

**Commissioners:**

Kevin Whipple - Chairman
Patrick Gallagher - Vice
Chairman
Sharon Blandford
Mike Ferguson
Rachel Butler
Zach Buffington

**Historic Preservation Commission
Meeting Agenda - SPECIAL CALL
December 6, 2023 8:00 AM
Council Chambers**

This meeting may be accessed in-person or by using the following
link: [www.Facebook.com/City of Kennesaw/](https://www.Facebook.com/CityofKennesaw/). Comments on this video feed are not monitored.

HPC Application Acronyms:

Certificate of Appropriateness (COA), Certificate of Appropriateness Administrative (COAA),
Central Business District (CBD) project and Public Arts Exhibit (PA)

- 1. Call to Order / Roll Call**
- 2. Approval of the Meeting Minutes**
 - A. Meeting Minutes from October 20, 2023
- 3. Financial Report**
- 4. Old Business**
- 5. New Business**
 - A. Consideration for approval of a variance application submitted by Kennesaw Square Development, LLC for the properties located at 6997 Keene Street (20016700340), 2570 N Cobb Parkway (20016700730, 20016701180), and 2590 Keene Street (20016700420), and Keene Street (20016603670). Case #ZV2023-04.
 - B. Consideration to review a CBD project application request for a mixed-use development on five parcels located at 6997 Keene Street (20016700340), 2570 N Cobb Parkway (20016700730, 200167001180), 2590 Keene Street (20016700420), and Keene Street (20016603670). Case #CBD2023-02.
- 6. COAA Approval by City Staff and HPC Chair**
 - A. COAA2023-19 - 2910 Cherokee Street NW, Suite 101

- B. COAA2023-20 - 2243 Lewis Street
- C. COAA2023-21 - 3001 N Main Street
- D. COAA2023-22 - 2237 Whitfield Place NW

7. Discussion

8. Public Comment

9. Staff Comment

10. Adjourn

**The next scheduled meeting of the Historic Preservation Commission
will be
Friday, December 15, 2023 at 8:00 a.m.**

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 ensure 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 HPC's time. It is not designed to curtail discussion or input. If you need special accommodation 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.

MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
October 20, 2023
8:00 AM

1. Call to Order / Roll Call

- Chairman Whipple calls the meeting to order at 8:37 A.M.
- Roll Call: Commissioner Blandford, Commissioner Ferguson, Commissioner Butler
- Absent: Commissioner Gallagher
- Staff present: Darryl Simmons (Zoning Administrator)
- Speakers present: William Benson (3000 N. Main Street)

2. Approval of the Meeting Minutes

A. Meeting Minutes from Special Call on August 25, 2023

- Chairman Whipple calls for a motion to approve meeting minutes from the Special Call Meeting on August 25, 2023 as submitted.
- Motion by Commissioner Blandford to approve.
- Seconded by Commissioner Butler.
- Chairman Whipple proceeds with a roll call for approval.
- Vote taken, motion unanimously approved 3-0. Motion carried.

3. Financial Report

- Mr. Darryl Simmons says as of September 30, 2023 there is a fund balance of \$23,378 which remained unchanged from the last fiscal cycle, as there have been no expenditures by the HPC or staff. As of the new fiscal year 2023, the training budget and allotment under the Planning and Zoning Department remains unchanged.
- Chairman Whipple asks if there are any questions or comments on the financial report as submitted. After no response he calls for a motion to approve the financial report as submitted.
- Motion by Commissioner Ferguson to Approve.
- Seconded by Commissioner Blandford.
- Vote taken, motion unanimously approved 3-0. Motion carried.

4. Old Business

5. New Business

A. Certificate of Appropriateness (#COA2023-18) - 3000 N Main Street

- Mr. Simmons comes to the podium and explains the Certificate of Appropriateness application to install an in-ground pool in the rear yard at 3000 N Main Street. He invites the applicant, Mr. Benson to the podium.
- William Benson (3000 N Main Street) comes to the podium and explains the intent and scope of work of the proposed project.
- Chairman Whipple asks Mr. Benson if there are any trees that are to be removed. Mr. Benson says there is a dead weeping willow tree that needs to be removed.
- Commissioner Ferguson verifies the location of the home and asks what kind of fencing will be put in.
- Mr. Benson, Chairman Whipple, and Commissioner Ferguson discuss the existing fencing on the property. Mr. Benson states that there will not be more fencing built, and the existing 5 foot fence meets the safety requirements.
- Chairman Whipple explains that the reason this case was brought before the Commission is because in-ground pools are not common in this area. He goes through the sections of the Unified Development Code that pertain to this case and verifies that the proposed plans satisfy those standards. He recommends that Mr. Benson presents the final landscaping plan to the Commission once they are created in order to confirm that the landscaping will adequately minimize the visual impact of the project from the street.
- Chairman Whipple asks Mr. Simmons how the willow tree removal will be handled.
- Mr. Simmons explains the tree removal permitting and review process in the Historic District.
- Chairman Whipple asks if there are any questions or comments from the Commissioners. After no response, he calls for a motion on the application.
- Motion by Commissioner Ferguson to approve the preliminary plans with the condition that the final landscaping plans are submitted for approval.
- Seconded by Commissioner Butler.
- Chairman Whipple proceeds with a roll call for approval.
- Vote taken, motion unanimously approved 3-0. Motion carried.

6. COAA Approval by City Staff and HPC Chair

A. COAA2023-15 - 2966 N Main Street

- Mr. Simmons explains the administratively approved Certificate of Appropriateness for minor improvements at 2966 N Main Street. These improvements include new doors, storm doors, shutters, and new fencing. It is to

be noted that the new fencing will match existing fencing and none of the improvements will have a significant impact on the structure.

B. COAA2023-17 - 2076 Cherokee Ridge Trail NW

- Mr. Simmons explains the administratively approved Certificate of Appropriateness for a new fence at 2076 Cherokee Ridge Trail NW. He explains that Cherokee Ridge Trail is in the Cherokee Street Historic District, but it is a modern subdivision that is not to be held to the historic district standards. There are plans to remove the subdivision from the historic district in the future, but until then the precedent has been set to not enforce historic preservation district standards on this non-conforming neighborhood.
- Chairman Whipple asks if the Commission has any questions or comments on the administrative Certificates of Appropriateness to no response.

7. Discussion

- Chairman Whipple asks for an update on the New South nominations for the historic districts.
- Mr. Simmons explains that the auditing and nominations for the historic districts are currently underway by New South Associates. He mentions the project being done by consulting firm Ethos to create a draft to update the HPC standards in relation to the current state of the Central Business District. Once those drafts are received, they will be presented to the Commission and the public for review.
- Chairman Whipple thanks Mr. Simmons for the update and mentions that the Commission is actively seeking board members for current and upcoming vacancies. Mr. Simmons confirms that there is a posting on our website for citizens to apply for the position.

8. Public Comment

- No public comment.

9. Staff Comment

- Mr. Simmons thanks the Commission for their service and expresses excitement about upcoming projects to be presented to the Commission.

10. Adjourn

- Chairman Whipple adjourns the meeting at 8:56 A.M.



Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: December 6, 2023

TITLE: Consideration for approval of a variance application submitted by Kennesaw Square Development, LLC for the properties located at 6997 Keene Street (20016700340), 2570 N Cobb Parkway (20016700730, 20016701180), and 2590 Keene Street (20016700420), and Keene Street (20016603670). Case #ZV2023-04.

Summary:

Variance request submitted by Kennesaw Square Development, LLC to vary from the Unified Development Code for parcels located at 6997 Keene Street (20016700340), 2570 N Cobb Parkway (20016700730, 20016701180), and 2590 Keene Street (20016700420), and Keene Street (20016603670). The requested variances are as follows:

1. Request to vary from the minimum setbacks required for the Central Business District zoning district and reduce the minimum front setback from the "build-to-line" standard to approximately 6.5 feet under Appendix A, Section 4.02.03.B.3.a.
2. Request to vary from the building height requirement for the Historic District Design Guidelines from three (3) stories in height to allow the four (4) and five (5) story buildings within the Unified Development Code under Appendix A, Section 5.2.03.
3. Request to vary from the minimum floor area for condominiums in the Central Business District and reduce the minimum floor area from 1,000 square feet to allow studio and onebedroom units ranging in size from 560 square feet to 800 square feet within the Unified Development Code under Appendix A, Section 4.02.03.G.1.
4. Request to vary from the standard gross floor area occupied by residential units and expand the total gross floor area of the buildings or individual structures to seventy-five (75) percent to accommodate the increased number of stories above non-residential uses within the Unified Development Code under Appendix A, Section 4.02.03.G.2.b.

5. Request to vary from the minimum floor area of residential units in the Central Business District in mixed use retail/residential buildings with residential on the second floor and reduce the minimum floor area required from 1,000 square feet to allow studio and one-bedroom units ranging in size from 560 square feet to 800 square feet within the Unified Development Code under Appendix A, Section 4.02.03.G.2.c.

6. Request to vary from the minimum floor area of for-rent residential apartment units in the Central Business District to allow for a minimum apartment size of 560 square feet to 800 square feet to allow studio and one-bedroom units ranging in size from 560 square feet to 800 square feet within the Unified Development Code under Appendix A, Section 4.02.03.G.5.d.

7. Request to vary from the stream buffer ordinance within the Unified Development Code under Section 46-440.1 and Section 46-440.2 by allowing the entire section of the stream on the property to be piped and to therefore eliminate all stream buffers associated therewith.

8. Request to vary from the Historic District Design Standards (Section 5.4) that require the use of architectural elements on the exterior walls that are consistent with the downtown historic area.

Recommendation:

The Zoning Administrator Recommends Approval.

Fiscal Impact:

Attachments:

1. CBD-APPLICATION_Kennesaw Square_Redacted
2. 23-10-20_Kennesaw Square_Letter of Intent_Variance
3. 23-10-23_Kennesaw Square Zoning Site Plan



CENTRAL BUSINESS DISTRICT PROJECT APPROVAL

CBD2023-02

Date Received 10/20/23

Staff's Initials NF

Is this property located within the Kennesaw Historic District (yes) ☒ lots north of Keene St. (no) ☒ lots south of Keene Street ?

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 _____

Staff's Initials _____

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 dsimmons@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 667 Keene Street; Keene Street; 2570 N Cobb Parkway; and 2590 Keene Street

Land Lot 166 & 167 Tax Parcel 20016700340; 20016701160; 20016603670; 20046704430; 20016700730 and 20016700420 Lot Size 12.312 CBD & HGB Present Zoning (CBD rezone requested)

Proposed Project for Property
Kennesaw Square - a Mixed-Use Development (multi-family residential, commercial retail, and park/plaza)

Add additional sheet if necessary

APPLICANT Kennesaw Square Development, LLC

APPLICANT EMAIL _____

Applicant address 2160 Kingston Court SE, Suite B; Marietta, GA 30067

(Fax #) _____ (Work #) _____ (Cell #) _____

Applicant Signature _____

Signed, sealed and delivered in presence of: _____

Notary

TITLEHOLDER: B N Auto Parts Company

Telephone: _____

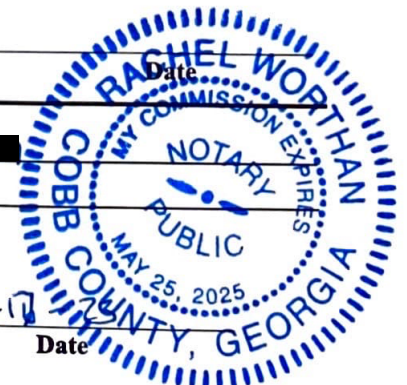
Address: 2864 Wood Park Terrace; Kennesaw, GA 30152

Signature _____

Signed, sealed and delivered in presence of: _____

Notary

Date





CENTRAL BUSINESS DISTRICT PROJECT APPROVAL

Date Received 10/20/23

Staff's Initials NF

Is this property located within the Kennesaw Historic District (yes) ☒ lots north of Keene St. (no) ☒ lots south of Keene Street ?

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 _____

Staff's Initials _____

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
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3. Review/ Approval by Mayor and Council

PROPERTY ADDRESS 667 Keene Street; Keene Street; 2570 N Cobb Parkway; and 2590 Keene Street

Land Lot 166 & 167 Tax Parcel 20016700340; 20016701180*; 20016701160; CBD & HGB
20016603670; Lot Size 12.3 Present Zoning CBD rezone requested
20016701130; 20016700730 and 20016700420

Proposed Project for Property
Kennesaw Square - a Mixed-Use Development (multi-family residential, commercial retail, and park/plaza)

Add additional sheet if necessary

APPLICANT Kennesaw Square Development, LLC

APPLICANT EMAIL [REDACTED]

Applicant address 2160 Kingston Court SE, Suite B; Marietta, GA 30067

(Fax #) _____ (Work #) _____ (Cell #) _____

Applicant Signature _____

Signed, sealed and delivered in presence of: _____
Notary Date

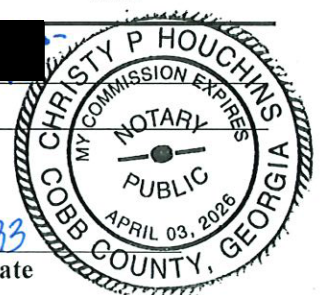
TITLEHOLDER: Piedmont Residential, LLC

Telephone [REDACTED]

Address: 285 Parkway 575; Woodstock, GA 30188

Signature [Signature]

Signed, sealed and delivered in presence of: Christy P. Houchins 10/14/23
Notary Date





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



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**



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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 16th day of October, 2023



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.



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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:

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No

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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of LOS ANGELES }

On OCTOBER 16, 2023 before me, THERESA CURA, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared NATE SIRANG
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: CENTRAL BUSINESS DISTRICT PROJECT APPROVAL

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: APPLICANT

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

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☐ Other: _____

Signer is Representing: _____

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personally appeared NATE SIRANG
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



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☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: TITLE HOLDER

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Note:

*Existing Keene Street ROW adjacent to subject parcels, to be abandoned (subject to approval by City of Kennesaw), and included in proposed Kennesaw Square project.

**Tax Parcel identified as 20016701180 on Cobb County, GA qPublic.net

The bulk of the acreage included in the Project is presently zoned Central Business District (CBD), while the three parcels located to the southeast of the remaining Keene Street right of way are presently zoned Highway General Business (HGB), but have been requested to be zoned CBD in order to have consistency across the entirety of the Project. Generally, all of the parcels included within the Project are within the Kennesaw Downtown Development Authority (KDDA), while the parcels northwest of Keene Street are also included in the Historic District. The parcels southeast of Keene Street (which are subject to rezoning) are not located within the Historic District.

The parcels northwest of Keene Street have a Future Land Use designation of Downtown Activity Center (DAC), while the parcels southeast of Keene Street have a Community Activity Center (CAC) designation. The proposed development is consistent with each future land use designation.

Proposed Development

The Project is planned as a mixed-use development incorporating multi-family residential, commercial retail and a park/plaza area. The commercial aspects of the Project are intended to serve not only the proposed residents of the Project, but also the surrounding neighborhoods, the entire Kennesaw community, as well as the broader regional area by taking advantage of the Cobb Parkway transportation corridor. The Project is intended to provide ample parking for both residents and visitors, and will also provide pedestrian and alternative transportation connections to Main Street and downtown Kennesaw.

The Project is proposed to include a total of 410 multi-family residential units encompassing 367,250 gross square feet of building area, spread among four mixed use buildings. In addition, the project will include a total of 130,600 gross square feet of commercial retail space spread across the four multi-use buildings as well as four solely commercial buildings.¹ The commercial retail buildings proposed closest to Cobb Parkway are single story surrounded by surface parking in keeping with the commercial corridor of the parkway. North of the single-story retail buildings, and closer to downtown, a series of four multi-use buildings, each either five or six-stories in height, will include multi-family residential units over ground-floor retail. In partnership with the KDDA, the Project is proposing a six-story parking structure of 1,110 parking spaces so as to minimize the footprint of the development and allowing for the construction of a park/plaza area rather than additional surface parking. The garage facades internal to the Project will be lined with multifamily residential and ground floor retail, which will also front upon the park/plaza space. An additional 288 surface parking spaces are included within the Project, resulting in total proposed parking of 1,398 spaces, which is sufficient to accommodate not only the residents of the project, but also customers and visitors from the Kennesaw community and surrounding region.

It is envisioned that the central park plaza space will offer ample seating and broad walkways, landscaped focal points, shading through raised planters and ornamental trees, open lawn space, an outdoor stage/performance area, a water fountain, and patterned pavement surfaces. This central park/plaza will

¹ This Project is below the threshold of a Development of Regional Impact (DRI), and is therefore not subject to the Atlanta Regional Commission (ARC) DRI review process. The Project is below the threshold of 500,000 square feet of mixed-use development - which is the ARC threshold for multi-use developments in established and developing suburbs. The Project is also below the threshold of 500 new housing units and 400,000 square feet of commercial square footage which would alternatively trigger a DRI review.

serve as a flexible space for open air events, including farmers markets and festivals, thus encouraging the active outdoor community which will be a central theme of the project.

Consistency with Zoning District

The portion of the Project that is northwest of the existing Keene Street ROW is currently zoned Community Business District (CBD), while that portion of the Project that is southeast of Keene Street (specifically Parcels 20016700420 and 20016700730 and 20016701160), is currently zoned Highway General Business (HGB), although an application has been made to rezone such property to the CBD district to provide zoning consistency across the entire project. While there are no existing buildings located on the property that are needed to be protected, the CBD zoning district provides for the stimulation and enhancement of the vitality and economic growth of this area. The proposed Project is consistent with the CBD zoning district guidelines as it is a development intended to create an environment where residents and visitors can live, work, meet and play amongst a balance of mixed uses designed around a central public square, and encourages and facilitates pedestrian movement and convenient access to the Historic Downtown Kennesaw and a link to the Cobb Parkway corridor which does not presently exist.

While the Project is consistent with the intent and uses permitted in the CBD zoning district, there are certain applicable development requirements which the developer desires to vary from in order to develop the Project in a manner consistent with market conditions and which are consistent with other similar developments in the region. These variances are requested so as to allow for a successful project that will be both physically attractive and financially successful.

Variance Requests

Variance Request #1:

Section 4.02.03.B.3.a: Site Design Standards for Central Business District, Minimum Front Setback.

Required:

3) Minimum Setbacks

- a. Front – Established to “build-to-line” which equals the averaged distance from the property lines measured from the existing structures along right-of-way adjoining properties as measured from existing structures.

Proposed:

The existing structures located along the Cobb Parkway right-of-way are setback various distances, ranging from approximately 40 feet to 85 feet with an average of 58 feet. The proposed structures located along Cobb Parkway are setback approximately 6.5 feet. The applicant is seeking a variance from this development regulation so as to allow the placement of the buildings along Cobb Parkway as indicated on the Site Plan.

Variance Request #2:

Section 4.02.03.B.4: Site Design Standards for Central Business District, Maximum Building Height, and Section 5.2.03: Historic District Design Guidelines, Building Mass, Scale & Form.

Required:

4.02.03.B.4: Subject to Historic District Design Guidelines.

5.2.03: Mixed use, and nonresidential construction in nonresidential character areas shall not exceed three (3) stories in height; and mixed use and nonresidential construction in residential character areas shall not exceed two (2) stories in height.

Proposed:

While there is no specific building height requirement, the Kennesaw Historic District guidelines limit new construction to three stories. Variances are requested so as to allow the four and five story buildings proposed despite the Kennesaw Historic development regulations. It is noted that there are no proximate historical structures that need to be matched, and as such the proposed heights will not conflict with any adjacent developments. Because this Project is designed to be accessed from Cobb Parkway, and is a Cobb Parkway revitalization Project, the height limitations designed to be consistent with existing historic structures is not applicable.

