

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

**Livestream: www.kennesaw-ga.gov/publicmeetings/
August 10, 2026
6:30 PM**

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

2. Pledge of Allegiance

3. Call to Order

Mayor Derek Easterling called the work session to order at 6:30 p.m. and announced that Council member Anthony Gutierrez-Leon would be unable to attend the work session in person and would join via teleconference. Despite repeated attempts by Easterling to make contact, Gutierrez-Leon was unable to join the teleconference. The Mayor marked Gutierrez-Leon absence as excused.

4. Announcements

A. Recognition: Southern Museum Awarded the 2025 National Medal for Museum and Library Service

Recognizing the Southern Museum of Civil War and Locomotive History as one of five museum recipients of the 2025 National Medal for Museum and Library Service conferred by the Institute of Museum and Library Services.

Mayor Easterling noted that the Southern Museum's receipt of the 2025 National Medal for Museum and Library Service will be recognized during the August 17, 2026, regular meeting.

5. Presentations

6. Old Business

7. New Business

8. Committee and Board Reports

9. Public Hearing(s)

Mayor Easterling announced four (4) public hearings that would come before Council during the August 17, 2026, regular meeting.

A. **Land Use Permit: 3786 North Hampton Drive**

Consideration for approval of a Land Use Permit application for the property located at 3786 North Hampton Drive (Parcel # 20009000170) as submitted by Gregory Miller. Case #LU2026-04

Planning and Zoning Director Chanelle Campbell presented for approval a Land Use Permit application for the property located at 3786 North Hampton Drive (Parcel # 20009000170) as submitted by applicant Gregory Miller (Case #LU2026-04). Said request is for the purpose of obtaining a home occupation business license to operate a home embroidery business. Property is zoned R-15, Single Family Residential, consists of 0.48 +/- acres, and lies in Land Lot 90, Tax Parcel 17, 20th District, 2nd Section, Cobb County, Georgia. This public hearing was advertised in the Marietta Daily Journal on July 17, 2026, and a public notice has been posted on the property. During the August 5, 2026, meeting, the Planning Commission unanimously recommended approval with conditions as outlined by staff.

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

B. **Ordinance: Annexation request for 3227 Old 41 Highway & 3137 Robin Drive**

Consideration for approval of an ordinance authorizing an annexation request submitted by Traton, LLC for the properties located at 3227 Old 41 Highway & 3137 Robin Drive (Parcel # 20012600270 & 20012600260). Case# AX2026-01

Planning and Zoning Director Chanelle Campbell presented for approval an ordinance authorizing an annexation request submitted by Traton, LLC for the properties located at 3227 Old 41 Highway & 3137 Robin Drive. (Parcel # 20012600270 & 20012600260) (Case# AX2026-01)

Said request is to annex 3227 Old 41 Highway (20012600270) and 3137 Robin Dr (20012600260) from County Neighborhood Shopping (NS) and County, R-20, Single Family Residential, respectively, to City RA-6, Residential District for the development of a single-family detached community. The parcel consists of 12.216 +/- acres and lies in Land Lot 126, Tax Parcels 27 & 26. The public hearing was advertised in the Marietta Daily Journal on July 17, 2026, and public notice has been posted onsite. During the August 5, 2026, meeting, the Planning Commission unanimously recommended approval.

Planning and Zoning recommends approval.

C. **Ordinance: Rezoning request for 3227 Old 41 Highway & 3137 Robin Drive**

Consideration for approval of an ordinance authorizing a rezoning request

submitted by Traton, LLC for the properties located at 3227 Old 41 Highway & 3137 Robin Drive (Parcel # 20012600270 & 20012600260). Case# RZ2026-05

Planning and Zoning Director Chanelle Campbell presented for approval an ordinance authorizing a rezoning request submitted by Traton, LLC for the properties located at 3227 Old 41 Highway & 3137 Robin Drive. (Parcel # 20012600270 & 20012600260) (Case# RZ2026-05)

Said request is to rezone 3227 Old 41 Highway (20012600270) and 3137 Robin Dr (20012600260) from County Neighborhood Shopping (NS) and County, R-20, Single Family Residential, respectively, to City RA-6, Residential District for the development of a single family detached community. The parcel consists of 12.216 +/- acres and lies in Land Lot 126, Tax Parcels 27 & 26. The public hearing was advertised in the Marietta Daily Journal on July 17, 2026, and public notice has been posted onsite. During the August 5, 2026, meeting, the Planning Commission recommended approval with conditions as outlined by staff, along with an additional condition stating that traffic shall be limited to only Old 41 Highway and no access be granted through Robin Drive for the development.

