

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

Present	Mayor Derek Easterling Mayor Pro Tem Tracey Viars Councilmember Lynette Burnette Councilmember Pat Ferris Councilmember Antonio Jones Councilmember Trey Sinclair Assistant to the City Manager James Friedrich City Manager Jeff Drobney City Attorney Randall Bentley, Sr.
---------	--

Absent	City Clerk Lea Alvarez
--------	------------------------

1. Invocation

2. Pledge of Allegiance

3. Call to Order

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

4. Announcements

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

5. Presentations

6. Public Comment/Business from the Floor

7. Old Business

8. New Business

9. Committee and Board Reports

10. Public Hearing(s)

- A. Approval of ORDINANCE for a rezoning application submitted by Kennesaw Square Development, LLC for the properties located at 2590 Keene Street (20016700420) and 2570 N Cobb Parkway (20016700730, 20016701160). Case #RZ2023-05.

[Items 10. A and 10. B were presented concurrently. However, there will be a separate public hearing for each item at the regular meeting on Monday, December 18, 2023, at 6:30 p.m.).

Zoning Administrator Darryl Simmons presented a rezoning application submitted by Kennesaw Square Development, LLC for the properties located at 2590 Keene Street (20016700420) and 2570 North Cobb Parkway (20016700730, 20016701160) as well as a variance application submitted by the same for the properties located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130), 2570 North Cobb Parkway (20016700730, 20016701160) and 2590 Keene Street (20016700420). Mr. Simmons explained the full Planning Commission minutes will be added this week, but the action minutes are a part of the packet for the Council's review along with the Historic Preservation Commission minutes. Staff will do a full presentation next Monday during the public hearing and answer any questions the Council might have.

After finishing items under 17. Community Development, Mayor Easterling returned to item 10. A at the request of Councilmember Ferris. Councilmember Ferris shared he sat through the Planning Commission meeting this past Wednesday, which answered a lot of questions he had. However, there were two questions he had that were not discussed. His first question involved the proximity of the development to Cobb Parkway. Looking at the maps that were presented the other night, he could not tell how far off from Cobb Parkway the development would be. He asked for a better map to show where the new buildings will be in relation to what Core is doing on their property and particularly where the B&N is currently. Mr. Simmons shared that he would work with the city's GIS department to create a better visual. Councilmember Ferris shared what is driving his question is that some of the existing developments are closer to their respective roads than he anticipated.

Councilmember Ferris' second question was regarding the ratio of apartments to condos, which is almost 10:1. He wanted to hear from the applicant about how they came up with that ratio because during initial conversations something similar to a 50/50 split was discussed. He wasn't expecting that specific ratio, but something more along the lines of 60/40 or 70/30. Nate Sirang, President of Concord Wilshire, asked to address Councilmember Ferris' questions. Regarding the setback from the highway,

Mr. Sirang had their architect pull those exact setbacks. From the edge of the curb, there will be 69-feet, 8 inches all the way to the building. Additionally, there will be a 12-foot deceleration lane plus a 57-foot, 6-inch setback all the way to the property line as well as an 8-foot, 4 3/8-inch setback from the property line to the edge of the retail building.

Councilmember Ferris asked how far off the existing Napa building is from the pavement of Cobb Parkway. The developers stated they would get that information by next Monday.

Mr. Sirang addressed the for-sale versus for-rent question that was posed. The developers came up with the ratio as a minimum. At this time, with the data they have, they are committing to 34 for-sale condos and the remainder 337 apartments for rent. Mr. Sirang said they would love to build more and will look further into that with feasibility studies and consultants as the design of the project progresses. Councilmember Ferris stated his concern about having only 34 for-sale units is that, with all the fees, those units would be unaffordable. Councilmember Ferris asked if the 34 units was a set number at this point. Mr. Sirang stated no, it was a minimum.

- B. Consideration for approval of a variance application submitted by Kennesaw Square Development, LLC for the properties located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130), 2570 N Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420). Case #ZV2023-04.

11. Consent Agenda

- A. Approval of the December 4, 2023, City Council regular meeting minutes.
- B. Approval of the December 4, 2023, City Council executive session minutes.

12. General and Administrative

13. Public Safety

- A. 2023 November Crime Statistics

Chief Westenberger presented the November 2023 crime statistics (See **Exhibit A**).

14. Information Technology

15. Public Works

16. Recreation and Culture

17. Community Development

- A. DISCUSSION ONLY: Update on Downtown Banner Project

Downtown/ Main Street Manager Miranda Taylor provided an update on a project staff

has been working on to further the city's downtown branding initiative. Ms. Taylor, along with the Communications and Engagement department, have been looking at installing branding banners on light poles downtown. There are 42 decorative light poles downtown that will receive a banner. There are four different styles of banner that read, "Welcome," "Shop," "Dine," and "Discover." Ms. Taylor stated city staff's proposal is to divide the banners up so that 40% of the banners will say "Welcome" and the remaining banners will be 20% each of "Shop," "Dine," and "Discover."