Variance Request #3:

Section 4.02.03.G.1: Site Design Standards for Central Business District, Residential Development Standards, Condominiums, Minimum Floor Area:

Required:

G. Residential Development Standards

1. Condominiums: Minimum floor area for all units - 1,000 square feet

Proposed:

The applicant is seeking a variance from the minimum floor area requirement of 1,000sf to allow Studio and One-bedroom units ranging in size from 560sf to 800sf. These minimum floor area sizes are consistent with current market trends for high-density mixed-use developments geared toward young professionals and active adults. These sizes are similar apartments located at The Avalon in Alpharetta.

Variance Request #4:

Section 4.02.03.G.2.b: Site Design Standards for Central Business District, Residential Development Standards, Mixed use retail/residential with residential on second floor, Gross Floor Area occupied by residential:

Required:

G. Residential Development Standards

2. Mixed use retail/residential with residential on second floor:

- b. The gross floor area occupied by residential uses shall not exceed seventy-five (75) percent of the total gross floor area of the buildings or individual structures.

Proposed:

The applicant is seeking a variance from the standard limiting the gross floor area occupied by residential uses not exceeding 75% of the total gross floor area of the buildings or individual structures. While the applicant proposes non-residential uses on the ground floor, due to the increased number of stories above the non-residential uses, the floor area occupied by residential use exceeds the minimum standard. The overall square footage of the development provides for 130,600 gross square feet of commercial and retail space, and 367,250 gross square feet of residential space. This results in an overall allocation of approximately 74% residential area as against 26% commercial and retail area.

Variance Request #5:

Section 4.02.03.G.2.c: Site Design Standards for Central Business District, Residential Development Standards, Mixed use retail/residential with residential on second floor, Minimum Floor Area:

Required:

- G. Residential Development Standards
 - 2. Mixed use retail/residential with residential on second floor:
 - c. Minimum floor area for all residential units—1,000 square feet

Proposed:

As noted above, the applicant seeks a variance on the minimum size of all residential units. Applicant seeks a variance to allow for the minimum floor area for all residential units is 560 square feet and 800 square feet for Studio and One-bedroom units.

Variance Request #6:

Section 4.02.03.G.5.d: Site Design Standards for Central Business District, Residential Development Standards, For-Rent Residential Apartment Units, Minimum Floor Area:

Required:

For-Rent Residential Apartment units:

- d. Units with a floor plan totaling the minimum of 850 square feet can be utilized for no more than 30 percent of the total apartment units for the project.

Proposed:

Based upon the proposed minimum square footage of each apartment, coupled with the anticipated mix of unit types, the applicant seeks a variance to allow for a minimum apartment size of 560 square feet, but agrees that such units shall not account for more than 15% of the total units of the Project. Further, applicant seeks to allow a total of 70% of the units in the Project to be less than 850 square feet in size.

Variance Request #7:

Article 6: Stream Buffer Ordinance. Section 46-440.1 and Section 46-440.2: Buffer and setback requirements:

Required:

Buffer and setback requirements.

All land development activity subject to this article shall meet the following requirements:

- (1) An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, from both banks of the stream.
- (2) An additional area setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
- (3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback area.

Proposed:

There is one section of exposed stream near the northwestern corner of the property which is approximately 150' in length. This stream is presently piped on both ends of this area. The Applicant seeks variances to allow this entire section of stream to be piped and to therefore eliminate all stream buffers associated therewith.

Variance Request #8

Kennesaw Historic District Design Standards, Section 5.4 *Exterior Walls*. This provision requires the use of architectural elements that are consistent with the downtown historic area, but are not consistent with this Project which is a revitalization of the Cobb Parkway corridor.

Proposed:

The Applicant seeks a variance from its need to comply with Section 5.4 of the Kennesaw Historic District Design Standards so as to allow for architectural treatments consistent with the architectural renderings submitted in conjunction with this application.

Variance Standards

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

Applicant shows that the standards from which it seeks variances are not consistent with a mixed-use development of this size and shape, which is located adjacent to Cobb Parkway and is designed as revitalization along the Cobb Parkway corridor. While the Historic District Standards are legally applicable to this property as it is located within the Historic District, there are no historical properties located on the site and as such the Project will not detract from, or be inconsistent with, any existing structures.

The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship.

The application of the identified standards would prevent the development of this Property as proposed. The costs associated with creating a development of this magnitude which will include a parking deck and significant public plaza in the center require the efficient utilization of the property in a manner consistent with the desires of the market-place. The subject property does not have any buildings of historical

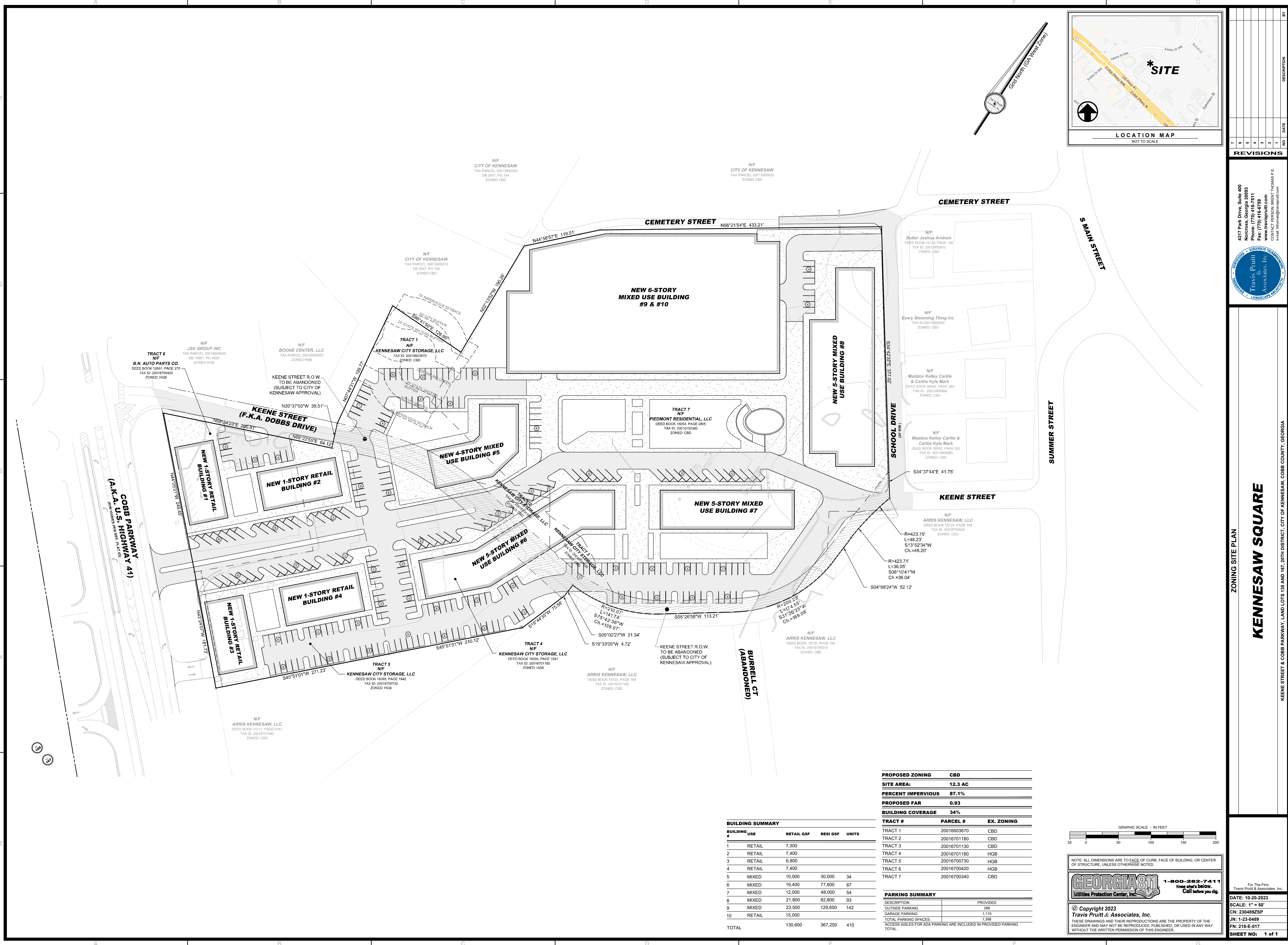
significance, and the design of the project to part of the Cobb Parkway corridor revitalization supports the requested variances.

Such conditions are peculiar to the particular piece of property involved.

This property is uniquely located in that it is partially within the Historic District, but it fronts upon Cobb Parkway and does not include any structures of historic significance. As such, the grant of the requested variances are peculiar to this property.

Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.

Because this Project is uniquely situated, the grant of the requested variances will not impair the purposes or intent of the subject ordinances, nor will they be a detriment to the public good. The grant of the requested variances will further the intent and desire of the City of Kennesaw to begin the revitalization of the Cobb Parkway corridor and will provide a significant benefit to the community.



BUILDING SUMMARY			
BUILDING #	USE	RETAIL GSF	RESI GSF UNITS
1	RETAIL	7,300	
2	RETAIL	7,400	
3	RETAIL	6,800	
4	RETAIL	7,400	
5	MIXED	10,000	30,000 87
6	MIXED	19,400	77,600 87
7	MIXED	12,000	48,000 54
8	MIXED	21,800	82,800 93
9	MIXED	23,500	129,650 142
10	RETAIL	15,000	
TOTAL		130,600	367,250 410

PROPOSED ZONING		CBD
SITE AREA:		12.3 AC
PERCENT IMPERVIOUS		87.1%
PROPOSED FAR		0.93
BUILDING COVERAGE		34%
TRACT #	PARCEL #	EX. ZONING
TRACT 1	20016603670	CBD
TRACT 2	20016701180	CBD
TRACT 3	20016701130	CBD
TRACT 4	20016701180	HGB
TRACT 5	20016700730	HGB
TRACT 6	20016700420	HGB
TRACT 7	20016700340	CBD
PARKING SUMMARY		
DESCRIPTION		PROVIDED
OUTSIDE PARKING		286
GARAGE PARKING		1,110
TOTAL PARKING SPACES:		1,396
ACCESS AISLES FOR ADA PARKING ARE INCLUDED IN PROVIDED PARKING TOTAL		

GRAPHIC SCALE - IN FEET

25 0 50 100 150 200

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

GEORGIA811

1-800-282-7411

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REVISIONS

NO	DATE	DESCRIPTION
1		
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7		

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Norcross, Georgia 30093
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Travis Pruitt & Associates, Inc.

LANDSCAPE ARCHITECT

ZONING SITE PLAN

KENNESAW SQUARE

KEENE STREET & COBB PARKWAY, LAND LOTS 138 AND 167, 20TH DISTRICT, CITY OF KENNESAW, COBB COUNTY, GEORGIA

DATE: 10-20-2023

SCALE: 1" = 50'

JN: 1-23-0489

FN: 218-E-017

SHEET NO: 1 of 1

W:\2023\230489\Engineering\CAD\Drawings\230489ZSP.dwg, Concept Plan, jwinston, Oct. 20, 23 9:59:43 AM, 1:1 Page 24 of 138



Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: December 6, 2023

TITLE: Consideration to review a CBD project application request for a mixed-use development on five parcels located at 6997 Keene Street (20016700340), 2570 N Cobb Parkway (20016700730, 200167001180), 2590 Keene Street (20016700420), and Keene Street (20016603670). Case #CBD2023-02.

Summary:

Consideration to review a CBD project application request for a mixed-use development consisting of 410 multi-family residential units and 130,600 gross square feet of commercial retail space across four multi-use buildings and four commercial buildings on five parcels located at 6997 Keene Street (20016700340), 2570 N Cobb Parkway (20016700730, 200167001180), 2590 Keene Street (20016700420), and Keene Street (20016603670) with a total acreage of 12.3 acres.

Recommendation:

The Zoning Administrator recommends approval.

Fiscal Impact:

Attachments:

1. CBD_Application_Packet_KennesawSquare_Redacted

October 20, 2023

Darryl Simmons
Zoning Administrator
City of Kennesaw
2529 J.O. Stephenson Ave
Kennesaw, GA 30144

**Re: Kennesaw Square Mixed-Use Development Project
Rezoning Application
Central Business District (CBD) Application
Variance Application**

Dear Mr. Simmons,

Please find enclosed a PDF copy of the following applications and supplemental materials for the proposed Kennesaw Square Mixed-Use Development Project.

Rezoning Application

- 1) Application & Letter of Intent (LOI)
- 2) Legal Descriptions & Surveys
- 3) Site Plan
- 4) Tax Receipts
- 5) Warranty Deeds

CBD Application

- 1) Application & Letter of Intent (LOI)
- 2) Architectural Renderings
- 3) Business Plan
- 4) Legal Descriptions & Surveys
- 5) Site Plan
- 6) Tax Receipts
- 7) Warranty Deeds

Variance Application

- 1) Application & Letter of Intent (LOI)
- 2) Architectural Renderings
- 3) Directions to Site
- 4) Legal Descriptions & Surveys
- 5) Site Plan
- 6) Tax Receipts
- 7) Warranty Deeds



Should you have any questions or require anything further, please do not hesitate to contact our office directly. Thank you.

Kind regards,

Jennifer Vail, Director of Planning
Concord Wilshire Companies

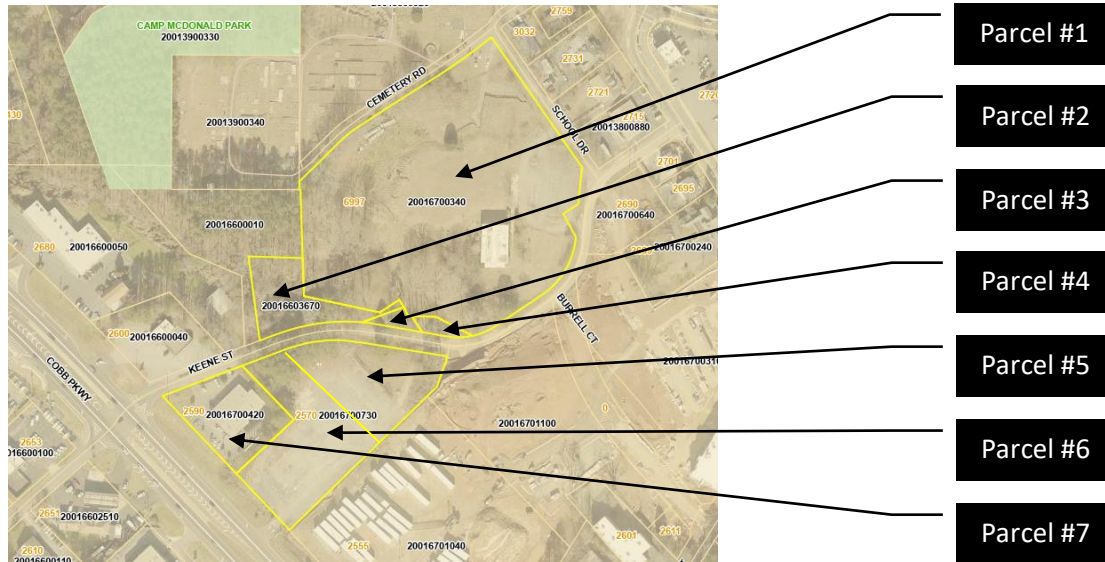
KENNESAW SQUARE

LETTER OF INTENT

Central Business District (CBD) Application Request

Project Summary

The proposed Kennesaw Square mixed-use development project (the "Project") is comprised of several adjacent tax parcels along with certain portions of the existing Keene Street Right-of-Way (ROW) proposed to be abandoned subject to approval by the City of Kennesaw. The Project totals 12.3 acres and includes each of the tax parcels outlined in the graphic and table below:



Existing Parcel	Parcel Number	Location Address	Owner	FLU	Existing Zoning	Proposed Zoning	Within KDDA	Within Historic District
1	20016700340	6997 Keene Street	Piedmont Residential LLC 285 Parkway 575 Woodstock, GA 30188	DAC	CBD	CBD	Yes	Yes
2	20016603670	Keene Street	Kennesaw City Storage LLC 1450 Brickell Ave, Suite 2560 Miami, FL 33131	DAC	CBD	CBD	Yes	Yes
3	** (see note) 20016701130 (partial)	Keene Street	Kennesaw City Storage LLC 2160 Kingston CT SE, Suite B Marietta, GA 30067	DAC	CBD	CBD	Yes	Yes
4	20016701130 (partial)	Keene Street	Redwood Development LLC 2160 Kingston CT SE, Suite B Marietta, GA 30067	DAC	CBD	CBD	Yes	Yes
5	20016700730	2570 N Cobb Pkwy	Kennesaw City Storage LLC 2160 Kingston CT SE, Suite B Marietta, GA 30067	CAC	HGB	CBD	Yes	No
6	20016701160	2570 N Cobb Pkwy	Kennesaw City Storage LLC 2160 Kingston CT SE, Suite B Marietta, GA 30067	CAC	HGB	CBD	Yes	No
7	20016700420	2590 Keene Street	B N Auto Parts Company 2864 Wood Park Terrace Kennesaw, GA 30152	CAC	HGB	CBD	Yes	No

Note:

*Existing Keene Street ROW adjacent to subject parcels, to be abandoned (subject to approval by City of Kennesaw), and included in proposed Kennesaw Square project.

**Tax Parcel identified as 20016701180 on Cobb County, GA qPublic.net

The bulk of the acreage included in the Project is presently zoned Central Business District (CBD), while the three parcels located to the southeast of the remaining Keene Street right of way are presently zoned Highway General Business (HGB), but have been requested to be zoned CBD in order to have consistency across the entirety of the Project. Generally, all of the parcels included within the Project are within the Kennesaw Downtown Development Authority (KDDA), while the parcels northwest of Keene Street are also included in the Historic District. The parcels southeast of Keene Street (which are subject to rezoning) are not located within the Historic District.

The parcels northwest of Keene Street have a Future Land Use designation of Downtown Activity Center (DAC), while the parcels southeast of Keene Street have a Community Activity Center (CAC) designation. The proposed development is consistent with each future land use designation.

Proposed Development

The Project is planned as a mixed-use development incorporating multi-family residential, commercial retail and a park/plaza area. The commercial aspects of the Project are intended to serve not only the proposed residents of the Project, but also the surrounding neighborhoods, the entire Kennesaw community, as well as the broader regional area by taking advantage of the Cobb Parkway transportation corridor. The Project is intended to provide ample parking for both residents and visitors, and will also provide pedestrian and alternative transportation connections to Main Street and downtown Kennesaw.

The Project is proposed to include a total of 410 multi-family residential units encompassing 367,250 gross square feet of building area, spread among four mixed use buildings. In addition, the project will include a total of 130,600 gross square feet of commercial retail space spread across the four multi-use buildings as well as four solely commercial buildings.¹ The commercial retail buildings proposed closest to Cobb Parkway are single story surrounded by surface parking in keeping with the commercial corridor of the parkway. North of the single-story retail buildings, and closer to downtown, a series of four multi-use buildings, each either five or six-stories in height, will include multi-family residential units over ground-floor retail. In partnership with the KDDA, the Project is proposing a six-story parking structure of 1,110 parking spaces so as to minimize the footprint of the development and allowing for the construction of a park/plaza area rather than additional surface parking. The garage facades internal to the Project will be lined with multifamily residential and ground floor retail, which will also front upon the park/plaza space. An additional 288 surface parking spaces are included within the Project, resulting in total proposed parking of 1,398 spaces, which is sufficient to accommodate not only the residents of the project, but also customers and visitors from the Kennesaw community and surrounding region.