Planning and Zoning recommends approval with conditions.

D. Zoning Variance: 3227 Old 41 Highway & 3137 Robin Drive

Consideration for approval of a variance application submitted by Traton, LLC for the properties located at 3227 Old 41 Highway & 3137 Robin Drive (Parcel # 20012600270 & 20012600260). Case# ZV2026-03

Planning and Zoning Director Chanelle Campbell presented for approval a variance application submitted by Traton, LLC for the properties located at 3227 Old 41 Highway & 3137 Robin Drive. (Parcel # 20012600270 & 20012600260) (Case# ZV2026-03)

Said request is to vary from the minimum front setback requirement for RA-6, Residential District as outlined in Section 2.01.03.10 that requires a forty (40) foot front yard setback. The parcel consists of 12.216 +/- acres and lies in Land Lot 126, Tax Parcels 27 & 26. The public hearing was advertised in the Marietta Daily Journal on July 17, 2026, and public notice has been posted onsite. During the August 5, 2026, meeting, the Planning Commission unanimously recommended approval of the Variance application.

Planning and Zoning recommends approval of the Variance.

10. Consent Agenda

A. Minutes: July 27, 2026 First Millage Rate Hearing

Approval of the July 27, 2026, City Council millage rate hearing minutes.

B. Minutes: July 27, 2026 Work Session

Approval of the July 27, 2026, City Council work session minutes.

C. Minutes: August 3, 2026 Second Millage Rate Hearing

Approval of the August 3, 2026, City Council millage rate hearing minutes.

D. Minutes: August 3, 2026 Regular Meeting

Approval of the August 3, 2026, City Council regular meeting minutes.

E. Minutes: August 3, 2026 Executive Session

Approval of the August 3, 2026, City Council executive session minutes.

Mayor Easterling announced that there are currently five (5) items on the Consent Agenda.

11. General and Administrative

A. Alcohol License: Haley & Thea LLC

Consideration for approval of a Retail Package License for Beer, Wine and Sunday Sales for Haley & Thea LLC D/B/A Chevron Food Mart located at 2057 N Cobb Pkwy Kennesaw, GA 30152. Applicant: Ashish Patel

Business License Manager Kayla Willis presented for approval a Retail Package License for Beer, Wine and Sunday Sales for Haley & Thea LLC D/B/A Chevron Food Mart located at 2057 N Cobb Pkwy Kennesaw, GA 30152. The applicant is Ashish Patel, who previously held this same style of licensing in this location from 2021 to 2023. Patel has completed the required alcohol workshop per Section 6-69. Signs have been posted, and this hearing has been properly advertised per Section 6-36. The current application and background checks are on file.

A distance survey was completed by a certified surveyor and indicates that the business is within 600 feet of a daycare center. Section 6-43 indicates that Mayor and Council may waive the distance requirement if the granting of such a license shall not have any adverse effect on the daycare center. A public hearing is required for Mayor and Council to decide upon waiving the distance requirements, and the applicant has been made aware.

The public hearing will be held on August 17, 2026.

Mayor Pro Tem Jones asked Ms. Willis if Mr. Patel held a license for a previous business in the City. Willis responded that Patel was the prior owner of the business, and now he is reacquiring the business.

B. Alcohol License: Ignite Lounge

Consideration for approval of a Retail Pouring License for Liquor, Beer, Wine and Sunday Sales for PAZ Group LLC D/B/A Ignite Lounge located at 2655 Cobb Pkwy NW Suite 109 Kennesaw, GA 30152. Applicant: Kayode Jawo

Business License Manager Kayla Willis presented a Retail Pouring License for Liquor, Beer, Wine and Sunday Sales for PAZ Group LLC D/B/A Ignite Lounge located at 2655 Cobb Pkwy NW Suite 109 Kennesaw, GA 30152. The applicant is Kayode Jawo, who has completed the required alcohol workshop per Section 6-69. Signs have been posted and this hearing has been properly advertised per Section 6-36. The current application and background checks are on file.

