384,192)	(130,493)	(58,526)	253,958
Total primary government	**$ 17,254,487**	$ 15,107,541	$ 27,278,854	$ 15,997,468	$ 12,310,822

NOTES: (1) Grant revenues vary from year to year depending on the federal and state funding received by the City.

2020	2019	2018	2017	2016
$ (10,424,746)	$ (4,364,683)	$ (9,280,150)	$ (11,107,977)	$ (10,458,277)
(179,639)	345,608	256,708	58,536	(9,609)
$ (10,604,385)	$ (4,019,075)	$ (9,023,442)	$ (11,049,441)	$ (10,467,886)
$ 12,209,466	$ 12,584,176	$ 11,445,412	$ 10,555,252	$ 10,077,543
1,890,813	1,905,748	1,778,733	1,864,149	1,815,579
2,457,772	2,329,114	2,192,680	2,032,044	1,909,498
1,495,919	1,465,211	1,402,407	1,246,047	1,248,304
1,030,091	966,156	1,001,737	1,028,432	964,204
401,544	1,105,382	(97,065)	(122,623)	326,929
51,603	-	-	38,015	146,531
(288,356)	(385,014)	(2,379,021)	762,076	(158,179)
19,248,852	19,970,773	15,344,883	17,403,392	16,330,409
90,774	57,946	2,542	2,005	1,287
-	1,650	-	-	-
288,356	385,014	2,379,021	(762,076)	158,179
379,130	444,610	2,381,563	(760,071)	159,466
$ 19,627,982	$ 20,415,383	$ 17,726,446	$ 16,643,321	$ 16,489,875
$ 8,824,106	$ 15,606,090	$ 6,064,733	$ 6,295,415	$ 5,872,132
199,491	790,218	2,638,271	(701,535)	149,857
$ 9,023,597	$ 16,396,308	$ 8,703,004	$ 5,593,880	$ 6,021,989

CITY OF KENNESAW, GEORGIA
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

	2025	2024	2023	2022	2021
General fund					
Nonspendable:					
Long-term advances	**$ -**	$ -	$ -	$ 16,093	$ 47,917
Inventories	**8,806**	10,760	9,483	9,994	6,616
Prepaid items	**376,783**	344,564	263,630	261,173	192,682
Lease receivable, net	**6,775**	6,810	4,453	3	-
Restricted:					
Public safety	**32,439**	14,443	14,289	14,042	13,798
Capital projects	**-**	-	-	-	-
Debt service	**91,155**	89,505	88,560	87,025	85,517
Voter-approved use	**9,065,530**	9,000,000	7,587,563	7,546,845	7,632,861
Assigned:					
Capital projects	**-**	-	-	-	-
Unassigned	**38,293,906**	32,343,778	26,338,796	19,848,453	13,501,762
Total general fund	**$ 47,875,394**	$ 41,809,860	$ 34,306,774	$ 27,783,628	$ 21,481,153
All other governmental funds					
Nonspendable:					
Long-term advances	**$ -**	$ -	$ -	$ -	$ -
Prepaid items	**12,548**	11,935	10,212	13,028	9,967
Notes receivable	**-**	-	-	-	-
Restricted:					
Public safety	**2,841,068**	2,566,605	2,124,123	1,590,547	1,040,324
Health and welfare	**63,364**	49,810	-	-	-
Culture and recreation	**37,334**	17,748	14,527	13,710	13,075
Capital projects	**44,826,523**	40,119,725	36,809,470	31,541,819	24,860,550
Federal programs	**40,737**	34,943	15,240	10,131	9,818
Debt service	**3,118**	3,080	3,080	3,078	3,077
Committed:					
Cemetery maintenance	**37,702**	11,059	51,891	58,948	66,517
Assigned:					
Capital projects	**-**	-	-	-	-
Debt service	**-**	-	-	-	-
Unassigned	**-**	-	-	-	-
Total all other governmental funds	**$ 47,862,394**	$ 42,814,905	$ 39,028,543	$ 33,231,261	$ 26,003,328

2020	2019	2018	2017	2016
$ 79,268	$ 110,152	$ 298,854	$ 556,263	$ 825,669
5,172	7,811	8,577	8,062	7,473
182,485	180,024	253,898	229,135	257,964
-	-	-	-	-
13,459	14,473	11,287	36,132	36,096
-	-	-	-	-
7,448	639,744	631,301	630,672	630,044
7,664,101	7,703,313	7,092,269	7,533,313	8,019,456
-	-	-	-	264,186
9,327,645	5,469,476	1,464,101	(1,269,638)	(3,197,165)
$ 17,279,578	$ 14,124,993	$ 9,760,287	$ 7,723,939	$ 6,843,723
$ -	$ -	$ -	$ -	$ -
8,585	8,294	13,134	9,653	11,129
-	-	-	-	-
966,548	708,176	398,349	39,401	66,526
-	-	-	-	-
12,415	12,035	11,793	11,780	11,751
29,294,943	25,370,782	20,046,089	20,645,186	24,834,329
3,075	3,046	3,025	8,502	-
54,094	39,151	32,151	17,548	28,577
77,474	76,145	65,149	65,074	157,070
-	-	58,953	83,639	-
-	(54,361)	-	(177,475)	(398,789)
$ 30,417,134	$ 26,163,268	$ 20,628,643	$ 20,703,308	$ 24,710,593

CITY OF KENNESAW, GEORGIA
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

	2025	2024	2023	2022	2021
Revenues					
Taxes	**$ 27,495,759**	$ 25,689,500	$ 23,909,088	$ 22,180,116	$ 20,466,531
Licenses and permits	**813,093**	1,859,899	3,156,955	1,737,184	1,754,576
Intergovernmental	**13,322,430**	12,266,081	22,948,217	11,047,458	10,060,279
Fines and forfeitures	**1,198,229**	1,026,303	1,193,853	821,484	765,299
Charges for services	**2,765,318**	2,810,390	2,717,483	2,387,950	1,920,574
Contributions	**20,000**	120	10,022	50,000	10,000
Net investment income (loss)	**1,952,760**	1,065,323	1,233,272	892,582	851,738
Other revenues	**250,270**	311,806	307,462	263,111	147,634
Total revenues	**47,817,859**	45,029,422	55,476,352	39,379,885	35,976,631
Expenditures					
General government	**6,591,732**	6,327,116	6,269,417	5,249,598	4,937,870
Judicial	**473,724**	386,887	409,044	412,798	407,963
Public safety	**10,854,927**	9,621,543	9,673,155	9,140,207	8,851,264
Public works	**2,510,909**	2,609,521	6,229,556	1,721,361	1,961,990
Health and welfare	**-**	-	195,850	7,149	538
Culture and recreation	**3,775,354**	3,379,567	2,972,508	2,331,993	1,763,601
Housing and development	**1,527,665**	1,456,628	1,509,455	1,184,648	1,160,297
Capital outlay	**7,933,538**	8,099,011	11,552,685	3,638,566	15,010,871
Debt service					
Principal retirements	**1,134,127**	1,099,503	4,054,698	1,478,973	1,481,880
Interest and fiscal charges	**323,248**	354,200	405,893	491,029	530,838
Bond issuance costs	**-**	-	-	-	-
Total expenditures	**35,125,224**	33,333,976	43,272,261	25,656,322	36,107,112
Excess (deficiency) of revenues over expenditures	**12,692,635**	11,695,446	12,204,091	13,723,563	(130,481)
Other financing sources (uses)					
Proceeds from financed purchases	**-**	-	147,640	22,712	179,339
Issuance of long-term debt	**-**	-	-	-	-
Deposits with escrow agent	**-**	-	-	-	-
Proceeds from sale of capital assets	**43,742**	22,716	265,402	36,701	97,569
Proceeds from insurance recoveries	**-**	-	-	-	-
Transfers in	**389,819**	1,125,229	1,366,446	1,637,356	1,545,034
Transfers out	**(2,013,173)**	(1,553,943)	(1,663,151)	(1,889,924)	(1,903,692)
Total other financing sources (uses)	**(1,579,612)**	(405,998)	116,337	(193,155)	(81,750)
Net change in fund balances	**$ 11,113,023**	$ 11,289,448	$ 12,320,428	$ 13,530,408	$ (212,231)
Debt service as a percentage of noncapital expenditures	**5.36%**	5.76%	16.44%	8.97%	9.54%

2020	2019	2018	2017	2016
$ 19,380,206	$ 18,956,810	$ 17,903,060	$ 16,899,665	$ 16,157,523
855,843	1,158,751	501,349	619,747	1,021,664
8,759,248	11,740,544	7,367,107	6,226,083	6,578,785
1,021,084	1,239,307	1,252,470	1,273,309	1,023,977
1,652,351	2,028,941	2,197,437	2,074,738	2,214,625
-	6,099	500	40,000	6,652
850,250	1,428,654	(47,135)	(65,324)	382,654
192,702	212,533	159,343	167,422	146,553
32,711,684	36,771,639	29,334,131	27,235,640	27,532,433
4,707,490	4,156,524	4,185,383	4,044,074	4,087,000
382,087	399,548	371,684	359,187	356,493
8,729,279	8,369,791	7,859,170	7,991,684	7,865,595
2,205,955	2,283,769	2,343,064	2,453,357	2,791,593
1,497,119	1,707,830	1,729,176	2,047,715	2,009,199
1,098,252	1,163,741	1,056,365	1,392,855	957,711
7,553,074	6,315,422	7,226,205	10,574,153	10,168,328
1,382,483	1,579,692	1,485,700	1,492,053	1,727,076
831,598	725,682	811,191	851,670	898,444
-	-	-	-	-
28,387,337	26,701,999	27,067,938	31,206,748	30,861,439
4,324,347	10,069,640	2,266,193	(3,971,108)	(3,329,006)
205,003	191,014	51,557	43,948	331,140
10,775,000	-	-	-	-
(7,675,000)	-	-	-	-
67,457	23,691	1,900	38,015	490,786
-	-	-	-	-
1,462,235	1,620,702	1,531,509	2,443,370	1,675,696
(1,750,591)	(2,005,716)	(1,889,476)	(1,681,294)	(1,833,875)
3,084,104	(170,309)	(304,510)	844,039	663,747
$ 7,408,451	$ 9,899,331	$ 1,961,683	$ (3,127,069)	$ (2,665,259)
10.67%	11.45%	11.65%	11.42%	12.70%

CITY OF KENNESAW, GEORGIA

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE - ALL TAXABLE PROPERTY
LAST TEN FISCAL YEARS

Fiscal Year	Real Property						Public Utility
	Residential	Agricultural	Commercial	Industrial	Historical	Conservation	
2016	$ 544,822,699	$ 128,488	$ 347,217,207	$ 21,127,544	$ -	$ 497,382	$ 11,408,739
2017	599,615,340	135,828	364,331,546	20,693,720	-	497,500	12,074,923
2018	658,356,108	180,068	402,931,231	21,726,760	-	509,260	13,570,174
2019	720,847,225	211,488	452,189,240	23,380,464	-	551,552	14,530,065
2020	777,233,242	99,676	456,553,224	22,409,804	-	110,876	15,848,061
2021	831,864,492	107,112	498,346,084	23,626,332	-	117,916	16,362,822
2022	907,737,436	107,112	550,784,900	25,589,732	622,404	129,656	17,106,893
2023	1,128,265,024	284,286	592,467,843	26,567,800	653,404	164,578	17,820,462
2024	1,314,015,763	284,286	680,551,920	27,766,556	843,200	218,566	19,249,831
2025	**1,472,747,842**	**288,358**	**725,635,236**	**29,028,440**	**843,200**	**265,518**	**18,091,925**

Source: Cobb County Tax Commissioner
Note: Tax rates are per $1,000 of assessed value.
Note: Source is from Property Tax Digest 2024

Personal Property	Other Property	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
$ 212,127,794	$ 25,309	$ 163,009,693	$ 974,345,919	9.50	$ 2,435,864,798	40.00%
222,919,735	9,894	175,434,964	1,044,843,522	9.50	2,612,108,805	40.00%
225,874,489	-	180,364,288	1,142,783,802	9.50	2,856,959,505	40.00%
244,428,682	2,614	276,955,288	1,179,186,042	9.50	2,947,965,105	40.00%
260,871,329	8,526	305,346,338	1,227,788,400	9.50	3,069,471,000	40.00%
268,454,275	30,741	334,808,625	1,304,101,149	9.50	3,260,252,873	40.00%
247,902,012	7,873	321,498,717	1,428,489,301	9.50	3,571,223,253	40.00%
260,775,861	87,115	466,305,125	1,560,781,248	9.50	3,901,953,120	40.00%
259,392,480	36,503	537,172,801	1,765,186,304	9.25	4,412,965,760	40.00%
258,177,629	**32,339**	**609,207,363**	**1,895,903,124**	**9.25**	**4,739,757,810**	**40.00%**

CITY OF KENNESAW, GEORGIA
PROPERTY TAX RATES - ALL OVERLAPPING GOVERNMENTS
(Per $1000 of Assessed Value)
LAST TEN YEARS

Fiscal Year	City of Kennesaw Operating Millage	City of Kennesaw Debt Service Millage	Total Direct Rate	Cobb County	Cobb County Schools	State	Total Direct and Overlapping Rates
2016	8.00	1.50	9.50	9.85	18.90	0.00	38.25
2017	8.00	1.50	9.50	9.85	18.90	0.00	38.25
2018	8.00	1.50	9.50	11.45	18.90	0.00	39.85
2019	8.00	1.50	9.50	11.45	18.90	0.00	39.85
2020	8.00	1.50	9.50	11.45	18.90	0.00	39.85
2021	8.00	1.50	9.50	11.45	18.90	0.00	39.85
2022	8.00	1.50	9.50	11.45	18.90	0.00	39.85
2023	8.00	1.50	9.50	11.45	18.90	0.00	39.85
2024	7.75	1.50	9.25	11.45	18.70	0.00	39.40
2025	**7.75**	**1.50**	**9.25**	**11.45**	**18.70**	**0.00**	**39.40**

Source: Cobb County Tax Commissioner

Note: Overlapping rates are those of local and county governments that apply to property owners within the City of Kennesaw.

CITY OF KENNESAW, GEORGIA

PRINCIPAL TAXPAYERS
CURRENT AND NINE YEARS AGO

Taxpayer	2025 Taxable Assessed Value	2025 Rank	2025 Percentage of Taxable Assessed Value	2016 Taxable Assessed Value	2016 Rank	2016 Percentage of Taxable Assessed Value
BELL FUND VI KENNESAW LLC	$ **32,800,000**	**1**	**1.86** %	$		
WEST 22 LL LLC	**28,422,000**	**2**	**1.61**			
SREIT REVIVAL ON MAIN LLC	**27,680,000**	**3**	**1.57**			
PAC ELLISON LLC	**23,200,000**	**4**	**1.31**			
HM KENNESAW LLC & COLUMBIA KENNESAW LLC	**21,388,800**	**5**	**1.21**	14,744,000	3	1.51 %
GEP X KENNESAW LLC	**20,000,000**	**6**	**1.13**			
CRP GREP OVERTURE BARRETT OWNER LLC	**17,000,000**	**7**	**0.96**			
OWENS & MINOR DISTRIBUTION INC	**16,428,880**	**8**	**0.93**	8,769,132	7	0.90
WAH15 CHARLESTOWNE LLC	**16,420,000**	**9**	**0.93**			
ARRIS KENNESAW LLC	**16,308,912**	**10**	**0.92**			
CCAL 2 3615 CHEROKEE STREET LLC				20,572,930	1	2.11
KENNESAW 450 LLC				18,620,040	2	1.91
KENNESAW GARDENS ASSOCIATES LLC				11,500,000	4	1.18
ACC OP FREY LLC				10,381,156	5	1.07
ATLANTA RD CO.				9,184,080	6	0.94
ALTA RIDENOUR LLC				7,481,028	8	0.77
SG CHARLESTOWNE LLC				7,448,000	9	0.76
PARK AT KENNESAW LLC				7,240,000	10	0.74
	$ **219,648,592**		**12.43** %	$ 115,940,366		11.89 %

Source: Cobb County Tax Commissioner

CITY OF KENNESAW, GEORGIA

PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Fiscal Year	Total Tax Levy	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2016	$ 8,896,627	$ 8,826,150	99.2%	$ 68,364	$ 8,894,514	99.98%
2017	9,484,399	9,408,893	99.2%	73,145	9,482,038	99.98%
2018	9,988,179	9,956,440	99.7%	27,570	9,984,010	99.96%
2019	10,804,271	10,767,151	99.7%	34,224	10,801,375	99.97%
2020	11,376,491	11,345,434	99.7%	23,020	11,368,454	99.93%
2021	12,051,494	11,991,821	99.5%	53,267	12,045,088	99.95%
2022	13,032,018	13,015,712	99.9%	12,264	13,027,976	99.97%
2023	14,567,638	14,486,840	99.4%	71,675	14,558,515	99.94%
2024	16,175,829	16,115,259	99.6%	37,601	16,152,860	99.86%
2025	**17,534,413**	**17,386,126**	**99.2%**	-	**17,386,126**	**99.15%**

Source: Cobb County Tax Commissioner and City of Kennesaw Tax Department.

CITY OF KENNESAW, GEORGIA

RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

	Governmental Activities				Business-Type Activities					
Fiscal Year	General Obligation Bonds	Notes Payable	Revenue Bonds	Financed Purchases	Bonds Payable	Notes Payable	Financed Purchases	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
2016	$ 10,105,000	$ -	$ 9,031,695	$ 992,828	$ -	$ -	$ 29,342	$ 20,158,865	2.10%	$ 626
2017	9,540,000	-	8,403,369	734,723	-	-	42,384	18,720,476	1.72%	600
2018	8,945,000	-	7,750,102	545,581	-	-	214,081	17,454,764	1.54%	516
2019	8,325,000	-	7,066,909	456,904	-	-	157,998	16,006,811	1.33%	481
2020	7,800,000	-	9,523,804	444,421	-	-	122,471	17,890,696	1.57%	441
2021	7,035,000	-	8,975,801	451,878	-	-	86,176	16,548,855	1.48%	525
2022	6,250,000	-	8,407,909	345,616	-	-	35,416	15,038,941	1.21%	501
2023	5,440,000	-	5,285,135	368,561	-	-	13,482	11,107,178	0.82%	455
2024	4,605,000	-	5,132,487	254,056	-	-	-	9,991,543	0.70%	288
2025	**3,740,000**	**-**	**4,974,982**	**139,931**	-	-	**-**	**8,854,913**	**0.62%**	**235**

(1) See the Demographic and Economic Statistics for personal income and population data.

CITY OF KENNESAW, GEORGIA

RATIOS OF NET GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Net General Obligation Bonds (3)	Percentage of Estimated Actual Taxable Value of Property (1)	Per Capita (2)
2016	$ 10,105,000	$ 630,044	$ 9,474,956	0.42%	282
2017	9,540,000	630,672	8,909,328	0.39%	246
2018	8,945,000	631,301	8,313,699	0.34%	229
2019	8,325,000	514,818	7,810,182	0.29%	215
2020	7,800,000	-	7,800,000	0.24%	229
2021	7,035,000	495	7,034,505	0.22%	213
2022	6,250,000	12,715	6,237,285	0.17%	189
2023	5,440,000	18,675	5,421,325	0.14%	162
2024	4,605,000	36,358	4,568,642	0.10%	132
2025	**3,740,000**	42,858	**3,697,142**	**0.08%**	**98**

(1) See the Assessed Value and Estimated Actual Value of Taxable Property for property tax data.

(2) See the Demographic and Economic Statistics for population data.