It is envisioned that the central park plaza space will offer ample seating and broad walkways, landscaped focal points, shading through raised planters and ornamental trees, open lawn space, an outdoor stage/performance area, a water fountain, and patterned pavement surfaces. This central park/plaza will

¹ This Project is below the threshold of a Development of Regional Impact (DRI), and is therefore not subject to the Atlanta Regional Commission (ARC) DRI review process. The Project is below the threshold of 500,000 square feet of mixed-use development - which is the ARC threshold for multi-use developments in established and developing suburbs. The Project is also below the threshold of 500 new housing units and 400,000 square feet of commercial square footage which would alternatively trigger a DRI review.

serve as a flexible space for open air events, including farmers markets and festivals, thus encouraging the active outdoor community which will be a central theme of the project.

Consistency with Future Land Use (FLU)

As noted above, the Project falls within the Downtown Activity Center (DAC) and Community Activity Center (CAC) FLU designations. The parcels northwest of Keene Street have a DAC designation, while the parcels southeast of Keene Street have a CAC designation. In accordance with the City's Comprehensive Plan, the DAC purpose is to reinforce the unique role and character of the downtown area. New development and redevelopment are encouraged to be compatible in use, scale and appearance with Kennesaw's downtown activity center uses. The proposed Project is consistent with the DAC by offering a mix of residential and commercial uses coupled with a park/plaza space that serves the proposed residents of the Project as well as the overall Kennesaw community. The Project furthers the initiatives of the DAC by adding entertainment, commercial and retail opportunities, coupled with residential housing opportunities, while providing multi-modal transportation links from the Project to the downtown area and the Cobb Parkway transportation corridor. The Project's multi-story buildings are of a scale and architectural treatment which complement the downtown area, while providing a significant upgrade to the Cobb Parkway corridor. The Project is designed to provide a multi-use transition from Cobb Parkway to the downtown area, and to provide a link between these two areas which does not presently exist.

The CAC future land use designation aims to meet the immediate needs of several neighborhoods and communities. The Project is in compliance with its partial CAC designation by including a mix of uses, including shopping, entertainment and gathering spaces for the immediate needs of not only the proposed Project, but also the surrounding neighborhoods and communities. In addition, the Project provides a link between the Cobb Parkway corridor and downtown which does not exist today.



Future Land Use

NAC - Neighborhood Activity Center

CAC - Community Activity Center

DAC - Downtown Activity Center

RAC - Regional Activity Center

I - Industrial

PI - Public Service/Institutional

PRC - Park/Recreation/Conservation

RL - Residential Low/Medium

RH - Residential High

PUD - Planned Unit Development

TCU - Transportation Communication Utilities

Kennesaw City Limits

Airport

Lakes & Ponds

Rivers & Streams

Consistency with Zoning District

The portion of the Project that is northwest of the existing Keene Street ROW is currently zoned Community Business District (CBD), while that portion of the Project that is southeast of Keene Street (specifically Parcels 20016700420 and 20016700730 and 20016701160), is currently zoned Highway General Business (HGB), although an application has been made to rezone such property to the CBD district to provide zoning consistency across the entire project. While there are no existing buildings located on the property that are needed to be protected, the CBD zoning district provides for the stimulation and enhancement of the vitality and economic growth of this area. The proposed Project is consistent with the CBD zoning district guidelines as it is a development intended to create an

environment where residents and visitors can live, work, meet and play amongst a balance of mixed uses designed around a central public square, and encourages and facilitates pedestrian movement and convenient access to the Historic Downtown Kennesaw and a link to the Cobb Parkway corridor which does not presently exist.

Consistency with Development Regulations

The proposed Project is consistent with the development regulations of the City's Code of Ordinances outlined in Section 4.02.03 Site Design Standards for Central Business District, as follows:

- 1) Minimum lot size, widths, and depths: None. It is the intent that each enterprise or use be located on a site commensurate with its use and sufficient to meet the requirements of off-street parking, loading and unloading, and setback requirements, where applicable.
 - ✓ The subject site proposed for the multi-use Project is sufficient in size, width and depth to meet the requirements of off-street parking, loading and setbacks, where applicable.
- 2) Maximum Lot Coverage: Not more than eighty-seven (87) percent of the area of any lot may be covered by buildings, structures, or stormwater facilities.
 - ✓ The proposed lot coverage is 34%, and does not exceed the maximum lot coverage allowance of 87%.
- 3) Minimum Setbacks
 - a. Front – Established to “build-to-line” which equals the averaged distance from the property lines measured from the existing structures along right-of-way adjoining properties as measured from existing structures.
 - ✓ The existing structures located along the Cobb Parkway right-of-way are setback various distances, ranging from approximately 40 feet to 85 feet with an average of 58 feet. The proposed structures located along Cobb Parkway are setback approximately 6.5 feet. The applicant is seeking a variance from this development regulation.
 - b. Side – None, except when abutting a residential zoning district where there is no intervening right-of-way, the setbacks requirement is ten feet. Where alleys exist between districts, the setbacks shall be five feet from the property line/alley right-of-way.
 - ✓ The subject property is surrounded by properties within the CBD zoning district, with two properties northwest of the Cobb Parkway and Keene Street intersection falling within the HGB zoning district. In addition, the School Drive right-of-way abuts the property on the northeast side. Since the property does not abut a residential district, no setback is required. While the City cemetery is located adjacent to the northwest portion of the property, the developer intends to work with the City to provide for an adequate setback, screening and facing architectural treatments to ensure appropriate consideration of the location of the cemetery and the needs thereof.
 - c. Rear – None, except when abutting a residential district where there is no intervening right-of-way the setback requirement is 25 feet.
 - ✓ The subject property abuts the School Drive right-of-way to the rear, which in turn abuts properties in the CBD zoning district, thus it is not abutting a residential district and no setback is required. Despite the lack of any required setback, it is proposed that a minimum 6.5 foot setback around the entirety of the project.

d. Alleys – Where any alley exists between districts, the setback shall be five feet from the property line/ alley right-of-way.

✓ No alleys abut the subject property so this is not applicable.

4) Maximum building height: While there is no specific building height requirement, it is noted that variances are requested so as to allow the four and five story buildings proposed despite the Kennesaw Historic development regulations. It is noted that there are no proximate historical structures that need to be matched, and as such the proposed heights will not conflict with any adjacent developments.

5) Maximum floor area ratio (FAR) – 1.1 (FAR = Floor Area/ Lot Area)

- The maximum FAR proposed is 0.93, which is below the maximum permissible FAR of 1.1.

6) Residential Development Standards:

Mixed use retail/residential with residential on second floor:

a. The non-residential portion of the development shall obtain a certificate of completion before the issuance of the certificates of occupancy for the last 20 percent of residential units for the residential portion.

✓ The Project will adhere to this regulation.

b. The gross floor area occupied by residential uses shall not exceed seventy-five (75) percent of the total gross floor area of the buildings or individual structures.

✓ The applicant is seeking a variance from the gross floor area (GFA) occupied by residential uses in the mixed-use retail/residential buildings not exceeding more than 75 percent of the total GFA. While the applicant proposes non-residential uses on the ground floor, due to the increased number of stories above the non-residential uses, the floor area occupied by residential use exceeds the minimum standard in several of the individual buildings. The overall square footage of the development provides for 130,600 gross square feet of commercial and retail space, and 367,250 gross square feet of residential space. This results in an overall allocation of approximately 74% residential area as against 26% commercial and retail area.

c. Minimum floor area for all residential units—1,000 square feet

✓ The applicant is seeking a variance from the minimum floor area requirement of 1,000sf to allow Studio and One-bedroom units ranging in size from 560sf to 800sf. These minimum floor area sizes are consistent with current market trends for high-density mixed-use developments geared toward young professionals and active adults. These sizes are similar apartments located at The Avalon in Alpharetta.

For-Rent Residential Apartment units:

a. To be allowed only in mixed use residential/commercial projects.

✓ The Project proposed is a mixed-use residential/commercial development.

b. Rental apartment units will be allowed subject to specific development agreement conditions as part of the Central Business District project approval process as per UDC Section 4.02.03(H).

✓ The Project is being reviewed through the CBD approval process.

c. Minimum floor area for all residential units in mixed use residential project to average 1,000 square feet.

- ✓ The minimum floor area for all residential units is anticipated to average less than 1,000 square feet. The applicant is seeking a variance from the minimum floor area for all residential units in a mixed-use project standard.
 - d. Units with a floor plan totaling the minimum of 850 square feet can be utilized for no more than 30 percent of the total apartment units for the project.
 - ✓ Based upon the proposed minimum square footage of each apartment, coupled with the anticipated mix of unit types, the applicant seeks a variance to allow for a minimum apartment size of 560 square feet, but agrees that such units shall not account for more than 15% of the total units of the Project. Further, applicant seeks to allow a total of 70% of the units in the Project to be less than 850 square feet in size.
- 7) Parking, Road and Access Requirements:
- Angled on-street parking on both sides shall be permitted dependent upon site plan review and approval.
 - ✓ Angled on-street parking is proposed on both sides along a portion of the main boulevard proposed as part of the Project, although in some areas only one side of the street will include angled parking.
 - Rear access shall be provided to townhouse and multifamily garages, single-family dwelling garages, and commercial loading and service areas, where such access is feasible.
 - ✓ Commercial loading and services areas are proposed within the rear of the relevant buildings. Surface parking and access to the garage deck is proposed in the rear or sides of the multifamily mixed-use buildings. Is this still an accurate statement?
 - Bicycle or moped parking spaces are required as follows: All new non-residential uses shall provide one (1) such space for every twenty (20) automobile spaces but not less than one (1) space and new residential uses shall provide one (1) such space for every five (5) units. Such spaces shall be located a maximum distance of 100 feet from the primary pedestrian entrance.
 - ✓ Bicycle parking is provided and will be located within 100 feet from each of the primary residential building entrances. Based on the total 1,398 parking spaces proposed for the project, a minimum of 70 bicycle spaces are required; however with 410 residential units proposed, the minimum bicycle spaces required increases to a total of 82 bicycle spaces.

Compliance to Downtown Redevelopment Plan Vision

The Downtown Kennesaw Livable Communities Initiative (LCI) purpose is to create an economically viable and active Downtown that serves Kennesaw's multi-generational community with a mix of uses and community amenities, while preserving its small town charm. The proposed Project is in compliance with the LCI based on the following elements proposed within and as a part of the Project development:

- Multifamily development with a mix of unit sizes to provide housing opportunities for a mix of incomes and generations
- Structured parking encouraged in developments over 2 acres, to be screened by buildings fronting the primary streets and landscaping along secondary streets
 - Structured parking designed to supplement surface parking, especially at peak hours and during events
- Active public spaces – proposed public square labeled as the park/plaza envisioned to include:
 - Outdoor stage/performance area

- Open lawn
- Shaded seating and walkways
- Water fountain
- Raised landscape planters
- Landscape materials to provide shade, focal points and ornamentation
- Patterned pavement vehicular drives adjacent to public square to enlarge public space separate from vehicular traffic for special events and festivals for vendors to further activate the space and connect the surrounding ground-floor commercial retail to the public square
- Activate public spaces with healthy design features
 - Water features (relaxation element and mitigate depression)
 - Natural elements (improve cognitive function, attentiveness and concentration, also reduce depression)
 - Shade [trees] (block harmful UV rays)
 - Bio swales (collect and filter harmful runoff)
 - Small gathering spaces (social interaction and meditation)
 - Accessibility (provide inclusion and universal access)
 - Bike lanes (multi-modal transit and exercise)
- Wayfinding and beautification for major gateway nodes into Downtown (Keene Street and Cobb Pkwy identified)
- Sidewalk connectivity and infill, in addition to Keene Street being identified for pedestrian connections to downtown
- Cobb Parkway offers opportunities for regional mixed-use job centers and future transit oriented development
- Cobb Parkway corridor should encourage higher densities and building heights to further promote transit oriented development and future rapid transit stops and serve a regional audience



**CENTRAL BUSINESS DISTRICT
PROJECT APPROVAL**

CBD2023-02

Date Received 10/20/23
Staff's Initials NF

Is this property located within the Kennesaw Historic District (yes) X (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 _____

Staff's Initials _____

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 dsimmons@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 6997 Keene Street; Keene Street; 2570 N Cobb Parkway; and 2590 Keene Street

Land Lot 166 & 167 Tax Parcel 20016700340; 20016603670; 20016701180*; Lot Size 12.3 Present Zoning CBD & HGB
20016701130; 20016700730; 20016701160; 20016700420 (CBD rezone requested)
(Tax Parcel identified on Cobb Co. GA qPublic.net)

Proposed Project for Property _____

Kennesaw Square - a Mixed-use Development (multi-family residential, commercial retail and park/plaza)

Add additional sheet if necessary

APPLICANT See attached.

APPLICANT EMAIL _____

Applicant address _____

(Fax #) _____ (Work #) _____ (Cell #) _____

Applicant Signature _____

Signed, sealed and delivered in presence of: _____

Notary

Date

TITLEHOLDER: See attached. **Telephone:** _____

Address: _____

Signature _____

Signed, sealed and delivered in presence of: _____

Notary

Date



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: 11/10/2023

Recommendation: see attached minutes

Signature Kennesaw Downtown Development Authority:

HISTORIC PRESERVATION COMMISSION:

Hearing Date: 11/17/2023

Recommendation: see attached minutes

Signature Historic Preservation Commission

KENNESAW MAYOR AND COUNCIL:

Hearing Date: 12/18/2023 see attached minutes



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**



**CENTRAL BUSINESS DISTRICT
PROJECT APPROVAL**

Date Received 10/20/23

Staff's Initials NF

Is this property located within the Kennesaw Historic District (yes) ☒ lots north of Keene St. (no) ☒ lots south of Keene Street ?

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.

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Staff's Initials _____

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3. Review/ Approval by Mayor and Council

PROPERTY ADDRESS 667 Keene Street; Keene Street; 2570 N Cobb Parkway; and 2590 Keene Street

Land Lot 166 & 167 Tax Parcel 20016700340; 20016701180*; 20016701160; 20016603670; Lot Size 12.3 CBD & HGB
Present Zoning (CBD rezone requested)
20016701130; 20016700730 and 20016700420

Proposed Project for Property

Kennesaw Square - a Mixed-Use Development (multi-family residential, commercial retail, and park/plaza)

Add additional sheet if necessary

APPLICANT Kennesaw Square Development, LLC

APPLICANT EMAIL [REDACTED]

Applicant address 2160 Kingston Court SE, Suite B; Marietta, GA 30067

(Fax #) _____ (Work #) [REDACTED] (Cell #) _____

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature]

Notary

10/16/23 (see attached)
Date

TITLEHOLDER: Kennesaw City Storage, LLC

Telephone: [REDACTED]

Address: 2160 Kingston Court SE, Suite B; Marietta, GA 30067

Signature [Signature]

Signed, sealed and delivered in presence of: [Signature]

Notary

10/16/23 (see attached)
Date



**CENTRAL BUSINESS DISTRICT
PROJECT APPROVAL**

Date Received 10/20/23
Staff's Initials NF

Is this property located within the Kennesaw Historic District (yes) ☒ lots north of Keene St. (no) ☒ lots south of Keene Street ?

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Staff's Initials _____

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3. Review/ Approval by Mayor and Council

PROPERTY ADDRESS 667 Keene Street; Keene Street; 2570 N Cobb Parkway; and 2590 Keene Street

Land Lot 166 & 167 Tax Parcel 20016700340; 20016701180*; 20016701160; CBD & HGB
20016603670; Lot Size 12.3 Present Zoning (CBD rezone requested)
20016701130; 20016700730 and 20016700420

Proposed Project for Property
Kennesaw Square - a Mixed-Use Development (multi-family residential, commercial retail, and park/plaza)

Add additional sheet if necessary

APPLICANT Kennesaw Square Development, LLC

APPLICANT EMAIL [REDACTED]

Applicant address 2160 Kingston Court SE, Suite B; Marietta, GA 30067

(Fax #) _____ (Work #) [REDACTED] (Cell #) _____

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature] 10/16/23 (see attached)
Notary Date

TITLEHOLDER: Redwood Development, LLC

Telephone: [REDACTED]

Address: 2160 Kingston Court SE, Suite B; Marietta, GA 30067

Signature [Signature]

Signed, sealed and delivered in presence of: [Signature] 10/16/23 (see attached)
Notary Date

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On OCTOBER 16, 2023

Date

before me, THERESA CURA, NOTARY PUBLIC

Here Insert Name and Title of the Officer

personally appeared

NATE SIRANG

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

[Signature]

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: CENTRAL BUSINESS DISTRICT PROJECT APPROVAL

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: APPLICANT

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

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State of California

County of LOS ANGELES

On OCTOBER 16, 2023 before me, THERESA CURA, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared NATE SIKANG
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

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Title or Type of Document: CENTRAL BUSINESS DISTRICT PROJECT APPROVAL

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☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: TITLE HOLDER

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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 16th day of October, 2023



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 APPROVAL

Date Received 10/20/23

Staff's Initials NF

Is this property located within the Kennesaw Historic District (yes) ☒ lots north of Keene St. (no) ☒ lots south of Keene Street ?

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 _____

Staff's Initials _____

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
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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 667 Keene Street; Keene Street; 2570 N Cobb Parkway; and 2590 Keene Street

Land Lot 166 & 167 Tax Parcel 20016700340; 20016701180*; 20016701160; CBD & HGB
20016603670; Lot Size 12.312 Present Zoning (CBD rezone requested)
20016701130; 20016700730 and 20016700420

Proposed Project for Property
Kennesaw Square - a Mixed-Use Development (multi-family residential, commercial retail, and park/plaza)

Add additional sheet if necessary

APPLICANT Kennesaw Square Development, LLC

APPLICANT EMAIL _____

Applicant address 2160 Kingston Court SE, Suite B; Marietta, GA 30067

(Fax #) _____ (Work #) _____ (Cell #) _____

Applicant Signature _____

Signed, sealed and delivered in presence of: _____

Notary

TITLEHOLDER: B N Auto Parts Company

Telephone: _____

Address: 2864 Wood Park Terrace; Kennesaw, GA 30152

Signature _____

Signed, sealed and delivered in presence of: _____

Notary

Date 10-17-23





CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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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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 17th day of October, 2023


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 APPROVAL**

Date Received 10/20/23

Staff's Initials NF

Is this property located within the Kennesaw Historic District (yes) ☒ lots north of Keene St. (no) ☒ lots south of Keene Street ?

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.

