

**MINUTES OF CITY COUNCIL WORK SESSION MEETING
CITY OF KENNESAW
Council Chambers
September 11, 2023
6:30 PM**

Present	Mayor Derek Easterling Mayor Pro Tem Tracey Viars Councilmember Lynette Burnette Councilmember Pat Ferris Councilmember Antonio Jones Councilmember Trey Sinclair City Clerk Lea Alvarez City Manager Jeff Drobney City Attorney Randall Bentley, Sr.
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1. Invocation

2. Pledge of Allegiance

3. Call to Order

Mayor Easterling called the meeting to order at 6:30 p.m.

4. Announcements

- A. This public meeting is being conducted via the use of real-time telephonic technology allowing the public simultaneous access to the public meeting. You may also attend in person with limited seating available at both the Council Chambers and the Ben Robertson Community Center, if needed. Mayor and Council will be conducting their meeting via real-time telephonic technology using Zoom Meeting and Facebook Live. You can access the meeting via the following link: <https://www.facebook.com/CityofKennesaw/>
- B. If you are not able to attend a meeting in-person and would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-ga.gov no later than 6:00 PM the night of the regular meeting. Your comments on a specific agenda item will be read aloud or grouped into categories for the record. **Facebook Live is not monitored for public comment.**

5. Presentations

6. Public Comment/Business from the Floor

7. Old Business

8. New Business

A. Approval of RESOLUTION to update various portions of the Master Fee Schedule

Deputy City Clerk Lily Smith presented a resolution to update various portions of the Master Fee Schedule. Amendments include the following: Parks and Recreation changed its field rental fees; the Kennesaw Police Department increased its pouring license, criminal history, and fingerprinting fees; Building Services created an after-hours inspection fee and removed its convenience fee and trenching/excavation fee; the Southern Museum made changes to various special event and venue fees as well as to their printing, replication, and distribution fees; Smith-Gilbert Gardens increased their venue rental fees and clarified some admission and group ticket fees; the Kennesaw Downtown Development Authority added a fee for the Scarecrows on Main event; Events Committee increased their custodial and event staffing fees as well as barricade replacement fees; and the Cemetery Preservation Commission increased the prices on cemetery lots and the scattering garden permit.

After receiving confirmation from the Council, Mayor Easterling suggested moving the item to the Consent Agenda.

B. Authorization to remove the crush and run road in Section III of the Kennesaw City Cemetery and to reclaim the lots removed to create the road for burial purposes.

City Clerk Lea Alvarez requested final authorization to remove the crush and run road in Section III of the Kennesaw City Cemetery and to reclaim the lots removed to create the road. Ms. Alvarez explained that in 2003, the newly formed Cemetery Preservation Commission voted to create an access road at the back of Section III. The Commission removed approximately 93 lots from sale and converted it to a crush and run rock road, which was the cheaper of the options presented to them at the time. Earlier this year, while working on a surveying project in this section of the cemetery, staff determined that the access road is encroaching on the lots along its left side by about a foot, as well as cutting the corners of lots along its right side at its bend. Unfortunately, the road is already too narrow to try and reduce its width to accommodate vehicular access. Ms. Alvarez stated it is in the staff's opinion that to protect the integrity of the gravesites along either side of the crush and run access road, the road must be closed to vehicles.

At a special meeting called meeting on Thursday, August 31, 2023, the Cemetery Preservation Commission was presented with two options to close the access road. The first option was to chain off the entrance and exit to the road and only allow funeral access. The second option would be for Public Works to remove the crush and run, lay down sod, and revert the road back to the approximately 93 lots that were originally removed to create the road. The Cemetery Preservation Commission unanimously voted to approve and recommend option two.

The cost to revert the road to the lots will be included in the overall total to survey that section of the cemetery, which is \$13,080, and will be paid for out of the Cemetery

Trust Fund.

