



Commissioners:
Phillip Jackson
Lacey Ragus
Rebecca Patterson
Trey Bodenhamer
Todd Vande Zande
Carolyn Greenall
Robert Trim

**Planning Commission
Meeting Agenda
March 6, 2024 6:30 PM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

1. Call to Order / Roll Call

2. 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. The meeting may be accessed using Facebook Live via the following link: [www.Facebook.com/City of Kennesaw/](https://www.facebook.com/CityofKennesaw/). However, comments made on Facebook Live will not be visible by City staff. If you would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-ga.gov no later than 6:00 p.m. the night of the regular meeting. Your comment will be read aloud or grouped into categories for the record. All interested parties may attend the meeting in person with limited seating available at the City Hall Council Chambers and the Ben Robertson Community Center, if needed. Please note that the Planning Commission serves as an advisory board that makes recommendations to the Mayor and Council unless otherwise noted.
- B. Pending zoning applications may be viewed on an interactive map via the Planning & Zoning webpage or using the following link: <https://arcg.is/1q1ubX0>.
- C. New business items on this agenda will be heard by the Mayor and Council on March 18, 2024.

3. Approval of the Meeting Minutes

- A. Meeting Minutes from 02-07-2024

4. New Business

- A. **RZ2024-01** - Consideration to rezone property located at 2573 Summers St NW (20016700410) from Light Industrial (LI) to Central Business District (CBD) as submitted by Jackson Webb. Said request to rezone the property is for a 12,255 +/- square foot Sherwin Williams paint store. Property consists of 1.107 +/- acres and lies in land lot 167 tax parcel 41.

5. Staff Comment

- A. Population Forecast and Projections

- 1. Cobb County Mobility SPLOST

6. Adjourn

**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
February 7, 2024
6:30 PM**

1. Call to Order / Roll Call

The meeting was called to order by Commissioner Jackson at 6:30 p.m.

Roll Call: Commissioner Jackson, Commissioner Ragus, Commissioner Bodenhamer, Commissioner Vande Zande, Commissioner Greenall and Commissioner Trim

Absent: Commissioner Patterson

Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner) and Natalie Faustine (Community Development Administrative Assistant)

Speakers: Marzia Minns (Applicant) and John Powell (3410 Jiles Rd)

2. Election of Officers

Commissioner Vande Zande nominated Commissioner Phillip Jackson as Chair. Vote taken, Commissioner Phillip Jackson was declared elected by majority of votes, as Chairman.

Commissioner Greenall nominated Commissioner Trey Bodenhamer as Vice Chair. Vote taken, Commissioner Trey Bodenhamer was declared elected by majority of votes, as Vice Chairman.

3. 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. The meeting may be accessed using Facebook Live via the following link: www.Facebook.com/City of Kennesaw/. However, comments made on Facebook Live will not be visible by City staff. If you would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-ga.gov no later than 6:00 p.m. the night of the regular meeting. Your comment will be read aloud or grouped into categories for the record. All interested parties may attend the meeting in person with limited seating available at the City Hall Council Chambers and the Ben Robertson Community Center, if needed. Please note that the Planning Commission serves as an advisory board that makes recommendations to the

Mayor and Council unless otherwise noted.

- B. Pending zoning applications may be viewed on an interactive map via the Planning & Zoning webpage or using the following link:
<https://arcg.is/1q1ubX0>.
- C. New business items on this agenda will be heard by the Mayor and Council on February 19, 2024.

4. Approval of the Meeting Minutes

- A. Approval of Meeting Minutes from December 6, 2023.

Chairman Jackson calls for a motion to approve the meeting minutes from December 6, 2023 as submitted.

Motion by Commissioner Bodenhamer to approve

Seconded by Commissioner Greenall

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

5. New Business

- A. **LU2023-03** - Consideration for approval of a land use permit request located at 2358 Whispering Drive as submitted by applicant Marzia Minns. Said request is for obtaining a home occupation business license for baking pastries. Property is zoned RM-8 (Multi-Family Residential), consists of 0.05 +/- acres and lies in land lot 128 tax parcel 335.

Chairman Jackson called for a motion regarding the land use permit application with staff conditions as outlined in the staff analysis.

Motion by Commissioner Greenall to approve with conditions as outlined by staff.

Seconded by Commissioner Bodenhamer.

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

- B. **MISC2024-01** - Consideration for approval of a text amendment request as submitted by the City of Kennesaw. Said request is to amend the Unified Development Code, Appendix A, "Unified Development Code" Section 2.01.03.06 of said chapter regarding the regulation for the R-10 single-family residential district as submitted by the City of Kennesaw.

Chairman Jackson called for a motion regarding the proposed Unified Development Code text amendment.

Motion by Commissioner Vande Zande to approve with the condition that verbiage is added to the code to specify the neighborhood this amendment will apply to.

Seconded by Commissioner Bodenhamer.

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

- C. **MISC2024-02** - Consideration for approval to adopt the 2024 Official Zoning Map for the City of Kennesaw.

Chairman Jackson called for a motion regarding the 2024 Official Zoning Map for the City of Kennesaw.

Motion by Commissioner Vande Zande to approve
Seconded by Commissioner Bodenhamer
Vote taken, motion unanimously approve 5-0. Motion carried.

6. Staff Comment

7. Adjourn

Chairman Jackson called for a request for dismissal.
Motion by Commissioner Bodenhamer to adjourn
Seconded by Commissioner
Chairman Jackson adjourned the meeting at 7:10 p.m.



