

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

**Livestream: www.kennesaw-ga.gov/publicmeetings/
June 15, 2026
6:30 PM**

Present	Mayor Derek Easterling Mayor Pro Tem Antonio Jones Councilmember Madelyn Orochena Councilmember Tracey Viars Councilmember Jonathon Bothers Councilmember Anthony Gutierrez-Leon Deputy City Clerk Nicholas Simpson City Manager Jeff Drobney City Attorney Sam Hensley, Jr.
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1. Invocation

The Chamber observed the invocation.

2. Pledge of Allegiance

The Chamber recited the Pledge of Allegiance led by Municipal Court Clerk Brittany Swiney, and Deputy Court Clerks Caitlin Foster and Amber Massey.

3. Call to Order

4. Announcements

Prior to opening the floor for public comment, Mayor Easterling read Resolution 2025-67, which outlines public meeting procedures as adopted by the City Council. He followed his reading of Resolution 2025-67 with remarks imploring members of the public to respect the hard work done by City personnel. The Mayor's remarks, which were supported by Mayor Pro Tem Antonio Jones, Council member Jonathon Bothers, Council member Anthony Gutierrez-Leon and Council member Tracey Viars, highlighted a small group that has repeatedly harassed, pressured and badgered the City's employees in recent months. The Mayor stated that the harm caused by the group cannot be ignored or minimized, and their conduct has adversely affected employee morale. Easterling affirmed his commitment to stand with those who have earned respect through their actions, and not demanding it through intimidation.

5. Presentations

A.

Recognition: Presentation of a Proclamation recognizing June 8-12, 2026 as Municipal Court Clerks Week.

Mayor Derek Easterling presented a Proclamation acknowledging June 8-12, 2026, as Municipal Court Clerk's Week in Georgia. Brittany Swiney, Clerk of Court; Caitlin Foster, Deputy Court Clerk; and Amber Massey, Deputy Court Clerk were honored for the hard work they do serving the public and maintaining an efficient Municipal Court.

Proclaimed and issued by Governor Brian Kemp on January 27, 2025, the Georgia Municipal Court Clerks Council is excited to announce *Municipal Court Clerks Week* for the State of Georgia. The proclamation recognizes the hard work performed by our Municipal Court Clerks, Brittany Swiney, Clerk of Court; Caitlin Foster and Amber Massey, Deputy Court Clerks; and all Municipal Court Clerks for the vital services they perform and their exemplary dedication to the communities they represent and serve.

6. Public Comment

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

6:38 PM FLOOR OPEN FOR PUBLIC COMMENT

NO COMMENT

6:39 PM FLOOR CLOSED FOR PUBLIC COMMENT

7. Old Business

8. New Business

9. Committee and Board Reports

10. Public Hearing(s)

A. Public Hearing: Updates to the Capital Improvement Element and Short Term Work Program (CIE/STWP) 2026-2030

Consideration for approval of a Resolution adopting the updates to the Capital Improvement Element and Short Term Work Program (CIE/STWP) report covering the five year period of 2026-2030. Case #MISC2026-07

Planning and Zoning Director Chanelle Campbell presented a Resolution adopting the updates to the Capital Improvement Element and Short-Term Work Plan (CIE/STWP) covering a five-year period from 2026 through 2030.

The City of Kennesaw is required to adopt an annual report on the Capital Improvement Element and the Short Term Work Program. The Atlanta Regional Commission and the Georgia Department of Community Affairs completed the regional review of the 2026 CIE Update for the City of Kennesaw. The Georgia Department of Community Affairs

has determined that the updates conform to the Development Impact Fee Compliance Requirements. Renewal of Qualified Local Government (QLG) status is contingent on local adoption of the update. This annual report and adoption is required for all jurisdictions that collect development impact fees.

Planning and Zoning recommends adoption of the annual report on the Capital Improvement Element and Short Term Work Program.

Motion by Council member Madelyn Orochena to approve the Resolution adopting the updates to the Capital Improvement Element and Short-Term Work Plan (CIE/STWP) covering a five-year period from 2026 through 2030 as presented. Motion seconded by Council member Anthony Gutierrez-Leon.

6:42 PM FLOOR OPEN FOR PUBLIC COMMENT

NO COMMENTS

6:43 PM FLOOR CLOSED FOR PUBLIC COMMENT

Vote taken: approved, 5-0. Motion passed by unanimous vote.