Councilmember Pat Ferris commented that by doing what staff is recommending, there will be potentially \$93,000 in revenue coming into the Cemetery Trust Fund over the next few years. One of his greatest worries regarding the Kennesaw City Cemetery is that we were going to be running out of lots in the next few years. Doing this will extend sales for the next 10-15 years. He thanked Public Works and the City Clerk's office for their efforts in trying to find a solution to this issue.

Mayor Pro Tem Viars asked if the funeral homes would still need access despite this road being removed. Ms. Alvarez stated there are five-foot walking paths that have been created throughout the cemetery that will allow funeral homes to get their equipment through.

After receiving confirmation from the Council, Mayor Easterling suggested moving the item to the Consent Agenda.

9. Committee and Board Reports

10. Public Hearing(s)

- A. FINAL PUBLIC HEARING: Consideration of RESOLUTION to adopt the Fiscal Year 2023-2024 Operating Budget for the City of Kennesaw and adopt the organizational chart.

[Items 10. A and 10. B were presented concurrently].

Assistant Finance Director Jennifer Gordy stated she would be presenting these items at the regular meeting on Monday, September 18, 2023 at 6:30 p.m.

- B. FINAL PUBLIC HEARING: Consideration of RESOLUTION to adopt the Fiscal Year 2023-2024 Capital Improvement (SPLOST) Budget for the City of Kennesaw.
- C. Consideration for approval of a variance application submitted by Jose Gomez for the property located at 2407 Pine Drive (Parcel Number 20016600640). Case #ZV2023-02.

Zoning Administrator Darryl Simmons presented a variance application submitted by Jose Gomez for the property located at 2407 Pine Drive (parcel number 20016600640). Mr. Simmons stated this property is located in the Woodland Acres area. All the properties in this area are zoned R-15 and over the years, it was determined the areas are substandard lots per R-15. The property in question is vacant, and Mr. Gomez wishes to construct a new residential home that meets the criteria and the architectural standards of the area. The variance is because the size of the lot does not meet the 15,000 square foot R-15 requirement. It is a legally non-conforming use, there are no other variances requested, and it is a buildable lot.

Councilmember Ferris stated this neighborhood was built in the 1950s or 1960s. He

asked what the original zoning was when this neighborhood was originally platted. Mr. Simmons said the staff went as far back as they could and as far as he understood it, the zoning was R-15 or something close to that. Over the years, as zoning ordinances were updated, there were not any zoning changes. The neighborhood remained R-15. Councilmember Ferris said the reason he was asking was because one of the key things he has seen in this development is that by in large they have 12,000 square foot lots. It sounds to him, other than maybe one-square foot, it is in compliance with the original plat and its original zoning. He was wondering why Mr. Simmons is now saying it is zoned R-15. Mr. Simmons responded that the area is currently zoned R-15. Councilmember Ferris asked if the city had a comprehensive zoning sometime that made this area R-15. Mr. Simmons said Councilmember Ferris was correct and at the time this neighborhood was developed, there was not a Zoning Administrator in place, so it is hard to connect the dots; however, because this application is for a new building, instead of spot zoning it for R-15, he is going to reduce the lot size because it matches the other lots in the area.

Councilmember Ferris said he was assuming that the lot was considered compliant when the neighborhood was done. He doesn't understand that if the lot was considered legal and valid, why Mr. Simmons is bringing it before the Council tonight. Mr. Simmons said that in building new construction, you have to determine if it meets the current zoning, which would be not. The variance will protect the property owner and the city by acknowledging that this is a legally nonconforming lot and the variance gives them the authority to do new construction on the property.

Councilmember Ferris questioned the condition of a minimum 20-foot driveway when the required front setback is 35 feet. Mr. Simmons stated 20-feet is the minimum, but the driveway will be continuous to the structure. Councilmember Ferris requested the condition be removed.

11. Consent Agenda

- A. Approval of the August 28, 2023 City Council work session minutes.
- B. Approval of the September 5, 2023 City Council regular meeting minutes.