Item Report

TO: The Planning Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: March 6, 2024

TITLE: **RZ2024-01** - Consideration to rezone property located at 2573 Summers St NW (20016700410) from Light Industrial (LI) to Central Business District (CBD) as submitted by Jackson Webb. Said request to rezone the property is for a 12,255 +/- square foot Sherwin Williams paint store. Property consists of 1.107 +/- acres and lies in land lot 167 tax parcel 41.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. RZ2024-01_2573SummersSt_ApplicationPacket_Redacted
2. RZ2024-01__2573 Summers St_Staff Analysis



**Community Development
Planning & Zoning Department
2529 J. O. Stephenson Ave.
Kennesaw, GA 30144**

REZONING APPLICATION
Required Fee \$375.00

Darryl Simmons
Planning & Zoning Administrator

Rashida Williamson
Zoning Clerk

*****Note:** If property is identified as being located within the Kennesaw Historic District and there are to be any exterior improvements or changes to be made such as, façade, parking, landscaping, signage, etc. applicant must follow application procedures to the Historic Preservation Commission. Please consult with Planning and Zoning Staff.

For questions, please feel free to contact the Planning and Zoning Department at 770-590-8268. When the application and all checklist items have been properly completed and filed with the Planning and Zoning Department, the applicant will be notified of the date of hearing(s).

- ☐ **Original application completed, signed and notarized.**
- ☐ **A copy of the warranty deed for said property that includes the full legal description/ in word format.**
- ☐ **A copy of the current taxes paid in full for said property from the Cobb County Tax & City Tax Departments**
- ☐ **Rezoning Fee – \$375.00**
- ☐ **Completed application and supporting documents listed on one Flash Drive or email to dsimmons@kennesaw-ga.gov in PDF format**



**Community Development
Planning & Zoning Department
2529 J. O. Stephenson Ave.
Kennesaw, GA 30144**

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 at:

**United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 2053**

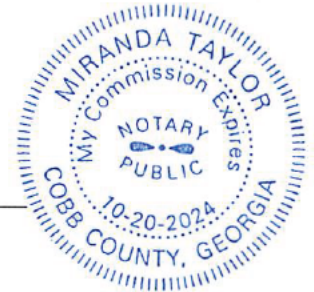
**REZONING APPLICATION**

Required Fee \$375.00

Date Received 1/17/24
Staff's Initials NFIs this property located within the Kennesaw Historic District (yes) _____ (no) X?**A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.**Date of Consultation 1/11/24 Staff's Initials NF**REZONING PROPERTY ADDRESS** 2573 Summers St NWLand Lot 167 Tax Parcel 20016700410 Lot Size 1.1 Acres

Resident Population _____ Housing Units _____ Other Buildings _____

Zoning Request from:

Present Zoning LI To: CBDFor the purpose of: A Sherwin Williams Paint Store**APPLICANT EMAIL** [REDACTED]Applicant Address 3544 Jefferson Township Parkway(Phone #) [REDACTED]Applicant Signature J. Webb Date 1/16/24Signed, sealed and delivered in presence of: Miranda Taylor 1-16-24
Notary Date**REPRESENTATIVE** Jackson Webb(Fax #) _____ (Work#) _____ (Cell#) [REDACTED]

Representative Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary Date**TITLEHOLDER:** 2573 Summers Street, LLC (Phone #) [REDACTED]Signature: Sean Ferguson Address 300 Bell Park Drive Woodstock GA 30188Signed, sealed and delivered in presence of: Stephanie Riley 1/17/2024
Notary Date



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Each applicant must complete a separate form

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 Feb, 2024

Applicants Signature

A. Will

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.



**Community Development
Planning & Zoning Department
2529 J. O. Stephenson Ave.
Kennesaw, GA 30144**

PLEASE TAKE NOTICE

That the undersigned has applied to the Planning Commission and Mayor and Council of the City of KENNESAW for the following:

The property referred to is located at:

and is within a 200 foot radius of your property. It is described as Land Lot _____ 20th District, 2nd Section, Tax Parcel _____ in the City of Kennesaw.

The said application will come up for hearing before the Planning Commission on _____ at 7:00 p.m., and the Mayor and Council on _____, at 6:30 p.m. in the City Hall Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. You may appear in person or by attorney and may present any objections, which you may have to the granting of this request. All documents relating to this application are enclosed for your review. The applicant, by order of the Planning

Commission, Mayor and Council, sends this notice to you.

Dated _____

Applicant _____



Community Development
Planning & Zoning Department
2529 J. O. Stephenson
Kennesaw, GA 30144

CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was mailed out on Feb. 15th, 2024 in accordance with the application requirements.

2-16-24

Date

A. W. W.

Applicant or Authorized Agent

Sworn and subscribed before me this

16th day of February 20 24

Notary Public



Attach to this document a copy of the property/s that have been served notification along with the documentation supplied in the certified mailing.



Printed: 1/18/2024

RZ2024-01

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
2573 SUMMERS STREET LLC

2573 SUMMERS STREET LLC

Payment Date: 10/13/2023

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	20016700410	10/15/2023	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$9,045.00	\$0.00	



Scan this code with your
mobile phone to view
this bill!



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780
(770) 429-4542

2023
Property Tax Bill

Parcel ID	Tax District		Bill #						
20016700410	3/3-BOND - KENNESAW CITY		238054						
Property Owner/Location/Description			Fair Market Value	Taxable Value					
2573 SUMMERS STREET LLC 2573 SUMMER ST			750,000	300,000					
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	300,000		0		300,000		7.7500000000		\$2,325.00
BOND	300,000		0		300,000		1.5000000000		\$450.00
Exemptions:									
Interest will accrue monthly at a rate of .96% per month, based on an annual calculation of Federal Prime Rate (8.5%) plus 3%. To arrive at the new monthly interest rate, divide the Federal Prime Rate by 12. This annual interest rate will changes when the Federal Reserve announces the new bank prime loan rate each January (House Bill 960).									
Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960).									
Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542.									
			Current Year Tax		\$2,775.00				
			Interest		\$50.92				
			Penalty		\$0.00				
			Other Fees		\$0.00				
			Payments Received		\$2,825.92				
			Other Amounts Due		\$0.00				
			Total Due		\$0.00				
			Due Date		12/01/2023				



City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780

Please make check or Money Order Payable to :
City of Kennesaw Property Tax Division and
include the Parcel ID on your check.