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3. Review/ Approval by Mayor and Council

PROPERTY ADDRESS 667 Keene Street; Keene Street; 2570 N Cobb Parkway; and 2590 Keene Street

Land Lot 166 & 167 Tax Parcel 20016700340; 20016701180*; 20016701160; CBD & HGB
20016603670; Lot Size 12.3 Present Zoning CBD rezone requested
20016701130; 20016700730 and 20016700420

Proposed Project for Property
Kennesaw Square - a Mixed-Use Development (multi-family residential, commercial retail, and park/plaza)

Add additional sheet if necessary

APPLICANT Kennesaw Square Development, LLC

APPLICANT EMAIL [REDACTED]

Applicant address 2160 Kingston Court SE, Suite B; Marietta, GA 30067

(Fax #) _____ (Work #) _____ (Cell #) _____

Applicant Signature _____

Signed, sealed and delivered in presence of: _____
Notary Date

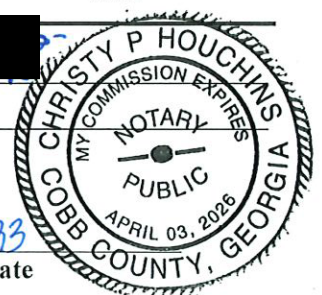
TITLEHOLDER: Piedmont Residential, LLC

Telephone [REDACTED]

Address: 285 Parkway 575; Woodstock, GA 30188

Signature [Signature]

Signed, sealed and delivered in presence of: Christy P. Houchins 10/14/23
Notary Date





CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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:

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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 16 day of October, 20 23


Applicants Signature

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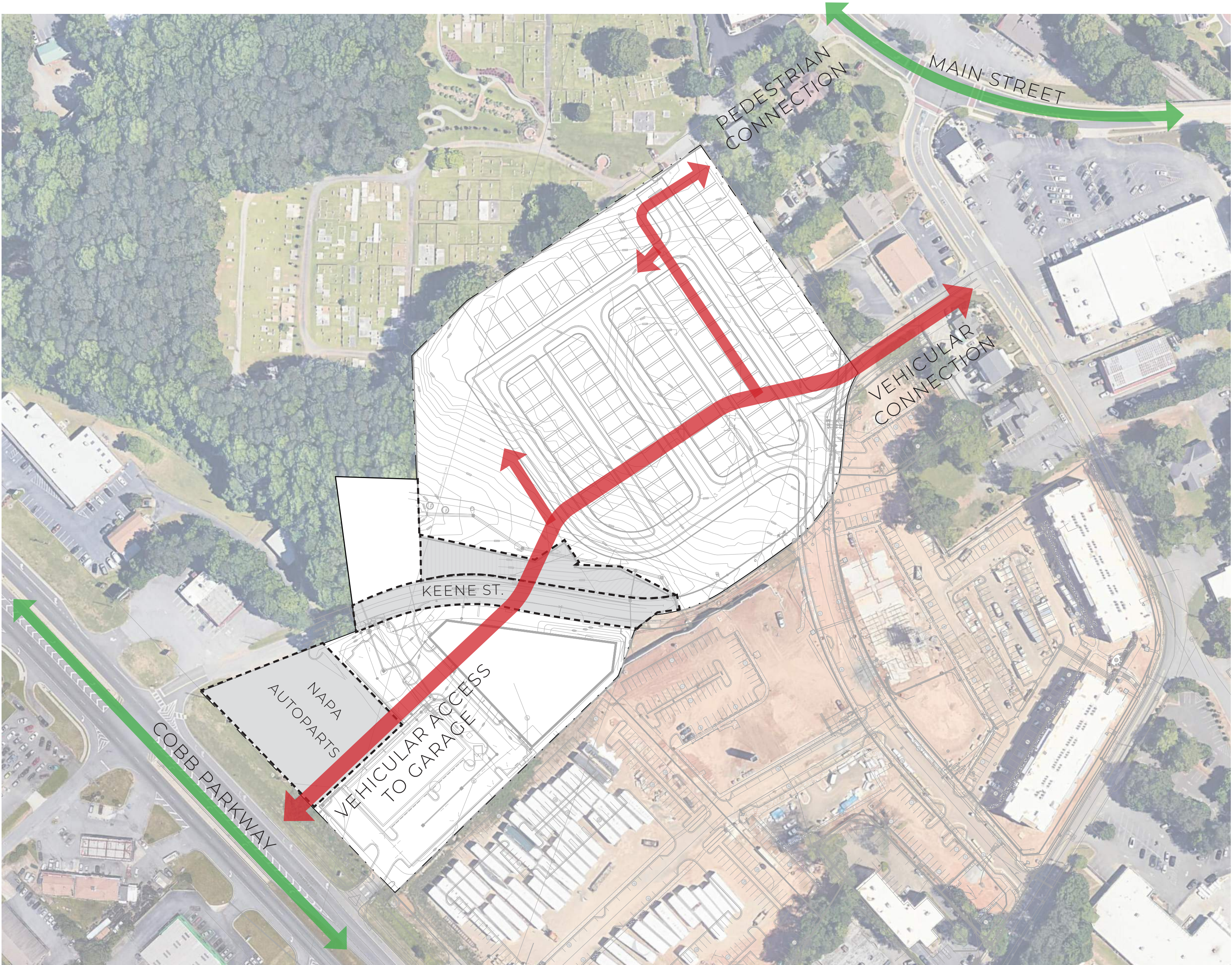
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OCTOBER 19, 2023

KENNESAW SQUARE

MASTERPLAN

RSP ARCHITECTS



DESIGN CHARACTER



CONCORD WILSHIRE



RSP ARCHITECTS

DESIGN CHARACTER

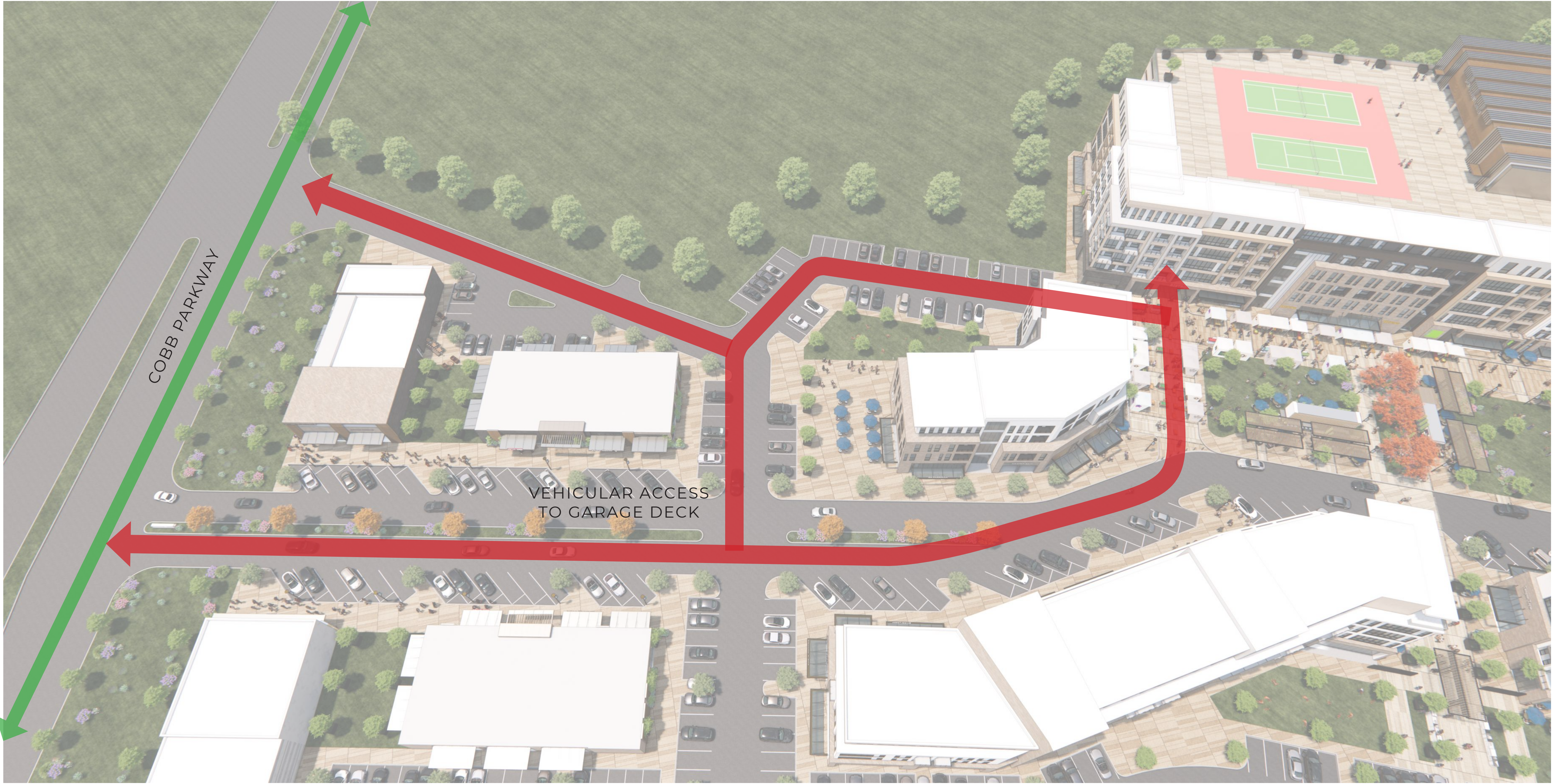


CONCORD WILSHIRE

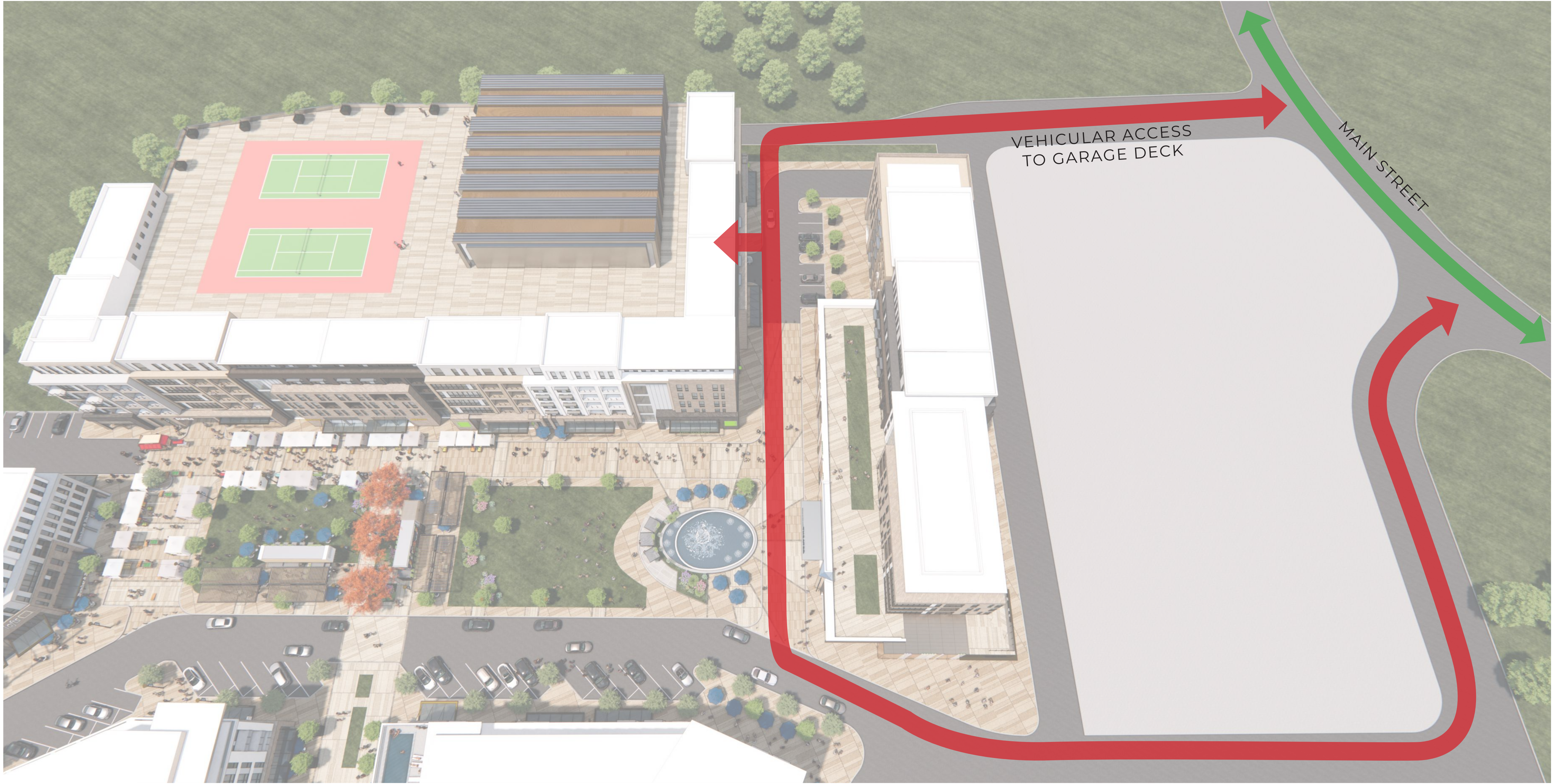


RSP ARCHITECTS

VIEW - GARAGE DECK ACCESS FROM COBB PARKWAY



VIEW - GARAGE DECK ACCESS FROM MAIN STREET



VIEW - BIRDS EYE

- SPORTS CENTER
- RESIDENTIAL ABOVE RETAIL
- GARAGE
- RESIDENTIAL ABOVE RETAIL
- RETAIL
- RETAIL



VIEW - PARK VIEW



CONCORD WILSHIRE

RSP ARCHITECTS

VIEW - PARK VIEW



VIEW - SOUTHERN ENTRY



VIEW - SOUTHERN ENTRY



VIEW - MAIN PARK



CONCORD WILSHIRE

RSP ARCHITECTS

VIEW - PARK STAGE



VIEW - FOUNTAIN VIEW





VIEW - PARK CENTER



VIEW - ROOFTOP POOL











DEVELOPMENT COLLAGE - VIEW FROM SUMMER STREET





THANK YOU

KENNESAW SQUARE

BUSINESS PLAN

Proposed Development

The proposed Kennesaw Square mixed-use development project (the “Project”) is a Cobb Parkway corridor improvement project. It is comprised of several adjacent tax parcels and contemplates the inclusion of certain portions of the existing Keene Street Right-of-Way (ROW), which is proposed to be abandoned should the City of Kennesaw look favorably upon this project. The Project totals 12.3 acres, and is located along the northeast side of Cobb Parkway at Keene Street, and is bounded on the north and west by School Drive and the City Cemetery. The Project is planned as a mixed-use development incorporating multi-family residential, commercial retail and a park/plaza area. It is intended to serve not only the proposed residents, but the entire Kennesaw community, while also having a regional draw by taking advantage of the Cobb Parkway transportation corridor.

The Project is proposed to include a total of 410 multi-family residential units encompassing 367,250 gross square feet of building area, spread among four mixed use building. In addition, the project will include a total of 130,600 gross square feet of commercial retail space spread across the four multi-use buildings as well as four solely commercial buildings.¹ The commercial retail buildings proposed closest to Cobb Parkway are single story surrounded by surface parking in keeping with the commercial corridor of the parkway. North of the single-story retail buildings, and closer to downtown, a series of four multi-use buildings, each either five or six-stories in height, will include multi-family residential units over ground-floor retail. In partnership with the KDDA, the Project is proposing a six-story parking structure of 1,110 parking spaces so as to minimize the footprint of the development and allowing for the construction of a park/plaza area rather than additional surface parking. The garage facades internal to the Project will be lined with multifamily residential and ground-floor retail, which will also front upon the park/plaza space. An additional 288 surface parking spaces are included within the Project, resulting in total proposed parking of 1,398 spaces, which is sufficient to accommodate not only the residents of the project, but also customers and visitors from the Kennesaw community and surrounding region.

It is envisioned that the central park plaza space will offer ample seating and broad walkways, landscaped focal points, shading through raised planters and ornamental trees, open lawn space, an outdoor stage/performance area, a water fountain, and patterned pavement surfaces. This central park/plaza will serve as a flexible space for open air events, including farmers markets and festivals, thus encouraging the active outdoor community which will be a central theme of the project.

Type of Business

The Project will include a mix of residential and commercial retail uses surrounding a public square. A total of 410 multi-family residential units are proposed, which will include both for sale condominiums and apartments for rent. The Project is proposing 130,600 square feet of commercial retail space. While

¹ This Project is below the threshold of a Development of Regional Impact (DRI), and is therefore not subject to the Atlanta Regional Commission (ARC) DRI review process. The Project is below the threshold of 500,000 square feet of mixed-use development - which is the ARC threshold for multi-use developments in established and developing suburbs. The Project is also below the threshold of 500 new housing units and 400,000 square feet of commercial square footage which would alternatively trigger a DRI review.

specific business brands won't be determined until after initial planning and zoning approvals are obtained, it is envisioned that the following types of businesses will occupy the proposed commercial retail space:

- Grocery store
- Theater
- Sandwich shop
- Restaurants/Taverns
- Coffee Shop
- Brewery
- Multi-purpose center

In addition, the project is proposing a public square central to the development that is envisioned to offer the following types of activities:

- Outdoor stage/performance area
- Open lawn for multi-use activities and gathering spaces
- Shaded seating and walkways for gathering and expanding the adjacent commercial businesses and dining into the public space
- Water fountain for ambiance and to be utilized as a gathering area
- Kiosk structures for retail and food vendor opportunities
- Paved flex space adjacent to the public square for Farmer's Market and/or community gatherings and festivals

Target Market and Customer

The Project is geared to provide a mix of housing targeted for young professionals, small families, empty nesters and active seniors. The commercial customer base is envisioned to include not only the residents of the proposed community, but also the surrounding neighborhoods and communities in and around the City of Kennesaw. It is expected that special events will draw from a larger regional area.

Traffic Control

The Project's main entry will front Cobb Parkway, with secondary access also from Keene Street and School Drive. An entry boulevard featuring a divided median will welcome visitors to the project from Cobb Parkway. This entry boulevard will provide connections to the parking garage as well as surface parking designed for residents of the multi-use buildings on the southeastern portion of the project. This boulevard will then narrow through the park/plaza area of the project, but will ultimately connect through the northern end of the project, where there will be a secondary vehicular connection to the north and Downtown. Side streets and surface parking will be located on the sides and rear of the proposed buildings fronting along Cobb Parkway and the project boulevard, and will offer pedestrian connections throughout the project and further connecting to Cobb Parkway and to the adjacent properties and Downtown. Bicycle access is also planned along the Project's boulevard connecting this project to the surrounding roadways and nearby trail network. In addition to traffic control and directional signage, the

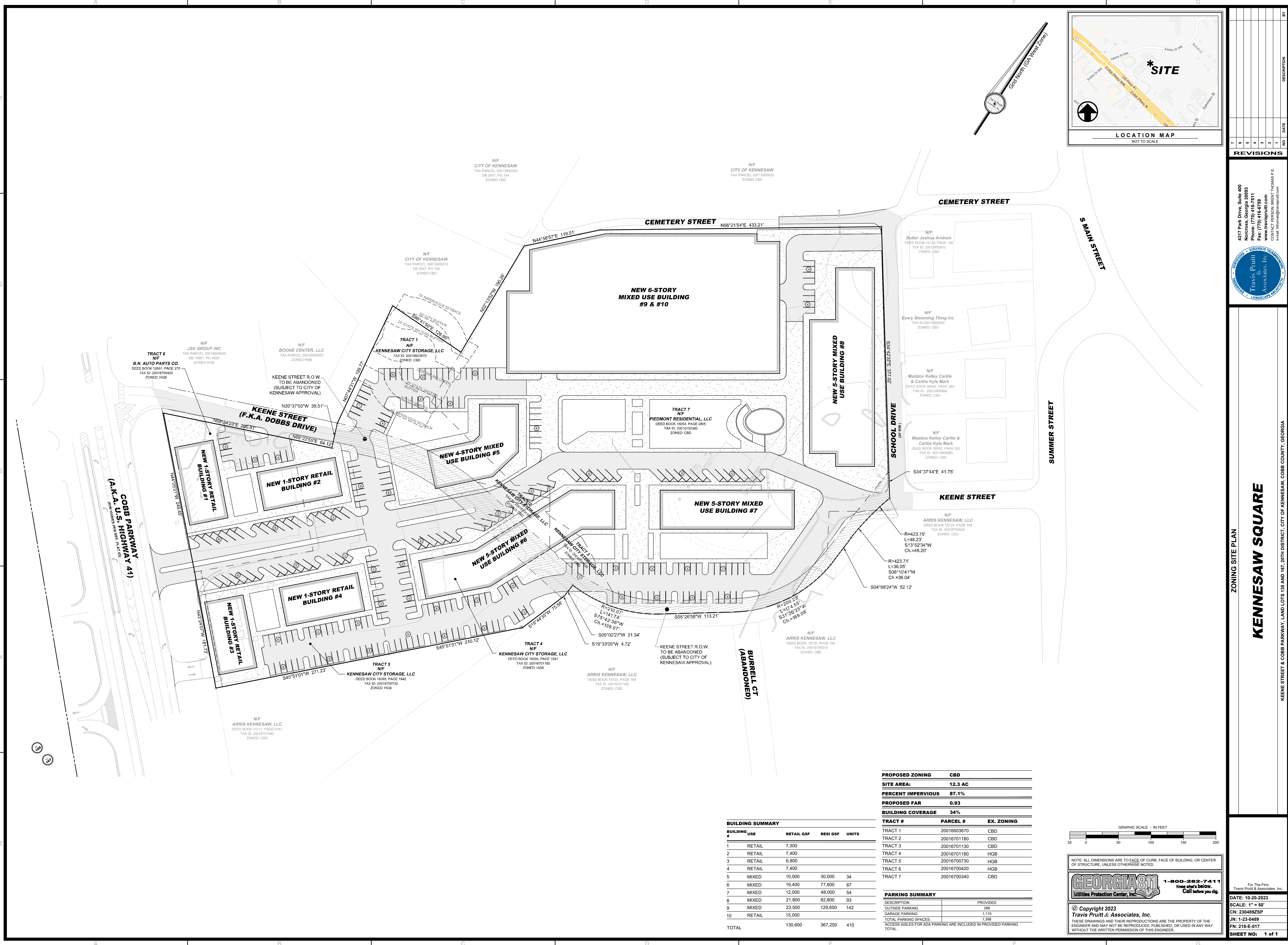
Project is proposing a mix of pavement patterns and surfaces, landscape and hardscape elements to identify and separate the multi-modes of traffic for safety purposes.