12. General and Administrative

13. Public Safety

- A. Receipt of the August 2023 Crime Statistics.

Kennesaw Police Captain Kevin Mitchell presented the August 2023 crime statistics.

14. Information Technology

15. Public Works

16. Recreation and Culture

17. Community Development

A. Presentation/Update on Martha Moore site development.

Economic Development Director Luke Howe introduced Steve Sirang, Chair of Concord Wilshire Companies, who gave a presentation on the company's proposed mixed-use development of the Martha Moore site, which would be in the vein of Town Brookhaven and Avalon (See **Exhibit A**).

Mayor Pro Tem Viars asked where the majority of residents would be parking to which Mr. Sirang responded that most of the resident parking would be in the proposed parking deck. The parking deck will hold 1,400 spaces. Councilmember Ferris mentioned the site is beside the Kennesaw City Cemetery. One of his goals was to get 10 to 20 more feet of right of way for the cemetery. He was wondering what Mr. Sirang thinks about working with the city to accomplish that. Mr. Sirang stated this was a partnership, and he would be happy to work with the city on any issues. Councilmember Ferris asked what the views from the cemetery would be regarding the proposed development. Mr. Sirang stated the view would be at the back of the parking garage, but the company could work with the city to place some art on the garage, so the views from the cemetery are not just concrete. Councilmember Ferris asked about the residential component to the plan and whether it would be rent-only or some for-sale options as well. Mr. Sirang said he is open to both. Councilmember Sinclair asked if the development would be executed in phases. Mr. Sirang said this project would not be done in phases because of the nature of the development. Everything would need to be activated at one time.

The Council is supportive of the efforts of staff to keep pursuing the concept with Concord Wilshire Companies.

B. Consideration for approval of a final plat application submitted by Kennesaw Townhome Owner, LLC for 1885 & 1945 Duncan Dr. Case #FP2023-04.

Zoning Administrator Darryl Simmons presented a final plat application submitted by Kennesaw Townhome Owner, LLC for 1885 and 1945 Duncan Drive. Mr. Simmons stated this is the townhome component to the TUG mixed-use development on South Main Street. The final plat must be approved and executed so they can begin developing the 44 units which were part of the master plan approved by the Council. Traton Homes will build the townhomes. The Plan Review Committee reviewed the plat and it met all standards.

After receiving confirmation from the Council, Mayor Easterling suggested moving the item to the Consent Agenda.

18. Public Comment/Business from the Floor

19. City Manager's Report

- A. Reports, Discussions, and Updates
- B. Recommendation of the City Manager to ratify the appointment of Dave Simpson as the Smith-Gilbert Gardens Executive Director.

This item will be presented at the regular meeting on Monday, September 18, 2023 at 6:30 p.m.

20. Mayor's Report

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

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.

Motion by Councilmember Burnette to enter into Executive Session as allowed by O.C.G.A. Sec. 50-14-3 for the purpose of discussing land and legal by the City, motion seconded by Mayor Pro Tem Viars.

Vote taken, motion approved unanimously, 5-0. Motion carried.

7:24 p.m. Recess to Executive Session

The Mayor, City Council, City Manager, Assistant City Manager, City Clerk, City Attorney, Economic Development Director and Public Works Director attended the Executive Session.

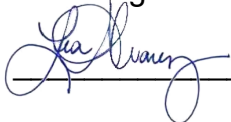
7:36 p.m. Reconvene to Open Session

Councilmember Burnette 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 Viars.

Vote taken, motion approved unanimously, 5-0. Motion carried.

23. Adjourn

Mayor Easterling adjourned the meeting at 7:36 p.m. The regular meeting will be held on Monday, September 18, 2023 at 6:30 p.m. in the Council Chambers. The public is encouraged to attend or view via Facebook Live.