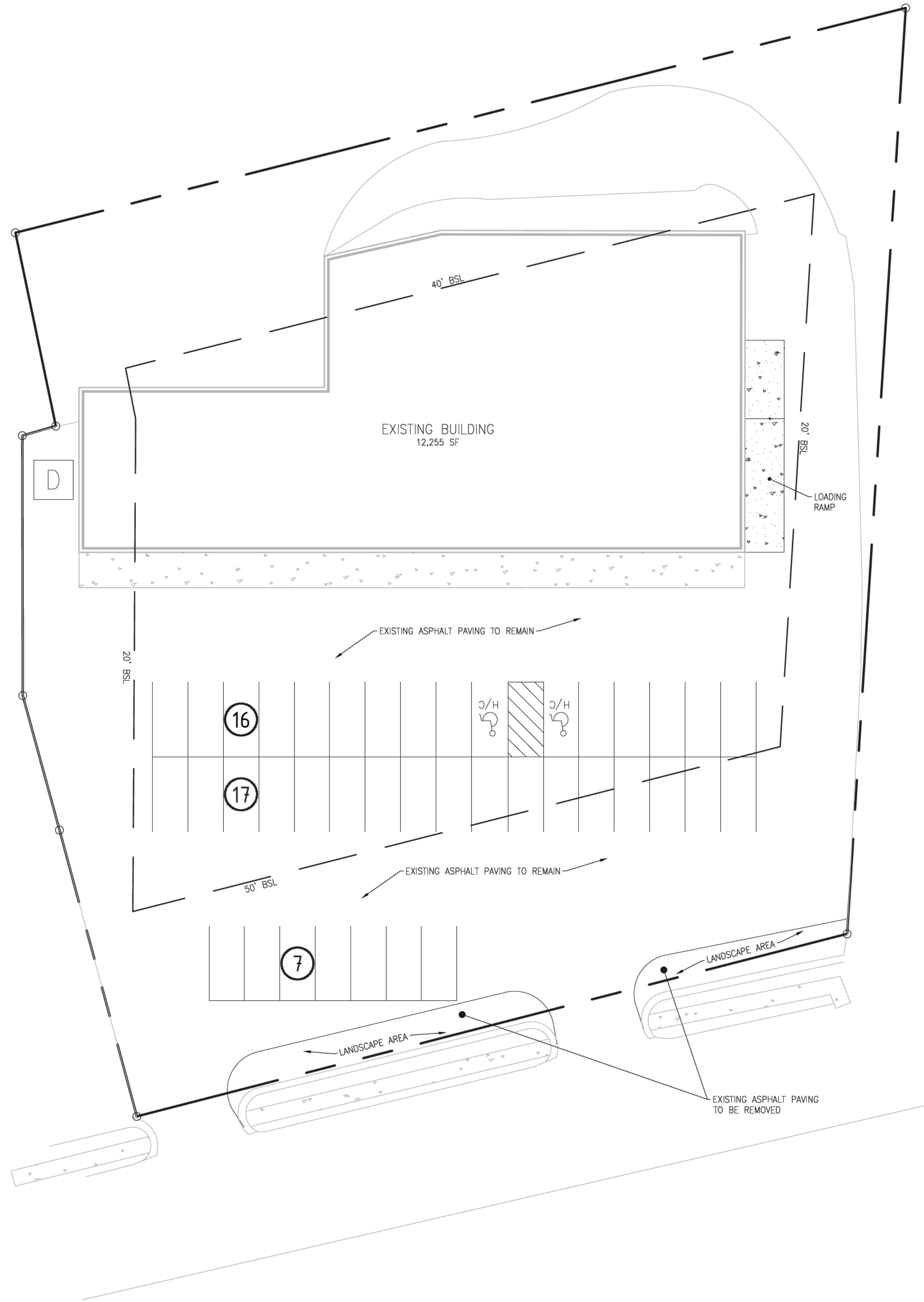
For your convenience, you may pay by check,
money order, Discover, Mastercard, AMEX,
VISA.
3% fee and \$3.50 per transaction fee added to
debit/credit card payments. \$1.25 fee per
ECheck transaction paid online.

Parcel ID: 20016700410
Amount Due: \$0.00
Bill#: 238054
Due Date: 12/01/2023

AMOUNT PAID

2573 SUMMERS STREET LLC
300 BELL PARK DR
WOODSTOCK, GA 30188

City of Kennesaw
PROPERTY TAX DIVISION
2529 J. O. STEPHENSON AVE
KENNESAW, GA 30144-2780



SITE NOTES:

1. THE SCOPE OF THE PROJECT DEPICTED IN THESE DRAWINGS CONSISTS OF CONSTRUCTION OF THE RENOVATION OF AN EXISTING BUILDING AND MODIFICATIONS TO THE EXISTING PARKING LOT.
2. ALL DIMENSIONS ARE TO FACE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. ALL DISTURBED AREAS NOT DESIGNATED AS IMPERVIOUS SURFACE SHALL BE STABILIZED AS INDICATED IN THE EROSION CONTROL PLANS.
4. CONSTRUCT SAFETY RAILING OR FENCE ALONG THE TOP OF ALL RETAINING WALLS WHERE HEIGHT EXCEEDS 30".
5. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
6. PAVEMENT SHALL BE IN ACCORDANCE WITH GDOT STANDARDS AND SPECIFICATIONS.
7. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD.

PARKING SUMMARY:
PARKING REQUIRED - 12,255 SF X 1 SP/200 SF = 57 SP
PARKING PROVIDED - 40 SP INCLUDING 2 HC SPACES
PARKING VARIANCE REQUIRED

RZ2024-01

CLIENT



4692 Sandy Plains Road
Roswell, Georgia 30075

PROJECT

SHERWIN-WILLIAMS
2573 SUMMERS ST

KENNESAW, Georgia

SDP PROJECT NO. C-2303-04



4555 Mansell Road, Suite 300
Alpharetta, GA 30022
Phone 404-647-4006
www.SDPcivil.com
GA P.E. Firm PEF007277

SEAL

NOT VALID WITHOUT SIGNATURE AND DATE

These drawings are instruments of service and are the exclusive property of SITE DEVELOPMENT PARTNERS, LLC (SDP). Their use and publication shall be restricted to the project for which they were prepared. Reuse, reproduction, or publication by any method, in whole or in part, is prohibited except by written permission from SDP.