(3) Net bonded debt consists of total bonded debt less resources restricted for the repayment of principal.

CITY OF KENNESAW, GEORGIA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
SEPTEMBER 30, 2025

Governmental Unit	Governmental Activities Debt Outstanding	Percentage Applicable to City of Kennesaw (1)	Amount Applicable to City of Kennesaw
City direct debt	$ 8,854,913	100.00%	$ 8,854,913
Total direct and overlapping debt	$ 8,854,913		$ 8,854,913

Source: Assessed value data used to estimate applicable percentages provided by the Cobb County Board of Equalization and Assessment. Debt outstanding data provided by Cobb County.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Kennesaw, Georgia. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the county's taxable assessed value that is within the City's boundaries and dividing it by the county's total taxable assessed value.

CITY OF KENNESAW, GEORGIA

LEGAL DEBT MARGIN INFORMATION
LAST TEN YEARS

	Fiscal Year				
	2016	2017	2018	2019	2020
Debt Limit	$ 113,735,561	$ 122,027,849	$ 132,314,809	$ 145,614,133	$ 153,313,474
Total net debt applicable to limit	9,474,956	8,909,328	8,313,699	7,810,182	7,800,000
Legal debt margin	$ 104,260,605	$ 113,118,521	$ 124,001,110	$ 137,803,951	$ 145,513,474
Total net debt applicable to the limit as a percentage of debt limit	8.33%	7.30%	6.28%	5.36%	5.09%

	Fiscal Year				
	2021	2022	2023	2024	2025
Debt Limit	$ 163,890,977	$ 174,998,802	$ 202,708,637	$ 230,235,911	**$ 250,511,049**
Total net debt applicable to limit	7,035,000	6,237,285	5,421,325	4,568,642	**3,697,142**
Legal debt margin	$ 156,855,977	$ 168,761,517	$ 197,287,312	$ 225,630,911	**$ 246,807,407**
Total net debt applicable to the limit as a percentage of debt limit	4.29%	3.56%	2.67%	2.00%	**1.48%**

Assessed Value	**$ 1,895,903,124**
Add back: exempt real property	**609,207,363**
Total assessed value	**2,505,110,487**
Debt limit (10% of total assessed value)	**250,511,049**
Debt applicable to limit:	
General obligation bonds	**3,740,000**
Less: Amount set aside for repayment of general obligation debt	**42,858**
Total net debt applicable to limit	**3,697,142**
Legal debt margin	**$ 246,813,907**

Note: Under state finance law, the City's outstanding general obligation debt should not exceed 10 percent of total assessed property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

CITY OF KENNESAW, GEORGIA

DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Fiscal Year	Population	Personal Income (in thousands)	Per Capita Personal Income	Median Age	Unemployment Rate
2016	33,584	$ 960,535	$ 28,601	32.0	4.7%
2017	36,258	1,091,547	30,105	34.6	3.4%
2018	36,300	1,131,725	31,177	32.0	3.9%
2019	36,300	1,200,949	33,084	33.1	2.7%
2020	34,077	1,140,591	33,471	33.3	4.1%
2021	33,036	1,121,902	33,960	33.3	2.0%
2022	33,049	1,242,906	37,608	34.1	2.3%
2023	33,552	1,354,863	40,381	35.6	2.7%
2024	34,683	1,418,742	40,906	35.6	2.9%
2025	**37,734**	**1,418,742**	**40,906**	**34.3**	**3.4%**

Source: U.S. Census, Georgia Department of Labor, and Cobb County Chamber of Commerce
Note: Personal income (in thousands) and per capital personal income statistics reflect 2024 values as the 2025 data was not available in the 2025 U.S. Census, Georgia Department of Labor and Cobb County Chamber of Commerce.

CITY OF KENNESAW, GEORGIA

PRINCIPAL EMPLOYERS
CURRENT AND NINE YEARS AGO

	2025			2016		
Employer	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Atlanta Bonded Warehouse	**294**	**1**	**1.13 %**	270	2	1.07 %
Walton Communities, LLC	**214**	**2**	**0.82**			
Cintas Corporation	**180**	**3**	**0.69**	137	5	0.54
Publix Super Market, Inc. # 559	**172**	**4**	**0.66**	142	4	0.56
Publix Super Market, Inc. # 1077	**163**	**5**	**0.63**	116	9	0.46
Publix Super Market, Inc. # 769	**160**	**6**	**0.62**	123	7	0.49
TE Certified Electrical, Plumb	**150**	**7**	**0.58**			
Whole Foods	**150**	**8**	**0.58**			
ID Logistics Warehousing, LLC	**144**	**9**	**0.55**			
NOVA Engineering and Environmental, LLC	**136**	**10**	**0.52**			
Fabric.com, Inc.				317	1	1.25
Tug Technologies Corporation				152	3	0.60
Owens & Minor Distribution				127	6	0.50
Shady Grove Rest Home				120	8	0.47
Crane Nuclear, Inc.				97	10	0.38
	1,763		**6.78 %**	1,601		6.32 %

Source: Various City departments

CITY OF KENNESAW, GEORGIA

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

	2025	2024	2023	2022	2021
Function					
General government	**37**	44	35	34	32
Judicial	**3**	3	3	3	3
Public safety					
Police Administration	**13**	9	9	7	5
Police Officers	**68**	78	74	74	72
911 Operators	**17**	17	8	17	15
Public works	**28**	24	26	26	34
Culture and recreation	**55**	51	44	42	36
Housing and development	**14**	14	13	12	11
Sanitation	**2**	2	2	2	2
Total	**237**	242	214	217	210

Source: City of Kennesaw department records

Prior to 2018, Public Safety included Corrections Facility operated by the City of Kennesaw

2020	2019	2018	2017	2016
32	32	23	24	26
3	3	3	3	3
4	5	6	10	12
73	70	59	59	66
17	17	15	15	17
33	34	22	28	29
37	42	26	34	40
12	11	9	11	9
2	2	2	1	1
213	216	165	185	203

CITY OF KENNESAW, GEORGIA

OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

	2025	2024	2023	2022	2021
Function					
Police					
Physical arrests	**941**	645	1,064	969	1,035
Parking violations	**316**	192	303	403	523
Traffic violations	**17,211**	13,558	12,507	10,077	11,102
Culture and recreation					
Admissions/fees	**$ 1,774,299**	$ 1,967,602	$ 1,713,589	$ 1,402,042	$ 894,285
Housing and development					
Building permits issued	**583**	705	1,860	610	473
Sanitation					
Number of customers	**10,901**	10,852	10,690	9,744	9,700

Source: City of Kennesaw Departments

Note: Operating indicators are not available for general government, judicial, or public works.

2020	2019	2018	2017	2016
950	1,497	1,473	876	832
295	419	381	742	981
10,544	16,297	16,284	13,493	12,891
$ 617,016	$ 1,081,730	$ 1,186,928	$ 1,321,345	$ 1,242,649
357	95	365	385	443
9,400	9,300	9,486	9,329	9,104

CITY OF KENNESAW, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

	2025	2024	2023	2022	2021
Function					
Public safety					
Police					
Stations	**1**	1	1	1	1
Vehicles	**97**	83	80	78	80
Public works					
Miles of streets	**105**	105	105	105	105
Culture and recreation					
Total acreage	**129**	123	123	121	121
Baseball/softball fields	**10**	10	10	10	10
Soccer/football fields	**-**	-	-	-	-

Source: Various City departments

Note: Capital asset indicators are not available for the general government, judicial, and housing and development functions.

2020	2019	2018	2017	2016
1	1	1	1	1
84	89	93	84	84
105	103	102	99	99
121	121	121	121	121
10	10	10	10	11
-	1	1	1	1

COMPLIANCE SECTION

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

The Honorable Mayor and Members
of the City Council of
Kennesaw, Georgia

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Kennesaw, Georgia (the "City") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Kennesaw, Georgia's basic financial statements, and have issued our report thereon dated March 17, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Kennesaw, Georgia's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Kennesaw, Georgia's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Kennesaw, Georgia's internal control.

A *deficiency in internal control exists* when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Kennesaw, Georgia's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Atlanta, Georgia
March 17, 2026

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

The Honorable Mayor and Members
of the City Council of
Kennesaw, Georgia

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Kennesaw, Georgia's (the "City") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2025. The City's major federal programs are identified in the Summary of Auditor's Results Section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibility for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Atlanta, Georgia
March 17, 2026

CITY OF KENNESAW, GEORGIA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Federal Grantor/Pass-Through Grantor/Program Title	Assistance Listing Number	Agency or Pass-Through Grantor Number	Total Expenditures
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			
Passed Through Cobb County, Georgia			
Community Development Block Grant - Entitlement Grants Cluster	14.218	CD21-C21C3-F	$ 8,846
Community Development Block Grant - Entitlement Grants Cluster	14.218	CD21-C21C3-F	97,097
Community Development Block Grant - Entitlement Grants Cluster	14.218	CD21-C21C3-F	175,871
Total Community Development Block Grant - Entitlement Grants Cluster			281,814
Total U.S. Department of Housing and Urban Development			281,814
U.S. DEPARTMENT OF JUSTICE			
Equitable Sharing Program	16.922	DEA/USMS	12,153
Equitable Sharing Program	16.922	DEA/USMS	12,957
Total U.S. Department of Justice			25,110
U.S. DEPARTMENT OF TREASURY			
Equitable Sharing Program	21.016	GA-0330600	5,123
Drug Enforcement Agency	21.016	JOPS	5,000
Drug Enforcement Agency	21.016	J4YKU2MKWE5	3,655
Passed Through State of Georgia			
COVID-19: Coronavirus State and Local Fiscal Recovery Fund	21.027	GA-0005011	1,675,723
Total U.S. Department of Treasury			1,689,501
Total Expenditures of Federal Awards			$ 1,996,425

See notes to Schedule of Expenditures of Federal Awards.

CITY OF KENNESAW, GEORGIA
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

(1) Summary of Significant Accounting Policies

Basis of Presentation and Accounting

The accompanying Schedule of Expenditures of Federal Awards is presented using the modified accrual basis of accounting. Under the modified accrual basis of accounting, expenditures are recognized when the related liability is incurred.

In instances where the grant agreement requires the City to match grant awards with local funds, such matching funds are excluded in the accompanying Schedule of Expenditures of Federal Awards.

Federal grant programs which are administered through State agencies (pass-through awards) have been included in this report. These programs are operated according to federal regulations promulgated by the federal agency providing the funding.

The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the financial statements.

The City did not utilize the 10% de minimus indirect cost rate permitted by the Uniform Guidance.

The City did not pass through any federal funds to subrecipients.

CITY OF KENNESAW, GEORGIA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

SECTION I
SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:	Unmodified
Internal control over financial reporting:	
Material weaknesses identified?	____ yes __X__ no
Significant deficiencies identified?	____ yes __X__ none reported
Noncompliance material to financial statements noted?	____ yes __X__ no

Federal Awards

Internal control over major programs:	
Material weaknesses identified?	____ yes __X__ no
Significant deficiencies identified?	____ yes __X__ none reported
Type of auditor's report issued on compliance for major federal programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	____ yes __X__ no

Identification of major programs:

Assistance Listing Number	Name of Federal Program or Cluster
21.027	COVID-19 – Coronavirus State and Local Fiscal Recovery Fund

Dollar threshold used to distinguish between Type A and Type B programs:	$1,000,000
Auditee qualified as low-risk auditee?	__X__ yes ____ no

CITY OF KENNESAW, GEORGIA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
SEPTEMBER 30, 2025

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES

None reported.

SECTION III
FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None reported.

CITY OF KENNESAW, GEORGIA
STATUS OF PRIOR AUDIT FINDINGS
SEPTEMBER 30, 2025

SECTION IV
STATUS OF PRIOR AUDIT FINDINGS

None reported.

Item Report

TO: The Honorable Mayor and City Council

FROM: Robbie Balenger, Building & Facilities Director

DATE: April 27, 2026

TITLE: **Resolution: Hiram Butler House Rehabilitation Project**
Consideration for approval of a Resolution accepting a proposal for professional services for the Hiram Butler House Rehabilitation project.

Summary:
The proposal for professional services includes the preparation of construction documents, procurement assistance, and construction administration for the rehabilitation of the Hiram Butler House at the Smith Gilbert Gardens. This is a continuation of the project with Patterson & Dewar. The cost of the services is $63,160.

Recommendation:
The Building and Facilities Director recommends approval of this proposal.

Fiscal Impact:
This project is being funded by State of Georgia Amended FY25 Budget via the Georgia Department of Natural Resources. The cost for the professional services is $63,160.

Attachments:
1. RES 2026-__ Resolution Hiram Butler House Rehabilitation Proposal
2. Exhibit A-Hiram Butler House Proposal

CITY OF KENNESAW
GEORGIA

RESOLUTION NO. 2026-__

RESOLUTION TO ACCEPT THE PROFESSIONAL SERVICES PROPOSAL FOR THE HIRAM BUTLER HOUSE REHABILITATION PROJECT PRESENTED BY PATTERSON & DEWAR ENGINEERS

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

WHEREAS, the scope of work is a continuation agreement for the Hiram Butler House Rehabilitation project at the Smith-Gilbert Gardens; and

WHEREAS, the scope of work includes the development of Construction Documents, Procurement Assistance, and Construction Administration; and

WHEREAS, the projected fee for this stage of the project is $63,160; and

WHEREAS, the Hiram Butler House Rehabilitation project has been funded up to $500,000 through the State of Georgia's Amended Fiscal Year 2025 budget via the Georgia Department of Natural Resources.

NOW, THEREFORE, BE IT RESOLVED the Kennesaw City Council authorizes the Mayor to accept the proposal for professional services from Patterson & Dewar Engineers as shown in Exhibit A.

PASSED AND ADOPTED by the Kennesaw City Council on this 4th day of May, 2026.

ATTEST: CITY OF KENNESAW

_____ _____
Nicholas Simpson, Deputy City Clerk Derek Easterling, Mayor

Proposal for Professional Services

Hiram Butler House Rehabilitation

Architectural & Engineering Services

April 22, 2026

Presented to:

City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

Mr. Robbie Balenger, Building and Facilities Director
rbalenger@kennesaw-ga.gov

patterson & dewar ENGINEERS

850 Center Way
Norcross, GA 30071

(770) 453-1410
pdengineers.com

Dear Mr. Balenger,

Patterson & Dewar Engineers, Inc. (P&D) is pleased to provide this proposal for professional services for architectural and engineering services for the Hiram Butler House rehabilitation project at Smith Gilbert Gardens. During the concept phase of the project, the design team performed an assessment of the structure to identify areas of concern due to condition considerations, building code, overall building short-term and long-term functional use, durability, efficiency and maintainability of systems and finishes; all while respecting and preserving the integrity and historic character of the structure. The design team will provide construction documents, procurement assistance, and construction administration services for the projects identified in the concept phase, which will include repairs to the foundation, floor structure, roof structure, exterior walls, roofing, electrical and HVAC systems. Services to be provided are described in further detail below.

Scope of Services

Construction Documents

Based on projects identified in the concept phase, Construction Documents (CDs) will be prepared. The CD package will include plans, details and specifications necessary for permitting and will provide sufficient detail for competitive procurement of a contractor and construction.

Construction Document Budget: $36,875

Procurement Assistance

P&D will provide required documentation, respond to planholder questions, prepare addenda, and provide support to assist the City Clerk's office in procuring a contractor in compliance with OCGA 36-91-21.

Procurement Assistance Budget: $12,060

Construction Administration

P&D will conduct a pre-construction meeting with the selected contractor and City Staff prior to commencement of construction activities, issue timely responses to contractor's Requests for Information and other requests for clarification, review and approve (or taking other appropriate action in connection with) contractor's submittals and shop drawings, if any, and rejecting nonconforming work, and prepare a punch list at substantial completion of the project.

Construction Administration Budget: $14,225

Assumptions & Exclusions

Items excluded from this proposal include, but are not limited to: landscape architecture and irrigation design, infrastructure or utility design and permitting, environmental engineering services, land surveying services, SUE, construction inspection, third party testing and observation, value engineering, detailed construction cost estimating, 3D renderings and/or animations.

Fee & Invoicing

This budget is inclusive of all labor, materials, and expenses required to complete the services listed in this proposal. Invoicing will be progressive and will be submitted monthly for work completed to date less previous payments.

Construction Documents Budget:	*$36,875*
Procurement Assistance Budget:	*$12,060*
Construction Admin. Budget:	*$14,225*
TOTAL Project Budget:	**$63,160**

Additional Services

Additional services not described in this proposal can be performed either by a separate proposal or on an hourly basis, with compensation as per our approved Fee Schedule.

Conclusion

This proposal incorporates, as if fully set forth herein, the terms and conditions of the Professional Services Agreement for Engineering Services dated January 21, 2025, between Patterson & Dewar Engineers, Inc. and the City of Kennesaw. If this proposal is acceptable to you, please sign below indicating your approval and return one (1) signed copy for our files. This letter of agreement will serve as Patterson & Dewar's Notice to Proceed.

We appreciate the opportunity to submit this proposal. Should you have any questions or comments please do not hesitate to contact us.

Respectfully,

Zachary V. Buffington, PLS, EIT
Program Manager
Patterson & Dewar Engineers, Inc.

APPROVED – City of Kennesaw

Signature:_____ Name (Printed): DEREK EASTERLING

Title: MAYOR Date: 4 MAY 2026

Item Report

TO: The Honorable Mayor and City Council

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: April 27, 2026

TITLE: **Final Plat Application: 0 Maple Drive**
Consideration for approval of the final plat application submitted by Daniel Gonzalez for 0 Maple Drive (Parcel #20010002870); this plat subdivides the existing 1.78+/- acre lot into three parcels for the construction of three single-family detached dwelling units. Case #PS2025-03

Summary:
The application was submitted by Daniel Gonzales to subdivide a single lot consisting of 1.78+/- acres into three (3) tracts for the development of three single family dwelling units. The Plan Review Committee has reviewed the final plat and deemed the plat is in compliance and recommends approval.

Recommendation:
Planning and Zoning recommends approval of the final plat.

Fiscal Impact:

Attachments:
1. PS2025-03_ Maple Dr_Final Plat_Application Packet
2. PS2025-03_Maple Dr_Final Plat_Survey
3. PS2025-03_Maple Dr_Final Plat_PRC Letter

Date Received 03/25/25
Staff's Initials CMC

PRELIMINARY, FINAL AND REVISE PLAT APPLICATION

Required Fee $250.00

Preliminary Plat _____ ***Final Plat*** X ***Revised Plat*** _____ ***Parcel Combination*** _____ ***Parcel Split*** X

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

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

Date of Consultation 11/14/2024 **Staff Initials** _____

DEVELOPMENT NAME MAPLE DR Number of Units 3

PURPOSE OF DEVELOPMENT SUBDIVISION OF THE LOT INTO THREE NEW PARCELS FOR SINGLE FAMILY HOMES

WHAT IS THE REVISION BEING MADE SUBDIVISION OF THE CURRENT LOT

ADDRESS OF PROPERTY 2066 MAPLE DR NW, KENNESAW 30144

Parcel ID 20-0200-0-287-0 Lot Size 1.7 ACRES Present Zoning RESIDENTIAL

Current Use SINGLE-FAMILY RESIDENTIAL Proposed Use SINGLE-FAMILY RESIDENTIAL

APPLICANT DANIEL GONZALEZ

Applicant address 1008 MILHAVEN DR, ROSWELL 30076

(Phone #) [redacted] Email Address [redacted]

Applicant Signature _____

Signed, sealed and delivered in presence of: _____ March 20th, 2025

Notary **Date**

HAZEL BEJARANO NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA July 10, 2027

REPRESENTATIVE _____ (Phone #) _____ Email Address _____

Representative Signature _____

Signed, sealed and delivered in presence of: _____

Notary **Date**

TITLEHOLDER APEX NEWCO II LLC (Phone #) [redacted]

Titleholder Signature _____ Address 1008 MILHAVEN DR, ROSWELL 30076

Signed, sealed and delivered in presence of Notary _____ Date March 20th, 2025

HAZEL BEJARANO NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA July 10, 2027

Scanned with CamScanner

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:

_____

_____

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 18 day of march, 2025

DANIEL GONZALEZ

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.