Lea Alvarez, City Clerk

MARCH 31, 2022

METRO CENTER REDEVELOPMENT

HINES • CONCORD WILSHIRE • TLG INVESTMENT PARTNERS

RSP ARCHITECTS

MASTERPLAN

BIRDS EYE









THANK YOU

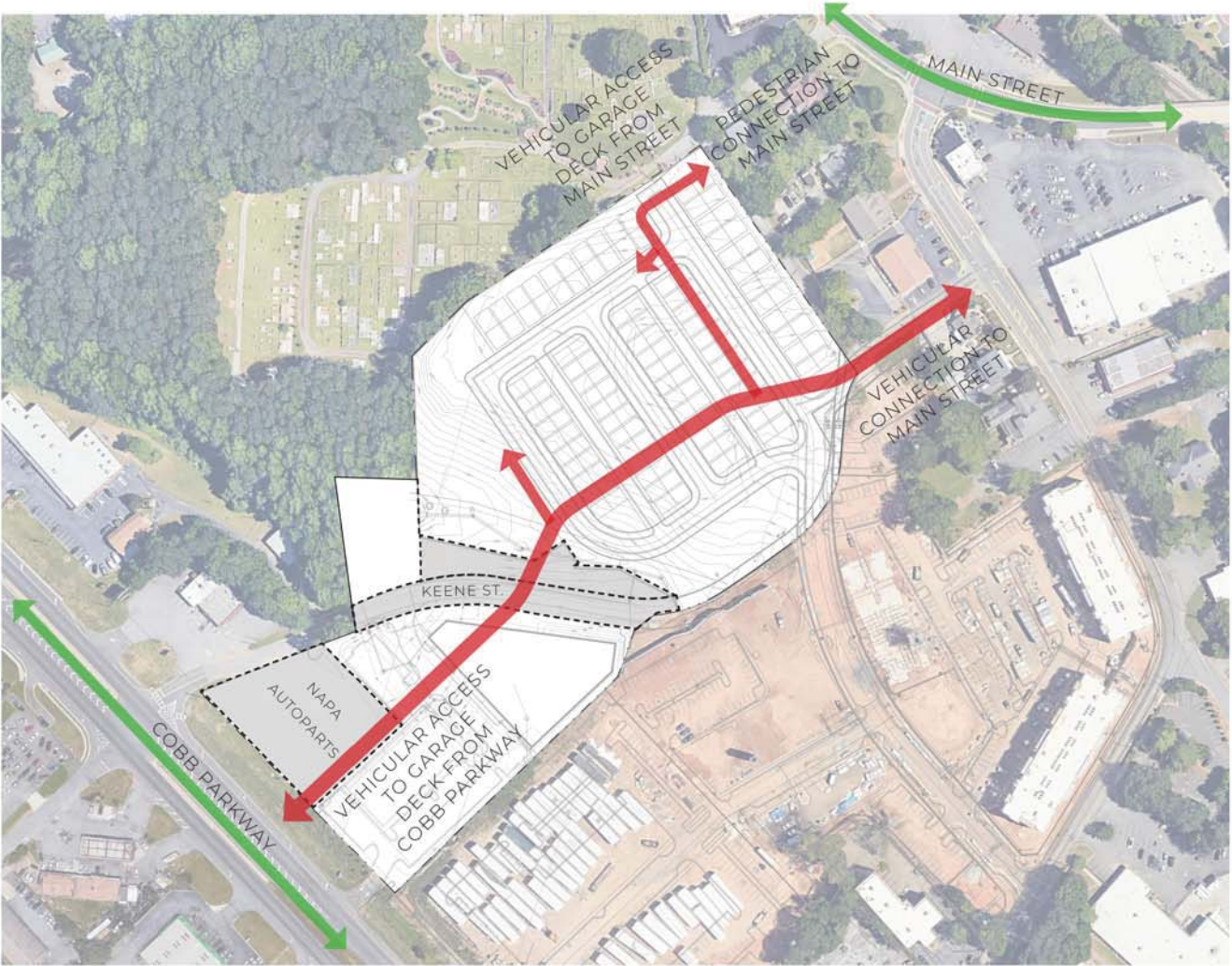
RSP

SEPTEMBER 11, 2023

KENNESAW SQUARE

MASTERPLAN

RSP ARCHITECTS



DESIGN CHARACTER



CONCORD WILSHIRE



RSP ARCHITECTS

DESIGN CHARACTER



CONCORD WILSHIRE

RSP ARCHITECTS

MASTER PLAN

BUILDING	USE	RETAIL GSF	RESI GSF	UNITS
1	retail	7,300 GSF		
2	retail	7,400 GSF		
3	retail	6,800 GSF		
4	retail	7,400 GSF		
5	mixed	10,000 GSF	30,000 GSF	34
6	mixed	19,400 GSF	77,600 GSF	87
7	mixed	12,000 GSF	48,000 GSF	54
8	mixed	21,800 GSF	82,800 GSF	93
9	mixed	23,500 GSF	129,650 GSF	142
10	retail	15,000 GSF		
Garage			1110 spaces	