A distance survey was completed by a certified surveyor and indicates that the business is within 300 feet of a private residence. Section 6-42 indicates that Mayor and Council may waive the distance requirement if the granting of such a license shall not have any adverse effect on the private residence. A public hearing is required for Mayor and Council to decide upon waiving the distance requirements, and the applicant has been made aware.

The public hearing will be held on August 17, 2026.

C. Alcohol License: Smash Hit Catering, LLC

Consideration for approval of a Retail Pouring Alcohol License for Liquor, Beer, Wine, and Sunday Sales for Smash Hit Catering, LLC D/B/A Smash Hit Burgers located at 2921 Cherokee Street NW Kennesaw, GA 30144.
Applicant: Cynthia Daniel

Business License Manager Kayla Willis presented for approval a Retail Pouring Alcohol License for Liquor, Beer, Wine, and Sunday Sales for Smash Hit Catering, LLC D/B/A Smash Hit Burgers located at 2921 Cherokee Street NW Kennesaw, GA 30144. The applicant is Cynthia Daniel, who has completed the required alcohol workshop per Section 6-69. Signs have been posted, and this hearing has been properly advertised per Section 6-36. The current application and background check are on file.

A distance survey was completed by a certified surveyor and indicates that the business is within 300 feet of a private residence and within 600 feet of a public building. Section 6-42 refers to the distance requirement for private residences, and Section 6-43 refers to the distance requirement for public buildings. Section 6-6(f) states that the distance requirements set forth in Sections 6-42 and 6-43 shall not apply to establishments licensed to sell or serve alcohol within an entertainment district.

The public hearing will be held on August 17, 2026.

12. Public Safety

A. Crime Stats: July 2026

Consideration for the acceptance of the July 2026 crime statistics.

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

B. Surplus: Besser Industrial Tools "The Green Machine"

Approval to surplus "The Green Machine," a nitrogen machine used for filling vehicle tires. The device is no longer operational. Staff will attempt to auction the machine on GovDeals.

Kennesaw Police Chief Bill Westenberger requested approval to surplus "The Green Machine," a nitrogen machine used for filling vehicle tires. The device is no longer operational and staff will attempt to auction the machine on GovDeals.

With Council consensus, Mayor Easterling recommended placing the item on the

Consent Agenda for the August 17, 2026, City Council regular meeting.
Council members Bothers, Jones, Orochena and Viars agreed to place the agenda item on the Consent Agenda for the August 17, 2026, City Council regular meeting.
Council member Anthony Gutierrez-Leon was not present.

13. Information Technology

14. Public Works and Building Maintenance

A. Resolution: Additional Construction Administration Services for Public Safety Facility

Consideration for approval of a Resolution accepting a proposal from Patterson & Dewar Engineers, Inc. for additional construction administration services for the new Public Safety Facility.

Building Maintenance Director Robbie Balenger presented for approval of a Resolution accepting a proposal from Patterson & Dewar Engineers, Inc. for additional construction administration services for the new Public Safety Facility. Patterson & Dewar Engineers, Inc. (P&D) has submitted a proposal for additional construction administration services associated with the City of Kennesaw Public Safety Facility project. The original construction administration budget was developed based on the contractor's anticipated fifteen (15) month construction schedule. Since that time, the project duration has been extended through approved schedule adjustments, requiring the architectural team to provide construction administration services beyond those contemplated in the original proposal. As a result, the architectural sub-consultant, Croft & Associates, has requested additional compensation to continue providing construction administration services through the revised project completion date. This proposal is intended to cover those additional services and maintain continuity of architectural support through project closeout.

The scope of work allows Croft and Associates to continue to provide construction administration services associated with the completion of the Public Safety Facility through a revised construction completion date. This will include the review of submittals, response to RFI's, attending OAC meetings, punch lists, and closeout of the project.