B. Land Use Permit: 2687 Summerbrooke Drive

Consideration for approval of a Land Use Permit application for the property located at 2687 Summerbrooke Drive (parcel #20016402420) as submitted by Radoslav Zamborsky. Case # LU2026-03

Planning and Zoning Director Channele Campbell presented a Land Use Permit application for the property located at 2687 Summerbrooke Drive, NW (parcel #20016402420) as submitted by Radoslav Zamborsky (Case # LU2026-03).

Said request is for the purpose of obtaining a home occupation business license to create and sell custom engraved items. The property is zoned Planned Unit Development - Residential, consists of 0.28 +/- acres, and lies in Land Lot 164, Tax Parcel 242, 20th District, 2nd Section, Cobb County, Georgia. This public hearing was advertised in the Marietta Daily Journal on May 15, 2026, and a public notice has been posted onsite. During the June 3, 2026, meeting, the Planning Commission unanimously recommended approval of the Land Use application.

Planning and Zoning recommends approval of the Land Use Application with conditions.

Motion by Council member Tracey Viars to approve the Land Use Permit application for

the property located at 2687 Summerbrooke Drive (parcel #20016402420) as presented. Motion seconded by Council member Madelyn Orochena.

6:44 PM

FLOOR OPEN FOR PUBLIC COMMENT

NO COMMENTS

6:45 PM

FLOOR CLOSED FOR PUBLIC COMMENT

Vote taken: approved, 5-0. Motion passed by unanimous vote.

C. 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 & 20021201560). Case # RZ2026-04

Planning and Zoning Director Chanelle Campbell presented 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 & 20021201560) (Case # RZ2026-04).

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 Planned Village Community (PVC) for the development of a multifamily community and office space. 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 May 15, 2026, and public notice has been posted onsite. During the June 3, 2026, meeting, the Planning Commission unanimously recommended approval with conditions as outlined by staff, along with an additional condition stating that the existing curb cut on Old 41 Highway may not be used for vehicular access.

Planning and Zoning recommends approval with conditions.

Motion by Council member Tracey Viars to approve the ordinance authorizing a rezoning request submitted by Walton Communities, LLC for the properties located at 1600 Old 41 Highway and 0 Old 41 Highway as presented. Motion seconded by Council member Madelyn Orochena.

6:49 PM

FLOOR OPEN FOR PUBLIC COMMENT

Kevin Moore, representing Walton Communities, highlighted key facts about the rezoning request for 1600 Old Highway 41 and 0 Old Highway 41 (located near the

intersection of Barrett Parkway and Old Highway 41. The property sat undeveloped for a long time due to its location on a flood plain along Noonday Creek. He added that the topography is fairly extreme and is currently zoned commercial. There have been many ideas for the site, but no development due to the topography and its access to Old Highway 41, which poses a substantial elevation change. Moore believes that Walton Communities has thirty years of development experience that will be instrumental to the proper development of the site. Moore further commented on the need for sidewalk connectivity along the north side of Old Highway 41. There is a sidewalk gap of several hundred feet affecting pedestrian access for the nearby senior living community. Walton Communities has proposed making the sidewalk connectivity needed for all residents seeking sidewalk access along Old Highway 41.

6:56 PM

FLOOR CLOSED FOR PUBLIC COMMENT

Vote taken: approved, 4-1. Motion passed with Council member Anthony Gutierrez-Leon voting in opposition.

D. 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 #ZV2026-02

Planning and Zoning Director Channele Campbell presented a Variance application for the properties located at 1600 Old 41 Highway and 0 Old 41 Highway (parcel #20021200130 & 20021201560) as submitted by Walton Communities, LLC (Case #ZV2026-02).

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 May 15, 2026, and a public notice has been posted onsite. During the June 3, 2026, meeting, the Planning Commission unanimously recommended approval of the Variance.

Planning and Zoning recommends approval of the Variance.

Motion by Council member Tracey Viars to approve the variance application for the properties located at 1600 Old 41 Highway and 0 Old 41 Highway (parcel #20021200130 & 20021201560) as submitted by Walton Communities, LLC. Motion seconded by Council member Madelyn Orochena.

7:00 PM

FLOOR OPEN FOR PUBLIC COMMENT

Kevin Moore, representing Walton Communities, commented on the zoning variance request, which is to reduce the minimum required parking ratio from 1.75 spaces per unit to 1.5 spaces per unit. The property is challenged and encumbered, leaving a limited amount of developable land. Per Moore, the 1.75 per unit parking ratio is "too much parking" for the types of developments that have been seen over the last 15 years. A reduction to 1.5 per unit is a more realistic rate and will efficiently meet parking needs for residents, their guests and other relevant traffic visiting the development.