DATE

February 12, 2024

PRINT RECORD

DRAWING TITLE

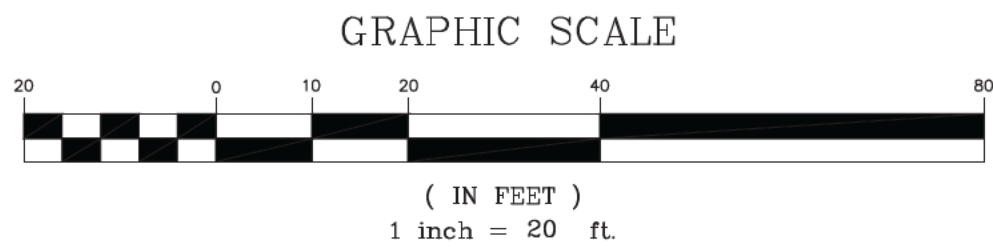
ZONING
SITE PLAN

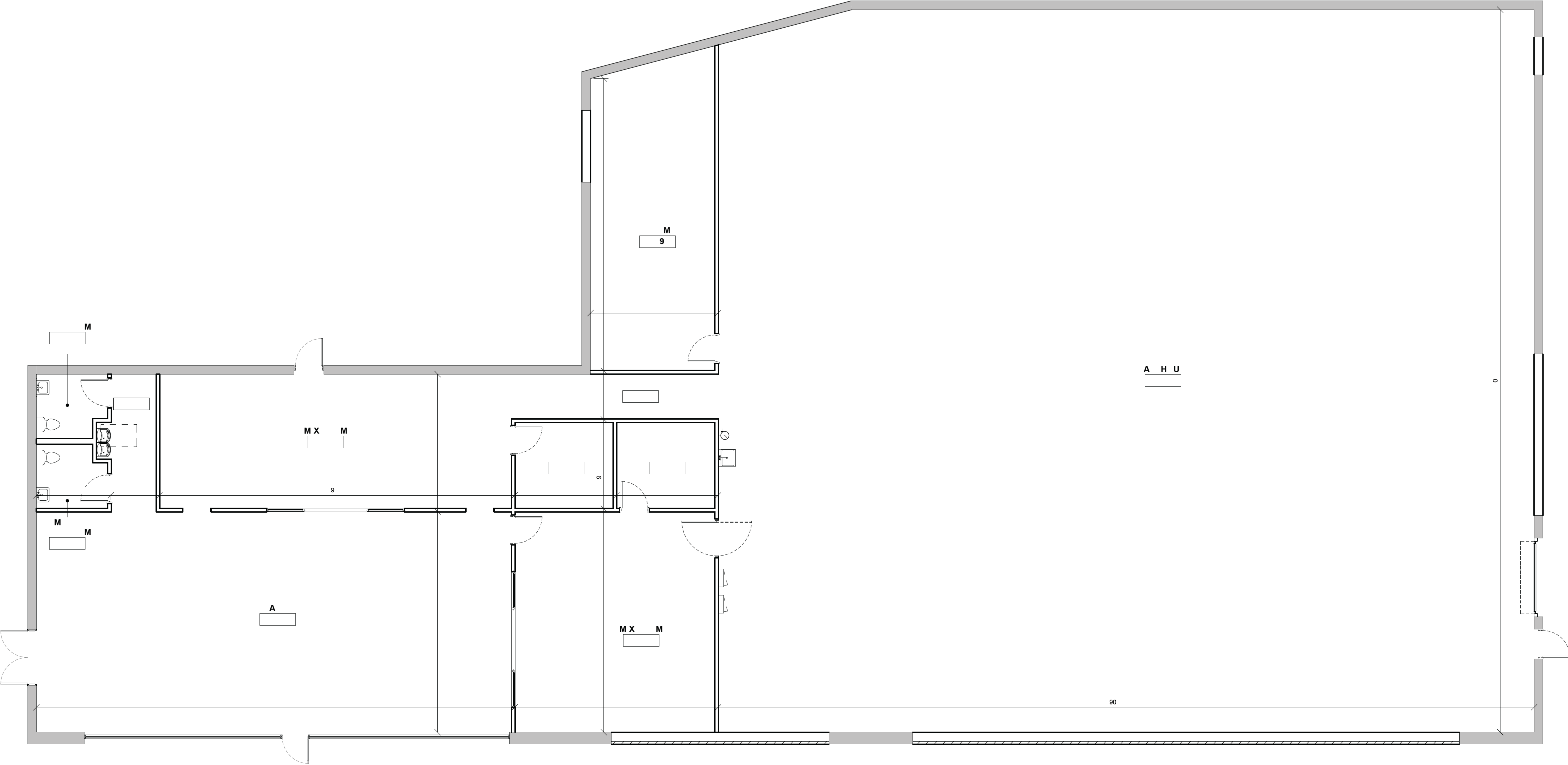
DRAWING NUMBER

Z1.01



IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
1-800-282-7411
(404) 325-5000
(metro Atlanta only)
IT'S THE LAW





S

AFTER RECORDING RETURN TO:
 Geiger Legal Group, LLC
 157 Reinhardt College Parkway, Suite 400
 Canton, GA 30114

FILE NO. 2111471

Parcel ID: 20016700410

LIMITED WARRANTY DEED

**STATE OF GEORGIA,
 FULTON/DEKALB COUNTY**

THIS INDENTURE, Made this 21ST day of March in the year of our Lord Two Thousand and Twenty Two between

DW RBJ, LLC and LIMA AIRS, LLC
 ("Grantor") of the State of Georgia, and

2573 SUMMERS STREET LLC
 ("Grantee") of the State of Georgia, (the terms "Grantor" and "Grantee" to include the singular and the plural, and shall be deemed to refer equally to each of said person, firms or entities, their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledge by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, Cobb County, Georgia Records and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

The above described property is subject to the Permitted Exceptions shown on Exhibit B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above-described tract or parcel of land, 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 Grantee, forever, in FEE SIMPLE.