129,700 GSF - TOTAL RETAIL

365,400 GSF - TOTAL RESIDENTIAL

495,100 GSF - TOTAL BUILDING AREA

409 UNITS - TOTAL UNIT COUNT

1,110 SPACES - TOTAL STRUCTURE PARKING

275 SPACES - TOTAL SURFACE PARKING

1,385 SPACES - TOTAL PARKING SPACES

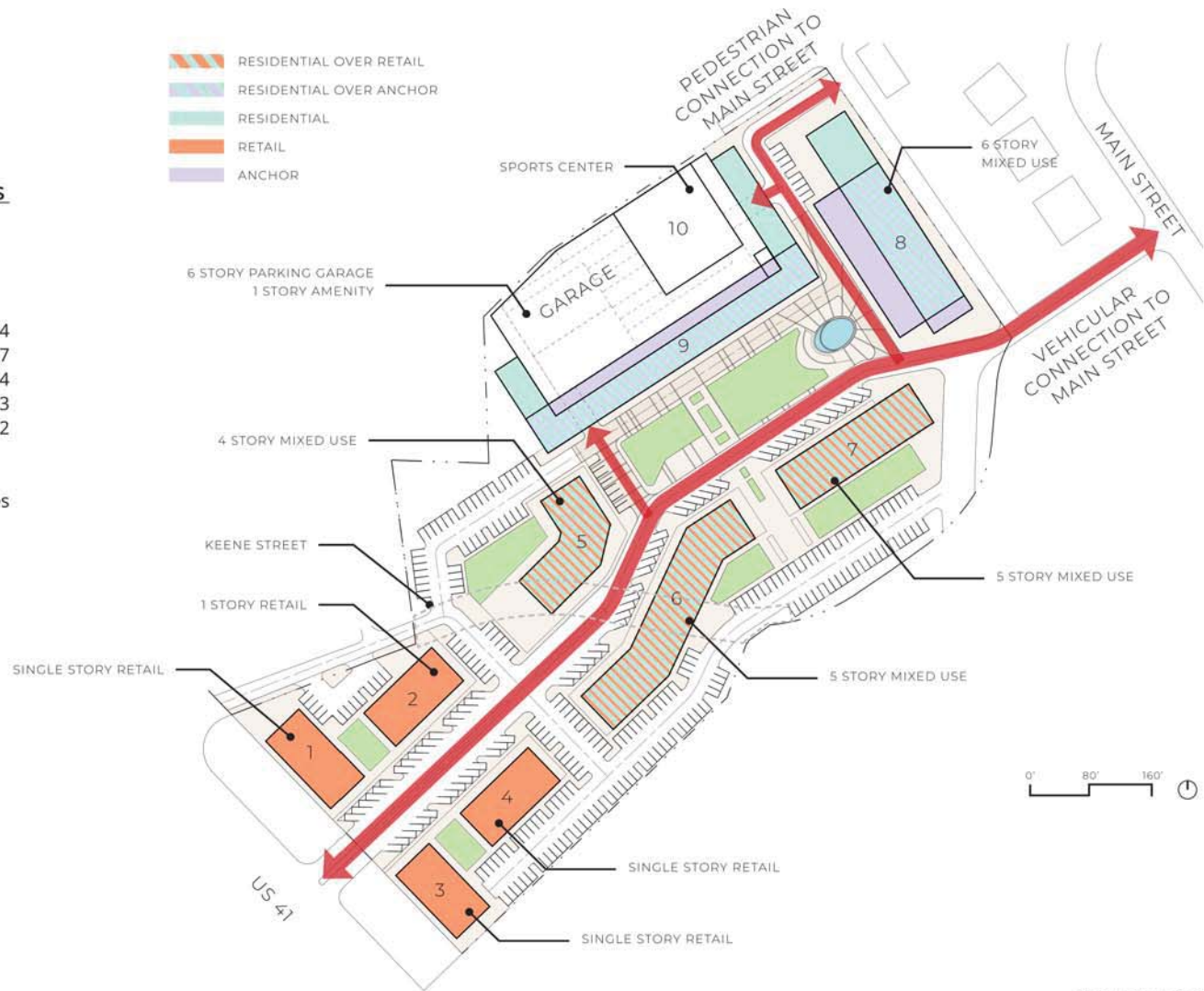


MASTER PLAN

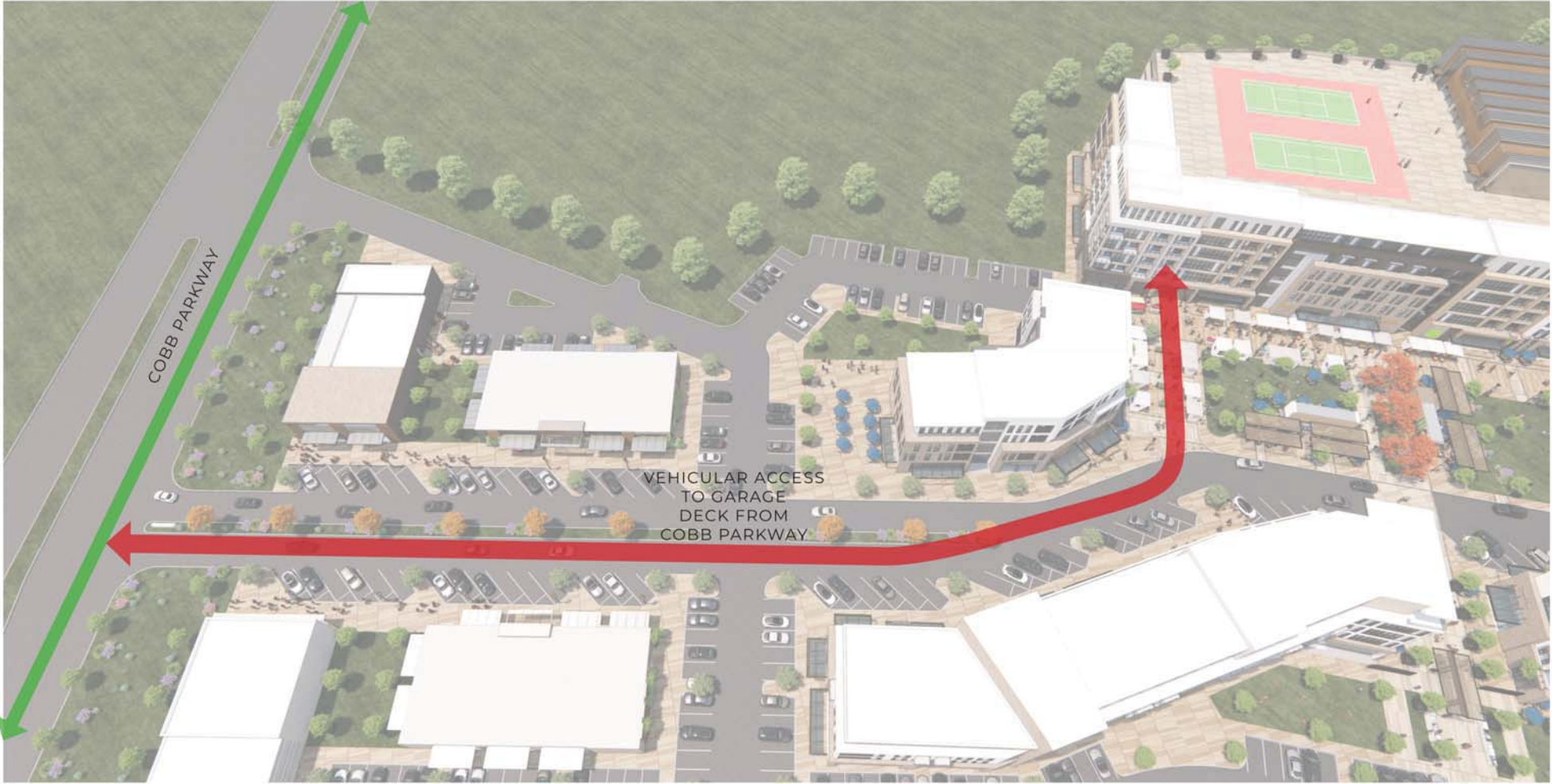