7:03 PM

FLOOR CLOSED FOR PUBLIC COMMENT

Council member Jonathon Bothers asked how much parking has been utilized for phase one of the project. Moore responded that, even at 98 percent occupancy, there are many parking spaces still available.

Council member Bothers also asked Moore if the phase 1 and phase 2 parking lots would connect. Moore responded that the parking lots in phases 1 and 2 do not connect and are not adjacent, but they are very close in proximity.

Vote taken: approved, 5-0. Motion passed by unanimous vote.

Mayor Easterling praised the sidewalk connectivity of the Walton project.

11. Consent Agenda

A. Minutes: May 26, 2026 Work Session

Approval of the May 26, 2026, City Council work session minutes.

B. Minutes: May 26, 2026 Executive Session

Approval of the May 26, 2026, City Council executive session minutes.

C. Minutes: June 1, 2026 Regular Meeting

Approval of the June 1, 2026, City Council regular meeting minutes.

Motion by Council member Madelyn Orochena to accept the Consent Agenda en gross.

Motion seconded by Council member Anthony Gutierrez-Leon.

Vote taken: approved, 5-0. Motion passed by unanimous vote.

12. General and Administrative

13. Public Safety

A. Crime Stats: May 2026

Consideration for the acceptance of the May 2026 crime statistics.

Kennesaw Police Chief Bill Westenberger presented the May 2026 city crime statistics. [See Exhibit A]

B. Surplus: Trailers

Based on the condition, age, and lack of operational value of the following assets, approval is requested to declare them surplus property and dispose of them through GovDeals in accordance with applicable surplus property procedures.

- Kustom Signals Radar Trailer (non-operational and no longer supported by the manufacturer)
- Decatur Electronics Radar Trailer (non-operational and no longer supported by the manufacturer)
- 8' x 5' Utility Trailer (Per Fleet Operations, there is no current or foreseeable operational need for this trailer.)

Kennesaw Police Bill Westenberger presented three outmoded speed trailers that the police department plans to auction via GovDeals.

Motion by Council member Madelyn Orochena to approve the Kennesaw Police Department's request to auction surplus speed trailers on GovDeals Motion seconded by Council member Jonathon Bothers.

Vote taken: approved, 5-0. Motion passed by unanimous vote.

14. Information Technology

15. Public Works and Building Maintenance

16. Recreation and Culture

17. Community Development

18. Public Comment

This section is for general comment.

7:08 PM

FLOOR OPEN FOR PUBLIC COMMENT

ANDREW BRAMLETT [City Resident]: Mr. Bramlett delivered a presentation on a popular checkers club operating in Kennesaw in the 1930's. On April Fools' Day 1934, Atlanta Journal columnist Morgan Blake spotlighted the club. Bramlett discovered that the cities of Kennesaw and Acworth were checkers rivals. Two former Kennesaw mayors participated in the checker tournaments: J. G. Lewis and B. H. Carrie.

[See Exhibit B]

SAMUEL RUSCH [City Resident]: Mr. Rusch stated that he has "escalated" things with the city but indicated that he wanted to "de-escalate." He highlighted notes from a recent City Council retreat where Mayor Easterling commented that the Council's agenda should not be predicated on a "rude, squeaky wheel", and that the Council should advocate for all city residents and all neighborhoods. Rusch commented that he has met with many city officials but has felt ignored by them. He stated that he does not harbor a political agenda but feels he is a victim of retaliation through code enforcement because of his advocacy for his community.

MATTHEW MAYO [City Resident]: Mr. Mayo stated that he lives on Woodland Drive in between the Woodland Acres and Pine Mountain Acres communities. He expressed concern over what he has observed over the past couple of weeks. He voiced his dismay with the Mayor's decision to table any discussion on Woodland Acres Park until November during last week's work session. Mayo believes that there will be no change at the park this summer — during peak use time. He recounted what he considered to be a hostile exchange with City Manager Drobney during last week's work session. According to Mayo, Dr. Drobney advised him that he had been receiving misinformation about work being performed in his neighborhood. Mr. Mayo told the chamber that he hadn't received any information at all concerning improvements to the sidewalk in front of his mother's home. He requested that a town hall be held — now and not in November — to address the remaining issues in the community.