2025007772 Deed Book 16258 Page 4755
Filed and Recorded: 1/29/2025 2:53:00 PM
Real Estate Transer Tax: $170.00
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

Return to:
The Law Offices of Jackson E. Oliver, LLC
333 Sandy Springs Circle
Suite 131
Atlanta, GA 30328
File No. 2024-1502

Tax Parcel ID No. Property 1:
20010002870

LIMITED WARRANTY DEED

STATE OF GEORGIA, COUNTY OF FULTON

THIS INDENTURE, Made the 29th day of January, 2025 between **Lynne C. Watts**, of the State of Georgia, as party of the first part, hereinafter called Grantor and **APEX Newco II LLC, a Georgia Limited Liability Company**, as party 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 **TEN Dollars ($10.00)** AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land:

See Exhibit "A" Attached Hereto and Made a Part Hereof

commonly known as **2066 Maple Drive, Kennesaw, GA 30144**

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 behoove of the said 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 owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor have 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:
SEAL:

JACKSON EDWARD OLIVER NOTARY PUBLIC FULTON COUNTY, GEORGIA COMMISSION EXPIRES APRIL 16, 2028

Lynne C. Watts (SEAL)
Lynne C. Watts

EXHIBIT "A"

LEGAL DESCRIPTION

Property 1:
All that tract or parcel of land lying and being in the Land Lot 100, of the 20th District, 2nd Section of Cobb County, Georgia, according to a plat made by Albert M. Wynn, Jr., Surveyor, dated February 19, 1982. Said plat is hereby adopted as a more complete description and further described as follow:

Beginning at a point marked by an iron pin located on the North side of the right of way of Maple Drive, N.W., said point being 958.8 feet West from the intersection of the North side of Maple Drive, N.W., with the West side of North Avenue extended; thence running North 89 degrees, 24 minutes, 18 seconds West along the North side of Maple Drive, N.W., 275 feet; thence running North 1 degree, zero minutes, 12 seconds East 281.07 feet to a point located on the South side of a 20 foot drive; thence running South 89 degrees, 45 minutes East along the South side of said 20 foot drive 275 feet to an iron pin located on the South side of said 20 foot drive; thence running South 1 degree, Zero minutes West 282.73 feet to an iron pin located on the North side of the Maple Drive right of way which is also the point of beginning.

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

2025
Property Tax Bill
TEMPORARY

Parcel ID	Tax District	Bill #
20010002870	3/3-BOND - KENNESAW CITY	292294

Property Owner/Location/Description	Fair Market Value	Taxable Value
APEX NEWCO II LLC MAPLE DR NW	142,220	48,355

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	48,355		0		48,355		7.7500000000		$374.75
BOND	48,355		0		48,355		1.4000000000		$67.70

Exemptions:

Printed April 2026

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. Now that your appeal has been finalized, this bill reflects the remaining balance due.

If applicable, this bill should be forwarded to the mortgage company by the homeowner.

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	$442.45
Interest	$7.47
Penalty	$0.00
Other Fees	$0.00
Payments Received	$449.92
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:	20010002870
Amount Due:	$0.00
Bill#:	292294
Due Date:	12/01/2025
	AMOUNT PAID

APEX NEWCO II LLC
1008 MILHAVEN DR
ROSWELL, GA 30076-2403

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

Printed: 4/10/2026

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:
Apex Newco 1 LLC

APEX NEWCO II LLC

Payment Date: 11/12/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20010002870	10/15/2025	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$5.97	$32.51	$0.00	$0.00	$688.71	**$0.00**

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

N

BASIS OF HORIZONTAL DATUM
GEORGIA STATE PLANE –
WEST ZONE (NAD83)

Parcel Summary

TRACT #	AREA	TAX ID # / ADDRESS	OWNER	DEED REFERENCE	PLAT CLOSURE
LOT 1	0.594 AC. OR 25,884 SQ. FT.	2076 MAPLE DR	N/F APEX NEWCO II LLC	A PORTION OF DB 16258, PG 4755	1:124,838
LOT 2	0.595 AC. OR 25,935 SQ. FT.	2066 MAPLE DR	N/F APEX NEWCO II LLC	A PORTION OF DB 16258, PG 4755	1:101,405
LOT 3	0.590 AC. OR 25,699 SQ. FT.	2056 MAPLE DR	N/F APEX NEWCO II LLC	A PORTION OF DB 16258, PG 4755	1:305,599
TOTAL COMBINED AREA	1.779 AC. OR 77,518 SQ. FT.				

Zoning Information

EXISTING ZONING: R-15

MIN LOT SIZE: 15,000 SQ FT
MIN HOUSE SIZE: 1400 SQ FT
MIN LOT WIDTH AT FRONT BSL: 75'/60'
MAX COVERAGE: 35%
MAX HEIGHT: 35'

SETBACKS:
FRONT - 35' (LOCAL)
SIDE - 10' (25' CORNER LOTS)
REAR - 30'

THIS IS NOT A COMPREHENSIVE LIST OF ZONING RESTRICTIONS AND/OR REQUIREMENTS. THE CITY OF KENNESAW PLANNING AND ZONING SHOULD BE CONSULTED PRIOR TO DESIGN AND/OR DISTURBANCE.

THE PURPOSE OF THIS PLAT IS TO DIVIDE PID# 20010002870 INTO 3 LOTS AS SHOWN HEREON

Final Plat Approval

Pursuant to the Land Subdivision sections of this UDC of the City of Kennesaw, Georgia, all the requirements of approval having been fulfilled, this final plat was given final approval by the Mayor and Council of Kennesaw, Georgia on _____ (Date).

_____
Mayor, Kennesaw, Georgia

_____
Planning & Zoning

_____
Building and Construction

_____
Public Works

_____
City Engineer

Nothing herein shall be construed to mean that the City of Kennesaw has accepted the dedication of any rights-of-way, easements or other area as being dedicated to public use.

Legend

IPS IRON PIN FOUND	POWERPOLE	SEWER MANHOLE
IRON PIN SET	GUY WIRE	CLEANOUT
CONC. R/W MARKER	LIGHT POLE	STORM DRAIN MANHOLE
INTERSECTION POINT	ELEC. TRANSFORMER	CURB INLET
TEMPORARY BENCH MARK	ELEC. MANHOLE	DROP INLET
P.O.C. POINT OF COMMENCEMENT	ELECTRIC BOX	BORE HOLE
P.O.B. POINT OF BEGINNING	WATER MANHOLE	MONITORING WELL
IPS IRON PIN SET	WATER VALVE	SIGN
RBF REBAR FOUND	WATER METER	BOLLARD
RWMF R/W MARKER FOUND	FIRE HYDRANT	EXCEPTIONS
CTP CRIMP TOP PIPE	BACK FLOW PREVENTOR	TREE
OTP OPEN TOP PIPE	GAS VALVE	HW HARDWOOD
(R) RECORD DATA	GAS METER	EV EVERGREEN
(M) MEASURED DATA	GAS MANHOLE	US UNDERSTORY
R/W RIGHT-OF-WAY	UNKNOWN MANHOLE	FENCE LINE
BSL BLDG SETBACK LINE	TELEPHONE BOX	OHE OVERHEAD ELECTRIC
RCP REINFORCED CONC PIPE	TELEPHONE MANHOLE	UGE UNDERGROUND ELECTRIC
CMP CORRUGATED METAL PIPE	TRAFFIC SIGNAL	GAS GAS LINE
PVC PLASTIC PIPE	TRAFFIC MANHOLE	UGT UNDERGROUND COMM LINE
DIP DUCTILE IRON PIPE	TRAFFIC SIGNAL BOX	W WATER LINE
LS LANDSCAPING	AIR CONDITIONER	SS SANITARY SEWER PIPING
BC BACK OF CURB	MAIL BOX	SD STORM DRAIN PIPING
EP EDGE OF PAVEMENT		TOP OF BANK
DE DRAINAGE EASEMENT		
SSE SANITARY SEWER ESMT		
LE LANDSCAPE EASEMENT		

GRANT SHEPHERD & ASSOCIATES, INC. EST. 1991

735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
Grant.Shepherd@gsasurveying.com
www.gsasurveying.com
COA/LSF 000459

PROVIDING CLIENT NEEDS SINCE 1990 ACROSS THE SOUTHEAST IN THE AREAS OF:
Construction Layout • GPS Modeling
Land Surveying • Site Development Consulting



THE USE OF THIS DOCUMENT FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON WRITTEN CONSENT AND PERMISSION OF GRANT SHEPHERD & ASSOCIATES, INC.

CCWS NOTES & APPROVAL

1. Developer must submit construction plans to CCWS plan review staff for the installation of water and sewer services for all lots for review and approval.

2. Installation of water and sewer services must be done by licensed utility contractor and must pass CCWS inspection prior to plat approval.

THIS PLAT, HAVING BEEN SUBMITTED TO THE COBB COUNTY WATER SYSTEM AND HAVING BEEN FOUND TO COMPLY WITH COBB COUNTY DEVELOPMENT SSTANDARDS, IS APPROVED FOR RECORDING.

_____ _____
COBB COUNTY WATER SYSTEM DATE

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 263,965 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2"REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THE BEARING BASIS OF THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83. BEARINGS ARE CALCULATED FROM TURNED ANGLES.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF (NAVD88, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK). VERTICAL RELIEF SHOWN HEREIN BY (2-FOOT CONTOUR INTERVAL).
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
7. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.
8. PROPOSED DRAINAGE EASEMENTS SHALL BE CENTERED ON DRAINAGE SWALE AND PIPE IN PERPETUITY.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY, TOPOGRAPHIC, & SPECIMEN TREE SURVEY" AND WAS COMPLETED ON 02/06/25 UTILIZING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CARLSON BRx7 BASE & ROVER, CORRECTED VIA THE eGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
3. THE COMMON LINES OF OWNERSHIP ARE ONE IN THE SAME NO GAPS, GORES, OR OVERLAPS EXIST BETWEEN ADJOINING PROPERTIES.
4. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVESITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
5. THE CREEK SHOWN WAS NOT MARKED BY A CERTIFIED WETLANDS/STREAM DELINEATOR AND NO WETLANDS INFORMATION WAS PROVIDED. THE SURVEYOR IS UNABLE TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL WETLANDS OR STREAMS, OR THEIR LIMITS. ANY AREAS WITH POSSIBLE JURISDICTIONAL WETLANDS OR STREAMS SHOULD BE STUDIED BY THE APPROPRIATE AUTHORITIES AND ANY AREAS DETERMINED TO CONTAIN JURISDICTIONAL WETLANDS OR STREAMS MAY BE SUBJECT TO PROTECTION BY FEDERAL, STATE OR LOCAL AUTHORITIES AND MAY REQUIRE BUFFERS WHICH WOULD IMPACT DEVELOPMENT.
6. THE STREAM BUFFERS SHOWN ARE BASED ON AN OFFSET FROM THE TOP OF CREEK EMBANKMENT, WHICH IS A MEANDER LINE THAT COULD BE SUBJECT TO CHANGE OR INTERPRETATION. OTHER BUFFERS MAY EXIST AS REQUIRED BY LOCAL AND STATE AUTHORITIES.

Map or Plat Certification

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

PRESENTED BEFORE ME THIS 13th DAY OF MARCH IN THE YEAR OF 2025.

MICHAEL R. SHEPHERD, GA RLS No. 3349

GEORGIA REGISTERED LAND SURVEYOR MICHAEL R. SHEPHERD

DATE OF PRINT/PDF:		
No. #	DATE / BY	DESCRIPTION
No. 1	3/17/25 / JWW	ADD PROPOSED DRAINAGE EASEMENT
No. 2	4/22/25 / JWW	CITY/COUNTY COMMENTS

Surveyor's Certification

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future," and their location, size, type and material are correctly shown; and that all engineering requirements of the Kennesaw Subdivision Regulations have been fully complied with.

Registered Georgia Land Surveyor No. 3349

By: _____ Date: 03/13/25
MICHAEL R. SHEPHERD

Statement of Private Covenants

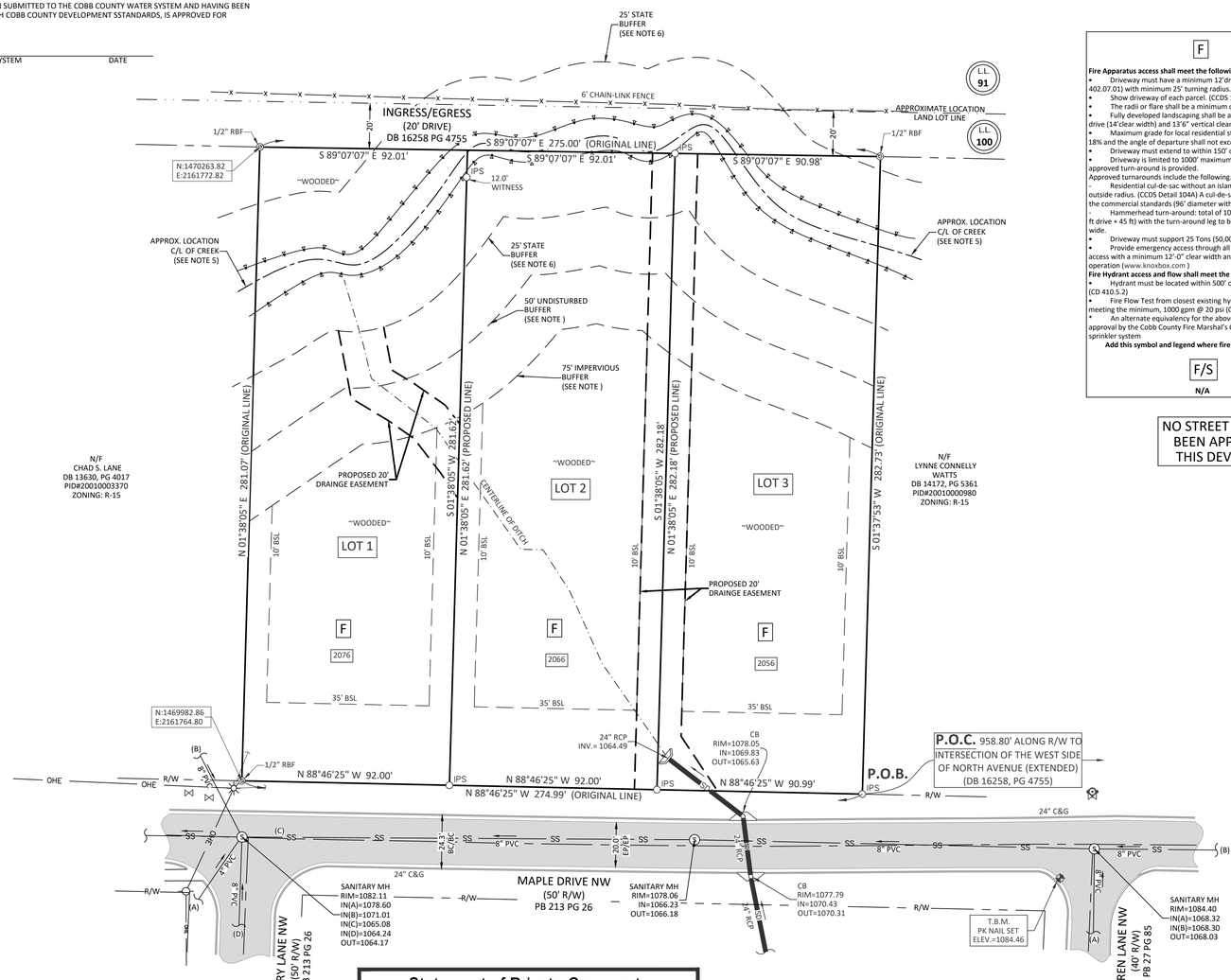
"THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED _____, WHICH HEREBY BECOME(S) A PART OF THIS PLAT," RECORDED ON _____ (DATE)

_____
APEX Newco II, LLC (David Foronda)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



F

Fire Apparatus access shall meet the following:
- Driveway must have a minimum 12'driving surface width (CCDS 402.07.01) with minimum 25' turning radius. (CCDS Detail 116R)
- Show driveway of each parcel. (CCDS 103.31.4)
- The radii or flare shall be a minimum of 15' (CCDS 402.07.01)
- Fully developed landscaping shall be at least 7'0" from center of drive (14'clear width) and 13'6" vertical clearance.
- Maximum grade for local residential streets shall not exceed 18% and the angle of departure shall not exceed 8.5%. (CCDS 401.11.2)
- Driveway must extend to within 150' of the structure.
- Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided.

Approved turnarounds include the following...
- Residential cul-de-sac without an island shall have a 38-foot outside radius. (CCDS Detail 104A) A cul-de-sac with an island reverts to the commercial standards (96' diameter with a minimum 25ft radius).
- Hammerhead turn-around: total of 102 feet needed (45 ft + 12 ft drive + 45 ft) with the turn-around leg to be a minimum of 20 ft. wide.
- Driveway must support 25 Tons (50,000 lbs.)
- Provide emergency access through all gates securing Fire Dept. access with a minimum 12'-0" clear width and approved means of operation (www.knoxbox.com)

Fire Hydrant access and flow shall meet the following:
- Hydrant must be located within 500' of all single-family homes (CD 410.5.2)
- Fire Flow Test from closest existing hydrant shall be provided meeting the minimum, 1000 gpm @ 20 psi (CD 410.5.2)
- An alternate equivalency for the above requirements, subject to approval by the Cobb County Fire Marshal's Office is a NFPA 13D sprinkler system

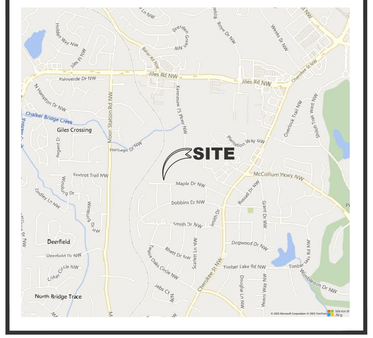
Add this symbol and legend where fire sprinklers are added:

F/S

N/A

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

Vicinity Map (1"=2000')



OWNER/DEVELOPER

APEX NEWCO II, LLC
ATTN: DANIEL GONZALEZ JARAMILLO
PHONE: (786) 971 - 2067

ADDRESS: 1008 MILHAVEN DR
ROSWELL, GA 30076

Owner's Acknowledgement

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through duly authorized agents, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, parks, drains, easements and public grounds thereon shown, which comprises a total of N/A acres, for the purposes therein expressed.

Subdivider/Owner

By: _____ Date: _____
APEX Newco II, LLC (Daniel Gonzalez Jaramillo)

Provided, however, that nothing herein nor acceptance shall create liability on the part of the City of Kennesaw, its officers, agents or employees for flooding or erosion from storm drains or from flooding from high water of natural creeks or rivers, and the City of Kennesaw is hereby specifically released from any such liability or from liability for the negligent construction or maintenance of all drainage structures, roads, sediment control facilities and all other work performed by the owner or developer of the property, their agent, servants, employees or contractors.