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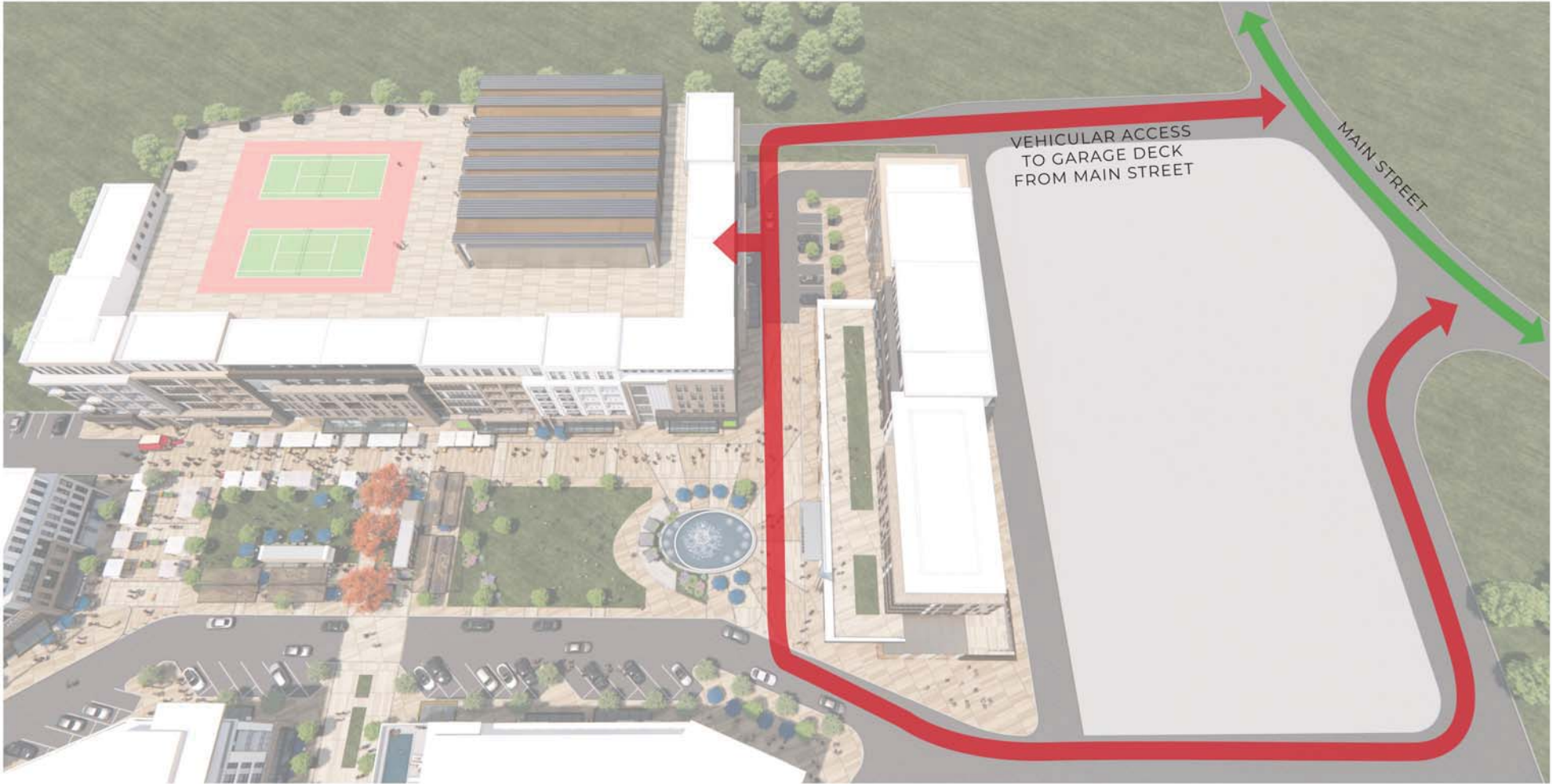
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VIEW - GARAGE DECK ACCESS FROM COBB PARKWAY