Economic Impact

The total cost to construct the Project is estimated slightly in excess of \$150,000,000. During the anticipated two-year construction period, it is estimated that approximately 855 construction jobs will be created. The project expenditures would generate a short term increase in demand for engineering and technical services, as well as construction-related labor and materials.

Following completion of construction, the Project will provide housing for new residents of the City of Kennesaw who will support local businesses and increase the local tax base. In addition, the retail and other commercial uses will provide between 125 and 175 full-time and part-time jobs, as well as additional employment for persons included in the management and maintenance of the residential and public square spaces.

The commercial and retail businesses will provide tax revenue through local sales taxes generated by both residents and regional visitors to the development. Beyond expenditures as retail establishments within the Project, it is anticipated that the residents of the Project will also support other local Kennesaw business in the surrounding area.



NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-5751
Fax: (770) 416-5759
www.travispruit.com
CONTACT PERSON: BRENT THOMAS P.E.
e-mail: bthomas@travispruit.com

Travis Pruitt & Associates, Inc.
LANDSCAPE ARCHITECTS

ZONING SITE PLAN

KENNESAW SQUARE

KEENE STREET & COBB PARKWAY, LAND LOTS 138 AND 167, 20TH DISTRICT, CITY OF KENNESAW, COBB COUNTY, GEORGIA

BUILDING SUMMARY			
BUILDING #	USE	RETAIL GSF	RESI GSF UNITS
1	RETAIL	7,300	
2	RETAIL	7,400	
3	RETAIL	6,800	
4	RETAIL	7,400	
5	MIXED	10,000	30,000 87
6	MIXED	19,400	77,600 87
7	MIXED	12,000	48,000 54
8	MIXED	21,800	82,800 93
9	MIXED	23,500	129,650 142
10	RETAIL	15,000	
TOTAL		130,600	367,250 410

PROPOSED ZONING		CBD
SITE AREA:		12.3 AC
PERCENT IMPERVIOUS		87.1%
PROPOSED FAR		0.93
BUILDING COVERAGE		34%
TRACT #	PARCEL #	EX. ZONING
TRACT 1	20016603670	CBD
TRACT 2	20016701180	CBD
TRACT 3	20016701130	CBD
TRACT 4	20016701180	HGB
TRACT 5	20016700730	HGB
TRACT 6	20016700420	HGB
TRACT 7	20016700340	CBD

PARKING SUMMARY	
DESCRIPTION	PROVIDED
OUTSIDE PARKING	288
GARAGE PARKING	1,110
TOTAL PARKING SPACES	1,398
ACCESS AISLES FOR ADA PARKING ARE INCLUDED IN PROVIDED PARKING TOTAL.	

GRAPHIC SCALE - IN FEET
25 0 50 100 150 200

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

1-800-282-7411
Know what's below.
Call before you dig.

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DATE: 10-20-2023
SCALE: 1" = 50'
CN: 230489ZSP
JN: 1-23-0489
FN: 218-E-017
SHEET NO: 1 of 1

J.C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.
I HEREBY CERTIFY THAT THIS DEED WAS FILED AND RECORDED IN DEED BOOK 12691 PAGE 270

2/12 RR.

92R291.5

RETURN TO:

Moore Ingram Johnson & Steele, LLP
192 Anderson Street
Marietta, GA 30060

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE made the 1 day of May in the year of one thousand nine hundred and ninety-nine, between

DAN W. NORTHCUTT and LINDA C. NORTHCUTT

of the County of Cobb and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

B. N. AUTO PARTS CO.
a Georgia corporation

of the County of Cobb and State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey, and forever QUITCLAIM unto the said Grantee

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 166 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Susan Pickle
(Unofficial Witness)

Dan W. Northcutt (Seal)
DAN W. NORTHCUTT

Dan M. Harris
(Notary Public)

Linda C. Northcutt (Seal)
LINDA C. NORTHCUTT

My Commission Expires:

(Notarial Seal)

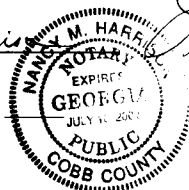


EXHIBIT "A"

J.C. Stephenson

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 166 of the 20th District, 2nd Section, Cobb County, Georgia, as per plat of survey by Raoul N. Arroyo, Surveyor, dated July 30, 1971, and being more particularly described as follows:

BEGINNING at an iron pin at the corner formed by the intersection of the northeast side of U. S. Highway 41 and the southeast side of Dobbs Drive; running thence south 45 degrees 20 minutes east along the right-of-way of U. S. Highway 41 a distance of 250 feet to an iron pin; running thence north 45 degrees 27 minutes east a distance of 185 feet to an iron pin; running thence north 45 degrees 28 minutes west a distance of 175 feet to an iron pin on the southeast side of Dobbs Drive; running thence south 67 degrees 29 minutes 33 seconds west as measured along the southeast side of Dobbs Drive a distance of 200 feet to an iron pin and the point of beginning, said property being the same as that conveyed in that certain Warranty Deed from Curtis M. Wigley to Northcutt & Northcutt, a Partnership comprised of Floyd W. Northcutt and Dan W. Northcutt, dated October 27, 1983, filed for record October 27, 1983, in **Deed Book 2924, Page 182**, Records of Cobb County, Georgia.

The Abram Law Group, LLC
1200 Ashwood Parkway, Suite 560
Atlanta, GA 30338
770/349-0120
File #22-0090

LIMITED WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ORANGE

THIS INDENTURE made as of the 9th day of May, in the year two thousand and twenty-two,
between

ETERNAL HOLDINGS LLC
a Nevada limited liability company

as party or parties of the first part, hereinafter called Grantor, and

PIEDMONT RESIDENTIAL, LLC
a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to
include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00)
AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of
these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed,
and by these presents, does grant, bargain, sell and convey unto the said Grantee, the following described
real property to-wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 138 and 167 of the 20th
District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more
particularly described on Exhibit "A" attached hereto and incorporated herein by
reference for a complete legal description.

This conveyance is made subject to those matters shown on Exhibit "B" attached hereto.

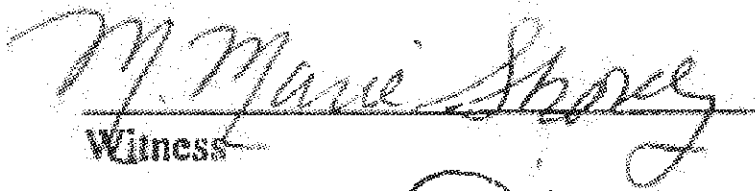
TO HAVE AND TO HOLD the said bargained property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever IN FEE SIMPLE.

And the said Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons, claiming by, through, or under said Grantor.

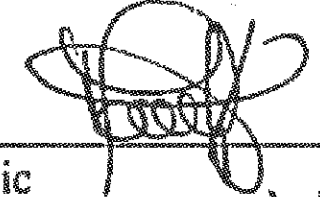
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

Eternal Holdings LLC
a Nevada limited liability company


Witness

BY:  (SEAL)
Name: Shahriar Ekbatani
Title: Manager


Notary Public
My commission expires: February 12, 2024
[Notary Seal]

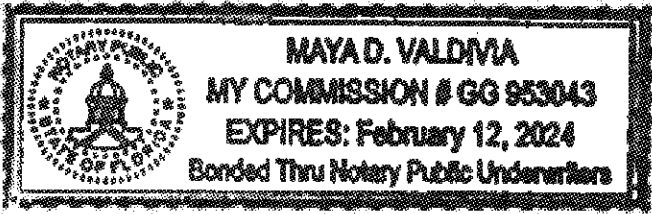


EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 138 & 167 OF THE 20TH DISTRICT, 2ND SECTION, CITY OF KENNESAW, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF CEMETERY STREET (30' R/W) AT THE COMMON CORNER OF LAND LOT 138, 139, 166 & 167;
SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 45 DEGREES 05 MINUTES 57 SECONDS EAST, 119.51 FEET TO A FENCE CORNER;
THENCE, NORTH 56 DEGREES 26 MINUTES 38 SECONDS EAST, 433.02 FEET TO A 1/2" REBAR ON THE WESTERLY RIGHT-OF-WAY OF SCHOOL DRIVE (30' R/W);
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 34 DEGREES 35 MINUTES 23 SECONDS EAST, 377.45 FEET TO A 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF KENNE STREET (40' R/W);
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 05 DEGREES 44 MINUTES 52 SECONDS WEST, 26.88 FEET TO A 1/2" REBAR;
THENCE, SOUTH 05 DEGREES 44 MINUTES 52 SECONDS WEST, 51.10 FEET TO A 1/2" REBAR;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 57 DEGREES 02 MINUTES 34 SECONDS WEST, 42.91 FEET TO A 1/2" REBAR;
THENCE, SOUTH 30 DEGREES 17 MINUTES 07 SECONDS EAST, 58.60 FEET TO A 1/2" REBAR ON SAID NORTHERLY RIGHT-OF-WAY;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 05 DEGREES 44 MINUTES 52 SECONDS WEST, 13.48 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 151.48 FEET, SAID CURVE HAVING A RADIUS OF 175.72 FEET AND BEING SUBTENDED BY A CHORD OF 146.83 FEET, AT SOUTH 30 DEGREES 26 MINUTES 32 SECONDS WEST, TO A POINT;
THENCE, SOUTH 55 DEGREES 08 MINUTES 12 SECONDS WEST, 103.52 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 89.53 FEET, SAID CURVE HAVING A RADIUS OF 224.38 FEET AND BEING SUBTENDED BY A CHORD OF 88.94 FEET, AT SOUTH 66 DEGREES 36 MINUTES 14 SECONDS WEST, TO A POINT;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 62 DEGREES 30 MINUTES 41 SECONDS WEST, 95.28 FEET TO A POINT;
THENCE, NORTH 88 DEGREES 33 MINUTES 44 SECONDS WEST, 59.94 FEET TO A POINT;
THENCE, NORTH 77 DEGREES 23 MINUTES 22 SECONDS WEST, 9.42 FEET TO A POINT;
THENCE, NORTH 57 DEGREES 02 MINUTES 34 SECONDS EAST, 6.60 FEET TO A POINT;
THENCE, NORTH 32 DEGREES 57 MINUTES 26 SECONDS WEST, 20.00 FEET TO A 1/2" REBAR;
THENCE, NORTH 33 DEGREES 06 MINUTES 00 SECONDS WEST, 19.88 FEET TO A 1/2" REBAR;
THENCE, SOUTH 57 DEGREES 01 MINUTES 02 SECONDS WEST, 53.83 FEET TO A 1/2" REBAR;
THENCE, NORTH 77 DEGREES 52 MINUTES 06 SECONDS WEST, 181.88 FEET TO A 1/2" REBAR;
THENCE, NORTH 02 DEGREES 14 MINUTES 06 SECONDS WEST, 89.32 FEET TO A 1/2" REBAR;
THENCE, NORTH 02 DEGREES 04 MINUTES 49 SECONDS WEST, 190.43 FEET TO THE POINT OF BEGINNING;

EXHIBIT "B"

1. Taxes and assessments for the year 2022 and subsequent years, which are liens not yet due and payable.
2. Easement from Kennesaw Consolidated School to Georgia Power Company, dated March 22, 1939, filed April 25, 1939, recorded in Deed Book 132, page 448, Cobb County, Georgia records.
3. Easement from Cobb County Board of Education to City of Kennesaw, dated September 29, 1960, filed October 7, 1960, recorded in Deed Book 566, page 66, aforesaid records.
4. Easements and Infrastructure Development Agreement by and between Keene Street JV LLC and Arris Kennesaw, LLC dated 02/20/2020, recorded in Deed Book 15714, Page 3087, aforesaid records

**NOTE TO CLERK: Pursuant to O.C.G.A. 48-6-2(a)(3),
this deed is exempt from the real estate transfer tax imposed
by the State of Georgia.**

After recording, return to:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Cobb County Tax Parcel No. 20016700730

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, made as of the 18th day of October, 2022, between **KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY**, a public corporation created and existing under the laws of the State of Georgia (hereinafter referred to as “**Grantor**”), and **KENNESAW CITY STORAGE, LLC**, a Georgia limited liability company (hereinafter referred to as “**Grantee**”) (the words “**Grantor**” and “**Grantee**” to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

W I T N E S S E T H: THAT

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, all those tracts or parcels of land lying and being in Cobb County, Georgia, being more particularly described in **Exhibit “A”**, attached hereto and incorporated herein by this reference (hereinafter referred to as the “**Land**”);

TOGETHER WITH all buildings, structures, and improvements thereon and all rights, members, easements, hereditaments, tenements and appurtenances appertaining to the Land (the Land, together with the foregoing, is hereinafter referred to as the “**Property**”);

This conveyance and the limited warranty of title set forth herein are made subject to the matters set forth on **Exhibit “B”** attached hereto and incorporated herein by reference for all purposes (collectively, the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD the Property unto Grantee and unto its successors and assigns, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee

and its successors and assigns, forever, **IN FEE SIMPLE.**

Grantor covenants with Grantee that it will forever warrant and defend said title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed, to be effective as of the date set forth above.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

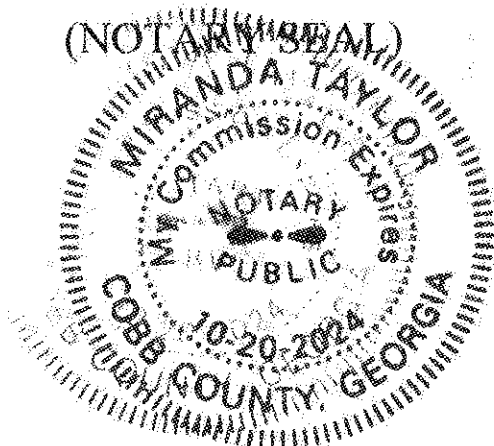
[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

Signed, sealed, and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

Commission Expiration Date:
10-20-24



GRANTOR:

**KENNESAW DOWNTOWN DEVELOPMENT
AUTHORITY,**
a public corporation created and existing under the
laws of the State of Georgia

By: [Signature] (SEAL)
Mark Allen, Chair

By: [Signature] (SEAL)
Mary Jo Groeneveld, Secretary

(CORPORATE SEAL)



EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in land lots 166 and 167, District 20, Section 2, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

Beginning at an iron pin found (1/2" rebar) located at the intersection of the southeasterly right of way of Dobbs Drive (40' R/W) with its intersection of the northeasterly right of way of North Cobb Parkway (A.K.A. Highway 41) (115' from the centerline of highway 41), thence along the southeasterly right of way of Dobbs Drive N 66° 40' 51" E a distance of 201.32 feet to a point, said point being the TRUE POINT OF BEGINNING;

Thence continuing along the southeasterly right of way of Dobbs Drive N 67° 33' 30" E a distance of 120.40 feet to a point.

Thence 177.71 feet along the arc of a curve in a clockwise direction (said curve having a radius of 335.59' and a chord of N 84° 38' 30" E - 175.64') to a point;

Thence S 82° 40' 45" E a distance of 196.98 feet to an iron pin found (5/8" rebar);

Thence leaving said right of way S 17° 53' 51" W a distance of 75.54 feet to a point;

Thence S 44° 01' 15" W a distance of 481.39 feet to a point on the northeasterly right of way of North Cobb Parkway;

Thence along the northeasterly right of way of North Cobb Parkway N 45° 20' 00" W a distance of 181.48 feet to a point;

Thence leaving said right of way N 44° 55' 46" E a distance of 185.32 feet to an iron pin found (5/8" rebar);

Thence N 45° 49' 53" W a distance of 175.12 feet to a point on the southeasterly right of way of Dobbs Drive and the POINT OF BEGINNING.

Said tract containing 2.67 acres as shown hereon.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for year 2023, a lien not yet due and payable.
2. Drainage rights as contained in that certain Right of Way Deed from W. M. Eller to State Highway Department of Georgia dated June 22, 1948, and recorded at Deed Book 202, Page 93, records of the Clerk of Cobb County, Georgia, Superior Court.
3. Drainage rights as contained in that certain Right of Way Deed from O.E. Jones to State Highway Department of Georgia dated June 23, 1948, and recorded at Deed Book 202, Page 96, aforesaid records, as affected by Quitclaim Deed from L.C. Chalker, O.E. Jones and the Board of Education of Cobb County, Georgia, to State Highway Department of Georgia, dated November 12, 1948, and recorded at Deed Book 192, Page 544, aforesaid records.
4. Easement from Pacemaker Inns of America to Georgia Power Company dated April 5, 1972, and recorded in Deed Book 1315, Page 725, aforesaid records.
5. All matters shown on ALTA/NSPS Land Title Survey prepared by Travis Pruitt & Associates, Inc., Travis N. Pruitt, Jr., Georgia Registered Land Surveyor No. 2809, prepared for Kennesaw City Storage, LLC, Signature Bank of Georgia, First American Title Insurance Company, and Candler Abstract Company last revised October 14, 2022, identified as Job No. 1-21-0242.600.

Prepared for recording by:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Clerk please cross reference:
Deed Book 16146, Page 3619
Cobb County Records

This deed is being rerecorded to include the effective date of July 12, 2023.

Cobb County Tax Parcel No.
20016701130 (partial)

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, made as of the 12th day of July, 2023, between **KEENE STREET JV, LLC**, a Georgia limited liability company (hereinafter referred to as "**Grantor**"), and **REDWOOD DEVELOPMENT, LLC**, a Georgia limited liability company (hereinafter referred to as "**Grantee**") (the words "**Grantor**" and "**Grantee**" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH: THAT

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, all those tracts or parcels of land lying and being in Cobb County, Georgia, being more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Land**");

TOGETHER WITH all buildings, structures, and improvements thereon and all rights, members, easements, hereditaments, tenements and appurtenances appertaining to the Land (the Land, together with the foregoing, is hereinafter referred to as the "**Property**");

This conveyance and the limited warranty of title set forth herein are made subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference for all purposes (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property unto Grantee and unto its successors and assigns, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee and its successors and assigns, forever, **IN FEE SIMPLE**.