TONY GRAVETT [City Resident]: Mr. Gravett is a 30-year Kennesaw resident and lives adjacent to Woodland Acres Park. According to Gravett, living next to the park was a nightmare. "We had drugs, kids running in and out," Gravett said. Gravett commented that people came to the park from DeKalb County, Gwinnett County and Cherokee counties using the park as a hang-out. It was difficult for his two kids to visit the park at certain times. Although he would like a place for kids to recreate in the community, Gravett wants the City to rethink opening the park because it would not be fair to long-time residents. The utilization of the park also strains the available parking in the neighborhood.

JORY LYONS [City Resident]: Lyons thanked Kennesaw City Council members for visiting his community and walking the streets to meet residents and passing out surveys. He thanked the Mayor for highlighting his work bringing attention to the needs of his community during last week's work session. According to Lyons, the City's lack of transparency and unwillingness to have conversations has necessitated the need for seeclickfix.com tickets and open records requests. Mr. Lyons took issue with the City's prioritizing the passage of the fiscal year 2027 municipal budget instead of addressing the needs of his community. Lyons will continue to attend City Council meetings to advocate for his community.

COURTNEY DELGADO [City Resident]: Ms. Delgado lives on Kennesaw Drive behind the park. She asked the Council to open up the floor for communication. She hardly sees people in the park, but it has been maintained better since when she first moved in. She is not aware of any crime. She mostly sees people occasionally walk their

dogs.

MORGAN SIEFERT [City Resident]: Mr. Siefert strolled through Deport Park and did not feel welcomed by the park's design. He felt the only purpose of the park was for concerts only, as opposed to a general-use park. He noted that Depot Park has no pavilion, no shade, no water fountains, and no benches. He commented that there was nothing for the kids either. He called downtown Kennesaw the black sheep compared to its neighbors.

7:24 PM

FLOOR CLOSED FOR PUBLIC COMMENT

19. City Manager's Report

A. Reports, Discussions, and Updates

Kennesaw City Manager Dr. Jeff Drobney commented on the preparation being made for the City's Salute to America Celebration being held on Friday, July 3rd.

20. Mayor's Report

Mayor Derek Easterling asked Mayor Pro Tem Anonio Jones about the surveys mentioned by public commenter Jory Lyons. Jones responded that he visited the Woodland Acres community with Council member Madelyn Orochena and Council member Jonathon Bothers on Saturday, June 13 to meet with residents. He received a lot of positive feedback. He believes that residents are pleased with the services being provided by the city but there are issues that they would like to see addressed. Jones stated that they will visit the neighborhood again at a later date.

Council member Madelyn Orochena stated that it was nice speaking with residents directly. The residents she spoke with had great things to say about the city's public works and parks and recreation personnel. She liked hearing from residents about the future projects that they would like to see in their community.

Mayor Easterling asked Council member Orochena if she had a copy of the survey and Orochena responded, "yes".

Mayor Pro Tem Anonio Jones commented that while the residents in Woodland Acres did not know the City Council members by name, they did know the names of city personnel.

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

21. Council Reports & Discussions

22. Executive Session

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

23. Adjourn

Mayor Easterling adjourned the meeting at 7:28 p.m. The next work session will be held on Monday, June 29, 2026, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

Respectfully submitted,



Nicholas Simpson, Deputy City Clerk

May 2026 Crime Statistics

EXHIBIT A



Group A Crimes	May 2026	May 2025	YTD 2026	YTD 2025
AGGRAVATED ASSAULT	5 (+3)	2	24 (+6)	18
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
ARSON	1 (+1)	0	1 (+0)	1
BRIBERY	0 (+0)	0	0 (+0)	0
BURGLARY	1 (+0)	1	13 (-2)	15
DRUG/ NARCOTICS OFFENSES	47 (+24)	23	202 (+68)	134
EMBEZZLEMENT	0 (-1)	1	1 (-1)	2
EXTORTION	1 (-3)	4	3 (-5)	8
FORGERY	3 (+2)	1	8 (+2)	6
FRAUD OFFENSES	20 (+2)	18	89 (+9)	80
HOMICIDE OFFENSES	0 (+0)	0	0 (+0)	0
INTIMIDATION	8 (-3)	11	40 (-18)	58
KIDNAPPING	0 (-2)	2	5 (+1)	4
LARCENY/ THEFT OFFENSES	7 (-4)	11	51 (-16)	67
MOTOR VEHICLE THEFT	2 (-2)	4	11 (-3)	14
PORNOGRAPHY OBSCENE MATERIAL	3 (+3)	0	8 (+7)	1
ROBBERY	0 (+0)	0	2 (-1)	3
SEX OFFENSES	2 (-1)	3	15 (+5)	10
SIMPLE ASSAULT	15 (+1)	14	71 (+6)	65
STOLEN PROPERTY OFFENSES	1 (+0)	1	8 (+1)	7
VANDALISM	8 (+3)	5	22 (+1)	21
WEAPONS LAW VIOLATIONS	6 (+2)	4	22 (+3)	19
Totals	130	105	596	533