\$43,400 will be paid for through the 2022 SPLOST Public Safety Facility. The Building and Facility Director recommends approval of the resolution.

Council member Jonathon Bothers asked what additional work Croft & Associates performed to warrant an additional \$43,400 in fees. Balenger responded that the additional fees comprised the additional time that would be spent working to close out the project. Bothers asked Balenger to provide the project's initial completion date.

Balenger responded that the project timeline was fifteen (15) months with a completion date of mid-June, but has now been pushed back to September 1, 2026. Bothers asked Balenger what the issues were that required an extension of the project timeline.

Balenger responded that there were soil issues at the site, a service road needed to be

removed and relocated, and lastly, weather conditions. Council member Bothers commented that he has noticed instances where there is a beginning cost estimate for a project, yet the contractor requests additional monies later during the project. Balenger informed Bothers that Croft & Associates was on hand to field his questions.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the August 17, 2026, City Council regular meeting. Council members Bothers, Jones, Orochena and Viars agreed to place the agenda item on the Consent Agenda for the August 17, 2026, City Council regular meeting. Council member Anthony Gutierrez-Leon was not present.

15. Recreation and Culture

A. Road Closure: 2026 Holly Days

Consideration to approve road closures on December 5, 2026, and December 13, 2026, for the Holiday Parade, Concert, and Drone Show.

Assistant Director of Parks and Recreation Elizabeth Weaver presented for approval road closures on December 5, 2026, and December 13, 2026, for the Holiday Parade, Concert, and Drone Show.

The following road closures support the Holly Days 2026 on Saturday, December 5 and Sunday, December 13.

Holly Days Parade Details

The Holiday Parade will take place on Saturday, December 5, 2026, at 6:00 p.m. Requested road closures include:

- Park Drive from 2:00 p.m.- 8:00 p.m. for the parade lineup.
- Main Street from Park Drive to Watts Drive, all of Watts Drive, all of Park Drive, all of Dallas Street, all of JO Stephenson Avenue, and all of Lewis Street from 5:30 p.m. – 7:30 p.m. for the parade route.

Drone Show and Concert Details

The Sunday Christmas Concert will take place on Sunday, December 13, 2026, at 6:00 p.m., and the Drone Show will begin at 7:30 p.m. Requested road closures include:

- Portions of Cherokee Street from 3:00 p.m. to 9:00 p.m.

The Parks and Recreation Director recommends approval of road closures for the Holiday Parade, Concert, and Drone Show.

Council member Madelyn Orochena noted that the agenda item stated that all of Cherokee Street would be closed. Weaver clarified that only a section of Cherokee Street closest to Sardis Street will close.

With Council consensus, Mayor Easterling recommended placing the item on the

Consent Agenda for the August 17, 2026, City Council regular meeting.
Council members Bothers, Jones, Orochena and Viars agreed to place the agenda item on the Consent Agenda for the August 17, 2026, City Council regular meeting.
Council member Anthony Gutierrez-Leon was not present.

16. Community Development

A. Final Plat Application: 2926 Lewis Street & 0 North Main Street

Approval of the final plat application submitted by Vazco Properties, LLC for 2926 Lewis Street & 0 North Main Street (Parcel # 20013900250 & 20013900240); this plat will consolidate two (2) lots into one tract consisting of 1.346 +/- acres. Case# PC2026-02

Planning and Zoning Director Chanelle Campbell presented for approval the final plat application submitted by Vazco Properties, LLC for 2926 Lewis Street & 0 North Main Street (Parcel # 20013900250 & 20013900240); this plat will consolidate two (2) lots into one tract consisting of 1.346 +/- acres. (Case# PC2026-02)

The application was submitted by Vasco Properties, LLC with a request to combine 0.665 +/- acres of land located at 2629 Lewis St and 0.681 +/- acres of land located at 0 N Main Street into one tract totaling 1.346 +/- acres. The Plan Review Committee has reviewed the plat, deemed the plat compliant, and recommends approval.

Planning and Zoning recommends approval.

Council member Madelyn Orochena asked Ms. Campbell if, apart from the smaller triangle at the tip, the configuration of the final plat would consolidate the entire triangular-shaped parcel. Ms. Campbell responded affirmatively.