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all persons claiming by, through, or under grantor.

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:

DW RBJ, LLC

Unofficial Witness

By: Rex P. Macey (Seal)
REX P. MACEY, Manager

Notary Public
My Commission Expires:



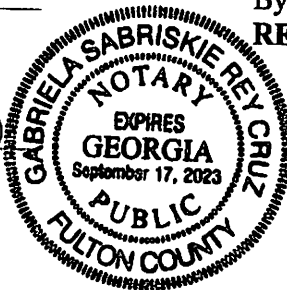
Signed, sealed and delivered in the presence of:

LIMA AIRS, LLC

Unofficial Witness

By: Rex P. Macey (Seal)
REX P. MACEY, Manager

Notary Public
My Commission Expires:



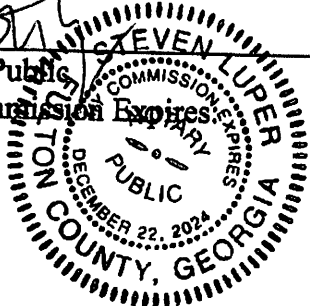
Signature Continued on Next Page

Signed, sealed and delivered in the
presence of:

Shane Helett
Unofficial Witness

LIMA AIRS, LLC

By: *Randall M. Lipshutz* (Seal)
RANDALL M. LIPSHUTZ, Manager

Steven Luper
Notary Public
My Commission Expires:


"EXHIBIT A"

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

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF DUE WEST ROAD, 311.40 FEET NORTHEASTERLY (AS MEASURED ALONG THE NORTHWESTERLY SIDE OF DUE WEST ROAD) FROM THE INTERSECTION OF THE NORTHEASTERLY SIDE OF U.S. 41 HIGHWAY AND THE NORTHWESTERLY SIDE OF DUE WEST ROAD; RUNNING THENCE NORTH 45 DEGREES 16 MINUTES WEST 180 FEET TO A POINT; THENCE NORTH 57 DEGREES 14 MINUTES WEST 50 FEET TO A POINT; THENCE NORTH 30 DEGREES 20 MINUTES EAST 232.58 FEET TO A POINT; THENCE SOUTH 41 DEGREES 34 MINUTES 15 SECONDS EAST 235 FEET TO AN IRON PIN ON THE NORTHWESTERLY SIDE OF DUE WEST ROAD, THENCE SOUTH 30 DEGREES 08 MINUTES WEST ALONG THE NORTHWESTERLY LINE OF DUE WEST ROAD 206.6 FEET TO THE POINT OF BEGINNING.

Such parcel of land being conveyed to Dora R. Macey from Morris W. Macey by that deed dated May 21, 2001, and recorded on May 24, 2001, in Deed Book/Page 13368/5102 of the Cobb County, GA Public Registry.

AFTER RECORDING RETURN TO:
 Geiger Legal Group, LLC
 157 Reinhardt College Parkway, Suite 400
 Canton, GA 30114

FILE NO. 2111471

Parcel ID: 20016700410

QUIT CLAIM DEED

STATE OF GEORGIA.

FULTON/DEKALB COUNTY:

THIS INDENTURE, made this 21ST day of March, in the year of our Lord Two Thousand and Twenty Two between

DW RBJ, LLC, LIMA AIRS, LLC and RANDALL M. LIPSHUTZ, as

Executor of the ESTATE OF ROBERT J. LIPSHUTZ

party or parties of the first part, hereinafter referred to as "Grantor", and

2573 SUMMERS STREET LLC

party or parties of the second part, hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

WITNESSETH for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, release, convey and forever quitclaim unto Grantee, and the heirs, legal representative, successors, and assigns of Grantee, all the right, title, interest, claim or demand Grantor has or may have had in and to

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, Cobb County, Georgia Records and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

The above described property is subject to the Permitted Exceptions shown on Exhibit B" attached hereto and made a part hereof.

TO HAVE AND HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and

year first above written.

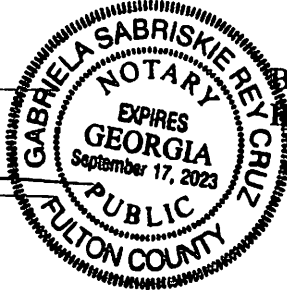
Signed, sealed and delivered in the presence of:

DW RBJ, LLC

Unofficial Witness

Notary Public

My Commission Expires:



By:

Rex P. Macey, Manager

(Seal)

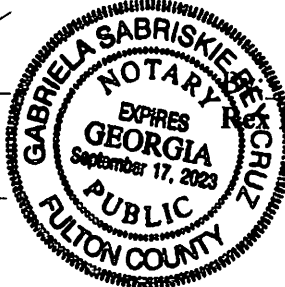
Signed, sealed and delivered in the presence of:

LIMA AIRS, LLC

Unofficial Witness

Notary Public

My Commission Expires:



By:

Rex P. Macey, Manager

(Seal)

Signatures continued on the next page

Signed, sealed and delivered in the presence of:

Christina Hazellett
Unofficial Witness

[Signature]
Notary Public
My Commission Expires: December 22, 2024
NOTARY PUBLIC
STEVEN LUPER
FULTON COUNTY, GEORGIA

Signed, sealed and delivered in the presence of:

Christina Hazellett
Unofficial Witness

[Signature]
Notary Public
My Commission Expires: December 22, 2024
NOTARY PUBLIC
STEVEN LUPER
FULTON COUNTY, GEORGIA

LIMA AIRS, LLC

By: [Signature] (Seal)
Randall M. Lipshutz, Manager

**ESTATE OF ROBERT J. LIPSHUTZ
a/k/a ROBERT JEROME LIPSHUTZ**

By: [Signature] (Seal)
Randall M. Lipshutz, Executor

EXHIBIT "A"

All of 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 **Point of Beginning**, commence at the intersection formed by the northeasterly right-of-way line of North Cobb Parkway a/k/a U.S. Highway #41(variable r/w) with the northwesterly right-of-way line of Summers Street, (variable r/w) (f/k/a Kennesaw Due West Road & Power Springs Road) and proceed in a northeasterly direction along said right-of-way line of Summers Street for a distance of 329.16 feet to a PK nail set and the **Point of Beginning**.