	May 2026	May 2025	YTD 2026	YTD 2025
Dispatched Calls for Service	772 (-6)	778	3,768 (+71)	3,697
Self-Initiated Activity	1,443 (+183)	1,260	7,654 (+1,138)	6,516
Traffic Citations	733 (+166)	567	3,702 (+900)	2,802
Traffic Warnings*	551 (-132)	683	3,258 (-290)	3,548
Arrests**	96 (+14)	82	407 (+12)	395

	May 2026	May 2025	YTD 2026	YTD 2025
Auto Accidents	125 (+23)	102	508 (+2)	506
Accident w/ Injury	13 (+6)	7	43 (-6)	49
Hit and Run	13 (-3)	16	61 (-1)	62
Hit and Run w/ Injury	0 (+0)	0	2 (+0)	2
Person Hit by Auto w/ Injury	1 (+1)	0	4 (+1)	3

* Warnings do not include verbal warnings

Arrests do not include juvenile arrests

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KENNESAW HISTORY

Checker Club

In the 1930s, Kennesaw seems to have had an active and popular checkers club. Newspaper columnist Morgan Blake was a popular sportswriter for the *Atlanta Journal*, and was sometimes sent suggestions of important events to feature in his column, and on April 1, 1934, he spotlighted the club. Given that this is April Fools Day, I was initially suspicious, but the same tournament was reported factually in the *Marietta Daily Journal* almost two weeks later.

R. L. Henry, the secretary of the Kennesaw Checker Club, wrote to Blake on March 31. Based on the letter, Kennesaw and Acworth had something of a checkers rivalry. Just before Henry sent his letter, Kennesaw had beaten Acworth 135 to 121, while at a previous tournament Kennesaw had won 147 to 109. I am not exactly sure how checkers scores are calculated, but Kennesaw's best player was Charles Hill. The team included two former mayors, J. G. Lewis and B. H. Carrie. Henry closed his letter by saying they would like to play an Atlanta team, or possibly even the *Atlanta Journal*, in a future tournament. To encourage this, Henry made sure to emphasize that refreshments were served.

Kennesaw Takes Checker Tourney From Acworth Club

Kennesaw checker club won a decisive victory over the Acworth club last Thursday evening at Acworth with a score of 135 points to Acworth's 121. This is the second tournament between the two teams.

The score of the tournament Thursday night follows:

Kennesaw Checker Club: Charles Hill, 27; R. L. Henry, 23; B. H. Carrie, 18 (Mr. Carrie is 79 years of age); J. G. Lewis, 17; Oscar Carson, 17; Carl Scroggs, 16; E. E. Hill, 6; Ed Carrie, 6; and R. O. Edison, 5; Total, 135.

Ed Carrie played six games as substitute for R. O. Edison.

Acworth Checker Club: Bill Minners, 20; Gus Ware, 20; J. Hilton Nicholls, 18; Grady Chandler, 17; George Wortham, 17; Connie Baldwin, 15; Jim Woods, 11; J. F. Baker, 3; Prof. T. J. Harvey, 0. Total, 121. Prof. George Whortham substituted two games George Wortham. Prof. C. H. King was the score keeper for the tournament.

The Kennesaw club would like to arrange tournaments with other clubs and in a letter to Morgan Blake, of the *Atlanta Journal*, R. L. Henry, secretary of the Kennesaw Club asks Mr. Blake's influence in arranging a tournament with the *Journal* checker enthusiasts.

April 12, 1934

Marietta Journal

Presented by Andrew J. Bramlett at the June 12, 2026,
City of Kennesaw Mayor & Council Meeting

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

PLEASE MAKE SURE YOUR NAME IS LEGIBLE AND CLEAR

**City Council Regular Meeting
6/15/2026
Public Comment Sign-in**

	Name	Address	Topic
1	Andrew J. Brantlett	2990 Somerset Ct	Local history
2	Samuel Rusch	2459 Pine Dr NW	woodland Park #
3	Tony Gravett	2555 Dobbs Dr	Woodland park+
4	Jory Lyons	2646 Forrest Dr	woodland acres
5	Matthew Mayo	2570 Woodland Dr	WAcres / PMAcres
6	Courtney Delgado	2551 Kennesaw Dr	Woodland
7	Morgan Syfert		Depot Park
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