Councilmember Ferris asked if the banners were seasonal or year-round. Ms. Taylor responded the banners would be year-round. Councilmember Ferris was curious as to the life-span of the banners which Ms. Taylor shared the banners would be replaced routinely. The city is currently looking for vendors to supply the banners. Mayor Pro Tem Viars suggested that the staff reach out to Legacy Park about the vendor they used for their banners. The neighborhood's banners have been out for many years and still look great (See **Exhibit B**).

- B. Consideration to review a CBD project application request for a mixed-use development on seven parcels located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130), 2570 N Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420). **Case #CBD2023-02.**

Planning and Zoning Administrator Darryl Simmons presented a CBD project application for a mixed-use development on seven parcels located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130), 2570 North Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420). Mr. Simmons emphasized that this item is the final step to the overall project approval related to the public hearings previously discussed.

Mayor Pro Tem Ferris asked Mayor Easterling to return to item 10. A to ask some related questions. Mayor Easterling stated he would close out the Community Development portion of the agenda and return to item 10. A.

- C. Consideration for approval of an amended final plat application submitted by Traton Homes for 1630 Stanley Road. **Case #FP2023-07.**

Planning and Zoning Administrator Darryl Simmons presented an amended final plat application submitted by Traton Homes for 1630 Stanley Road. Mr. Simmons said there were two minor items that were changed to a previously approved plat including a correction of a street name and the relocation of a previously approved fire hydrant location. When working with the Cobb County Fire Marshal, it was requested that Traton Homes move the fire hydrant to a different location on the street and Traton Homes complied. The application is to amend the final plat to represent the changes properly.

Mayor Easterling went back to item 10. A as requested by Councilmember Ferris.

18. Public Comment/Business from the Floor

19. City Manager's Report

A. Reports, Discussions, and Updates

City Manager Jeff Drobney said there will be a ribbon cutting for the new tennis courts and pickleball courts at Adams Park tomorrow at 10:30 a.m. Also, on Wednesday night, there would be a Menorah Lighting at City Hall, so he invited everyone to join. Dr. Drobney stated that looking ahead to the Georgia Legislature going into session in January, he has worked to put together a pre-legislative meeting with our delegation. The legislative update will be on Tuesday, December 19th at 7:30 a.m. with State Representatives Devan Seabaugh and Lisa Campbell. Dr. Drobney shared if the Council had questions they would like to ask, to email him, so he could forward them to the State Representatives no later than next Monday at noon.

20. Mayor's Report

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

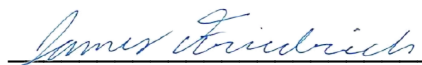
21. Council Reports & Discussions

22. Executive Session

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

23. Adjourn

Mayor Easterling adjourned the meeting at 6:55 p.m. The next regularly scheduled meeting will be held on Monday, December 18, 2023, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend or view via Facebook Live.



James Friedrich, Assistant to the City Manager



November 2023 Crime Statistics

Summary

November 2023 Group A Offenses (98) increased by 1% compared to November 2022 (97). A vast majority of the crimes reported in November 2023 were Assault Offenses (26). This trend is also present in the data collected for crimes reported in November 2022. Assault Offenses account for approximately 27% (26) of the crimes that have occurred within our jurisdiction in November 2023. Out of the 798 traffic stops in November 2023, (1,021) resulted in Citations and 40% (409) Warnings. There were a total of 73 Adult Arrests that took place during the month, which is a 1% increase from November 2022 (72).

There were 1,508 traffic accidents YTD, 162 of which were classified as Hit and Run. Of the 1,508 accidents 131 had injuries, and 14 involved a pedestrian. YTD 2022 total accidents (1,530) are up compared to 1,508 YTD 2023.

Crimes	November 2023	November 2022	YTD (01/01/2023) – (11/30/2023)	YTD (01/01/2022) – (11/30/2022)
Assault Offenses	26	23	347	291
Motor Vehicle Theft	1	2	14	24
Burglary	3	4	29	26
Homicide	0	0	0	0
Larceny	18	14	242	256
Sex Offenses	1	4	18	25
Robbery	0	0	9	4
Total	49	47	649	626

	November 2023	November 2022	YTD (01/01/2023) – (11/30/2023)	YTD (01/01/2022) – (11/30/2022)
Dispatched Calls for Service	434 (-340)	774	6,234 (-2,896)	9,130
Self-Initiated Activity	981 (-139)	1,120	11,046 (+505)	10,541
Traffic Citations	1,021 (-145)	1,166	11,283 (+1,408)	9,875
Traffic Warnings*	409 (-109)	518	2,999 (-1,670)	4,669
Arrests*	73 (+1)	72	984 (+109)	875