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
3. THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPURTENANCES, PROVIDED DESIGN PLANS AND FLAGS/PAINT MARKINGS AND A REPORT PROVIDED BY A UNDERGROUND UTILITY INVESTIGATOR (IF CONTRACTED). UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN. THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION OR DESIGN. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

Map or Plat and Survey References

1. DEED BOOK 14172, PAGE 5361, COBB COUNTY, GEORGIA PUBLIC RECORDS.
2. DEED BOOK 16258, PAGE 4755, COBB COUNTY, GEORGIA PUBLIC RECORDS.
3. PLAT BOOK 165, PAGE 37, COBB COUNTY, GEORGIA PUBLIC RECORDS.
4. PLAT BOOK 213, PAGE 25, COBB COUNTY, GEORGIA PUBLIC RECORDS.

FEMA Flood Notes

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13067C0036H, WHICH BEARS AN EFFECTIVE DATE OF 10/5/2018, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Final Plat For:
APEX Newco II, LLC
Site Address: 0 Maple Drive NW,
Kennesaw, GA 30144
Parcel # 20010002870
Land Lot 100 of the 20th Land District, 2nd Section
City of Kennesaw, Cobb County, Georgia

GEORGIA 811 Utilities Protection Center, Inc. 1-800-282-7411
Know what's below. Call before you dig.

Sheet / Drawing Scale
1" = 30'
Unless Otherwise Noted

GSA Project No.
25-01-440

Drawn By / Field Crew
JS
AU
02/06/25

Sheet No. 01 OF 01

Community Development Department
Plan Review Committee

Plan Review Coordinator
Scott Banks, Building Official

Plan Review Committee Members
Chanelle Campbell, Planning and Zoning Director
Ricky Stewart, Public Works Director
Luke Howe, Economic Development Director

To: Mayor and Council

From: Plan Review Committee

Date: May 4, 2026

The final plat (PS2025-03) was submitted by the applicant Daniel Gonzalez on behalf of Apex Newco II, LLC for parcel number 20010002870; this plat subdivides the existing 1.77+/- acres lot into three parcels for the construction of three single family detached dwelling units. The final plat was received and reviewed by the Plan Review Committee.

All members of the Plan Review Committee have verified the plat, and all comments have been addressed. The final plat is in compliance and is now ready for your consideration and approval.

Scott Banks, Plan Review Coordinator

Item Report

TO: The Honorable Mayor and City Council

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: April 27, 2026

TITLE: **Final Plat Application: 2615 South Main Street & 2681 South Main Street**
Consideration for approval of a final plat application submitted by Kennesaw Development Owner, LLC for 2615 S. Main St and 2681 S. Main St (Parcel # 20016700990 & 20016700140). Case #FP2025-03

Summary:
The application was submitted by Kennesaw Development Owner, LLC, for 2615 S. Main Street and 2681 S. Main Street. The plat will revise the existing property lines for the mixed-use development consisting of a multifamily development, commercial and an outparcel retail. The Plan Review Committee has reviewed the final plat and deemed the plat is in compliance and recommends approval.

Recommendation:
Planning and Zoning recommends approval of the final plat.

Fiscal Impact:

Attachments:
1. FP2025-03_2615 & 2681 S. Main St_Final Plat_Application Packet
2. FP2025-03_2615 & 2681 S Main St_Final Plat_Survey
3. FP2025-03_2615 & 2681 S. Main St_Final Plat_PRC Letter

Date Received 03/31/26
Staff's Initials CMC

PRELIMINARY, FINAL AND REVISE PLAT APPLICATION

Preliminary Plat _____ *Final Plat* _____ *Revised Plat* _____ *Parcel Combination* X *Parcel Split* X

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

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

Date of Consultation 08/19/25 **Staff Initials** _____

DEVELOPMENT NAME
Kennesaw Multifamily Phase II

Number of Units
2

PURPOSE OF DEVELOPMENT Mixed-Use

WHAT IS THE REVISION BEING MADE (Revision to Titleholder on application)

ADDRESS OF PROPERTY 2615 & S2681 S Main Street, Kennesaw, GA 30144

Parcel ID 20016700990, 20016700140 Lot Size 7.097 Present Zoning C4

Current Use Mobile Home Community / Wrecker Proposed Use Multi-Family Residential, Retail

APPLICANT Bea Khaiphanliam - Planners & Engineers Collaborative+

Applicant address 350 Research Court, Suite 200, Peachtree Corners, GA 30092

(Phone #) [redacted] Email Address [redacted]

Applicant Signature _____

Signed, sealed and delivered in presence of: _____ 3/27/26
Notary **Date**

NICOLE MADDOX NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Comm. Exp. 07/28/29

REPRESENTATIVE Peter Fitzgibbons (Phone #) [redacted] Email Address [redacted]

Representative Signature _____

Signed, sealed and delivered in presence of: _____ 3/27/2026
Notary **Date**

HANNAH HURLEY Notary Public - State of Georgia Gwinnett County My Commission Expires Mar 14, 2028

TITLEHOLDER Kennesaw II Multifamily Owner, LLC (Phone #) [redacted]

Titleholder Signature _____ Address 1776 Peachtree Street NW, Suite 250, Atlanta, GA 30309

Signed, sealed and delivered in presence of Notary _____ Date 3/27/2026

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:

_____

_____

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 27 day of March, 20 26

_____

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.

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 20530

Date: 8/18/2025

City of Kennesaw
Community Development Department
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

Subject: Request for Review and Approval of Lot Reconfiguration Plat

Dear Planning and Zoning Department,

I am writing to formally request the City of Kennesaw's review and approval of the proposed lot reconfiguration plat for property parcels 20016700140 and 20016700990.

The intent of this reconfiguration is for development of an approved multifamily project including 300 residential units, 4 commercial office suites, and a retail outparcel.

We respectfully request that the Planning and Zoning Division review the submitted materials and initiate the necessary review and approval process.

Should you have any questions or require further clarification, I can be reached at (404)245-1892 or PFitzgibbons@hpdev.com

Thank you for your time and consideration. We look forward to working with the city on this matter.

Sincerely,
Peter Fitzgibbons
Development Manager

UPON RECORDING RETURN TO:

Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424
Attention: Alison B. Jones, Esq.

Tax Parcel 20016700990

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

KNOW ALL MEN BY THESE PRESENTS, that **RICHARDS-GILSTRAP HOLDINGS LLC**, a Georgia limited liability company (**"Grantor"**), in consideration of Ten and No/100 Dollars ($10.00) to Grantor in hand paid at and before the sealing of these presents by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto **KENNESAW II MULTIFAMILY OWNER, LLC,** a Delaware limited liability company, having an address of 1776 Peachtree St. NW, Suite 250, Atlanta, Georgia 30309 **("Grantee")**:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, situate, lying and being in the County of Cobb, State of Georgia, and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the **"Property"**).

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said Property belonging or in any wise incident or appertaining thereto; to have and to hold all and singular the Property before mentioned unto Grantee, and Grantee's successors and assigns forever, in FEE SIMPLE. And Grantor does hereby bind Grantor to warrant and forever defend all and singular the Property unto Grantee and Grantee's successors and assigns against Grantor and against every person whomsoever lawfully claiming by, through or under Grantor.

THIS CONVEYANCE IS MADE SUBJECT to claims arising under any matter set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, without reimposing same.

AND THE SAID GRANTOR for Grantor and its successors and assigns does hereby warrant that the reservation of Life Estate reserved by Dillard D. Chandler by Warranty Deed dated

May 22, 1996, and recorded in Deed Book 9671, Page 505, Cobb County, Georgia records, terminated upon the death of Dillard D. Chandler as evidenced by the Death Certificate attached hereto as **Exhibit "C"**.

(Signatures on Following Page)

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

WITNESS Grantor's hand and seal as of this ____ day of April, 2026.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

(NOTARY SEAL)

My Commission Expires:
MAY 25, 2026

RYAN K PATRICK NOTARY PUBLIC COBB COUNTY, GA EXPIRES MAY 25, 2026

GRANTOR:

RICHARDS-GILSTRAP HOLDINGS LLC, a Georgia limited liability company

By: Diane Richards
Name: Diane Richards
Title: Sole Member

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 20TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, IN THE CITY OF KENNESAW, HAVING AN AREA OF 1.16 ACRES, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY FOR VINCENT LEE RIEKE, PREPARED BY W. E. CLONTS, GA. REGISTERED LAND SURVEYOR NO. 2166, TRU-LINE SURVEYING, INC., DATED 3-9-00, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED AT THE INTERSECTION OF THE NEW WEST RIGHT OF WAY OF STATE ROUTE 293-OLD HIGHWAY 41 (AKA SOUTH MAIN STREET) AND THE NORTHWEST RIGHT OF WAY OF THE VULCAN MATERIALS RAILROAD SPUR (50 FOOT RIGHT OF WAY) AND RUNNING THENCE ALONG SAID RAILROAD SPUR SOUTH 58 DEGREES, 17 MINUTES, 08 SECONDS WEST, A DISTANCE OF 86.59 FEET TO AN IRON PIN; CONTINUING THENCE ALONG SAID RIGHT OF WAY AND CORNER; ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 344.19 FEET, (SAID ARC SUBTENDED BY A CHORD BEARING OF SOUTH 42 DEGREES, 28 MINUTES, 10 SECONDS WEST, A CHORD DISTANCE OF 339.83 FEET, AND A RADIUS OF 623.43 FEET) TO AN IRON PIN FOUND ON THE EAST RIGHT OF WAY OF THE CSX RAILROAD (66 FOOT RIGHT OF WAY); RUNNING THENCE ALONG SAID CSX RAILROAD RIGHT OF WAY ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 371.04 FEET, (SAID ARC SUBTENDED BY A CHORD BEARING OF NORTH 0 DEGREES, 16 MINUTES, 37 SECONDS WEST, A CHORD DISTANCE OF 370.05 FEET, AND A RADIUS OF 1465.40 FEET) TO A POINT AND CORNER; RUNNING THENCE SOUTH 84 DEGREES, 04 MINUTES, 09 SECONDS EAST, A DISTANCE OF 308.83 FEET TO AN IRON PIN AND CORNER ON THE NEW WEST RIGHT OF WAY OF STATE ROUTE 293; RUNNING THENCE SOUTH 03 DEGREES, 05 MINUTES, 24 SECONDS WEST, A DISTANCE OF 42.01 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING 2.4721 ACRES AS PER PLAT OF SURVEY DATED JUNE 26, 2002, AND PREPARED FOR JEANEE E. RICKY (SIC) AND VINCENT L. RICKY (SIC) BY J.A. EVANS SURVEYING CO., INC., JAMES A. EVANS, JR., G.R.L.S. NO. 2167, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET, A/K/A OLD DIXIE HIGHWAY, A/K/A OLD HIGHWAY 41, A/K/A STATE ROUTE 293 (BEING A 60 FOOT RIGHT OF WAY), WHICH POINT IS 72.63 FEET NORTH OF THE INTERSECTION OF THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET AND THE CENTERLINE OF THE VULCAN MATERIALS RAILROAD SPUR RIGHT OF WAY, AS MEASURED ALONG THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET; FROM SAID BEGINNING POINT, RUNNING THENCE NORTH 84 DEGREES 04 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 312.17 FEET TO AN IRON PIN AND CORNER LOCATED ON THE

EASTERLY SIDE OF THE RIGHT OF WAY OF CSX RAILROAD (BEING A RIGHT OF WAY WHICH IS 66 FEET IN WIDTH); RUNNING THENCE ALONG THE ARC OF A CURVE TO THE LEFT, IN A COUNTERCLOCKWISE DIRECTION ALONG THE EASTERLY SIDE OF THE RIGHT OF WAY OF CSX RAILROAD, HAVING A RADIUS OF 1462.20 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 11 DEGREES 43 MINUTES 28 SECONDS WEST A CHORD DISTANCE OF 213.59 FEET) FOR AN ARC DISTANCE OF 213.78 FEET TO A POINT; RUNNING THENCE NORTH 15 DEGREES 56 MINUTES 23 SECONDS WEST ALONG THE EASTERLY SIDE OF THE RIGHT OF WAY OF CSX RAILROAD FOR A DISTANCE OF 54.98 FEET TO AN IRON PIN AND CORNER; RUNNING THENCE NORTH 80 DEGREES 38 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 393.58 FEET TO AN IRON PIN AND CORNER LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET; RUNNING THENCE SOUTH 03 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET FOR A DISTANCE OF 358.77 FEET TO AN IRON PIN AT THE POINT OF BEGINNING.

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. Easements for drainage as conveyed in Right-of-Way Deed from W. D. and Mrs. Ruby Chandler to State Highway Department of Georgia, dated June 22, 1948, filed for record August 18, 1948 and recorded in Deed Book 202, Page 92, Cobb County, Georgia records.

3. Terms and provisions of that certain boundary line agreement by and between Elizabeth C. Crogan and E.R. Wilbur filed for record June 24, 1969, and recorded in Deed Book 1104, Page 690, aforesaid records.

4. Easement from E. R. Wilbur to Georgia Power Company, dated August 20, 1969, filed for record June 24, 1970, and recorded in Deed Book 1163, Page 291, aforesaid records.

5. Permanent Drainage Easement from Lavonia Wilbur to City of Kennesaw, Georgia, dated September 18, 1998, filed for record May 26, 2000, and recorded in Deed Book 13265, Page 2244, aforesaid records.

6. Matters shown on that certain plat recorded in Plat Book 126, Page 65, aforesaid records

7. Matters shown on the ALTA/NSPS Land Title Survey dated October 8, 2024, last revised _____, prepared by Planners & Engineers Collaborative+, as Job Number 24231.00.

UPON RECORDING RETURN TO:

Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424
Attention: Alison B. Jones, Esq.

Tax Parcel 20016700140

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

KNOW ALL MEN BY THESE PRESENTS, that **OLD SOUTH VILLAGE LLC**, a Georgia limited liability company (**"Grantor"**), in consideration of Ten and No/100 Dollars ($10.00) to Grantor in hand paid at and before the sealing of these presents by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto **KENNESAW II MULTIFAMILY OWNER, LLC,** a Delaware limited liability company, having an address of 1776 Peachtree St. NW, Suite 250B, Atlanta, Georgia 30309 (**"Grantee"**):

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, situate, lying and being in the County of Cobb, State of Georgia, and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the **"Property"**).

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said Property belonging or in any wise incident or appertaining thereto; to have and to hold all and singular the Property before mentioned unto Grantee, and Grantee's successors and assigns forever, in FEE SIMPLE. And Grantor does hereby bind Grantor to warrant and forever defend all and singular the Property unto Grantee and Grantee's successors and assigns against Grantor and against every person whomsoever lawfully claiming by, through or under Grantor.

THIS CONVEYANCE IS MADE SUBJECT to claims arising under any matter set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, without reimposing same.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

WITNESS Grantor's hand and seal as of this ____ day of April, 2026.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

(NOTARY SEAL)

My Commission Expires:
March 14, 2028

HANNAH HURLEY
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Mar 14, 2028

GRANTOR:

OLD SOUTH VILLAGE LLC, a Georgia limited liability company

By: _____
Name: G. Matthew Olsen
Title: Manager of Kodiak Ventures, LLC, a Georgia limited liability company, sole member of Old South Village, LLC

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 167, OF THE 20TH DISTRICT, 2ND SECTION, OF COBB COUNTY, GEORGIA, IN THE CITY OF KENNESAW, BEING PROPERTY OF ELIZABETH C. GROGAN, AS PER PLAT RECORDED IN PLAT BOOK 47, PAGE 168, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF OLD U.S. HIGHWAY 41 A DISTANCE OF 431.4 FEET NORTH AS MEASURED ALONG THE WEST SIDE OF OLD U.S. HIGHWAY 41 FROM THE INTERSECTION OF THE WEST SIDE OF OLD U. S. HIGHWAY 41 AND THE CENTERLINE OF A RAILWAY SPUR TRACK; RUNNING THENCE NORTHERLY ALONG THE WESTERLY SIDE OF OLD U. S. HIGHWAY 41 AND FOLLOWING THE CURVATURE THEREOF 375.76 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF PROPERTY OF B. D. HOOD; THENCE SOUTH 73 DEGREES 19 MINUTES 29 SECONDS WEST 471.34 FEET TO AN IRON PIN ON THE NORTHEASTERLY RIGHT-OF-WAY OF W & A RAILROAD; THENCE SOUTH 16 DEGREES 37 MINUTES 40 SECONDS EAST 318.10 FEET TO AN IRON PIN; THENCE NORTH 80 DEGREES 9 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF PROPERTY OF E. R. WILBUR 395.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF OLD U.S. HIGHWAY 41 BEING THE POINT OF BEGINNING.

ALSO BEING DESCRIBED AS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF A RAILWAY SPUR TRACK AND THE WESTERLY RIGHT-OF-WAY OF SOUTH MAIN STREET ALSO KNOWN AS OLD HIGHWAY 41 (60 FOOT R/W);

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY, 431.40 FEET TO A #5 REBAR SET AT THE NORTHEASTERLY CORNER OF THE LANDS OF RICHARDS-GILSTRAP HOLDINGS, LLC (DEED BOOK 14746, PAGE 95), SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY ALONG THE NORTHERLY BOUNDARY OF THE LANDS OF RICHARDS-GILSTRAP HOLDINGS, LLC, SOUTH 81 DEGREES 24 MINUTES 04 SECONDS WEST, 391.54 FEET TO A #4 REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY OF THE WESTERN AND ATLANTIC RAILROAD (66 FOOT R/W);

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 16 DEGREES 49 MINUTES 30 SECONDS WEST,

318.10 FEET TO A #5 REBAR SET AT THE SOUTHWESTERLY CORNER OF THE LANDS OF FRED H. CHALKER;

THENCE ALONG THE SOUTHERLY BOUNDARY OF FRED H. CHALKER NORTH 74 DEGREES 21 MINUTES 22 SECONDS EAST, 244.66 FEET TO A #4 REBAR FOUND AT THE SOUTHWESTERLY CORNER OF THE LANDS OF MISUNI C. EDWARDS AND DOUG L. EDWARDS (DEED BOOK 14380, PAGE 4165);

THENCE ALONG THE SOUTHERLY BOUNDARY OF THE LANDS OF MISUNI C. EDWARDS AND DOUG L. EDWARDS NORTH 74 DEGREES 32 MINUTES 07 SECONDS EAST, 226.68 FEET TO A #4 REBAR FOUND ON THE WESTERLY RIGHT-OF-WAY OF SOUTH MAIN STREET (60 FOOT R/W);

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 244.36 FEET, SAID CURVE HAVING A RADIUS OF 690.76 FEET AND BEING SUBTENDED BY A CHORD OF 243.09 FEET, AT SOUTH 07 DEGREES 24 MINUTES 58 SECONDS EAST, TO A POINT; SOUTH 02 DEGREES 43 MINUTES 06 SECONDS WEST, 131.45 FEET TO A #5 REBAR SET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID TRACT OR PARCEL OF LAND CONTAINS 3.499 ACRES AND IS MORE ACCURATELY DEPICTED ON A PLAT OF SURVEY PREPARED BY SURVEYS PLUS, INC., DATED SEPTEMBER 7, 2011, JOB NUMBER 4498

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. Easement from Cecil N. Brown to Georgia Power Company, dated July 31, 1969, filed for record October 13, 1969, and recorded in Deed Book 1123, Page 93, aforesaid records.

3. Terms and provisions of that certain Boundary Line Agreement, by and between Elizabeth C. Grogan and B. D. Hood, filed for record June 24, 1969, and recorded in Deed Book 1104, Page 696, aforesaid records.