Grantor covenants with Grantee that it will forever warrant and defend said title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

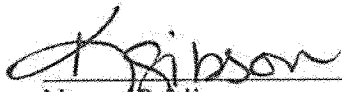
IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed, to be effective as of the date set forth above.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

Signed, sealed, and delivered
in the presence of:


Unofficial Witness

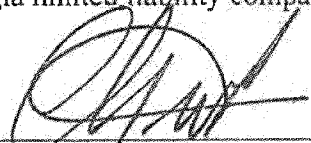

Notary Public

Commission Expiration Date:

4/30/26

GRANTOR:

KEENE STREET JV, LLC,
a Georgia limited liability company

By:  (SEAL)
Chad L. Howie, Manager

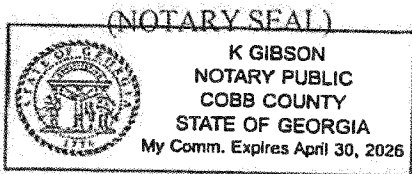


EXHIBIT "A"
Legal Description

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:

COMMENCING at a point found at the intersection of northeasterly right of way line of Cobb Parkway Variable R/W (AKA HWY 41) and the north right of way line of Keene Street (40' R/W) thence proceeding along the north right of way line of Keene Street 40' R/W (FKA Dobbs) a distance of 280.00 feet to 1/2" rebar found. THENCE following said right of way along a curve to the right with a radius of 757.98 feet and an arc length of 111.83 feet, said curve having a chord bearing of North 71 degrees 55 minutes 32 seconds East and a chord distance of 111.73 feet to a point; THENCE continuing said right of way along a curve to the right with a radius of 368.31 feet and an arc length of 124.36 feet, said curve having a chord bearing of South 87 degrees 11 minutes 24 seconds West and a chord distance of 123.77 feet to a point. THENCE continuing said right of way along a curve to the right with a radius of 368.31 feet and an arc length of 18.32 feet, said curve having a chord bearing of South 81 degrees 34 minutes 52 seconds East and a chord distance of 18.32 feet to a point; South 80 degrees 45 minutes 09 seconds East a distance of 132.78 feet to a point; said point being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING leaving said right of way North 33 degrees 01 minutes 25 seconds West a distance of 49.46 feet to a 1/2" rebar found w/cap; THENCE South 88 degrees 39 minutes 52 seconds East a distance of 59.94 feet to a point; THENCE South 62 degrees 36 minutes 48 seconds East a distance of 95.28 feet to a point at the northern right of way of Keene St 40' R/W (FKA Dobbs); THENCE following said right of way along a curve to the right with a radius of 224.38 feet and an arc length of 85.72 feet, said curve having a chord bearing of South 88 degrees 58 minutes 47 seconds West and a chord distance of 85.20 feet to a point; THENCE continuing along northern right of way line North 80 degrees 45 minutes 08 seconds West a distance of 32.81 feet to a point; said point being the TRUE POINT OF BEGINNING.

Said tract contains 4,123 square feet or 0.09 acres.

TOGETHER WITH (i) all fixtures, structures and improvements thereon, (ii) all right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, strips or gores of land adjacent thereto and (iii) all and singular the tenements, hereditament, rights, easements and appurtenances now or hereafter belonging thereto.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for year 2023, a lien not yet due and payable.
2. Easement(s) granted in favor of Georgia Power Company as filed in Book 132, Page 448, records of the Clerk of Cobb County, Georgia, Superior Court.
3. All matters shown on Boundary Survey prepared by Travis Pruitt & Associates, Inc., Jacob M. Kaloki., Georgia Registered Land Surveyor No. 3422, prepared for Kennesaw City Storage, LLC, dated May 24, 2023, identified as Job No. 1-23-0231.600.

Prepared for recording by:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Cobb County Tax Parcel Nos.
20016701130 (partial)

STATE OF GEORGIA
COUNTY OF COBB

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of July, 2023 between **KEENE STREET JV LLC**, a Georgia limited liability company (herein referred to as “**Grantor**”), and **REDWOOD DEVELOPMENT, LLC**, a Georgia limited liability company (herein referred to as “**Grantee**”).

WITNESSETH THAT:

The Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, release, convey and forever quit-claim to the said Grantee, his its heirs, successors and assigns, all right, title, interest, claim or demand which the said Grantor has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lots 166 and 167 of the 20th District, 2nd Section of Cobb County, Georgia, being that certain land identified as Tract 1 and Tract 2 which are more particularly described on Exhibit “A” attached hereto and by this reference made a part hereof.

TOGETHER WITH all fixtures, structures and improvements on said property, all right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, strips or gores of land adjacent thereto, and all and singular the tenements, hereditament, rights, easements and appurtenances in anywise appertaining.

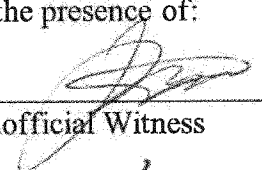
TO HAVE AND TO HOLD the said described premises unto the said Grantee, its heirs, successors and assigns, so that neither the said Grantor, nor its heirs or successors, nor any other person or persons claiming under it shall at any time claim or demand any right, title or interest to the aforesaid described premises.

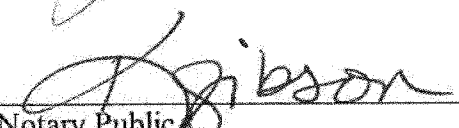
[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this deed on the date above written.

[SIGNATURE PAGE TO QUITCLAIM DEED]

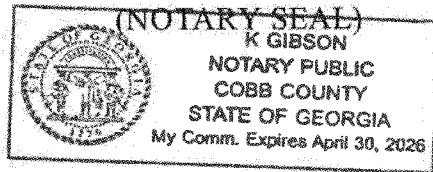
Signed, sealed, and delivered
in the presence of:


Unofficial Witness


Notary Public

Commission Expiration Date:

4/30/2026



GRANTOR:

KEENE STREET JV LLC,
a Georgia limited liability company

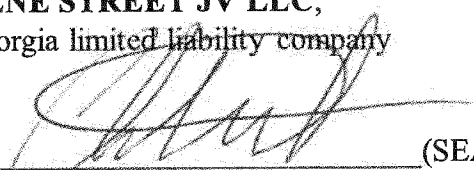
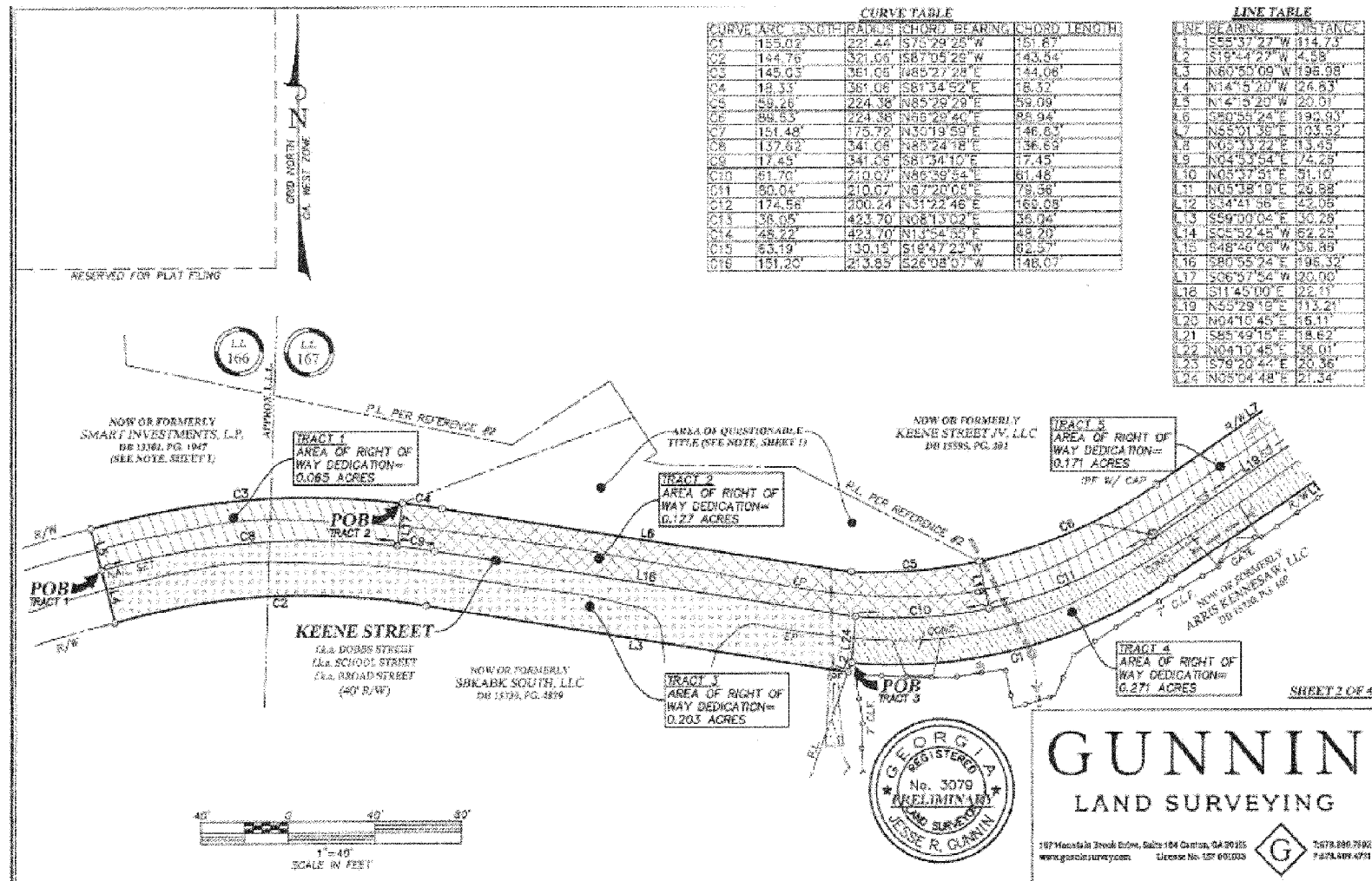
By:  (SEAL)
Chad L. Howie, Manager

EXHIBIT "A"
Description of proposed abandonment of Keene Street



Legal Description

Summers St Project- Right of Way Abandonment, Tract 1

All that tract or parcel of land lying and being in Land Lots 166 and 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 the intersection of the westerly right of way of Burrell Court (40' right of way) and the southerly right of way of Keene Street (40' right of way); thence leaving said westerly right of way and along said southerly right of way the following courses and distances: S55°37'27"W for a distance of 114.73 feet to a point; 155.02 feet along the arc of a curve to the right, said curve having a radius of 221.44 feet and being subtended by a chord of S75°29'25"W, 151.87 feet to a point; S19°44'27"W for a distance of 4.58 feet to a 1/2" rebar found; N80°50'09"W for a distance of 196.98 feet to a point; 144.76 feet along the arc of a curve to the left, said curve having a radius of 321.06 feet and being subtended by a chord of S87°05'29"W, 143.54 feet to a point; thence leaving said southerly right of way N14°15'20"W for a distance of 24.83 feet to a nail set, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence N14°15'20"W for a distance of 20.01 feet to a point at the northerly right of way of Keene Street (40' right of way); thence along said northerly right of way 145.03 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of N85°27'28"E, 144.06 feet to a point; thence leaving said northerly right of way S06°57'54"W for a distance of 20.00 feet to a point; thence 137.62 feet along the arc of a curve to the left, said curve having a radius of 341.06 feet and being subtended by a chord of S85°24'18"W, 136.69 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.065 acres.

Summers St Project- Right of Way Abandonment, 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:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of the westerly right of way of Burrell Court (40' right of way) and the southerly right of way of Keene Street (40' right of way); thence leaving said westerly right of way and along said southerly right of way the following courses and distances: S55°37'27"W for a distance of 114.73 feet to a point; 155.02 feet along the arc of a curve to the right, said curve having a radius of 221.44 feet and being subtended by a chord of S75°29'25"W, 151.87 feet to a point; S19°44'27"W for a distance of 4.58 feet to a 1/2" rebar found; N80°50'09"W for a distance of 196.98 feet to a point; 144.76 feet along the arc of a curve to the left, said curve having a radius of 321.06 feet and being subtended by a chord of S87°05'29"W, 143.54 feet to a point; thence traversing said right of way N14°15'20"W for a distance of 44.84 feet to a point at the northerly right of way of Keene Street (40' right of way); thence along said northerly right of way 145.03 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of N85°27'28"E, 144.06 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence continue along said northerly right of way the following courses and distances: 18.33 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of S81°34'52"E, 18.32 feet to a point; thence S80°55'24"E for a distance of 190.93 feet to a point; thence 59.26 feet along the arc of a curve to the left, said curve having a radius of 224.38 feet and being subtended by a chord of N85°29'29"E, 59.09 feet to a point; thence leaving said northerly right of way S11°45'00"E for a distance of 22.11 feet to a point; thence 61.70 feet along the arc of a curve to the right, said curve having a radius of 210.07 feet and being subtended by a chord of S86°39'54"W, 61.48 feet to a point; thence N80°55'24"W for a distance of 196.32 feet to a point; thence 17.45 feet along the arc of a curve to the left, said curve having a radius of 341.06 feet and being subtended by a chord of N81°34'10"W, 17.45 feet to a point; thence N06°57'54"E for a distance of 20.00 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract of parcel of land contains 0.127 acres.

Prepared for recording by:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Clerk please cross reference:
Deed Book 16146, Page 3614,
Cobb County Records

This deed is being rerecorded to include the effective
date of July 12, 2023.

Cobb County Tax Parcel Nos.
20016603670 and
20016701130 (partial)

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, made as of the 12th day of July, 2023, between **KENNESAW REDEVELOPMENT, LLC**, a Georgia limited liability company (hereinafter referred to as "**Grantor**"), and **KENNESAW CITY STORAGE, LLC**, a Georgia limited liability company (hereinafter referred to as "**Grantee**") (the words "**Grantor**" and "**Grantee**" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH: THAT

• Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, all those tracts or parcels of land lying and being in Cobb County, Georgia, being more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Land**");

TOGETHER WITH all buildings, structures, and improvements thereon and all rights, members, easements, hereditaments, tenements and appurtenances appertaining to the Land (the Land, together with the foregoing, is hereinafter referred to as the "**Property**");

This conveyance and the limited warranty of title set forth herein are made subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference for all purposes (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property unto Grantee and unto its successors and assigns, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee and its successors and assigns, forever, **IN FEE SIMPLE**.

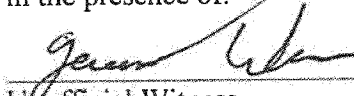
Grantor covenants with Grantee that it will forever warrant and defend said title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

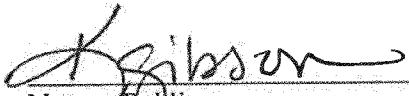
[SIGNATURES COMMENCE ON FOLLOWING PAGE]

[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed, to be effective as of the date set forth above.

Signed, sealed, and delivered
in the presence of:


Unofficial Witness

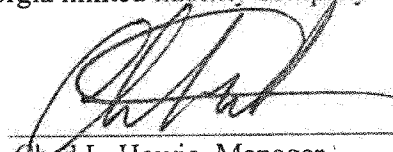

Notary Public

Commission Expiration Date:

4/30/26

GRANTOR:

KENNESAW REDEVELOPMENT, LLC, a
Georgia limited liability company

By:  (SEAL)
Chad L. Howie, Manager

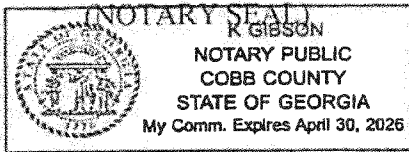


EXHIBIT "A"
Legal Description

All that tract or parcel of land lying and being in Land Lots 166 and 167 of the 20th District, 2nd Section, Cobb County, Georgia as shown on plat of survey prepared by Robert T. Weaver, Surveyor, dated March, 1973, a copy of which is recorded in Plat Book _____, Page _____, Cobb County Records and being more particularly described as follows:

BEGINNING at an iron pin on the northerly side of Dobbs Street (sometimes known as School Street) 280 feet northeast of intersection of the northeast side of the right of way of U.S. Highway 41 and the northwesterly side of Dobbs Street (sometimes known as School Street); running thence north 7 degrees 37 minutes west for a distance of 200 feet to an iron pin; running thence south 88 degrees 13 minutes east for a distance of 127 feet to an iron pin located on the east line of said Land Lot 166; running thence south 2 degrees 01 minutes east for a distance of 89.2 feet to an iron pin; running thence south 77 degrees 55 minutes east for a distance of 182 feet to a point; running thence north 56 degrees 57 minutes east for a distance of 54 feet to an iron pin; running south 32 degrees 48 minutes east for a distance of 20 feet to an iron pin; running thence south 69 degrees 56 minutes west for a distance of 115.1 feet to an iron pin located on the northerly side of Dobbs Street (sometimes known as School Street); running thence southwesterly along the northerly and northwesterly side of Dobbs Street (sometimes known as School Street) for a distance of 236.2 feet to an iron pin and the point of beginning.

Said tract contains 0.673 acres.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, Cobb County, Georgia, and being a portion of the property as shown on plat of survey prepared by Robert T. Weaver, Surveyor, for Curtis M. Wigley, dated March, 1973, a copy of which is recorded in Plat Book _____, Page _____, Cobb County Records and being more particularly described as follows:

BEGINNING at a point on the north side of Dobbs Street (sometimes known as School Street) at a point 380 feet east of the intersection of the north side of the right of way of Dobbs Street (sometimes known as School Street) and the east side of the right of way of Cemetery Street; running thence southeasterly along the northeasterly side of the right of way of Dobbs Street (sometimes known as School Street) for a distance of 143.8 feet to the southwest line of the property of the Cobb County Board of Education; running thence north 32 degrees 48 minutes west for a distance of 70 feet to an iron pin; running thence south 69 degrees 56 minutes west for a distance of 115.1 feet to an iron pin and the point of beginning.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for year 2023, a lien not yet due and payable.
2. Easement(s) granted in favor of Georgia Power Company as filed in Book 132, Page 448, records of the Clerk of Cobb County, Georgia, Superior Court.
3. Sanitary Sewer Easement in favor of City of Kennesaw as recorded in Book 566, Page 66, records aforesaid.
4. All matters shown on plat of survey recorded in Plat Book 280, Page 437, records aforesaid.
5. All matters shown on Boundary Survey prepared by Travis Pruitt & Associates, Inc., Jacob M. Kaloki., Georgia Registered Land Surveyor No. 3422, prepared for Kennesaw City Storage, LLC, dated May 24, 2023, identified as Job No. 1-23-0231.600.

Prepared for recording by:
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Attn: Leo Rose III, Esq.

Cobb County Tax Parcel Nos.
20016603670 and
20016701130 (partial)

STATE OF GEORGIA
COUNTY OF COBB

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of July, 2023 between **KENNESAW REDEVELOPMENT, LLC**, a Georgia limited liability company (herein referred to as “**Grantor**”), and **KENNESAW CITY STORAGE, LLC**, a Georgia limited liability company (herein referred to as “**Grantee**”).

WITNESSETH THAT:

The Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, release, convey and forever quit-claim to the said Grantee, his its heirs, successors and assigns, all right, title, interest, claim or demand which the said Grantor has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lots 166 and 167 of the 20th District, 2nd Section of Cobb County, Georgia being more particularly described on Exhibit “A” attached hereto and by this reference made a part hereof.

TOGETHER WITH all fixtures, structures and improvements on said property and all and singular the rights, members and appurtenances to the said premises in anywise appertaining.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, its heirs, successors and assigns, so that neither the said Grantor, nor its heirs or successors, nor any other person or persons claiming under it shall at any time claim or demand any right, title or interest to the aforesaid described premises.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this deed on the date above written.