*Warnings do not include verbal warnings

*Arrest statistics does not include juveniles

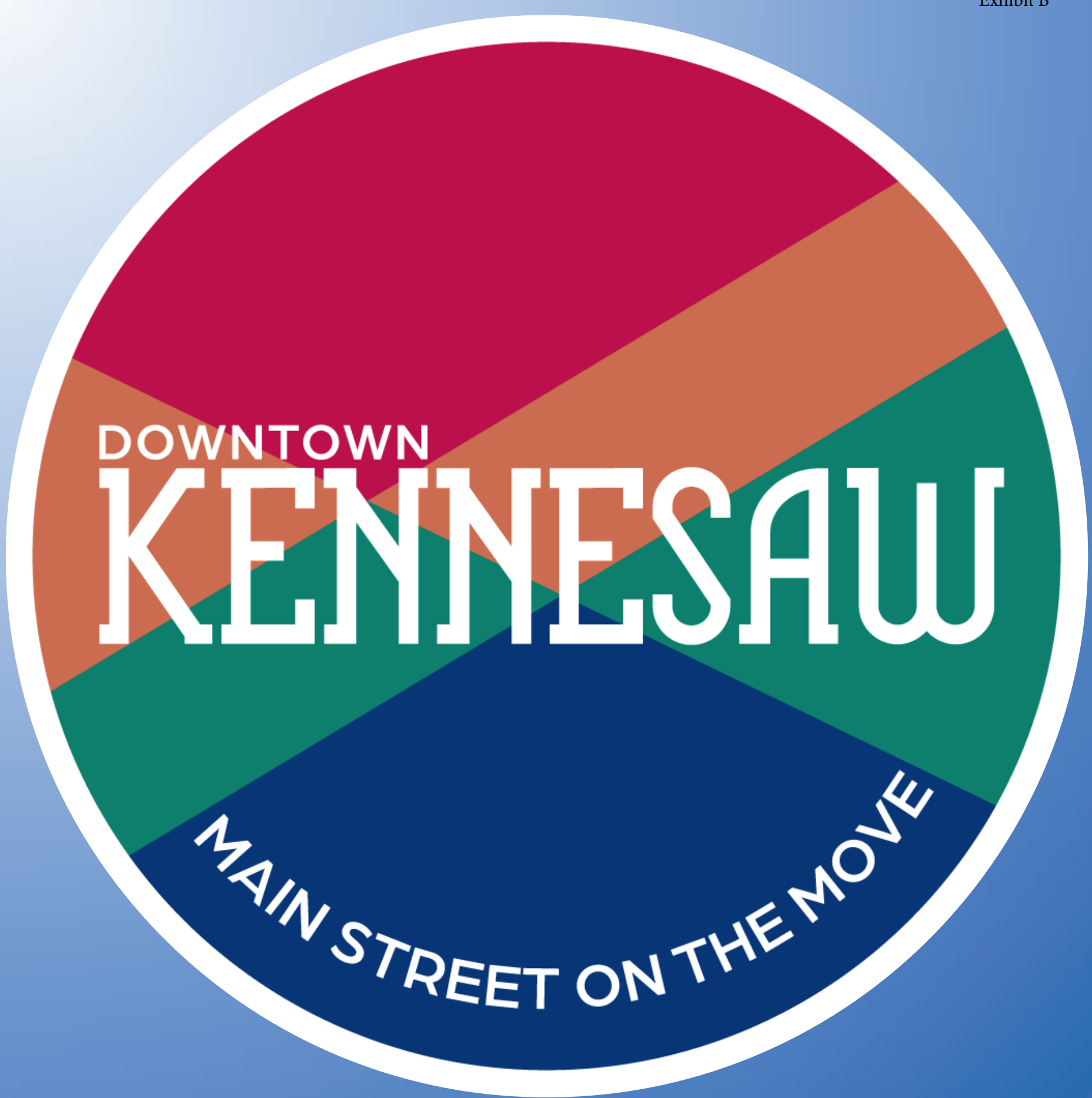
Bill Westenberger
Chief of Police



Kennesaw Police Department
2539 J. O. Stephenson Ave., Kennesaw, GA, 30144
911 Call Center: (770) 422-2505
Criminal Investigations Division: (770) 429-4533