4. Terms and Provisions o that Sanitary Sewer Easement by and between Kennesaw Development Owner, LLC and Old South Village, LLC, dated November 25, 2024, filed for record November 26, 2024 and recorded in Deed Book 16247, Page 3384, Cobb County, Georgia, real property records.

5. Matters shown on the ALTA/NSPS Land Title Survey dated October 8, 2024, last revised _____, prepared by Planners & Engineers Collaborative+, as Job Number 24231.00.

Printed: 4/17/2026

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:
DIANE RICHARDS

RICHARDS GILSTRAP HOLDINGS LLC

Payment Date: 10/15/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20016700990	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	$17,797.68	**$0.00**

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

Printed: 4/17/2026

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:
KODIAK VENTURES LLC

OLD SOUTH VILLAGE LLC
C/O KODIAK VENTURES

Payment Date: 10/15/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20016700140	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	$9,720.18	**$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 #
20016700990	3/3-BOND - KENNESAW CITY	301192

Property Owner/Location/Description	Fair Market Value	Taxable Value
RICHARDS GILSTRAP HOLDINGS LLC 2615 S MAIN ST	1,476,740	590,696

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	590,696		0		590,696		7.7500000000		$4,577.89
BOND	590,696		0		590,696		1.4000000000		$826.97

Exemptions:

Printed April 2026

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. Now that your appeal has been finalized, this bill reflects the remaining balance due.

If applicable, this bill should be forwarded to the mortgage company by the homeowner.

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	$5,404.86
Interest	$91.23
Penalty	$0.00
Other Fees	$0.00
Payments Received	$5,496.09
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:	20016700990
Amount Due:	$0.00
Bill#:	301192
Due Date:	12/01/2025
	AMOUNT PAID

RICHARDS GILSTRAP HOLDINGS LLC
2615 S MAIN ST
KENNESAW, GA 30144

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 #
20016700140	3/3-BOND - KENNESAW CITY	283506

Property Owner/Location/Description	Fair Market Value	Taxable Value
OLD SOUTH VILLAGE LLC 2681 S MAIN ST	806,520	322,608

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	322,608		0		322,608		7.7500000000		$2,500.21
BOND	322,608		0		322,608		1.4000000000		$451.65

Exemptions:

Printed April 2026

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. Now that your appeal has been finalized, this bill reflects the remaining balance due.

If applicable, this bill should be forwarded to the mortgage company by the homeowner.

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	$2,951.86
Interest	$0.00
Penalty	$0.00
Other Fees	$0.00
Payments Received	$2,951.86
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.

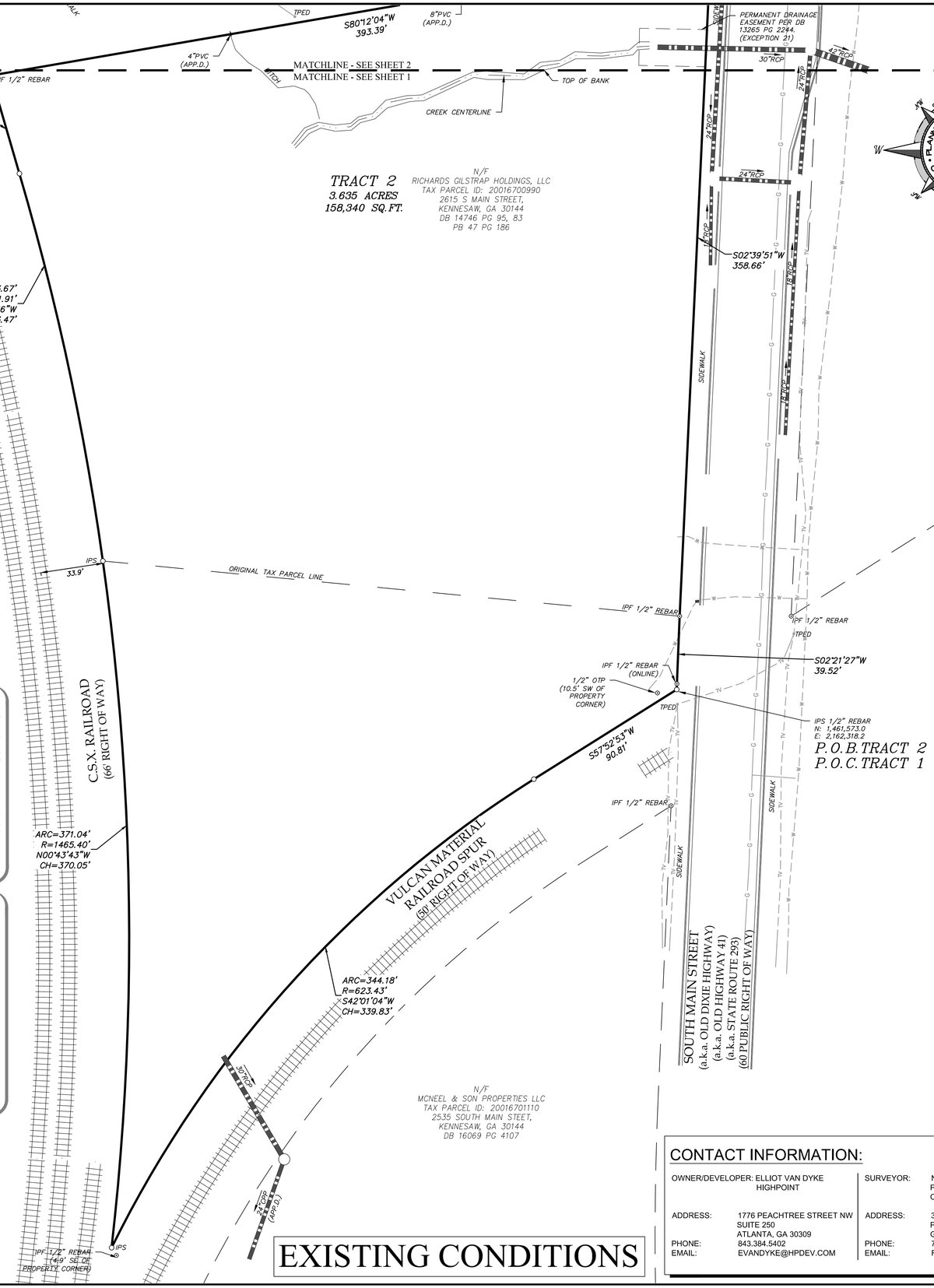
For your convenience, you may pay by check, money order, Discover, Mastercard, AMEX, VISA.
3% fee and $3.50 per transaction fee added to debit/credit card payments. $1.25 fee per ECheck transaction paid online.

Parcel ID:	20016700140
Amount Due:	$0.00
Bill#:	283506
Due Date:	12/01/2025
	AMOUNT PAID

OLD SOUTH VILLAGE LLC
C/O KODIAK VENTURES
PO BOX 684448
MARIETTA, GA 30068

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

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EXISTING CONDITIONS

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COBB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13067C0038H, PANEL 38 OF 252, EFFECTIVE DATE MARCH 4, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN AUGUST/SEPTEMBER 2024. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THE PROPERTY DESCRIBED HERE ON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. NCS–1228159–ATL WITH AN EFFECTIVE DATE OF JULY 17, 2024 AT 7:30 AM, AND COMMITMENT NO. NCS–1228155–ATL WITH AN AFFECTIVE DATE OF JULY 22, 2024 AT 8:00 AM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

6. THE PROPOSED PARCELS SHOWN HEREON MAY OR MAY NOT CONSTITUTE A LEGAL SUBDIVISION.

7. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

8. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

9. THE PROPERTY HAS DIRECT ACCESS TO SOUTH MAIN STREET (A.K.A. OLD DIXIE HIGHWAY) (A.K.A. OLD HIGHWAY 41) (A.K.A. STATE ROUTE 293), A DEDICATED PUBLIC STREET OR HIGHWAY.

10. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

11. NO OBSERVABLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS WERE FOUND DURING THE SURVEY ON SUBJECT PROPERTY. THERE IS A CEMETERY LOCATED NORTH OF TRACT 1.

12. RAILROAD RIGHT OF–WAY, SWITCH TRACKS, RAILROAD FACILITIES OR RELATED EASEMENTS ARE NOT WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY.

13. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122–123.

LEGAL DESCRIPTION – TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 167, of the 20th District, 2ND Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a set 1/2 inch rebar with cap, said rebar having coordinates of North 1,461,573.0 and East: 2,162,318.2, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located the intersection of the northerly right of way line of Vulcan Material Railroad Spur (50 foot right of way) and the westerly right of way line of South Main Street (a.k.a. Old Dixie Highway) (a.k.a. Old Highway 41) (a.k.a. State Route 293) (60 foot public right of way); thence along said westerly right of way the following courses and distances: N02°21'27"E a distance of 39.52 feet to a found 1/2 inch rebar; N02°39'51"E a distance of 358.66 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said westerly right of way of South Main Street and proceed S80°12'04"W a distance of 393.39 feet to a found 1/2 inch rebar on the easterly right of way line of C.S.X. Railroad (apparent 66 foot right of way); thence along said easterly right of way of C.S.X. Railroad N16°52'30"W a distance of 318.05 feet to a set 1/2 inch rebar with cap; thence leaving said easterly right of way and proceed N74°20'31"E a distance of 244.66 feet to a found 1/2 inch rebar; thence N74°31'15"E a distance of 226.66 feet to a found 1/2 inch rebar on said westerly right of way of South Main Street; thence along said westerly right of way the following courses and distances: along a curve turning to the right with an arc length of 244.36 feet, having a radius of 690.20 feet, being subtended by a chord bearing of S07°26'04"E, and a chord length of 243.09 feet to a point; S02°33'44"W a distance of 123.01 feet to a point, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 150,774 square feet or 3.461 acres.

LEGAL DESCRIPTION – TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 167, of the 20th District, 2ND Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap, said rebar having coordinates of North 1,461,573.0 and East: 2,162,318.2, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located the intersection of the northerly right of way line of Vulcan Material Railroad Spur (50 foot right of way) and the westerly right of way line of South Main Street (a.k.a. Old Dixie Highway) (a.k.a. Old Highway 41) (a.k.a. State Route 293) (60 foot public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said westerly right of way of South Main Street and proceed along said northerly right of way of Vulcan Material Railroad Spur the following courses and distances: S57°52'53"W a distance of 90.81 feet to a point; along a curve turning to the left with an arc length of 344.18 feet, having a radius of 623.43 feet, being subtended by a chord bearing of S42°01'04"W, and a chord length of 339.83 feet to a set 1/2 inch rebar with cap at the intersection of said northerly right of way line of Vulcan Material Railroad Spur and the easterly right of way line of C.S.X. Railroad (apparent 66 foot right of way); thence along said easterly right of way of C.S.X. Railroad the following courses and distances: along a curve turning to the left with an arc length of 371.04 feet, having a radius of 1465.40 feet, being subtended by a chord bearing of N00°43'43"W, and a chord length of 370.05 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 213.67 feet, having a radius of 1441.91 feet, being subtended by a chord bearing of N12°08'56"W, and a chord length of 213.47 feet to a point; N16°11'05"W a distance of 55.03 feet to a found 1/2 inch rebar; thence leaving said easterly right of way and proceed N80°12'04"E a distance of 393.39 feet to a found 1/2 inch rebar on said westerly right of way of South Main Street; thence along said westerly right of way the following courses and distances: S02°39'51"W a distance of 358.66 feet to a found 1/2 inch rebar; S02°21'27"W a distance of 39.52 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 158,340 square feet or 3.635 acres.

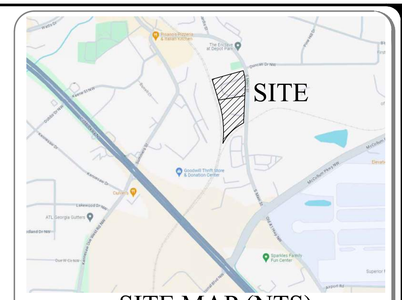
The field data upon which this map or plat is based has a closure precision of one foot in 29,413 feet and an angular error of 00° 00' 02" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 346,530 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION



SITE MAP (NTS)

GEORGIA WEST ZONE

SCOPE OF WORK

THIS LOT RECONFIGURATION PLAT INTENDS TO:
1) COMBINE TRACTS 1 & 2 (TAX ID'S 20016700140 & 20016700990) SHOWN ON THE EXISTING CONDITIONS DEPICTED (SHEETS 1 & 2).
2) DIVIDE THE OVERALL CREATED AREA IN THREE SEPARATE PARCELS AS SHOWN ON THE PROPOSED CONDITIONS (SHEETS 3 & 4).

OWNER'S ACKNOWLEDGEMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH DULY AUTHORIZED AGENTS, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISES A TOTAL OF 0.162 ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

SUBDIVIDER (PRINTED NAME) OWNER (PRINTED NAME)

SUBDIVIDER (SIGNATURE) (DATE) OWNER (SIGNATURE) (DATE)

PUBLIC WORKS APPROVAL

(PRINTED NAME)

(SIGNATURE)

(DATE)

PLANNING & ZONING APPROVAL

(PRINTED NAME)

(SIGNATURE)

(DATE)

CITY ENGINEER APPROVAL

(PRINTED NAME)

(SIGNATURE)

(DATE)

BLDG. & CONST. APPROVAL

(PRINTED NAME)

(SIGNATURE)

(DATE)

COBB COUNTY WATER SYSTEM CERTIFICATION

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY WATER SYSTEM AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM DATE

MAYOR AND COUNCIL APPROVAL

PURSUANT TO THE LAND SUBDIVISION SECTIONS OF THIS UDC OF THE CITY OF KENNESAW, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE MAYOR AND COUNCIL OF KENNESAW, GEORGIA ON _____.

MAYOR, KENNESAW, GEORGIA

CONTACT INFORMATION:

OWNER/DEVELOPER:	ELLIOT VAN DYKE HIGHPOINT	SURVEYOR:	NEY F. AYALA PLANNERS AND ENGINEERS COLLABORATIVE
ADDRESS:	1776 PEACHTREE STREET NW SUITE 250 ATLANTA, GA 30309	ADDRESS:	350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
PHONE:	843.384.5402	PHONE:	770.451.2741
EMAIL:	EVANDYKE@HPDEV.COM	EMAIL:	FAYALA@PEC.PLUS

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15–6–67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USED OF ANY PARCEL. 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 OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15–6–67.

DATE OF MAP OR PLAT: 08/08/2025

Ney F. Ayala.

NEY F. AYALA, R.L.S. #3401

SHEET 1 OF 5
DRAWN BY: FA
CHECKED BY: NS
FIELD: 02/20/2026
DATE: 02/20/2026
SCALE: 1" = 30'
DATE OF FIELD WORK: 10/5/24

GEORGIA REGISTERED NEY F. AYALA 3401 LAND SURVEYOR

LOT RECONFIGURATION PLAT
FOR
HIGHPOINT DEVELOPMENT
LAND LOT(S) 167 DISTRICT 20TH, 2ND SECTION
CITY OF KENNESAW COBB COUNTY GEORGIA

REVISIONS			
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.–LSF000004

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N/F
ENERGY TAE KWON DO
ORGANIZATION , INC.
TAX PARCEL ID: 20016700150
DB 14461 PG 4971
PB 250 PG 35

IPF 1/2" REBAR

RWM

RWM BENT

N74°31'15"E
226.66'

ARC=244.36'
R=690.20'
S07°26'04"E
CH=243.09'

SOUTH MAIN STREET
(a.k.a. OLD DIXIE HIGHWAY)
(a.k.a. OLD HIGHWAY 41)
(a.k.a. STATE ROUTE 293)
(60 PUBLIC RIGHT OF WAY)

N74°20'31"E
244.66'

IPF 1/2" REBAR

N/F
FRED H. CHALKER
TAX PARCEL ID: 20016700160
PB 250 PG 35

CONC. APRON

IPS

31.2'

TRACT 1
3.461 ACRES
150,774 SQ.FT.

N/F
OLD SOUTH VILLAGE, LLC
TAX PARCEL ID:
20016700140
2681 S MAIN STREET
KENNESAW, GA 30144
DB 15214 PG 5479

S02°33'44"W
123.01'

N16°52'30"W
318.05'

C.S.X. RAILROAD
(66' RIGHT OF WAY)

IPF 1/2" REBAR

IPS 1/2" REBAR
P.O.B.
TRACT 1

S80°12'04"W
393.39'

PERMANENT DRAINAGE
EASEMENT PER DB
13265 PG 2244.
(EXCEPTION 21)

MATCHLINE - SEE SHEET 2
MATCHLINE - SEE SHEET 1

DITCH

TOP OF BANK

CREEK CENTERLINE

33.4'

IPF 1/2" REBAR

N16°11'05"W
55.03'

TRACT 2
3.635 ACRES
158,340 SQ.FT.