[SIGNATURE PAGE TO QUITCLAIM DEED]

Signed, sealed, and delivered
in the presence of:

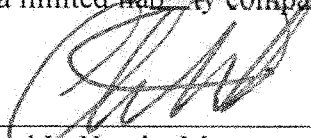

Unofficial Witness


Notary Public

Commission Expiration Date:
4/30/26

GRANTOR:

KENNESAW REDEVELOPMENT, LLC, a
Georgia limited liability company

By:  (SEAL)
Chad L. Howie, Manager

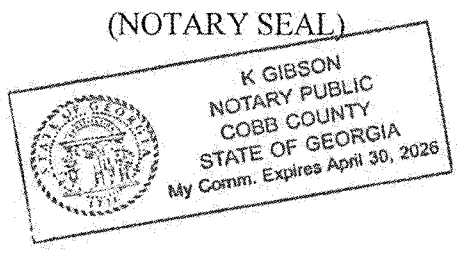


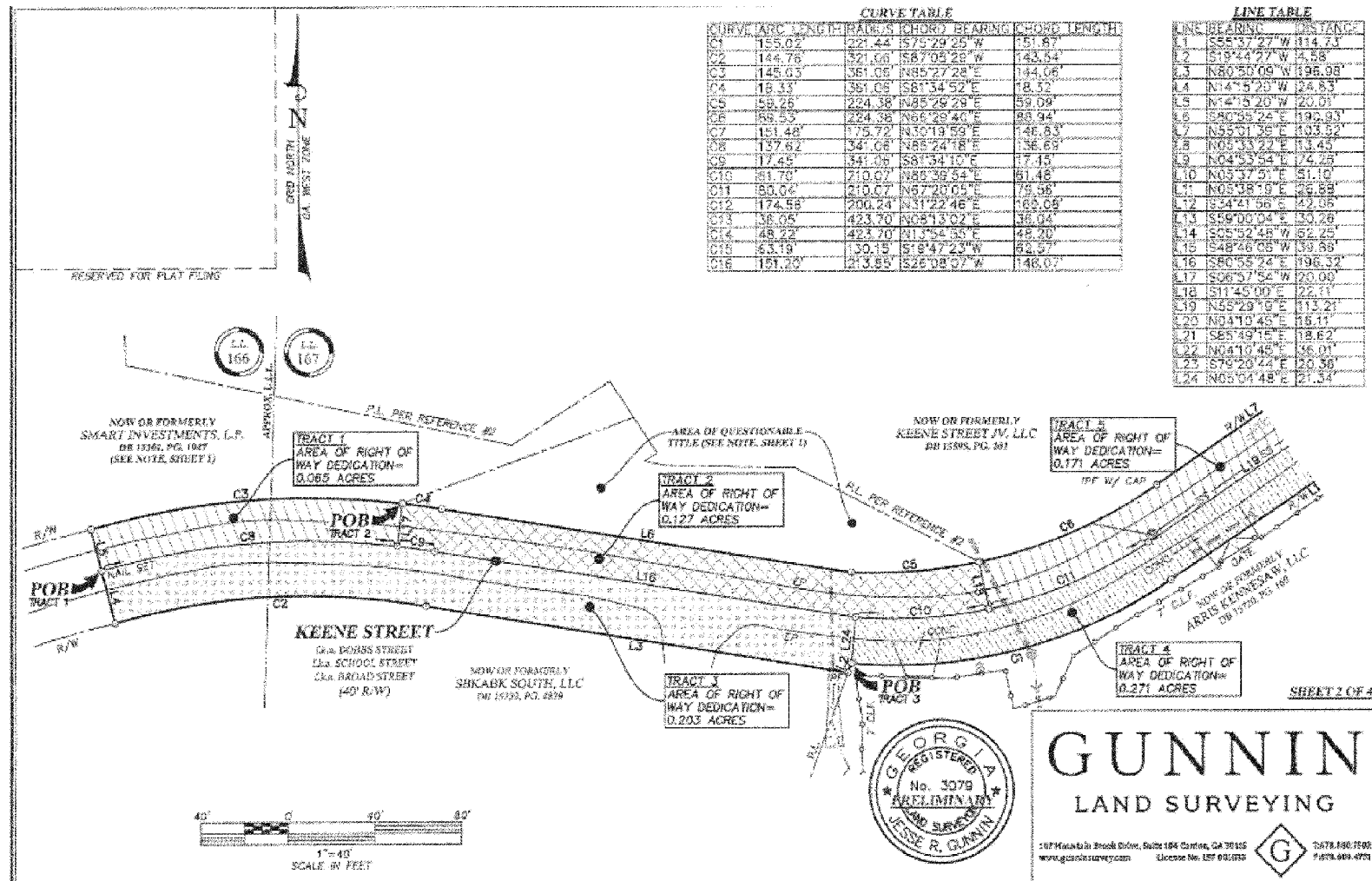
EXHIBIT "A"
Legal Description

Any and all other tract or parcel of land lying and being in Land Lots 166, and 167 of the 20th District, Cobb County, Georgia and being now vested in the name of KENNESAW REDEVELOPMENT, LLC, including, without limitation, that certain land identified as Tract 1 and Tract 2 which are more particularly described on Exhibit "B" attached hereto and incorporated herein by reference.

TOGETHER WITH

- (i) all fixtures, structures and improvements thereon,
- (ii) all right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, strips or gores of land adjacent thereto, and.
- (iii) all and singular the tenements, hereditament, rights, easements and appurtenances now or hereafter belonging thereto.

EXHIBIT "B"
Description of proposed abandonment of Keene Street



Legal Description

Summers St Project- Right of Way Abandonment, Tract 1

All that tract or parcel of land lying and being in Land Lots 166 and 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 the intersection of the westerly right of way of Burrell Court (40' right of way) and the southerly right of way of Keene Street (40' right of way); thence leaving said westerly right of way and along said southerly right of way the following courses and distances: S55°37'27"W for a distance of 114.73 feet to a point; 155.02 feet along the arc of a curve to the right, said curve having a radius of 221.44 feet and being subtended by a chord of S75°29'25"W, 151.87 feet to a point; S19°44'27"W for a distance of 4.58 feet to a 1/2" rebar found; N80°50'09"W for a distance of 196.98 feet to a point; 144.76 feet along the arc of a curve to the left, said curve having a radius of 321.06 feet and being subtended by a chord of S87°05'29"W, 143.54 feet to a point; thence leaving said southerly right of way N14°15'20"W for a distance of 24.83 feet to a nail set, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence N14°15'20"W for a distance of 20.01 feet to a point at the northerly right of way of Keene Street (40' right of way); thence along said northerly right of way 145.03 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of N85°27'28"E, 144.06 feet to a point; thence leaving said northerly right of way S06°57'54"W for a distance of 20.00 feet to a point; thence 137.62 feet along the arc of a curve to the left, said curve having a radius of 341.06 feet and being subtended by a chord of S85°24'18"W, 136.69 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.065 acres.

Summers St Project- Right of Way Abandonment, 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:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of the westerly right of way of Burrell Court (40' right of way) and the southerly right of way of Keene Street (40' right of way); thence leaving said westerly right of way and along said southerly right of way the following courses and distances: S55°37'27"W for a distance of 114.73 feet to a point; 155.02 feet along the arc of a curve to the right, said curve having a radius of 221.44 feet and being subtended by a chord of S75°29'25"W, 151.87 feet to a point; S19°44'27"W for a distance of 4.58 feet to a 1/2" rebar found; N80°50'09"W for a distance of 196.98 feet to a point; 144.76 feet along the arc of a curve to the left, said curve having a radius of 321.06 feet and being subtended by a chord of S87°05'29"W, 143.54 feet to a point; thence traversing said right of way N14°15'20"W for a distance of 44.84 feet to a point at the northerly right of way of Keene Street (40' right of way); thence along said northerly right of way 145.03 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of N85°27'28"E, 144.06 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence continue along said northerly right of way the following courses and distances: 18.33 feet along the arc of a curve to the right, said curve having a radius of 361.06 feet and being subtended by a chord of S81°34'52"E, 18.32 feet to a point; thence S80°55'24"E for a distance of 190.93 feet to a point; thence 59.26 feet along the arc of a curve to the left, said curve having a radius of 224.38 feet and being subtended by a chord of N85°29'29"E, 59.09 feet to a point; thence leaving said northerly right of way S11°45'00"E for a distance of 22.11 feet to a point; thence 61.70 feet along the arc of a curve to the right, said curve having a radius of 210.07 feet and being subtended by a chord of S86°39'54"W, 61.48 feet to a point; thence N80°55'24"W for a distance of 196.32 feet to a point; thence 17.45 feet along the arc of a curve to the left, said curve having a radius of 341.06 feet and being subtended by a chord of N81°34'10"W, 17.45 feet to a point; thence N06°57'54"E for a distance of 20.00 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract of parcel of land contains 0.127 acres.

COAA2023-19



CERTIFICATE OF APPROPRIATENESS APPLICATION

☐ Application Fee: \$50.00 ☐ Demolition Fee: \$150.00

zoningdept@kennesaw-ga.gov

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the **HPC** prior to the issuance of a building permit. The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

- a. The surrounding development
- b. The best interest of the community
- c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

- ☒ Material Specifications *- acrylic -*
- ☒ Drawing of Sign with Dimensions and Colors to be used *- Black acrylic / size on print out*
- ☒ Façade detail of fonts *- Futura*

Application for landscaping to include

- ☐ Variety of trees and shrubs
- ☐ Indicate size and location of plantings

Application for exterior renovations and additions to include

- ☐ Existing conditions site plan depicting location of addition in relation to the existing property
- ☐ Existing floor plan of building
- ☐ Proposed floor plan of building including portions not to be altered
- ☐ Elevations of all exterior façade of addition including relationship to existing building
- ☐ Detail of trim to be utilized on façade
- ☐ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
- ☐ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered



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

1. NAME OF APPLICANT: Katie Matthews - High Stakes Creative

☐ Owner

☐ Other

☒ Other, please specify High Stakes Creative - sign company

APPLICANT MAILING ADDRESS: 2000 Cobb International

Blvd. Suite E, Kennesaw, 30152

(Home#

Cell#

Email)

PROPERTY ADDRESS: 2910 Cherokee Street NW, Suite 101

Land Lot 138 Tax Parcel 265 Lot Size 0.46 acres

Current zoning on property: CBD

2. NAME OF ATTORNEY OR REPRESENTATIVE:

(Home#) (Cell#) (Email)

NAME OF OWNER:

Amber Watson

(Home#) (Cell#) (Email)

3. ACTIVITY

☐ New Construction

☐ Demolition

☐ Awnings

☐ Fence

☐ Repairs or Alterations

☐ Landscaping

☐ Exterior Architectural Features

☐ Exterior Environmental Feature Change

☐ Moving a Building

☐ Sign Erection

☐ Sign Placement *

*(NOTE - Business License required before signage installation)

* Changing face of sign
new name of business

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

~~Attn~~ Nicholson, Silverbach & Watson
Attorneys at law will now be

Watson Injury Law. We are changing the
face of the sign to reflect new name change.
* See Attached

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Karen Matten

Signature of Applicant

10-20-23

Date

[Signature]

Signature of Owner

10/20/23

Date

(If different from applicant, consenting to work to be performed on said property.)

New Sign
acrylic



Oldsign



COAA2023-19

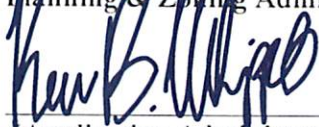
CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES




Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: 10-26-23


(Application Administratively Approved)
HPC Chair

Date: 10/26/2023



GRANTED

☐ DENIED Reason for denial _____

☐ REQUIRES HPC APPROVAL _____

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial _____

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review



Certificate of Appropriateness



*Is hereby granted by Approval by the
Historic Preservation Commission
to: Kim Wakefield on behalf of Denyse Companies Inc.*

For: 2243 Lewis Street

Scope of Work: Sign

Approval

Darryl Simmons

*Darryl Simmons, Administrator
Planning & Zoning Department*

11/9/2023

Date

Kevin Whipple

*Kevin Whipple, Chairperson
Historic Preservation Commission*

11/9/2023

Date

*Expires
11/9/2024*

1. NAME OF APPLICANT: Kim Wakefield on behalf of Denyse Companies Inc.

- ☐ Owner
☒ Other
☐ Other, please specify Sign contractor

APPLICANT MAILING ADDRESS: 4521 Industrial Access Rd, Douglasville

GA 30134

(Home#) _____ (Cell#) _____ (Email) _____

PROPERTY ADDRESS: 2243 Lewis St

Land Lot 138 Tax Parcel 20013801830 Lot Size 0.1102 acres

Current zoning on property: CBD

2. NAME OF ATTORNEY OR REPRESENTATIVE:

Kim Wakefield on behalf of Denyse Companies Inc.

(Home#) _____ (Cell#) _____ (Email) _____

NAME OF OWNER:

The Piedmont Bank *(Karen Burnsed, VP- Marketing)*

(Home#) _____ (Cell#) _____ (Email) *Karen.burnsed@Piedmont.bank*

3. ACTIVITY

- | | |
|---|--|
| ☐ New Construction | ☐ Exterior Architectural Features |
| ☐ Demolition | ☐ Exterior Environmental Feature Change |
| ☐ Awnings | ☐ Moving a Building |
| ☐ Fence | ☐ Sign Erection |
| ☐ Repairs or Alterations | ☒ Sign Placement * |
| ☐ Landscaping | |
- * (NOTE – Business License required before signage installation)

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

Install two (2) non-illuminated wall signs on front elevation of the building facing Lewis St.

The logos are flat cut acrylic, painted and stud mounted to wall.

The font is Goudy Old Style Roman. The letters will be black in color with cool gray logo.

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Kim Wakefield
Signature of Applicant

11/02/2023

Date

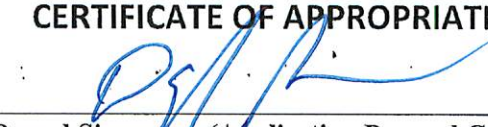
Karen Bunsel
Signature of Owner

11/2/2023
Date

(If different from applicant, consenting to work to be performed on said property.)



CERTIFICATE OF APPROPRIATENESS APPROVAL SIGNATURES


Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: 11/9/23


(Application Administratively Approved)
HPC Chair

Date: 11/08/2023

☒ GRANTED

☐ DENIED Reason for denial _____

☐ REQUIRES HPC APPROVAL _____

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

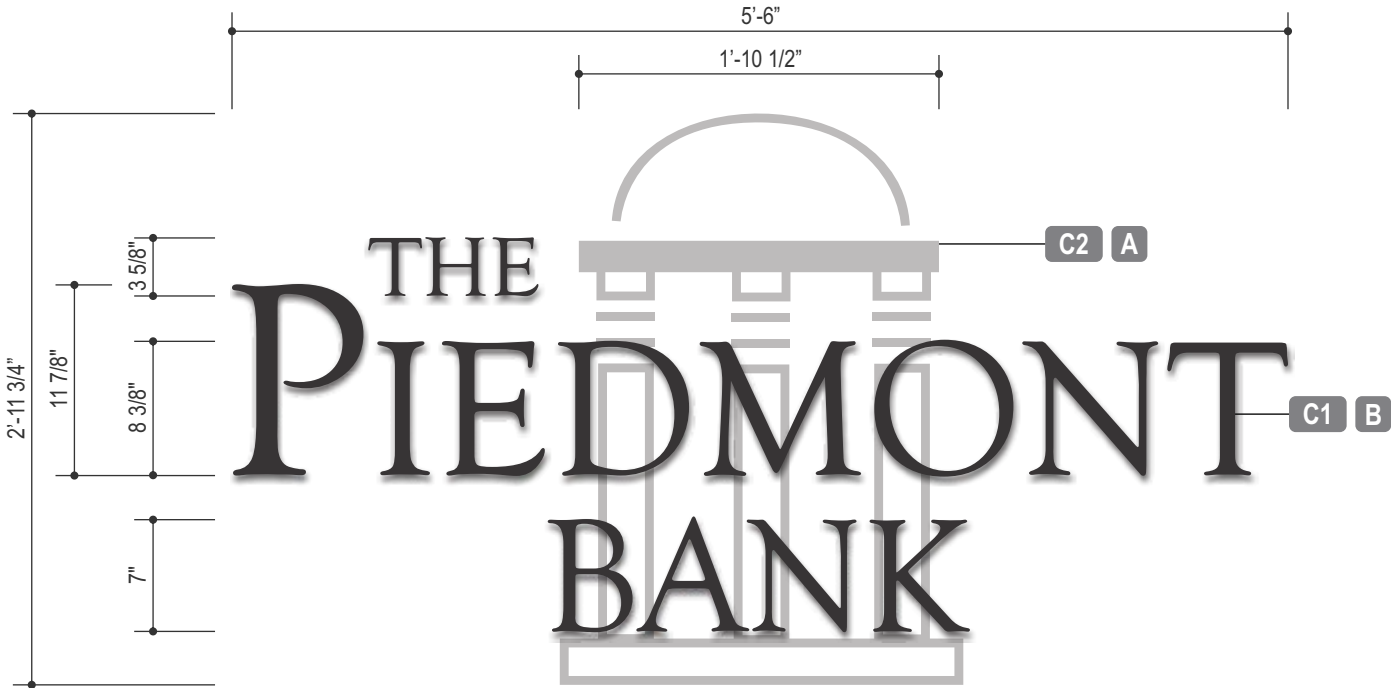
Upon Administrative Approval scan and send document to Commission for review



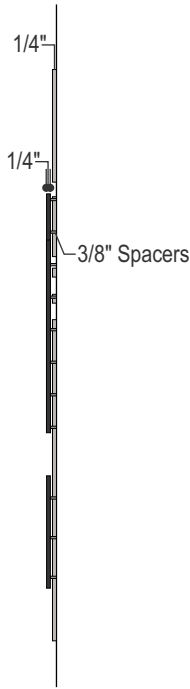
Existing Conditions



Proposed Conditions



Letter Set - 20 - Wall Mounted Logo
Front Elevation



Side Elevation

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 ● Black
- C2 ● Pantone Cool Gray 4 C

Fonts Used

Set to Curves

Construction Specifications

- A **Logo:** Flat cut 0.25" acrylic, painted, stud mounted to wall.
- B **Letters:** Flat cut 0.25" acrylic, painted, stud mounted to wall with .375" spacers to have it sit proud of the wall and the column graphic.