From the **Point of Beginning** thus established, depart said right-of-way line of Summers Street and proceed North 59°25'04" West for a distance of 75.29 feet to a point; thence North 59°34'30" West for a distance of 35.02 feet to a point; thence North 44°08'06" West for a distance of 66.38 feet to a PK nail set; thence North 31°31'39" East for a distance of 8.88 feet to a point; thence North 56°03'51" West for a distance of 50.00 feet to PK nail set; thence North 31°32'06" East for a distance of 232.58 feet to an iron pin found (#5 rebar); thence South 40°38'15" East for a distance of 235.00 feet to a PK nail set on the northwesterly right-of-way line of Summers Street (variable r/w); thence South 31°16'18" West along said right-of-way line of Summers Street for a distance of 186.12 feet to the **Point of Beginning**.

Said tract or parcel containing 1.107acres +/- or 48,241square feet +/-.

EXHIBIT "B"
Permitted Exceptions

1. All taxes and special assessments, including water, sanitary and other utility bills for the year 2022 and subsequent years, which are not yet due and payable, together with any and all taxes and special assessments, which may become due and payable for the current or previous year, due to, but not limited to, reassessments, rebillings, or errors by tax officials or their agents.
2. Property is subject to any protective covenants and easements of record.
3. Those matters disclosed on plat of survey prepared for Sean Jergusson by Centerline Surveying and Land Planning on January 4, 2022 and revised February 23, 2022, including but not limited to:
 - a. 50 foot front building set back line.
 - b. 20 foot side building set back lines.
 - c. 40 foot rear building set back line.
 - d. One story brick and block building encroaches into the rear building line and into the side building line along the Southwest side of said building.
 - e. Over head power pole with connecting service line show at the West side of said property.
 - f. Chain link fence runs along the West and Northwest lines of said property and is located within the boundaries of said property along the Northeast line.
 - g. A sign is located within the right of way Summers Street along the Southeast line of said property.
 - h. A lamp post base is located with the right of way Summers Street along the Southeast line of said property.

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



Mayor Pro Tem Antonio Jones

Madelyn Orochena

Tracey Viars

Pat Ferris

February 16, 2024

Pamela Mabry, County Clerk
Cobb County
100 Cherokee Street, #355
Marietta, Georgia 30090-9679

Subject: City of Kennesaw Rezoning Application (Case#RZ2024-01)
2573 Summers St, Kennesaw, GA 30144 – Parcel #20016700410

Dear Ms. Mabry,

Attached, please find a zoning application submitted by Jackson Webb of Heirloom Development, LLC to petition for a rezoning request for the above subject property. Because this case is within a half-mile from unincorporated Cobb County, this letter and enclosed application are being provided in accordance with the House Bill 489 Intergovernmental Agreement.

This case is set to go before the Kennesaw **Planning Commission on March 6, 2024** at 6:30 p.m. for public hearing and **Mayor and Council on March 18, 2024** at 6:30 p.m. for public hearing as well.

Thank you for your attention. Should you have any questions, you may call me at 770-590-8268 or send an e-mail to dsimmons@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Enclosure: Zoning Application

cc: Jessica Guinn, AICP, Community Development Agency Director (Via E-mail)
Dr. Jackie McMorris, Cobb County Manager (Via E-mail)
Phillip Westbrook, Senior Planner, Cobb County Community Development (Via E-mail)
Donald Wells, Intergovernmental Coordinator/Planner III, Cobb County Community Dev. (Via E-mail)
Dr. Jeff Drobney, City Manager, City of Kennesaw (Via E-mail)
Chanelle Campbell, Assistant Zoning Administrator & Planner, City of Kennesaw (Via E-mail)
Natalie Faustine, Community Development Administrative Assistant, City of Kennesaw (Via E-mail)



**CITY OF KENNESAW
LAND USE NOTICE**

APPLICATION # **RZ2024-01**

PURPOSE Rezoning from light industrial (LI) to Central Business District (CBD)

DATE OF PUBLIC MEETING: 3/6/2024 TIME: 6:30PM

DATE OF PUBLIC MEETING: 3/18/2024 TIME: 6:30PM

PLACE: **CITY HALL KENNESAW, GA**

Due to the priority for public health and safety,
the City of Kennesaw will implement a public meeting
protocol / system for community participation
in compliance to social distancing protocol.
For specific public meeting guidelines and access to all
application information please visit our website

[HTTP://WWW.KENNESAW-GA.GOV](http://www.kennesaw-ga.gov)

FOR FURTHER INFORMATION PLEASE CALL :
PLANNING AND ZONING DEPARTMENT 770-590-8268

02.21.2024 12:11

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Any interested citizens are invited to email kennesawcouncil@kennesaw-ga.gov.

2:16-2024

MDJ-1888
GPN-16

**CITY OF KENNESAW
PUBLIC NOTICE**

Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for a rezoning request submitted by Jackson Webb. Said request is to rezone from Light Industrial (LI) to Central Business District (CBD) for parcel located at 2573 Summers St NW (20016700410) and lies in Land Lot 167, Tax Parcel 41 of the 20th District, 2nd Section, Cobb County Georgia.

Said meetings shall be held before the Planning Commission on March 6, 2024 at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on March 18, 2024 at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, GA. Any interested persons may attend and be heard relative thereto.

Mayor and Council will be conducting their meeting in person as well as through Facebook Live at the following link: <https://www.facebook.com/City-ofKennesaw/>

Any interested citizens are invited to email kennesawcouncil@kennesaw-ga.gov.