N/F
RICHARDS GILSTRAP HOLDINGS, LLC
TAX PARCEL ID: 20016700990
2615 S MAIN STREET,
KENNESAW, GA 30144
DB 14746 PG 95, 83
PB 47 PG 186

EXISTING CONDITIONS

STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Marker
- Spot Light

FIBER OPTIC
- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

GAS
- Gas Meter
- Gas Valve
- Gas Fill Cap
- Gas Manhole
- Gas Marker
- Gas Pressure Relief Valve
- Gas Vault
- Gas Vent Pipe

PAVEMENT MARKING
- Pavement Marking
- Pavement Marking
- Pavement Marking
- Turn Arrow Left/Right
- Turn Arrow Left
- Turn Arrow Right
- Traffic Arrow Straight
- Traffic Arrow Straight/Left
- Traffic Arrow Straight/Right
- Traffic Arrow U-Turn
- Handicap Pavement Marking
- Bike Lane Pavement Marking

PROPERTY MONUMENTS
- Right-of-Way Monument Found
- Concrete Monument Found
- Iron Pin Set
- Iron Pin Found (Rebar found)
- PK Nail Set
- PK Nail Found
- Point
- Benchmark

MISCELLANEOUS UTILITIES
- Utility Structure

SEWER
- Grease Trap
- Sanitary Sewer Manhole
- Cleanout
- Sanitary Sewer Vent Pipe
- Sanitary Sewer Marker
- Sanitary Sewer Force Main Valve
- Sanitary Sewer Lift Station

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- Air Condition Unit
- Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Monitoring Well
- Antenna
- Column
- Camera Pole / Camera
- Bore Hole Location
- Mile Post
- Rail Road Mile Post
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section
- Down Spout
- Square or Round Outlet Structure

TELEPHONE
- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- Telephone Manhole
- Telephone Cabinet

TRAFFIC
- Overhead Traffic Signal
- Traffic Handhole Box
- Traffic Signal Loop Control Box
- Traffic & Crosswalk Signal Pole

WATER
- Fire Hydrant
- Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Department Connection
- Water Vault
- Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- Water Air Release Valve
- Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- Overhead Wires

EXISTING UNDERGROUND
- Cable
- Electric
- Fiber Optic
- Gas
- Telecommunications
- Water
- Television
- Storm Drainage Line
- Sanitary Sewer

ABBREVIATIONS

APPROX.	Approximate
#4	1/2" Rebar
C&G	Curb and Gutter
CLF	Chain Link Fence
CMP	Corrugated Metal Pipe
CO	Clean Out
CPP	Corrugated Plastic Pipe
DB	Deed Book
DI	Drop Inlet
DE	Drainage Easement
EOP	Edge of Pavement
EPP	Electric Power Pole
EPAN	Electric Panel
ESMT	Easement
FES	Flared End Section
FFE	Finish Floor Elevation
FH	Fire Hydrant
FLGP	Flag Pole
GA	Georgia
GM	Gas Meter
GW	Guy Wire
HDR	Hand Rail
H.W.	Hard Wood
HW	Headwall
ICV	Irrigation Control Valve
I.E.	Invert Elevation
IPF	Iron Pin Found
IPS	Iron Pin Set
LP	Light Pole
MW	Monitoring Well
N/F	Now or Formerly
OTP	Open Top Pipe
PB	Plat Book
PG	Page
PKF	PK Nail Found
PKS	PK Nail Set
POB	Point of Beginning
POC	Point of Commencement
PVC	Polyvinyl Chloride Pipe
RBC	Rebar Capped
RCP	Reinforced Concrete Pipe
RWM	Right of Way Monument
SSE	Sanitary Sewer Easement
SSMH	Sanitary Sewer Manhole
TRAN	Transformer
VCP	Vitrified Clay Pipe
W.D.F.	Wood Fence
WM	Water Meter
WV	Water Valve

SHEET 2 OF 5
DRAWN BY: FA
CHECKED BY: MS
PROJECT NO: 24231.00
DATE: 02/20/2026
SCALE: 1" = 30'
DATE OF FIELD WORK: 10/5/24
0 15 30 60

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR
NEY F. AYALA
3400

LOT RECONFIGURATION PLAT
FOR
HIGHPOINT DEVELOPMENT
CITY OF KENNESAW COBB COUNTY GEORGIA

LAND LOT(S) 167
DISTRICT 20TH, 2ND SECTION

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1		DESCRIPTION	

REVISIONS

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LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)452-7381 WWW.PECLLC.US
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LEGAL DESCRIPTION – PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167, OF THE 20TH DISTRICT, 2ND/ SECTION, CITY OF KENNESAW, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A SET #4 REBAR FOUND, SAID REBAR HAVING COORDINATES OF NORTH 1,461,573.0 AND EAST: 2,162,318.2, COORDINATES BASED ON NAD83 STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE, SAID REBAR LOCATED THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF VULCAN MATERIAL RAILROAD SPUR (50 FOOT RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF SOUTH MAIN STREET (A.K.A. OLD DIXIE HIGHWAY) (A.K.A. OLD HIGHWAY 41) (A.K.A. STATE ROUTE 293) (60 FOOT PUBLIC RIGHT OF WAY), SAID REBAR BEING THE TRUE POINT OF BEGINNING; THENCE S57°52'53"W A DISTANCE OF 90.81 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 344.18 FEET, HAVING A RADIUS OF 623.43 FEET, BEING SUBTENDED BY A CHORD BEARING OF S42°01'04"W, AND A CHORD LENGTH OF 339.83 FEET TO A #4 REBAR SET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 371.04 FEET, HAVING A RADIUS OF 1465.40 FEET, BEING SUBTENDED BY A CHORD BEARING OF N00°43'43"W, AND A CHORD LENGTH OF 370.05 FEET TO A #4 REBAR SET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 213.67 FEET, HAVING A RADIUS OF 1441.91 FEET, BEING SUBTENDED BY A CHORD BEARING OF N12°08'56"W, AND A CHORD LENGTH OF 213.47 FEET TO A POINT; THENCE N16°11'05"W A DISTANCE OF 55.03 FEET TO A #4 REBAR SET; THENCE N16°52'30"W A DISTANCE OF 318.05 FEET TO A #4 REBAR SET; THENCE N74°20'31"E A DISTANCE OF 244.66 FEET TO A #4 REBAR SET; THENCE N74°31'15"E A DISTANCE OF 226.66 FEET TO A #4 REBAR SET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 208.46 FEET, HAVING A RADIUS OF 690.20 FEET, BEING SUBTENDED BY A CHORD BEARING OF S08°55'28"E, AND A CHORD LENGTH OF 207.67 FEET TO A POINT; THENCE S13°43'23"W A DISTANCE OF 42.16 FEET TO A POINT; THENCE S02°22'01"W A DISTANCE OF 111.40 FEET TO A POINT; THENCE S08°56'35"W A DISTANCE OF 30.58 FEET TO A POINT; THENCE S88°48'36"W A DISTANCE OF 27.19 FEET TO A POINT; THENCE S77°08'08"W A DISTANCE OF 55.01 FEET TO A POINT; THENCE S12°11'53"E A DISTANCE OF 112.06 FEET TO A POINT; THENCE S89°11'53"E A DISTANCE OF 47.45 FEET TO A POINT; THENCE S02°35'11"W A DISTANCE OF 168.40 FEET TO A POINT; THENCE S42°24'49"E A DISTANCE OF 22.20 FEET TO A POINT; THENCE S02°39'51"W A DISTANCE OF 26.99 FEET TO A #4 REBAR FOUND; THENCE S02°21'27"W A DISTANCE OF 39.52 FEET TO A #4 REBAR FOUND AND THE TRUE POINT OF BEGINNING.

TRACT OR PACEL CONTAINS 295,465 SQUARE FEET OR 6.783 ACRES.

LEGAL DESCRIPTION – PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167, OF THE 20TH DISTRICT, 2ND/ SECTION, CITY OF KENNESAW, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT A SET 1/2 INCH REBAR WITH CAP, SAID REBAR HAVING COORDINATES OF NORTH 1,461,573.0 AND EAST: 2,162,318.2, COORDINATES BASED ON NAD83 STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE, SAID REBAR LOCATED THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF VULCAN MATERIAL RAILROAD SPUR (50 FOOT RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF SOUTH MAIN STREET (A.K.A. OLD DIXIE HIGHWAY) (A.K.A. OLD HIGHWAY 41) (A.K.A. STATE ROUTE 293) (60 FOOT PUBLIC RIGHT OF WAY); THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: N02°21'27"E A DISTANCE OF 39.52 FEET TO A FOUND 1/2 INCH REBAR; N02°39'51"E A DISTANCE OF 26.99 FEET TO A POINT; N42°24'49"W A DISTANCE OF 22.20 FEET TO A POINT; N02°35'11"E A DISTANCE OF 168.40 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N89°11'53"W A DISTANCE OF 47.45 FEET TO A POINT; THENCE N12°11'53"W A DISTANCE OF 112.06 FEET TO A POINT; THENCE N77°08'08"E A DISTANCE OF 55.01 FEET TO A POINT; THENCE N88°48'36"E A DISTANCE OF 27.19 FEET TO A POINT; THENCE S07°05'53"W A DISTANCE OF 52.58 FEET TO A POINT; THENCE S02°35'11"W A DISTANCE OF 70.90 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

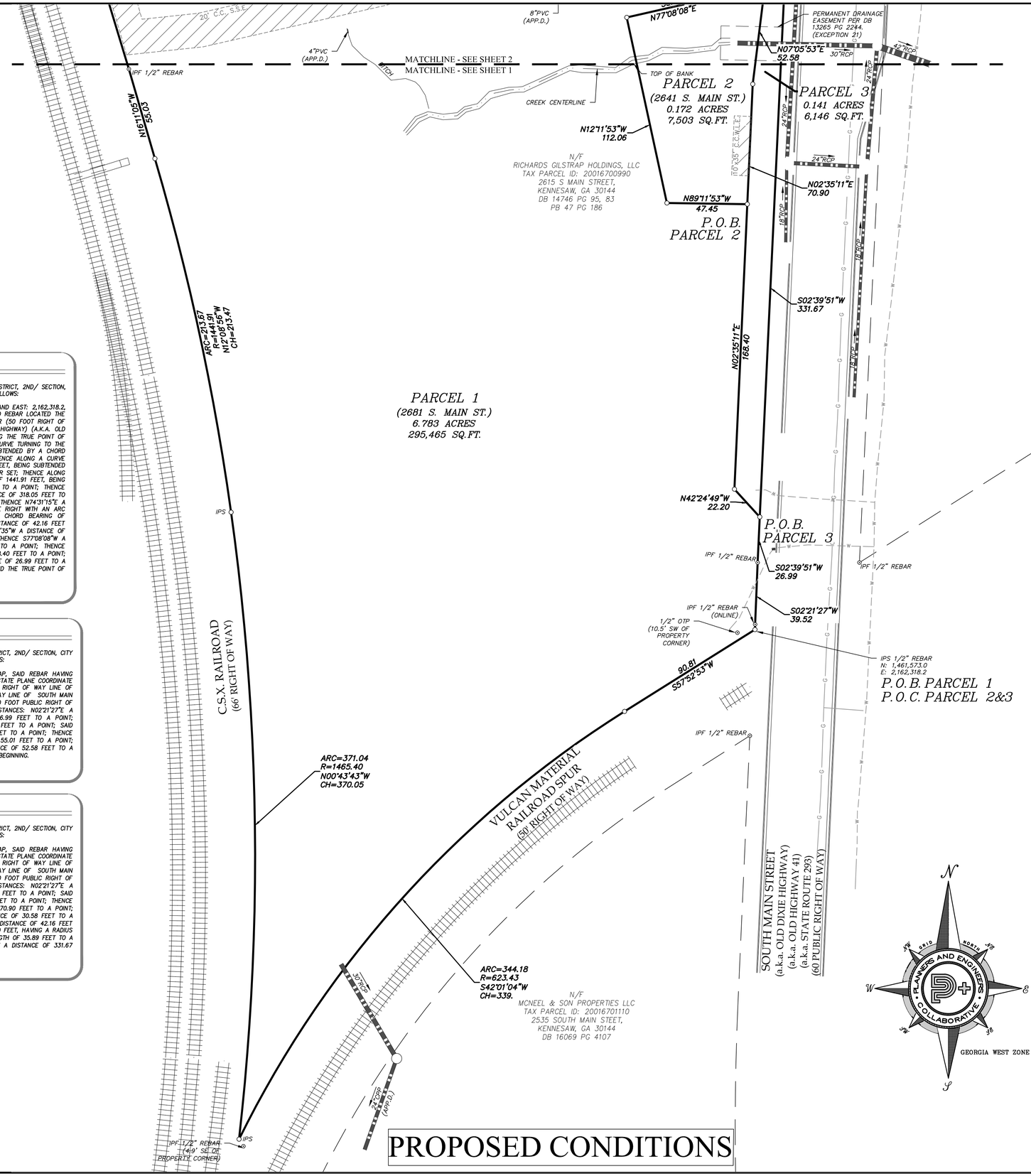
TRACT OR PACEL CONTAINS 7,503 SQUARE FEET OR 0.172 ACRES.

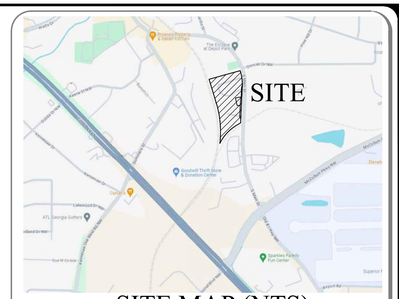
LEGAL DESCRIPTION – PARCEL 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167, OF THE 20TH DISTRICT, 2ND/ SECTION, CITY OF KENNESAW, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT A SET 1/2 INCH REBAR WITH CAP, SAID REBAR HAVING COORDINATES OF NORTH 1,461,573.0 AND EAST: 2,162,318.2, COORDINATES BASED ON NAD83 STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE, SAID REBAR LOCATED THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF VULCAN MATERIAL RAILROAD SPUR (50 FOOT RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF SOUTH MAIN STREET (A.K.A. OLD DIXIE HIGHWAY) (A.K.A. OLD HIGHWAY 41) (A.K.A. STATE ROUTE 293) (60 FOOT PUBLIC RIGHT OF WAY); THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: N02°21'27"E A DISTANCE OF 39.52 FEET TO A FOUND 1/2 INCH REBAR; N02°39'51"E A DISTANCE OF 26.99 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N42°24'49"W A DISTANCE OF 22.20 FEET TO A POINT; THENCE N02°35'11"E A DISTANCE OF 168.40 FEET TO A POINT; THENCE N02°35'11"E A DISTANCE OF 70.90 FEET TO A POINT; THENCE N07°05'53"E A DISTANCE OF 52.58 FEET TO A POINT; THENCE N08°56'35"E A DISTANCE OF 30.58 FEET TO A POINT; THENCE N02°22'01"E A DISTANCE OF 111.40 FEET TO A POINT; THENCE N13°43'23"E A DISTANCE OF 42.16 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 35.90 FEET, HAVING A RADIUS OF 690.20 FEET, BEING SUBTENDED BY A CHORD BEARING OF S01°13'05"W, AND A CHORD LENGTH OF 35.89 FEET TO A POINT; THENCE S02°39'51"W A DISTANCE OF 331.67 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

TRACT OR PACEL CONTAINS 6,146 SQUARE FEET OR 0.141 ACRES.





SITE MAP (NTS)

GEORGIA WEST ZONE

SHEET 3 OF 5
DRAWN BY: FA
CHECKED BY: MS
APPROVED BY: MS
DATE: 02/20/2026
SCALE: 1" = 30'
DATE OF FIELD WORK: 10/5/24
0 15 30 60

GEORGIA REGISTERED 34401 PROFESSIONAL LAND SURVEYOR NEIL F. MALIK

LOT RECONFIGURATION PLAT
FOR
HIGHPOINT DEVELOPMENT
CITY OF KENNESAW COBB COUNTY GEORGIA
LAND LOT(S) 167 DISTRICT 20TH, 2ND SECTION

REVISIONS			
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
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N/F
ENERGY TAE KWON DO ORGANIZATION , INC.
TAX PARCEL ID: 20016700150
DB 14461 PG 4971
PB 250 PG 35

IPF 1/2" REBAR

RWM

RWM BENT

20' C.C. S.S.E.

N74°31'15"E
226.66

IPF 1/2" REBAR

N/F
FRED H. CHALKER
TAX PARCEL ID: 20016700160
PB 250 PG 35

N74°20'31"E
244.66

IPS

SOUTH MAIN STREET
(a.k.a. OLD DIXIE HIGHWAY)
(a.k.a. OLD HIGHWAY 41)
(a.k.a. STATE ROUTE 293)
(60 PUBLIC RIGHT OF WAY)

ARC=208.46
R=697.20
S08°55'28"E
CH=207.67

CONC. APRON

10'x10' C.C.W.L.E.

PARCEL 1
(2681 S. MAIN ST.)
6.783 ACRES
295,465 SQ.FT.

N/F
OLD SOUTH VILLAGE, LLC
TAX PARCEL ID:
20016700140
2681 S MAIN STREET
KENNESAW, GA 30144
DB 15214 PG 5479

N13°43'23"E
42.16

ARC=35.90
R=690.20
S01°13'05"W
CH=35.89

APRON

N02°22'01"E
111.40

S02°33'44"W
123.01

S19°25'30"W
505.30

C.S.X. RAILROAD
(66' RIGHT OF WAY)

20' C.C. S.S.E.

20' C.C. S.S.E.

IPF 1/2" REBAR

IPS 1/2" REBAR

N08°56'35"E
30.58

N88°48'36"E
27.19

55.01

N77°08'08"E

PERMANENT DRAINAGE EASEMENT PER DB 13265 PG 2244. (EXCEPTION 21)

N07°05'53"E
52.58

N19°11'05"W
553.55

MATCHLINE - SEE SHEET 2
MATCHLINE - SEE SHEET 1

ETCH

TOP OF BANK

CREEK CENTERLINE

PARCEL 2
(2641 S. MAIN ST.)
0.172 ACRES
7,503 SQ.FT.

PARCEL 3
0.141 ACRES
6,146 SQ.FT.

N12°11'53"W
112.06

10'x25' C.C.W.L.E.

N/F
RICHARDS GILSTRAP HOLDINGS, LLC
TAX PARCEL ID: 20016700990
2615 S MAIN STREET,
KENNESAW, GA 30144
DB 14746 PG 95, 83
PB 47 PG 186

N89°11'53"W
47.45

N02°35'11"E
70.90

P.O.B.

PROPOSED CONDITIONS

STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Marker
- Spot Light

FIBER OPTIC
- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

GAS
- Gas Meter
- Gas Valve
- Gas Fill Cap
- Gas Manhole
- Gas Marker
- Gas Pressure Relief Valve
- Gas Vault
- Gas Vent Pipe

PAVEMENT MARKING
- Pavement Marking
- Pavement Marking
- Pavement Marking
- Turn Arrow Left/Right
- Turn Arrow Left
- Turn Arrow Right
- Traffic Arrow Straight
- Traffic Arrow Straight/Left
- Traffic Arrow Straight/Right
- Traffic Arrow U-Turn
- Handicap Pavement Marking
- Bike Lane Pavement Marking

PROPERTY MONUMENTS
- Right-of-Way Monument Found
- Concrete Monument Found
- Iron Pin Set
- Iron Pin Found (Rebar found)
- PK Nail Set
- PK Nail Found
- Point
- Benchmark

MISCELLANEOUS UTILITIES
- Utility Structure

SEWER
- Grease Trap
- Sanitary Sewer Manhole
- Cleanout
- Sanitary Sewer Vent Pipe
- Sanitary Sewer Marker
- Sanitary Sewer Force Main Valve
- Sanitary Sewer Lift Station

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- Air Condition Unit
- Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Monitoring Well
- Antenna
- Column
- Camera Pole / Camera
- Bore Hole Location
- Mile Post
- Rail Road Mile Post
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section
- Down Spout
- Square or Round Outlet Structure

TELEPHONE
- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- Telephone Manhole
- Telephone Cabinet

TRAFFIC
- Overhead Traffic Signal
- Traffic Handhole Box
- Traffic Signal Loop Control Box
- Traffic & Crosswalk Signal Pole

WATER
- Fire Hydrant
- Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Department Connection
- Water Vault
- Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- Water Air Release Valve
- Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- Overhead Wires

EXISTING UNDERGROUND
- Cable
- Electric
- Fiber Optic
- Gas
- Telecommunications
- Water
- Television
- Storm Drainage Line
- Sanitary Sewer

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
DE	Drainage Easement	PKF	PK Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	POC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FFE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

SHEET 4 OF 5
DRAWN BY: FA
CHECKED BY: MS
FIELD WORK: 2021
DATE: 02/20/2026
SCALE: 1" = 30'
DATE OF FIELD WORK: 10/5/24
0 15 30 60

GEORGIA REGISTERED 6407 LAND SURVEYOR NEY F. ATALA

LOT RECONFIGURATION PLAT
FOR
HIGHPOINT DEVELOPMENT
CITY OF KENNESAW
COBB COUNTY GEORGIA
LAND LOT(S) 167
DISTRICT 20TH, 2ND SECTION

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REVISIONS

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-1440 WWW.PEC-LLC.COM
C.O.A.-LSF000004

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CITY OF KENNESAW
GEORGIA

ORDINANCE NO. 2025-03

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT DESIGNATION FROM CITY LIGHT INDUSTRIAL (LI) TO CITY CENTRAL BUSINESS DISTRICT (CBD) FOR THE PROPERTY LOCATED AT 2615 SOUTH MAIN STREET

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

WHEREAS, Highpoint Acquisition, 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 LIGHT INDUSTRIAL (LI) to CITY CENTRAL BUSINESS DISTRICT (CBD);** for property located at 2615 South Main Street (Parcel Number 20016700990), identified as 20th District, Land Lot 167 Tax Parcel 99 containing +/- 3.635 acres (as more particularly described below); and

WHEREAS, notice was advertised in the Marietta Daily Journal on February 14, 2025 of a public hearing before the Kennesaw Planning Commission held on March 5, 2025 and the Mayor and Council on March 17, 2025; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a meeting held March 5, 2025; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held March 17, 2025; 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 LIGHT INDUSTRIAL (LI) to CITY CENTRAL BUSINESS DISTRICT (CBD)** for the following described property:

2615 SOUTH MAIN STREET
LEGAL DESCRIPTION
PARCEL NUMBER: 20016700990

EXHIBIT "A"

TRACT ONE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 20TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, IN THE CITY OF KENNESAW, HAVING AN AREAS OF 1.16 ACRES, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY FOR VINCENT LEE RIEKE, PREPARED BY W.E.CLONTS, GA REGISTERED LAND SURVEYOR NO. 2166, TRU-LINE SURVEYING, INC., DATED 3-9-00, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED AT THE INTERSECTION OF THE NEW WEST RIGHT OF WAY OF STATE ROUTE 293 – OLD HIGHWAY 41 (AKA SOUTH MAIN STREET) AND THE NORTHWEST RIGHT OF WAY OF THE VULCAN MATERIALS RAILROAD SPUR (50 FOOT RIGHT OF WAY) AND RUNNING THENCE ALONG SAID RAILROAD SPUR SOUTH 58 DEGREES, 17 MINUTES, 08 SECONDS WEST, A DISTANCE OF 86.59 FEET TO AN IRON PIN; CONTAINING THENCE ALONG SAID RIGHT OF WAY AND CORNER; ALONG A CURVE TO THE LEFT, AN ARC DISTANCE 344.19 FEET, (SAID ARC SUBTENDED BY A CHORD BEARING OF SOUTH 42 DEGREES, 28 MINUTES, 10 SECONDS WEST, A CHORD DISTANCE OF 339.83 FEET, AND A RADIUS OF 623.43 FEET) TO AN IRON PIN FOUND ON THE EAST RIGHT OF WAY OF THE CSX RAILROD (66 FOOT RIGHT OF WAY); RUNNING THENCE ALONG SAID CSX RAILROAD RIGHT OF WAY ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 371.04 FEET, (SAID ARC SUBTENDED BY A CHORD BEARING OF NORTH 0 DEGREES, 16 MINUTES, 37 SECONDS WEST, A CHORD DISTANCE OF 370.05 FEET, AND A RADIUS OF 1465.40 FEET) TO A POINT AND CORNER; RUNNING THEN SOUTH 84 DEGREES, 04 MINUTES, 09 SECONDS EAST, A DISTANCE OF 308.83 FEET TO AN IRON PIN AND CORNER ON THE NEW WEST RIGHT OF WAY OF STATE ROUTE 293; RUNNING THENCE SOUTH 03 DEGREES, 05 MINUTES, 24 SECONDS WEST, A DISTANCE OF 42.01 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

TRACT TWO:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING 2.4721 ACRES AS PER PLAT OF SURVEY DATES JUNE 26, 2002, AND PREPARES FOR JEANEE E. RICKY (SIC) AND VINCENT L. RICKY (SIC) BY J.A. EVANS SURVEYING CO., INC., JAMES A. EVANS JR., G.R.L.S. NO. 2167, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET, A/K/A OLD DIXIE HIGHWAY, A/K/A OLD HIGHWAY 41, A/K/A STATE ROUTE 293 (BEING A 60 FOOT RIGHT OF WAY), WHICH POINT IS 72.63 FEET NORTH OF THE INTERSECTION OF THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET AND THE CENTERLINE

OF THE VULCAN MATERIALS RAILROAD SPUR RIGHT OF WAY, AS MEASURED ALONG THE WESTERLY SIDE OF THE RIGHT OF SOUTH MAIN STREET; FROM SAID BEGINNING POINT, RUNNING THENCE NORTH 84 DEGREES 04 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 312.17 FEET TO AN IRON PIN AND CORNER LOCATED ON THE EASTERLY SIDE OF THE RIGHT OF WAY OF CSX RAILROAD (BEING A RIGHT OF WAY WHICH IS 66 FEET IN WIDTH); RUNNING THENCE ALONG THE ARC OF A CURVE TO THE LEFT, IN A COUNTERCLOCKWISE DIRECTION ALONG THE EASTERLY SIDE OF THE RIGHT OF WAY OF CSX RAILROAD, HAVING A RADIUS OF 1462.20 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 11 DEGREES 43 MINUTES 28 SECONDS WEST A CHORD DISTANCE OF 213.59 FEET) FOR AN ARC DISTANCE OF 213.78 FEET TO A POINT; RUNNING THENCE NORTH 15 DEGREES 56 MINUTES 23 SECONDS WEST ALONG THE EASTERLY SIDE OF THE RIGHT OF WAY OF CSX RAILROAD FOR A DISTANCE OF 54.98 FEET TO AN IRON PIN AND CORNER; RUNNING THENCE NORTH 80 DEGREES 38 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 393.58 FEET TO AN IRON PIN AND CORNER LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET; RUNNING THENCE SOUTH 03 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET FOR A DISTANCE OF 358.77 FEET TO AN IRON PIN AT THE POINT OF BEGINNING.

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 LIGHT INDUSTRIAL (LI) to CITY CENTRAL BUSINESS DISTRICT (CBD)** +/- 3.635 acres with stipulations below:

ZONING CONDITIONS

1. The rezoning of the Subject Property to the Central Business District (CBD) zoning district shall be in accordance with the technical and conceptual site plans submitted concurrently with the application.
2. The Subject Property shall be developed as a mixed-use project, including highly amenitized Class A luxury apartments between 700 – 1450 sq. ft., a minimum of 5,000 square feet of commercial floor area (comprising of a minimum 2,500 square feet of ground-floor retail or commercial and a minimum 2,500 square feet of detached retail or commercial on the outparcel), and a minimum two-story parking deck.
3. The maximum number of residential multifamily units shall not exceed 300 units.
4. Prior to the issuance of Certificate of Occupancy for the last twenty (20) percent of residential units, the non-residential portion of the development will be required to obtain a certificate of completion.

5. The proposed retail and commercial use must adhere to the list of permitted uses as specified in the Central Business District (CBD) zoning regulations to ensure consistency with the intended character and purpose of the CBD. Additionally, the following uses shall be prohibited:
   a. Adult themed book and novelty stores as a primary use.
   b. Automotive sales, repair and/or service facility.
   c. Pawn shop.
   d. Boat sales and repairs.
   e. Farm equipment sales and service.
   f. Dry cleaning plant.
   g. Lumber, hardware and other building material establishment.
   h. Mobile home and travel trailer sales.
   i. Motorcycle sales and services.
   j. Boarding and breeding kennel.
   k. Check cashing establishment.
   l. Tattoo parlor.
   m. Video arcades as a primary use.
   n. Massage parlor.
   o. Package store (except within the context of wine/spirits sold in a market or specialty shop).
   p. Pool halls.
   q. Movie theaters.
   r. Vape and smoke shops.
6. Prior to the issuance of the final Multi-family Certificate of Occupancy, a final plat shall be recorded combining the two parcel.
7. The site plan shall incorporate public space architectural and urban features consistent with the City wide Architectural Design Standards and the City of Kennesaw Historic District Design Standards including fountains, gardens, squares, courtyards, lighting, signage, and paving that blend the mixed uses. Applicant agrees that the maximum height of the overall development will adhere to the Historic District Design Guidelines.
8. The applicant shall utilize approved building materials that will assist with mitigating sound irritation due to the development's close proximity to the CSX railroad, ensuring maximum noise reduction for residents.
9. Proposed traffic calming measures and connectivity to Phase I must be thoroughly reviewed and approved by City Staff to ensure they meet all necessary safety and regulatory standards.
10. The developer agrees to construct all of the necessary roadways and infrastructure improvements as more particularly shown and reflected on the site plan. Additionally, the developer agrees to comply in all respects with the City's

specifications concerning such infrastructure improvements which are interior to the Mixed-Use Development.

11. Per condition notated by the Historic Preservation Commission project design updates must be submitted to the Board at 80 percent or more for review and approval.
12. 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 for approval by the Historic Preservation Commission.
13. The developer agrees to maintain a 50-foot undisturbed buffer around the outermost burial in the adjacent cemetery. Additionally, if the topography permits, a fence will be installed to ensure proper protection and clear delineation of the cemetery.
14. 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.
15. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.
16. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
17. All utilities servicing the residences with the proposed community shall be underground.
18. The proposed development shall include amenities for use and enjoyment of its residents as follows:
    a. A Clubhouse with a coffee bar
    b. State-of-the-art fitness facilities
    c. A modern pool and outdoor grilling stations
    d. Community courtyards, gathering places
    e. Pedestrian connectivity
    f. A dog park
19. Proposed lighting for signs, parking lots, and entrance ways shall be environmentally sensitive and consistent with lighting styles utilized in the downtown streetscape design and approved under the City of Kennesaw Historic Design Standards and Citywide Design Guidelines.

20. Entrance signage shall be ground based, monument-style signage with finish, materials and colors being in substantial conformity to the architectural style embodied in the Mixed-Use Development. Said signage may include building-attached, vertical marquee signage and other signage allowed under and pursuant to the City of Kennesaw Sign Ordinance.
21. 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. At grade trash compaction shall also be allowed and screened as appropriate.
22. 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.

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 17th day of March 2025.

ATTEST:
Lea Alvarez, City Clerk

CITY OF KENNESAW:
Derek Easterling, Mayor

CITY OF KENNESAW
KENNESAW GA
SEAL

ZONING CONDITIONS

SHEET 5 OF 5
DRAWN BY: FA
CHECKED BY: MS
FIELD WORK: 2/20/2026
DATE: 10/2/2024
SCALE: 1" = 30'
DATE OF FIELD WORK: 10/5/24
0 15 30 60

GEORGIA REGISTERED 34071 PROFESSIONAL LAND SURVEYOR MATT F. MYATT

LOT RECONFIGURATION PLAT
FOR
HIGHPOINT DEVELOPMENT
CITY OF KENNESAW COBB COUNTY GEORGIA
LAND LOT(S) 167 DISTRICT 20TH, 2ND SECTION

REVISIONS

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

PEC+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2224 WWW.PECLLC.US
C.O.A.-LSF000004

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Community Development Department
Plan Review Committee

Plan Review Coordinator
Scott Banks, Building Official

Plan Review Committee Members
Chanelle Campbell, Planning and Zoning Director
Ricky Stewart, Public Works Director
Luke Howe, Economic Development Director

To: Mayor and Council

From: Plan Review Committee

Date: May 4, 2026

The final plat (FP2025-03) was submitted by the applicant Planners & Engineers Collaborative on behalf of Kennesaw II Multifamily Owner, LLC for 2615 and 2681 S Main Street (Parcel numbers 20016700990 & 20016700140); this plat revises the property lines on approximately 7.09+/- acres lot for the construction of mixed-use development consisting of multifamily and retail/commercial. The final plat was received and reviewed by the Plan Review Committee.

All members of the Plan Review Committee have verified the plat, and all comments have been addressed. The final plat is in compliance and is now ready for your consideration and approval.

Scott Banks, Plan Review Coordinator

Item Report

TO: The Honorable Mayor and City Council

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: April 27, 2026

TITLE: **Central Business District: 2250 Lewis Street**
Consideration to review a CBD Project application request for the construction of a parking lot on the parcel located at 2250 Lewis Street (Parcel #20013801620). Case #CBD2026-01

Summary:
Consideration to review a CBD project application request located on 0.5+/- acres for the construction of a parking lot located at 2250 Lewis Street (Parcel #20013801620). The applicant went before the Kennesaw Downtown Development Authority (KDDA) on April 10, 2026, where the application was unanimously approved. On April 17, 2026, the application went before the Historic Preservation Commission where it was unanimously approved with conditions.

Recommendation:
Planning and Zoning recommends approval of the CBD project application.

Fiscal Impact:

Attachments:
1. CBD2026-01 _2250 Lewis St_ CBD Application Packet
2. 04-10-26_Meeting Minutes_Kennesaw Downtown Development Authority
3. 04-17-26_Meeting Minutes_Historic Preservation Commissionn

CENTRAL BUSINESS DISTRICT
PROJECT APPROVAL

Date Received 03/24/26
Staff's Initials CMC

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

A minimum of one consultation to review project concept and factors to consider in the planning & design phase prior to initial site plan and architectural review, submission and hearing before the Mayor and Council is mandatory.

Date Received 03/24/26 Staff's Initials CMC

Procedures for filing for CBD Approval:

1. **Original application completed, signed and notarized**
2. **Application must be filled out completely, signed and returned to the Zoning Administrator**
3. **Copy of Business Plan**
4. **Copy of warranty deed that reflects the current property owner**
5. **Copy of site plan with proposed project consistent with the Kennesaw Design Guidelines**
6. **Completed application and supporting documents listed on one Flash Drive or email to zoningdept@kennesaw-ga.gov in PDF format**

CBD Approval Process:

1. **Submittal to KDDA for review and comment**
2. **Submittal to HPC for Certificate of Appropriateness (if in HPC district) not in HPC district comments only required from HPC**
3. **Review/ Approval by Mayor and Council**

PROPERTY ADDRESS 2250 Lewis Street

Land Lot 138 Tax Parcel 20013801620 Lot Size 0.50 Present Zoning CBD

Proposed Project for Property
Existing structure to be demolished and replaced with a parking lot.

Add additional sheet if necessary

APPLICANT City of Kennesaw, Georgia - Ricky Stewart, Public Works Dierctor

APPLICANT EMAIL [redacted]

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

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

Applicant Signature

Signed, sealed and delivered in presence of:

Notary

Date 3/23/26

KEVIN CHECKWOOD NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 25, 2026

TITLEHOLDER: City of Kennesaw, Georgia **Telephone:** [redacted]

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

Signature

Signed, sealed and delivered in presence of:

Notary

Date 3/23/26

KEVIN CHECKWOOD NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 25, 2026

Z\P&Z FORMS\Applications 2025



CENTRAL BUSINESS DISTRICT PROJECT

CBD Project Administratively approved by:

_____
Darryl Simmons, Planning & Zoning Administrator

Date: _____

- APPROVED
- REQUIRES KDDA APPROVAL
- REQUIRES HPC APPROVAL
- MAYOR AND COUNCIL

KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY:

Hearing Date: _____

Recommendation: see attached minutes

_____
Signature Kennesaw Downtown Development Authority:

HISTORIC PRESERVATION COMMISSION:

Hearing Date: _____

Recommendation: see attached minutes

_____
Signature Historic Preservation Commission

KENNESAW MAYOR AND COUNCIL:

Hearing Date: _____ see attached minutes

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:

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 23 day of MARCH, 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.



CENTRAL BUSINESS DISTRICT PROJECT

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.

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530

2025101543 Deed Book 16324 Page 5111
Filed and Recorded: 11/25/2025 2:54:46 PM

Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

Unofficial Copy

Record and return to:
Jeffrey N. Gaba, Esq.
Gregory, Doyle, Calhoun & Rogers, LLC
49 Atlanta Street
Marietta, Georgia 30060
CCAOX.250258

Tax Parcel ID#: 20013801620

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE is made this 21st day of November, 2025 between **COBB COUNTY, GEORGIA,** a political subdivision of the State of Georgia ("Grantor") and **CITY OF KENNESAW, GEORGIA,** a Georgia municipal corporation ("Grantee"). The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires, and the law permits.

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) in hand paid to Grantor by Grantee at or before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which is hereby specifically acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm to Grantee, and its heirs, legal representatives and assigns, all rights, title and interest in which Grantor has or may have had in and to the following property IN FEE SIMPLE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 138, 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY SHOWN IN THE ATTACHED EXHIBIT "A," MADE A PART HEREOF BY REFERENCE.

SUBJECT TO THE PERMITTED TITLE EXCEPTIONS BEING MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "B," FURTHER MADE A PART HEREOF BY REFERENCE.

TO HAVE AND TO HOLD the said described tract or parcel of land, together will all the rights, members, easements and appurtenances, to the same being, belonging or in anywise pertaining, to the only property use, benefit and behoof of Grantee forever IN FEE SIMPLE.

AND THE SAID GRANTOR warrants and forever defends the right and title to the above-referenced property unto Grantee against all claims of all persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and sealed as of the day and year first written above.

Signed, sealed and delivered in the presence of:

COBB COUNTY, a political subdivision of the State of Georgia

Witness

By: _____
Lisa N. Cupid
Chairwoman
Cobb County Board of Commissioners

Notary Public

Attest: _____
Pamela L. Mabry
County Clerk

My commission expires:
[SEAL]

ANGELA T. CUNNINGHAM NOTARY PUBLIC GEORGIA COBB COUNTY EXPIRES MARCH 6, 2027

APPROVED
PER MINUTES OF
COBB COUNTY
BOARD OF COMMISSIONERS
1/14/25

Unofficial Copy

Reference No. 22719

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 138 of the 20th District and Section of 2nd Cobb County, Georgia, and being more particularly described as follows:

Beginning at a point on the north side of Lewis Street in the City of Kennesaw, Georgia, a distance of 207 feet east of the intersection of the north side of Lewis Street with the east side of Dallas Street at an iron pin located at a fence and running north 1 degree, 41 minutes east 202 feet to an iron pin; thence south 89 degrees, 50 minutes east 99.5 feet to an iron pin; thence south 0 degrees, 30 minutes east 200 feet to an iron pin located on the north side of Lewis Street; thence south 89 degrees, 5 minutes west along the north side of Lewis Street 104 feet to an iron pin at the point of beginning.

Unofficial Copy

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. All taxes and assessments for the year 2025 and subsequent years, not due and payable.