DENYSE
SIGNAGE &
ARCHITECTURAL
ELEMENTS
1.800.941.7446
denyseco.com

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Management Company
N/A

Property Name & Address
Piedmont Bank
2243 Lewis Street
Kennesaw, GA 30144

Opportunity Number
56924

DeNyse Representative
Nick Shepherd

Designer
Jesse Black

Date
09.28.2023

Revision Date	
10.06.2023 dsmith	
1	

Filepath
Z:\Drawings and Graphics\P\Piedmont Bank\Kennesaw GA\Preliminary\ Sign Package 2

- ☐ Concept
- ☒ Preliminary
- ☐ Production

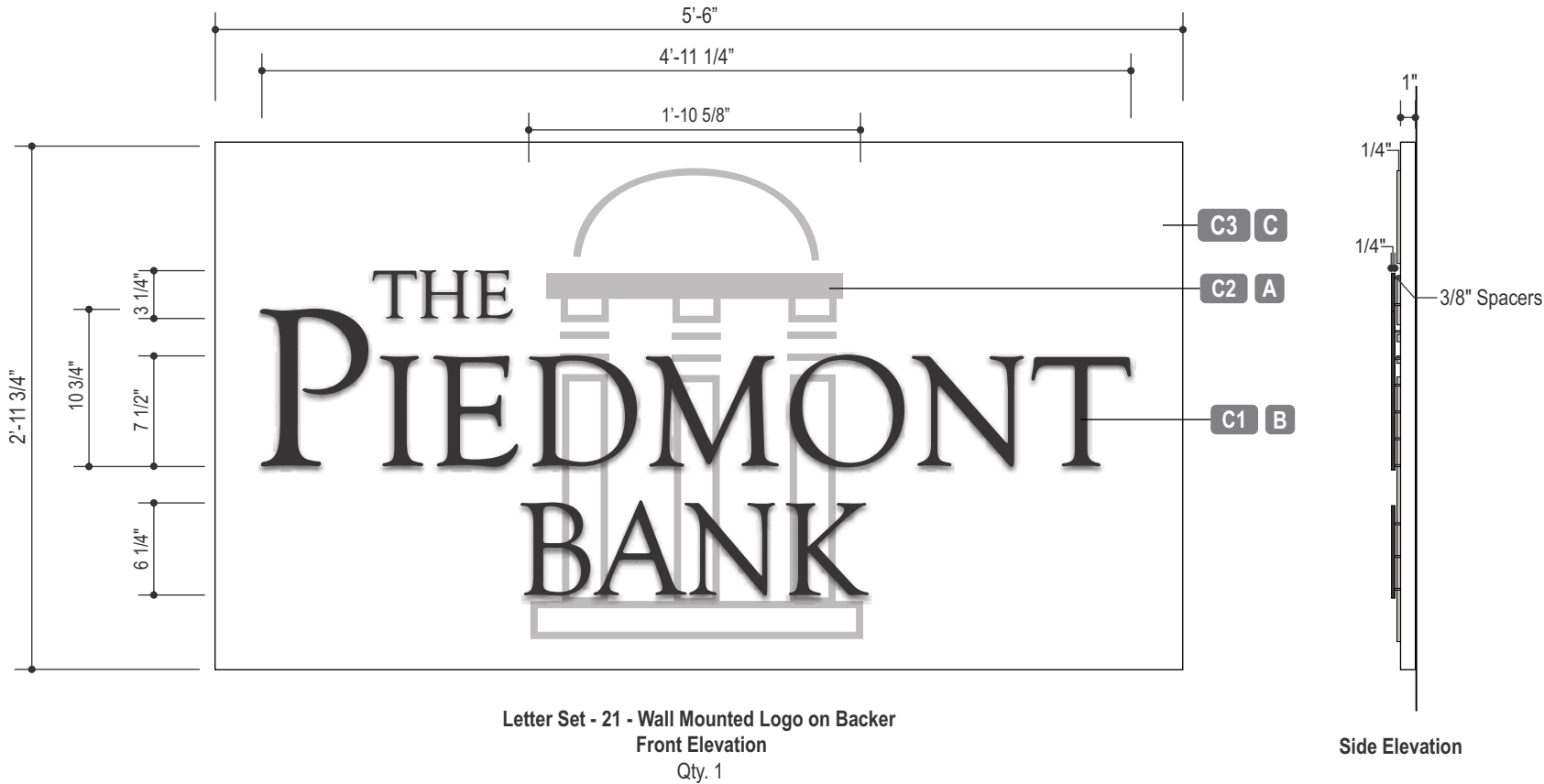




Existing Conditions



Proposed Conditions



Colors & Finishes

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- C1 ● Black
- C2 ● Pantone Cool Gray 4 C
- C3 ○ White

Fonts Used

Set to Curves

Construction Specifications

- A **Logo:** Flat cut 0.25" acrylic, painted, stud mounted to wall.
- B **Letters:** Flat cut 0.25" acrylic, painted, stud mounted to wall with .375" spacers to have it sit proud of the wall and the column graphic.
- C **Backer:** 1" deep aluminum pan, painted, angle clip mounted to wall.

DENYSE
SIGNAGE &
ARCHITECTURAL
ELEMENTS
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denyseco.com

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N/A

Property Name & Address
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2243 Lewis Street
Kennesaw, GA 30144

Opportunity Number
56924

DeNyse Representative
Nick Shepherd

Designer
Jesse Black

Date
09.28.2023

Revision Date
1 10.06.2023 dsmith

Filepath
Z:\Drawings and Graphics\P\Piedmont Bank\Kennesaw GA\Preliminary\ Sign Package 2

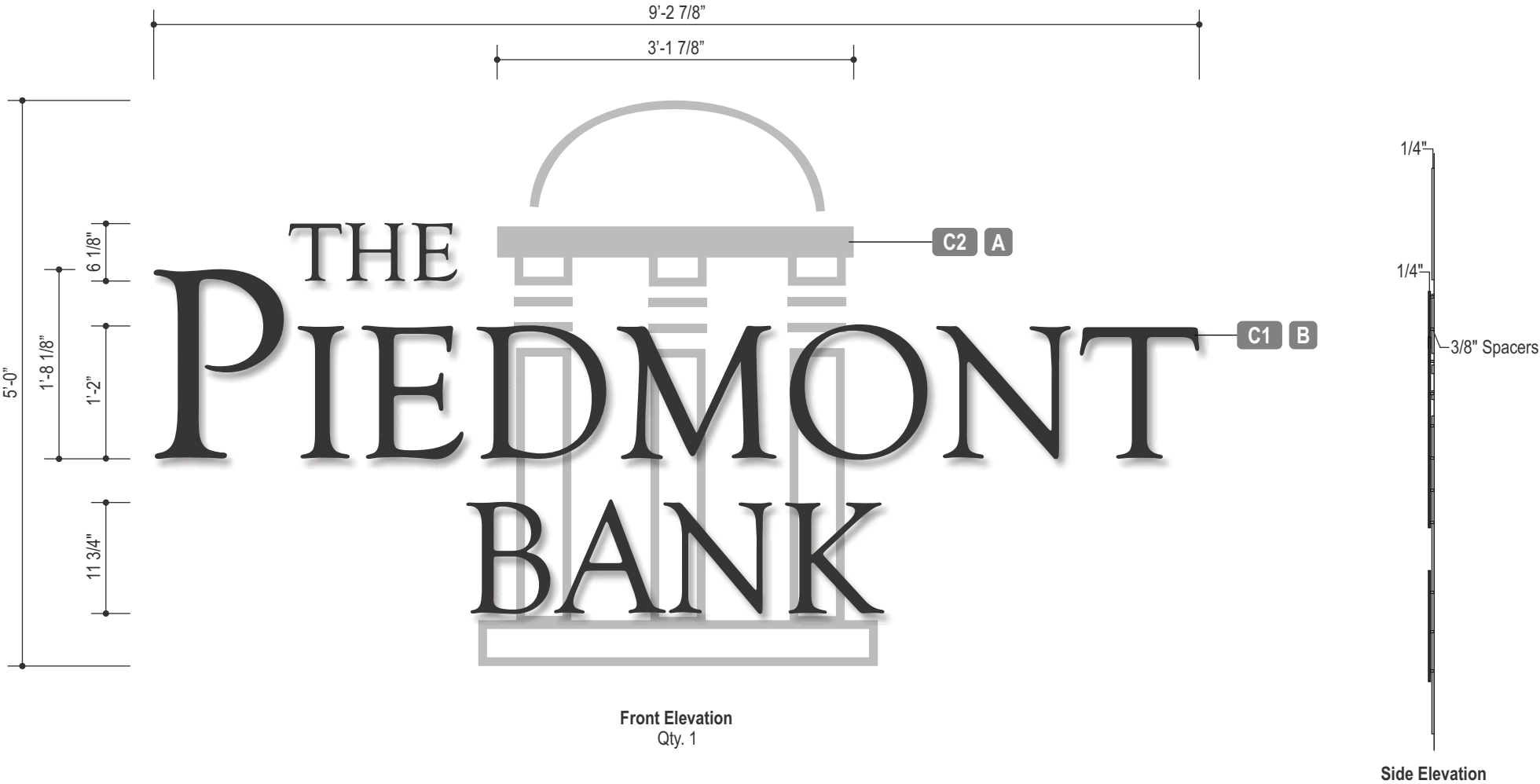
- Concept
- Preliminary
- Production





Existing Conditions

Proposed Conditions



Colors & Finishes

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DeNyse
SIGNAGE &
ARCHITECTURAL
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denyseco.com

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Management Company
N/A

Property Name & Address
Piedmont Bank
2243 Lewis Street
Kennesaw, GA 30144

Opportunity Number
56924

DeNyse Representative
Nick Shepherd

Designer
Jesse Black

Date
09.28.2023

Revision Date	
1	10.06.2023 dsmith

Filepath
Z:\Drawings and Graphics\P\Piedmont Bank\Kennesaw GA\Preliminary\
Sign Package 2

- ☐ Concept
- ☒ Preliminary
- ☐ Production







Certificate of Appropriateness



*Is hereby granted by Approval by the
Historic Preservation Commission*

to: Fred W. Moore

For: 3001 N Main Street

Scope of Work: Re-roof of house and garage with similar shingles

Approval

Darryl Simmons

*Darryl Simmons, Administrator
Planning & Zoning Department*

11/9/2023

Date

Kevin Whipple

*Kevin Whipple, Chairperson
Historic Preservation Commission*

11/9/2023

Date

*Expires
11/9/2024*

1. NAME OF APPLICANT: Fred W. Moore☒ Owner☐ Other☐ Other, please specify _____APPLICANT MAILING ADDRESS: 3001 North Main St.
Kennesaw GA 30144(Home#) N.A.

(Cell#) _____

(Email) _____

PROPERTY ADDRESS: 3001 North Main St., Kennesaw 30144Land Lot _____ Tax Parcel 20013900120 Lot Size _____Current zoning on property: Residential

2. NAME OF ATTORNEY OR REPRESENTATIVE:

N.A.

(Home#) _____ (Cell#) _____ (Email) _____

NAME OF OWNER:

Fred & Helen Moore(Home#) NA

(Cell#) _____

(Email) _____

3. ACTIVITY

☐ New Construction☐ Demolition☐ Awnings☐ Fence☒ Repairs or Alterations - re-roof☐ Landscaping☐ Exterior Architectural Features☐ Exterior Environmental Feature Change☐ Moving a Building☐ Sign Erection☐ Sign Placement *

* (NOTE – Business License required before signage installation)

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

Re-roof of house & garage with architectural
asphalt shingles UADZ Pewter Gray
by GAF Timberline - High Definition Shingles

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Signature of Applicant

Nov. 6, 2023
Date


Signature of Owner

Nov. 6, 2023
Date

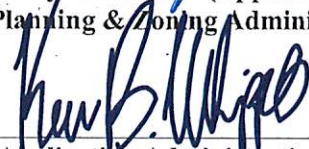
(If different from applicant, consenting to work to be performed on said property.)



CERTIFICATE OF APPROPRIATENESS APPROVAL SIGNATURES


Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date:


11/9/23

(Application Administratively Approved)
HPC Chair

Date:

11/08/2023



GRANTED

- ☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL _____

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

- ☐ GRANTED
☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review



COAA2023-21
Existing Roof



Timberline® UHDZ™ Shingles

Go beyond expectations

Timberline® UHDZ™ (Ultra High Definition) shingles offer a combination of beauty and benefits that go beyond any other GAF shingle.

★★★★★ 4.9 (34) [WRITE A REVIEW](#)

[ALL COLORS](#)

[IN YOUR AREA](#)

Color/Finish: **Pewter Gray**



[FIND A CONTRACTOR](#)

COAA2023-21
New shingles



Certificate of Appropriateness



*Is hereby granted by Approval by the
Historic Preservation Commission*

to: Katie Matthews

For: 2237 Whitfield Place NW

*Scope of Work: Sign
Approval*

Darryl Simmons

*Darryl Simmons, Administrator
Planning & Zoning Department*

11/10/2023

Date

Kevin Whipple

*Kevin Whipple, Chairperson
Historic Preservation Commission*

11/10/2023

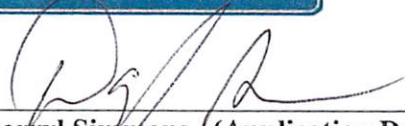
Date

*Expires
11/10/2024*

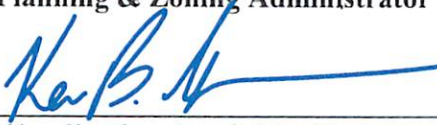


CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES


 Darryl Simmons (Application Deemed Complete)
 Planning & Zoning Administrator

Date: 11/10/23


 (Application Administratively Approved)
 HPC Chair

Date: 11/10/2023

☒ GRANTED

☐ DENIED Reason for denial _____

☐ REQUIRES HPC APPROVAL _____

.....
 Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

 DENIED: Reason for denial

 (May re-submit within 60 days)

POSTPONED/TABLED _____

 Signature, Historic Preservation Commission

 Date

Upon Administrative Approval scan and send document to Commission for review



CERTIFICATE OF APPROPRIATENESS APPLICATION

☐ Application Fee: \$50.00 ☐ Demolition Fee: \$150.00

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the **HPC** prior to the issuance of a building permit. The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

- a. The surrounding development
- b. The best interest of the community
- c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

- ☐ Material Specifications
- ☐ Drawing of Sign with Dimensions and Colors to be used
- ☐ Façade detail of fonts

Application for landscaping to include

- ☐ Variety of trees and shrubs
- ☐ Indicate size and location of plantings

Application for exterior renovations and additions to include

- ☐ Existing conditions site plan depicting location of addition in relation to the existing property
- ☐ Existing floor plan of building
- ☐ Proposed floor plan of building including portions not to be altered
- ☐ Elevations of all exterior façade of addition including relationship to existing building
- ☐ Detail of trim to be utilized on façade
- ☐ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
- ☐ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered



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

Recieved 11/9/21 by NF

1. NAME OF APPLICANT: Katie Matthews☐ Owner☐ Other☒ Other, please specifyHigh Stakes Creative (sign company)

APPLICANT MAILING ADDRESS: _____

2000 Cobb Intl. Blvd, Suite E, Kennesaw, 30152

(Home#) _____ (Cell#) _____ (Email) _____

PROPERTY ADDRESS: 2237 Whitfield Pl. NW

Land Lot _____ Tax Parcel _____ Lot Size _____

Current zoning on property: _____

2. NAME OF ATTORNEY OR REPRESENTATIVE:

(Home#) _____ (Cell#) _____ (Email) _____

NAME OF OWNER:

Glenna Krongold

(Home#) _____ (Cell#) _____ (Email) _____

3. ACTIVITY

☐ New Construction☐ Demolition☐ Awnings☐ Fence☐ Repairs or Alterations☐ Landscaping☐ Exterior Architectural Features☐ Exterior Environmental Feature Change☐ Moving a Building☒ Sign Erection☒ Sign Placement *

* (NOTE – Business License required before signage installation)

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).

Routed HDU sign, custom paint w/ aluminum painted

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Katie Matten
Signature of Applicant

11-16-23
Date

[Signature]
Signature of Owner

11-6-23
Date

(If different from applicant, consenting to work to be performed on said property.)

City of Kennesaw
Code Enforcement
2529 J.O. Stephenson Ave.
Kennesaw, GA 30144
770-590-8268



SIGN PERMIT APPLICATION

Date Received: 10/31/23

Staff Initials: NF

SIGN PERMIT # 232986

Type of Sign – Check One

- ☐ Free Standing Sign
- ☐ Canopy/Wall/Awning Sign
- ☐ Residential Subdivision/Development Sign
- ☐ Non-residential Used in Residential District Sign
- ☐ Semi-Permanent Directional Signs (SPDS)
- ☐ Other _____

All Applications Must Include:

- ☐ Copy of Site Plan with Sign Location and Dimensions
- ☐ Copy of Sign Quote
- ☐ Permission Letter from Property Owner
- ☐ Copy of Tenant's City Business License & Certificate of Occupancy
- ☐ HPC Approval (If Applicable)

NOTE: CITY BUSINESS LICENSE REQUIRED BEFORE SIGNAGE INSTALLATION

Business Name/Wording on Sign: The Turquoise Otter

Address of Sign: 2237 Whitfield Pl. NW Location of Sign: _____

Land Lot #: 138 Parcel #: 200 Zoning: CBD Historical District: YES ☒ NO ☐

Property Owner: Edna Knight Phone #: _____

Business/Sign Owner: Glenna Krongold Phone #: [REDACTED]

Address: 2237 Whitfield Pl. NW City/State: Kennesaw, 30144

Installing Contractor: High Stakes Creative Phone #: [REDACTED]

Address: 2000 Cobb International Blvd. Ste. E Business License #: 27203

Cost of Sign: \$ 2000.00 Material of Sign: ☐ Metal ☐ Wood ☐ Neon
☐ Plastic ☒ Other HDL

SIGN:
Height 3 ft Width 4 ft Base Height 12 ft
Store Frontage _____ ft Lot Size _____ acres Road Frontage _____ ft

The owner/agent agrees to conform to the City of Kennesaw Sign Ordinance effective 4/19/04 as amended.

Signature of owner/agent: [Signature] Date: 10/31/23

FOR OFFICIAL USE ONLY

Footing Inspection: YES ☐ NO ☐

Electrical Permit: YES ☐ NO ☐

If **YES** Footing structure plans required

UL # _____

Building Official: _____

Permit Fee: \$ _____ Tech Fee \$ _____ Total \$ _____ Cash: ☐ Credit Card ☐ Check: ☐ # _____

Issued/Denied: _____ City Zoning Staff Date: _____

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, INCL

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**United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530**

Proposed New Area for Road Sign



2000 Cobb International Blvd
Suite 103
Kennesaw, GA 30152
678-861-7446

www.HighStakesCreative.com

[/HighStakes_Creative](https://www.instagram.com/HighStakes_Creative)

[/HighStakesCreative](https://www.facebook.com/HighStakesCreative)

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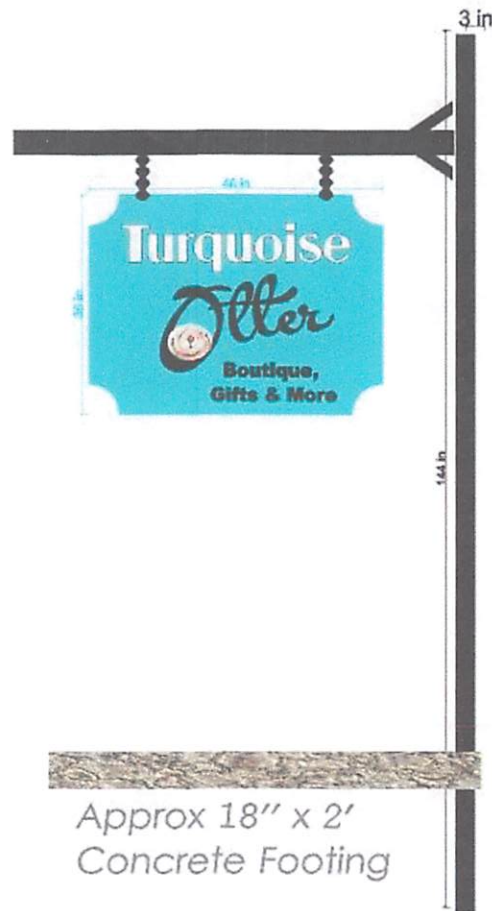
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Job Information

Revision By:
Order Taken By:
Order Date:
Delivery Date:
Terms:
Comments:
Description:

Customer Information

Customer Name:
Company:
Street:
City:
State: Zip:
Country:
Phone:
Fax:
E-mail address:



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Katie Matthews

RE: Turquoise Otter Signage

1 message

Darryl Simmons <dsimmons@kennesaw-ga.gov>
To: Katie Matthews [redacted]
Cc: Albert Trevino <atrevino@kennesaw-ga.gov>

Yes however please be aware of the ROW along that frontage. The discussions I had with business owners years ago identified the challenge of keeping the signs on their property and still being seen. The other challenge was the existing tree line

From: Katie Matthews [mailto:[redacted]]
Sent: Tuesday, January 31, 2023 12:35 PM
To: Darryl Simmons <dsimmons@kennesaw-ga.gov>
Subject: Turquoise Otter Signage

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Darryl,

I did a site survey for Turquoise Otter and they are going to be participating in the grant the City is offering for updates to their business.

They are wanting a sign that would give them more visibility, however I want to make sure that either of these spots on their property would be approved by the City for us to install.

See below. Thank you! ;)