VIEW - GARAGE DECK ACCESS FROM MAIN STREET



VIEW - BIRDS EYE



VIEW - PARK VIEW



VIEW - PARK VIEW



CONCORD WILSHIRE

RSP ARCHITECTS

VIEW - SOUTHERN ENTRY



VIEW - SOUTHERN ENTRY



VIEW - MAIN PARK



CONCORD WILSHIRE

RSP ARCHITECTS

VIEW - PARK STAGE



CONCORD WILSHIRE

RSP ARCHITECTS

VIEW - FOUNTAIN VIEW



CONCORD WILSHIRE

RSP ARCHITECTS

VIEW - FARMERS MARKET



VIEW - PARK CENTER



VIEW - ROOFTOP POOL



CONCORD WILSHIRE

RSP ARCHITECTS

VIEW - SPORTS CENTER



CONCORD WILSHIRE

RSP ARCHITECTS

VIEW - SPORTS CENTER



CONCORD WILSHIRE

RSP ARCHITECTS

DEVELOPMENT COLLAGE - VIEW FROM MAIN STREET



CONCORD WILSHIRE

RSP ARCHITECTS

DEVELOPMENT COLLAGE - VIEW FROM CEMETERY STREET



CONCORD WILSHIRE

RSP ARCHITECTS

DEVELOPMENT COLLAGE - VIEW FROM SUMMER STREET



CONCORD WILSHIRE

RSP ARCHITECTS

DEVELOPMENT COLLAGE - VIEW FROM COBB PKWY



THANK YOU

MASTER PLAN - SKETCH

RESIDENTIAL:

424 UNITS X 750 SF = 318,000 SF

66 CONDOS X 1,000 SF = 66,000 SF

RETAIL : 111,000

SPORTS COMPLEX: 25,000

TOTAL SF: 522,000 SF

41.8 DU / AC

1,350 PARKING SHOWN

THREE STORY MULTIFAMILY OVER RETAIL

FOUR STORY MULTIFAMILY OVER RETAIL

SINGLE STORY RETAIL



VIEW - COBB PARKWAY RETAIL



VIEW - COBB PARKWAY RETAIL



CONCORD WILSHIRE

RSP ARCHITECTS

VIEW - COBB PARKWAY RETAIL



CONCORD WILSHIRE

RSP ARCHITECTS

VIEW - COBB PARKWAY RETAIL



CONCORD WILSHIRE

RSP ARCHITECTS