Unofficial Copy

PT-61 (Rev. 2/18) To be filed in **COBB COUNTY** **PT-61 033-2025-023221**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Cobb County, Georgia		Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 100 Cherokee Street Suite 300		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$435,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Marietta, GA 30090 USA	DATE OF SALE 11/21/2025	1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME City of Kennesaw, Georgia		3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2529 J.O. Stephenson Avenue		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Kennesaw, GA 30144 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$0.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))

HOUSE NUMBER & EXTENSION (ex 265A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION		SUITE NUMBER
2250	Lewis Street		
COUNTY	**CITY (IF APPLICABLE)**	**MAP & PARCEL NUMBER**	**ACCOUNT NUMBER**
COBB	KENNESAW	20013801620	

TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)

DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

Unofficial Copy

11/25/2025 2:54:46 PM 16324 5111
PT61 # 0332025023221

(CLERK OF COURT RECORDING INFORMATION)

SITE PHOTOGRAPHS







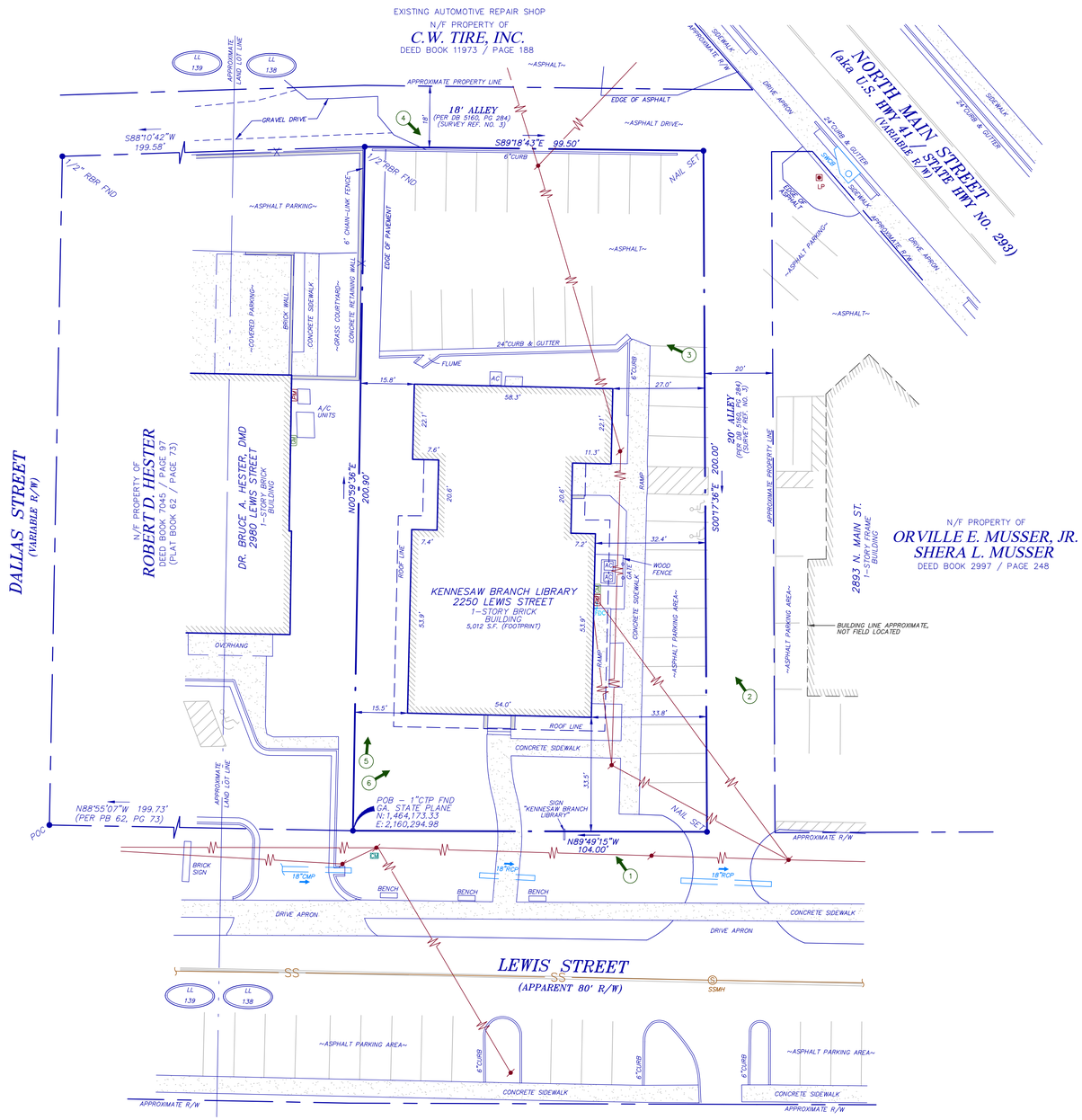






GRID NORTH – GA. WEST ZONE

GeoSurvey



GRAPHIC SCALE

0 10 20 50 100

1" = 20'

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36,143 AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 216,422 FEET. GEE INIT.

IF YOU DIG

811

Know what's **below.**
Call before you dig.
Dial 811
Or Call 800-282-7411

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LP — LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GM — GAS METER
- WM — WATER METER
- WATER VALVE
- FIRE HYDRANT
- E — UNDERGROUND ELECTRIC LINE
- G — UNDERGROUND GAS LINE
- CM — UNDERGROUND COMMUNICATION LINE
- W — UNDERGROUND WATER LINE
- 1 — PHOTO POSITION INDICATOR
- XX — REGULAR PARKING SPACE COUNT
- HP — HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

VICINITY MAP

SITE LOCATION – LATITUDE: 34° 01' 28" LONGITUDE: 84° 36' 59"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0038H, AND THE DATE OF SAID MAP IS 3/4/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED CITY OF KENNESAW "CBD" (CENTRAL BUSINESS DISTRICT).

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES

SURVEY REFERENCES

1. SURVEY FOR JOSEPH & GRACE PENNER OF U.S. POST OFFICE, PREPARED BY A.O. CARLILE – SURVEYOR, DATED 8-19-1974, RECORDED IN PLAT BOOK 62, PAGE 73, COBB COUNTY, GA. RECORDS.
2. SURVEY FOR BRUCE A. HESTER, DMD, PREPARED BY GEOSURVEY, LTD., DATED 4-13-2012.
3. SURVEY FOR COBB COUNTY KENNESAW PUBLIC LIBRARY, PREPARED BY GASKINS SURVEYING CO., DATED 9-30-1988. ATTACHED AS AN EXHIBIT IN DEED BOOK 5160, PAGE 284.

SURVEYOR CERTIFICATION

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.

Gene Etris
Georgia Registered
Land Surveyor # 3602

GEORGIA REGISTERED PROFESSIONAL No. 3602 LAND SURVEYOR GENE ETRIS

N/F PROPERTY OF
COBB COUNTY
DEED BOOK 875 / PAGE 270
ZONED CBD (CITY OF KENNESAW)

SITE AREA
0.468 Acres
20,394 sf

GeoSurvey

Professional Land Surveying Services
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

BOUNDARY SURVEY OF

2250 Lewis Street

FOR

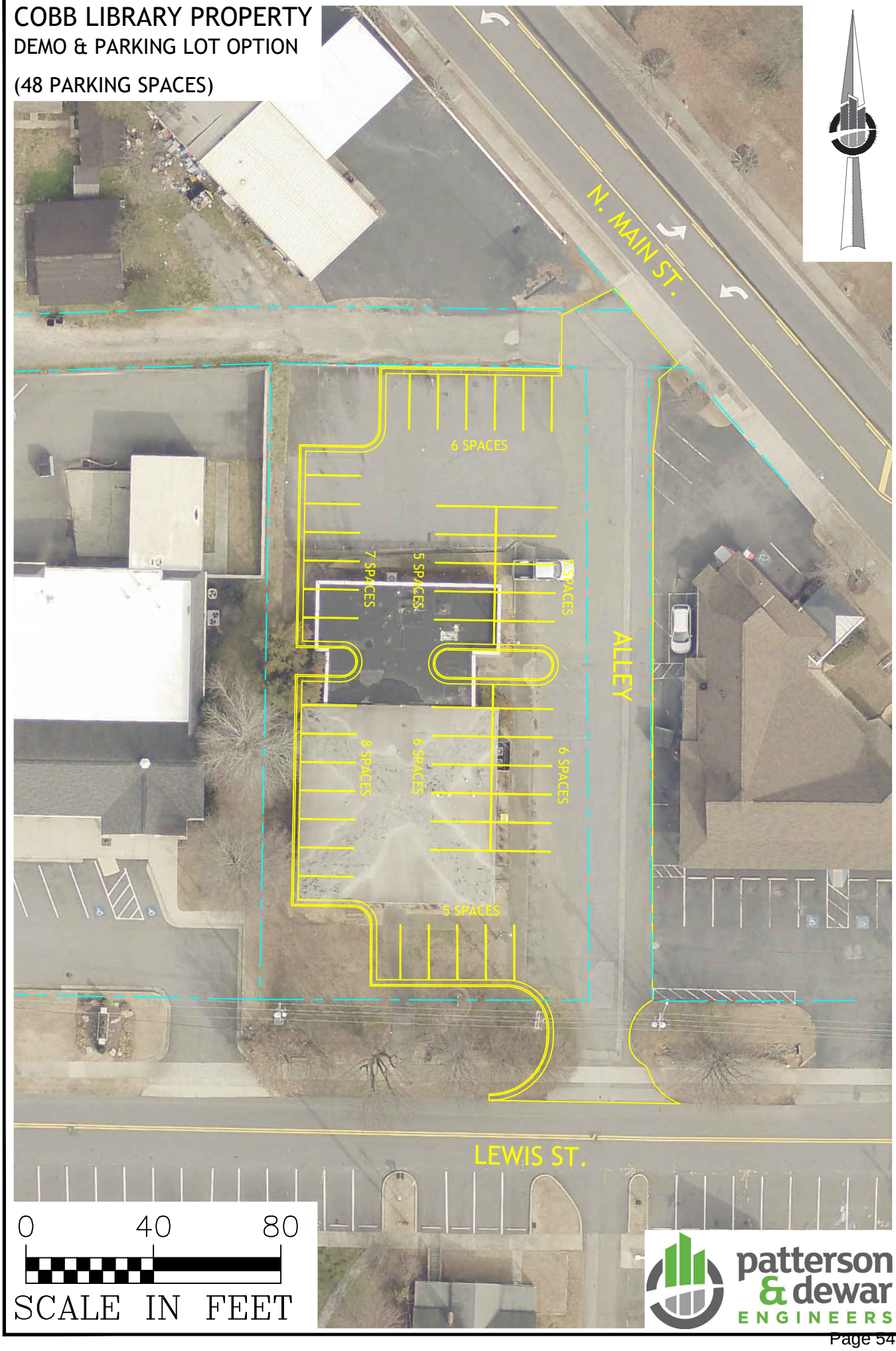
Cobb County, GA.

GS JOB NO:	20196338	DRAWING SCALE:	1" = 20'	SURVEY DATE:	4-30-2025
FIELD WORK:	CC	CITY: KENNESAW	STATE: GA	REVISIONS	
PROJ MGR:	GEE	COUNTY:	COBB	No. / Date / Description	
REVIEWED:	DLH	LAND LOT:	138		
DWG FILE:	20196338-01.dwg	DISTRICT:	20TH		

COBB LIBRARY PROPERTY

DEMO & PARKING LOT OPTION

(48 PARKING SPACES)



patterson & dewar ENGINEERS


KENNESAW BRANCH LIBRARY





MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
April 10, 2026
7:30 AM

Present	Chair Mark Allen Vice Chair Ian Coats Treasurer Leslie Patton Secretary Mary Jo Groeneveld Lexie Newhouse Doug Edwards

1. Call to Order / Roll Call

KDDA Chair Mark Allen called the meeting to order at 7:31 am.

KDDA members present: Mark Allen, Doug Edwards, Mary Jo Groeneveld, Lexie Newhouse, Leslie Patton, Ian Coats.
KDDA members absent: Nimesh Patel
Staff members present: Luke Howe, Miranda Taylor, Fred Bentley, Jr.

2. Approval of the Meeting Minutes

A. Draft meeting minutes 3.20.26 Special Called Meeting

The board reviewed draft minutes from the Special Called Meeting on March 20, 2026. Ian Coats made a motion to approve the minutes as presented. Doug Edwards seconded the motion. The motion passed with a vote of 6-0.

B. Draft Executive Session minutes - 3.20.26

The board reviewed Executive Session minutes from the March 20, 2026 meeting. Leslie Patton made a motion to approve the Executive Session minutes as presented. Mary Jo Groeneveld seconded the motion. The motion passed unanimously.

3. Financial Report

A. KDDA Financial Report as of 3.31.26

Leslie Patton presented the financial report as of 3.31.26 with an ending cash balance of $124,470.23. Lexie Newhouse made a motion to approve the financial report as presented; motion seconded by Ian Coats. Motion passed unanimously.

B. Review of open invoices

The board reviewed one open invoice for legal services.Mary Jo Groeneveld made a motion to approve the invoice; seconded by Leslie Patton. The motion passed unanimously.

4. Old Business

A. Update on Bond Issuance Fee — Highpoint

Fred Bentley, Jr. provided an update to the board regarding the bonds for the Lacy Phase 2 project. The bond validation hearing was held yesterday and the bonds were successfully validated. Highpoint has closing scheduled for Monday, and our bond issuance fee is included in the closing statement. As a reminder to the board, the bond issuance fee is calculated on the anticipated value of the project, as shown on the invoice in the agenda packet. There is no action required of the board today; this item was intended as an informational update.

B. Update on Kennesaw Farmers Market

Miranda Taylor reported that Cobb Farm Bureau currently has 38 vendors confirmed for the farmers market. She is working with them on signage and marketing for the opening day, as well as ordering bags to give away as a promotional item, as previously approved. No action required today.

5. New Business

A. CBD Application Review: 2250 Lewis Street

Chanelle Campbell presented the CBD application for 2250 Lewis Street on behalf of the City. This application concerns the old library building on Lewis Street. The building is in disrepair and will be demolished. The city will construct parking on the site following the demolition, which is the subject of the CBD application. This parcel is not a historic property. However, since it is within the Central Business District boundaries, a CBD application is required for review by HPC and KDDA. Staff recommends approval of the application as presented. Ian Coats made a motion to approve the application as presented; seconded by Doug Edwards. The motion passed unanimously.

B. Flex Grant Application: Wreckon Skate + Vinyl

The board reviewed the grant application submitted by Wreckon Skate + Vinyl. The board will need to officially score the application and review scores at the May meeting. The board did not have further questions about the application at this time. Lexie Newhouse made a motion to table action on this item to the May 8, 2026 meeting. Doug Edwards seconded the motion and the motion passed unanimously.

C. Flex Grant Application: Butler Historic Structure Assessment

Josh Butler, the property owner, provided an overview of the grant application for his property. He has been trying to sell the property, but has experienced difficulties with selling due to the state of the structure and the unknown impact of historic preservation guidelines. He has had an initial architectural assessment completed; the board recommended that Mr. Butler reach out to Planning & Zoning staff to determine if this assessment is sufficient for HPC review or if an additional assessment will be required. This grant application requests funding up to $4,000 to assist with payment for professional services related to the required historical architectural assessment. Grant funding would be provided on a reimbursement basis, as outlined in the grant guidelines. Mary Jo Groeneveld made a motion to approve the grant request up to $4,000; the motion was seconded by Doug Edwards. The motion passed unanimously.

D. Flex Grant Applicaiton: WellSpa Med

The board reviewed the application submitted by WellSpa for flex grant funding. The board requested additional information from the application, which staff will coordinate. The board appreciated the thorough overview of the business plan and the complete project budget, but would like to see additional detail regarding the specific equipment that the grant would help with funding. The board will review and score the updated application before the next meeting. Ian Coats made a motion to table the application to the May 8, 2026 meeting. Doug Edwards seconded the motion. The motion passed with a vote of 6-0.

E. Flex Grant Application: Lather & Leash

The board reviewed the application submitted by Lather & Leash. The board expressed concern about the timing of this application, as the business is not yet open, and previous grant guidelines required applicants to be open and operating to be eligible. The board also would like more information on the specific equipment or use of the grant funds, though they appreciated the level of detail to show the overall scope of the project. Staff will coordinate with the applicant to get additional information on the grant application and the status of the business license and their timeline for opening. Ian Coats made a motion to table action on this application to the May 8, 2026 meeting. Doug Edwards seconded, and the motion passed unanimously.

6. Main Street Program Updates

Miranda Taylor told the board that we completed a Main Street assessment presentation with DCA/Georgia Main Street staff last week to determine our accreditation status. The presentation was well received and staff got good feedback. DCA will announce official accreditation status in May.

7. Public Comments

Tracey Viars stated that she is looking forward to the Farmers Market starting again, and offered public thanks to Lexie Newhouse for her assistance with set-up for the First Friday concert last week. Tracey appreciates the support that KDDA provides to KDMA and hopes to see that support continue.

Sam Rusch commented on the lots located at 2861 N. Main and 2839 S. Main Street. He noted that there has been discussion of development coming to those parcels but has not seen any movement, and that the lots need to have grass cut and be maintained better. Following this comment, the board asked staff to coordinate with the property owner, Dale Hughes, to attend the next meeting and provide an update on the status of the projects proposed on these two parcels.

8. Board Comments

The board had a discussion regarding the impact of historic district guidelines on development within the central business district, and asked if there was anything KDDA could do or recommend to make commercial development in the CBD any easier. Fred Bentley, Jr. provided insight on the city's HPC ordinances and advised that the KDDA is able to make recommendations to explore changes to those ordinances. The board

asked if there was a list of properties that are included in/subject to HPC guidelines. Staff advised that there is a comprehensive historic structure inventory list. Fred suggested that the board consider passing a resolution at a future meeting asking the Mayor & Council to consider updates to the city's historic preservation ordinances. The board asked staff to work on a resolution to that effect and place it on the agenda for action at the next meeting.

9. Economic Development Director Comments

No ED Director comments at this meeting.

10. Executive Session

1. Lexie Newhouse made the following motion: That this Authority now enter into closed session as allowed by O.C.G.A. §50-14-3 and pursuant to advice by the City Attorney, for the purpose of discussing Legal. Seconded by Ian Coats. Those voting in favor: Mark Allen, Mary Jo Groeneveld, Lexie Newhouse, Doug Edwards, Ian Coats, and Leslie Patton. Those opposed none. The motion passed unanimously. The KDDA entered closed session at 8:39 am.
2. Lexie Newhouse made the following motion: That this body, in open session, adopt a resolution authorizing and directing the presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratifies the actions of the KDDA taken in closed session and confirm that the subject matter(s) of the closed session were within the exceptions permitted by the open meetings law. Seconded by Ian Coats. Those voting in favor: Mark Allen, Mary Jo Groeneveld, Lexie Newhouse, Doug Edwards, Ian Coats, and Leslie Patton. Those opposed none. The motion passed unanimously, 6-0. The KDDA exited closed session at 8:47 am.
3. In open session, Lexie Newhouse made a motion to ratify the updated LOI for Parcel A and to authorize the Chair to continue negotiations on Parcel A and any other properties if needed. Ian Coats seconded the motion. The motion passed unanimously, 6-0.

A. Pursuant to the provisions of O.C.G.A. 50-14-3, the KDDA 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 (4) and/or real estate matters as provided under O.C.G.A 50-14-3(6).

11. Adjourn

With no further business, the Chair called for a motion to adjourn. Doug Edwards made a motion to adjourn, seconded by Mary Jo Groeneveld. The motion passed unanimously and the meeting was adjourned at 8:49 am.

A. NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to insure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the KDDA's time. It is not designed to curtail discussion or input. If you need special accommodations to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.

[MIN_SIGNATURES]

MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
April 17, 2026
8:00 AM

---

1. Call to Order / Roll Call

Chairman Gallagher called the meeting to order at 8:02 a.m.
Roll Call: Patrick Gallagher, Andrew Bramlett, Rachel Butler, Thomas Neaves, Alexandra DeLuca Berisford
Absent: Sharon Blandford
Staff Present: Chanelle Campbell (Planning & Zoning Administrator), Priscilla Coley (Assistant Zoning Administrator & City Planner), and Rebecca (Community Development Administrative Assistant)
Speakers Present: Zach Buffington

2. Approval of the Meeting Minutes

A. **Approval of Meeting Minutes**: February 20, 2026

Chairman Gallagher conducted a vote for approval of the meeting minutes.
Vote taken, motion unanimously approved 4-0. Motion carried.

3. Financial Report

Chairman Gallager called for a motion.
Motion to approve by Commissioner Neaves
Seconded by Vice Chair Bramlett
Chairman Gallagher proceeded with a vote for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

4. New Business

A. **Central Business District: 2250 Lewis Street**
Consideration to review a Central Business District (CBD) project application request to construct a public parking lot on 0.5 +/- acres located at 2250 Lewis St (Parcel #20013801620). Case #CBD2026-01

Chairman Gallagher called for a motion.
Motion by Commissioner Neaves to approve with the condition that a landscaping plan will be provided to the Historic Preservation Commission for review.
Seconded by Vice Chair Bramlett
Chairman Gallagher proceeded with a vote for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

5. COAA Approval by City Staff and HPC Chair

A. COAA2026-03 - 3001 North Main Street

6. **Discussion**
7. **Public Comments**
8. **Staff Comment**
9. **Adjourn**

Chairman Gallagher adjourned the meeting at 8:18 a.m.

Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: April 27, 2026

TITLE: Reports, Discussions, and Updates

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None

Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: April 27, 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: April 27, 2026

TITLE: **Discussion: Community-Driven Pocket Pollinator Garden**
Discussion item as requested by Councilmember Orochena to discuss the potential for a "community-driven pocket pollinator garden" within the city.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None