Bayleigh Brown
Crime/ Intelligence
Analyst



WE
KNOW
THE
WAY

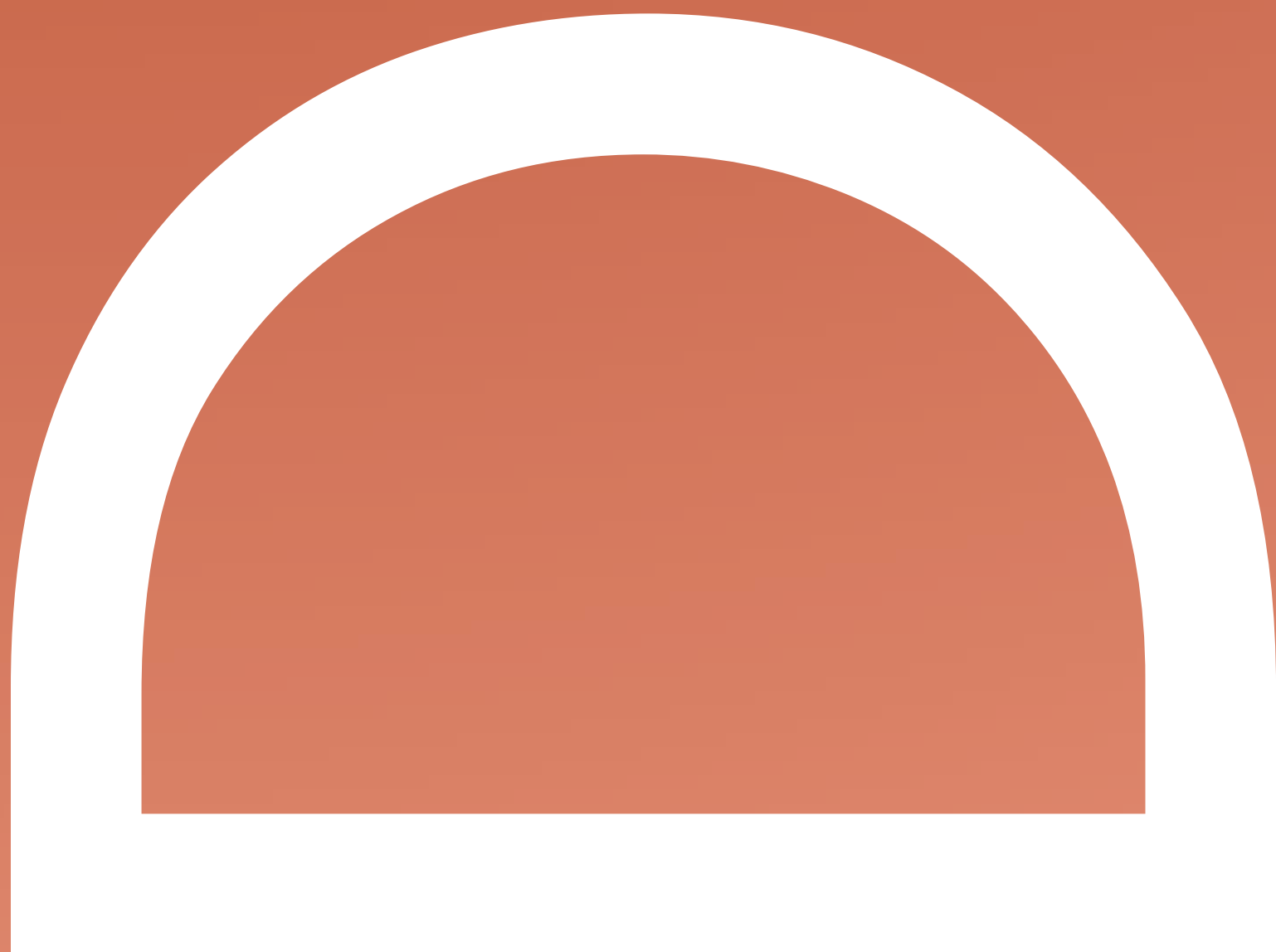


R

O

T

S



www.kennesawdowntown.com



REK
W
Z
O
U
S
I
D



Park Dr NW

Park Dr NW

N Main St NW

Whitfield Pl NW

Turquoise Otter

Lewis St NW

Dallas St NW

Lewis St NW

N Main St NW

Southern
Museum of
Civil War

Shirley Dr NW

Carruth Dr NW

Cherokee St NW

Boone Dr Bldg

Boone Dr Bldg

Cherokee St NW

Big Shanty Rd NW

Pine Hill Cir

Big Shanty Rd NW

Sardis St NW

S Main St NW

S Main St NW

Summers St

School Dr NW

Cemetery Rd

Cemetery St NW

Adams Park

Kennesaw

Watts Dr NW

S Main St NW

CSX Transportation

Watts Dr NW

Watts Dr NW

Powell Pl NW

N Cobb Pkwy NW

N Cobb Pkwy NW

Dollar General