2:16-2024

8004 Public Sales/Auctions

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PARID4A	OWNER1	OWNER2	ADDR1	ADDR2	ADDR3
20016700400	CAMORIN LLC		2601 SUMMER ST		KENNESAW GA 30144
20016700450	HEBACH INC		300 BELL PARK DR		WOODSTOCK GA 30188
20016700460	KHEHRA INVESTMENTS LLC		1211 NOBLE LN		MARIETTA GA 30062
20016701100	ARRIS KENNESAW LLC	C/O RYAN LLC	PO BOX 20197		ATLANTA GA 30325
20016700560	CROSSINGS PARTNERS THE LLC		19241 BIRMINGHAM HWY		ALPHARETTA GA 30004
20016700580	2510NCP LLC		P O BOX 318		LEBANON GA 30146
20016700590	KENNESAW PARTNERS LLC	C/O RYAN LLC	1999 BROADWAY STE 4100		DENVER CO 80202
20016700360	ARRIS KENNESAW LLC	C/O RYAN LLC	PO BOX 20197		ATLANTA GA 30325
20016700750	ARRIS KENNESAW LLC	C/O RYAN LLC	PO BOX 20197		ATLANTA GA 30325
20016700380	ARRIS KENNESAW LLC	C/O RYAN LLC	PO BOX 20197		ATLANTA GA 30325
20016700370	ARRIS KENNESAW LLC	C/O RYAN LLC	PO BOX 20197		ATLANTA GA 30325
20016700390	ARRIS KENNESAW LLC	C/O RYAN LLC	PO BOX 20197		ATLANTA GA 30325
20016701100	ARRIS KENNESAW LLC	C/O RYAN LLC	PO BOX 20198		ATLANTA GA 30326
20016701170	GREATER HEIGHTS BAPTIST CHURCH		3790 POST RD		CUMMING GA 30040
20016700610	KIRK RUDY INC	C/O RYAN LLC	1999 BROADWAY STE 4100		DENVER CO 80202
20016701040	ARRIS KENNESAW LLC	C/O RYAN LLC	PO BOX 20198		ATLANTA GA 30326

PLEASE TAKE NOTICE

That the undersigned has applied to the Planning Commission and Mayor and Council of the City of KENNESAW for the following:

20016700410

The property referred to identified as Land Lot 167 , Tax Parcel 2001 Kennesaw, GA 30144

Address of property(ies) 2573 Summers St NW

and is within a 200-foot radius of your property. It is described as Land Lot 167 20th District, 2nd Section, Tax Parcel 20016700410 in the City of Kennesaw.

The said application will come up for hearing before the **Planning Commission** on March 6th at **7:00 p.m.**, and the **Mayor and City Council** on March 11th & 18th, at **6:30 p.m.** in the City Hall Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. You may appear in person or by attorney and may present any objections, which you may have to the granting of this request. All documents relating to this application are enclosed for your review. The applicant, by order of the Planning Commission, Mayor and Council, sends this notice to you.

Sign:



Dated:

2/16/24

**REZONING APPLICATION**

Required Fee \$375.00

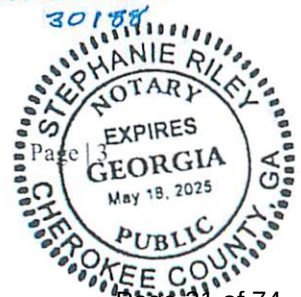
Date Received 1/17/24
Staff's Initials NFIs this property located within the Kennesaw Historic District (yes) _____ (no) X?**A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.**Date of Consultation 1/11/24 Staff's Initials NF**REZONING PROPERTY ADDRESS** 2573 Summers St NWLand Lot 167 Tax Parcel 20016700410 Lot Size 1.1 Acres

Resident Population _____ Housing Units _____ Other Buildings _____

Zoning Request from:

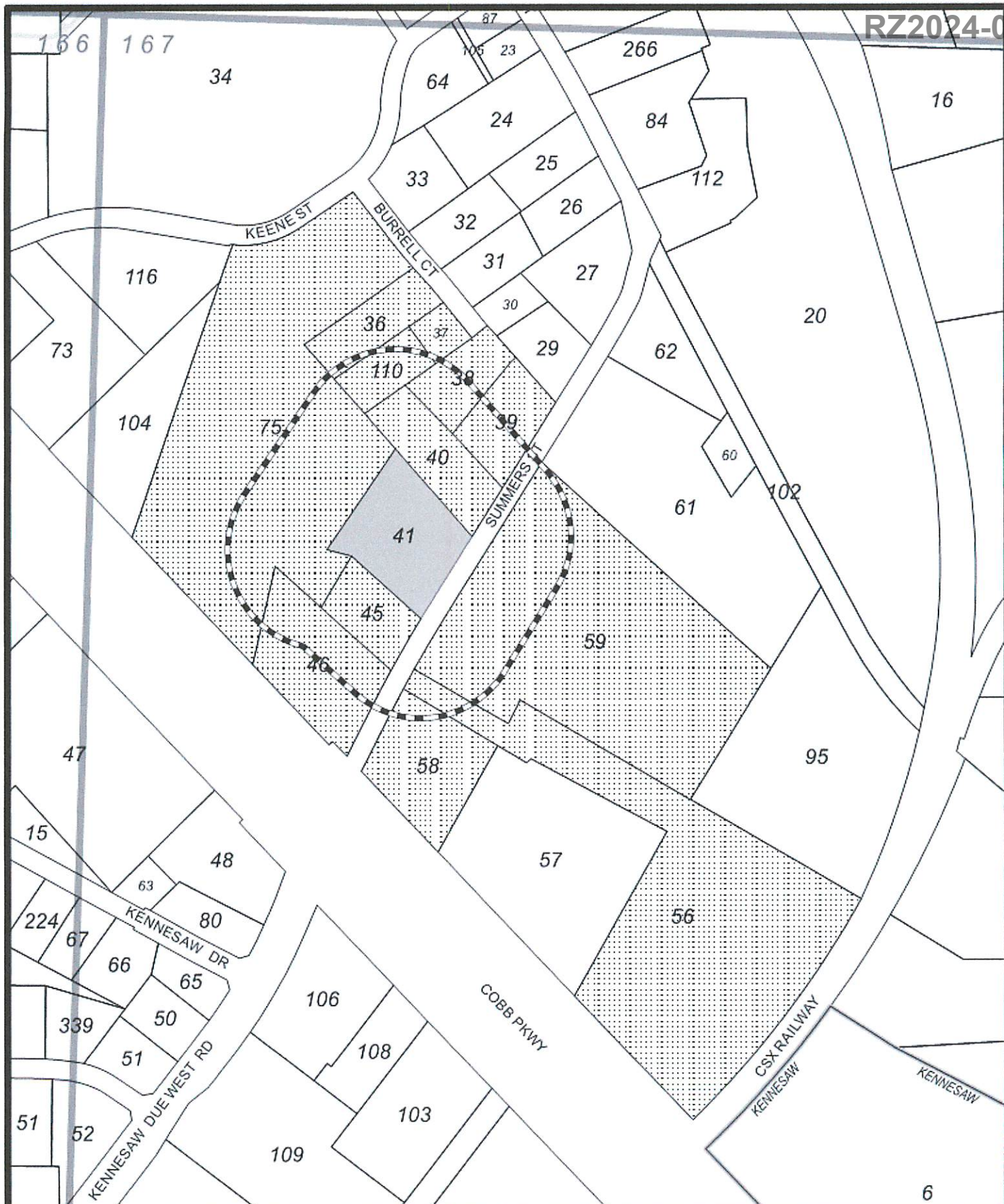
Present Zoning LI To: CBDFor the purpose of: A Sherwin Williams Paint Store**APPLICANT EMAIL** [REDACTED]Applicant Address 3544 Jefferson Township Parkway(Phone #) [REDACTED]Applicant Signature [Signature] Date 1/16/24Signed, sealed and delivered in presence of: Miranda Taylor 1-10-24
Notary Date**REPRESENTATIVE** Jackson Webb(Fax #) _____ (Work#) _____ (Cell#) [REDACTED]