Council members Bothers, Jones, Orochena agreed to place the agenda item on the Consent Agenda for the August 17, 2026, City Council regular meeting. Council member Tracey Viars recused herself, citing a potential conflict of interest. Mayor Easterling noted that Viars could neither provide any comment nor be asked any questions during the presentation of agenda item 16A. Council member Anthony Gutierrez-Leon was not present.

17. Public Comments

6:46 PM PUBLIC COMMENTS - FLOOR OPEN

SAMUEL RUSCH [City Resident]: Mr. Rusch began his comments by declaring that City Manager Jeff Drobney works for him. Rusch went on to accuse the City Manager of withholding information on capital and/or expense funding in the Woodland Acres community. Rusch commented that alleged statements made by the City Manager are inconsistent with information found in Rusch's open records requests. He asked the City Manager when the chain that is currently blocking the entranceway to Woodland Acres Park would be replaced with a bollard. He also requested an update on proposed improvements to Woodland Acres Park.

MATTHEW MAYO [City Resident]: Mr. Mayo began by thanking city personnel for the work being done in Woodland Acres Park. He would like to see the chain that is currently blocking the entranceway to Woodland Acres Park be replaced with a bollard. Mr. Mayo complained that he contacted Kennesaw Public Works requesting a new trash can. He was advised by a city employee that he could only receive a new trash can if his current trash can was broken. According to Mayo, the city staff member allegedly told him to break his trash can so that he could receive a new one.

MARY KELLEY [City Resident]: Ms. Kelley resides in the Heritage Club subdivision and is concerned about the amount of growth along Old Highway 41 from Cobb County International Airport to North Cobb High School. Per Kelley, there will be approximately 740 additional vehicles traveling along the corridor each day if the current development projects are constructed as planned. Kelley asked Council to please consider the amount of additional traffic that will be added to an already congested two-lane thoroughfare.

JERMAINE WILLIAMS [City Resident]: Mr. Williams is a new city resident, and it was his first time attending a Kennesaw City Council meeting. He asked if he was allowed to ask questions. Mayor Easterling advised Williams that he could ask questions during public comment, but the Council is not obligated to answer. He asked Mayor Easterling about agenda item 14A. Mayor Easterling responded that the agenda item was concerning a new public safety facility for the City. Williams stated that he was "not in favor of that park" and asked Council not to remove the chain from the entranceway to Woodland Acres Park. He further stated that he was "tired of that dude harassing my neighbors." Williams further commented that every time he attempts to leave his home for work, there is a truck parked in front of his house and he cannot access the roadway. He asked if he should telephone the police every morning. He further stated that he had been late for work twice. City Manager Drobney asked if the unnamed individual was blocking his driveway. Williams responded that the individual was blocking the street. City Manager Drobney advised Williams to telephone Kennesaw PD's non-emergency number if he had a problem accessing the roadway and leaving his home.

6:58 PM PUBLIC COMMENTS - FLOOR CLOSED

18. City Manager's Report

City Manager Jeff Drobney notified the Chamber of the Kennesaw Concert Series featuring Fleetwood Mac tribute band Rumors ATL being held on August 22, 2026. He further commented that the butterfly house at Smith-Gilbert Gardens would conclude this weekend.

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

21. Executive Session

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

Motion by Council member Jonathon Bothers to enter into Executive Session as allowed by O.C.G.A. Sec. 50-14-3 for the purpose of discussing personnel. Motion seconded by Council member Madelyn Orochena.

Vote taken: approved, 4-0. Motion passed by unanimous vote.

7:00 p.m. Recess to Executive Session

7:19 p.m. Reconvene to Open Session

Council member Jonathon Bothers read the Board back into Open Session and directed the Mayor and City Council to execute an affidavit in compliance with O.C.G.A. Sec. 50-14-4. Motion seconded by Mayor Pro Tem Jones.

Vote taken: approved, 4-0. Motion passed by unanimous vote.

22. Adjourn

Mayor Easterling adjourned the meeting at 7:20 p.m. The next regular meeting will be held on Monday, August 17, 2026, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

Respectfully, submitted

Nicholas Simpson, Deputy City Clerk

[MIN_SIGNATURES]