Representative Signature _____ Date _____

Signed, sealed and delivered in presence of: _____
Notary Date**TITLEHOLDER:** 2573 Summers Street, LLC (Phone #) [REDACTED]Signature: [Signature] Address 300 Bell Park Drive Woodstock GA 30188Signed, sealed and delivered in presence of: Stephanie Riley 1/17/2024
Notary Date



CASE NUMBER		LAND USE OR ZONING		2573 Summers St NW		
		FROM	TO	Land Lot 167, Tax Parcel 41		
AV	LU			Subject Property		
AX	RZ 2024-001	LI	CBD			
DX	AV - Administrative Variance AX - Annexation DX - De-annexation HBR - Historic Board Review	R-99 ZONING KENNESAW CITY LIMITS COBB COUNTY 99 LAND LOT				
HBR	LU - Land Use RZ - Re-zoning SLUP - Special Land Use ZV - Variance			 CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-4268		
SLUP				Scale: 1" = 181' Print Date: 1/31/2024 RZ2023_000		
ZV						



 Subject Parcel
 200' Radius
 Properties Notified

2573 Summers St NW
Land Lot 167,
Tax Parcel 41

RZ2024-001
200' PROPERTY NOTIFICATION

CITY OF KENNESAW
 PLANNING & ZONING DEPT.
 770-590-4268
David T. Anderson
 Mayor
John A. Harty
 City Clerk

Date: 1/31/2024
 RZ2023_000

 1" = 255'



Heirloom
Development

KENNESAW, Georgia

SDP PROJECT NO. C-2103-04

 SITE DEVELOPMENT
PARTNERS, LLC

4555 Marshall Road, Suite 300
Arlington, GA 30022
Phone: 404-647-4066
www.SDPworld.com
GA P.E. Firm PE070777

27-1

PRINT RECORD

ZONING SITE PLAN

Z1.01



GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

9589 0710 5270 1425 0700 64

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Total Postage and Fees

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02/14/2024

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City, State, ZIP+4®

Page 44 of 74

ZONING ADMINISTRATOR
DARRYL SIMMONS

**ASSISTANT ZONING
ADMINISTRATOR/PLANNER**
CHANELLE CAMPBELL

CONTACT US

OFFICE: (770) 590-8268

WEBSITE: www.kennesaw-ga.gov

EMAIL: zoningdept@kennesaw-ga.gov



COMMUNITY DEVELOPMENT
Planning and Zoning

2529 J.O. Stephenson Avenue

MAYOR AND COUNCIL
MARCH 18, 2024

PLANNING COMMISSION
MARCH 6, 2024

LEGAL ADVERTISEMENTS
FEBRUARY 16, 2024

PUBLIC NOTICE SIGN
FEBRUARY 20, 2024

APPLICATION SUBMITTED
JANUARY 17, 2024

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2024-01

Property Addresses

2573 Summers St NW

Applicant

Heirloom Development

Representative

Jackson Webb

Property Owner

Lima Airs LLC

Current Zoning

Light Industrial (LI)

Proposed Zoning

Central Business District (CBD)

Current Future Land Use Category

Downtown Activity Center (DAC)

Project Request: Rezoning for the purpose of renovating the vacant structure to establish a Sherwin-Williams paint store.



Aerial view of subject property

PROPERTY DETAILS

Within 1 1/2 mi from Unincorporated Cobb Co: Yes

Historic District: No **Airport Overlay:** Yes

Cemetery: No **Floodplain:** No **Stream:** No

Parcel ID #: 20016700410

Land Lot #: 167 **Tax Parcel #:** 41

Land Area: 1.107 +/- acres or 48,241 +/- SQFT

RECOMMENDATION

Staff Recommendation

Approval with conditions

Planning Commission Recommendation

To be determined on March 6, 2024

Please see page 12 for basis for recommendation.

ADJACENT PROPERTY DETAILS

Surrounding Zoning Dist. and Future Land Use

North: No Street

Zoning: Central Business District (CBD)

Future Land Use: Downtown Activity Center (DAC)

South: Summers St

Zoning: General Commercial (GC)

Future Land Use: Community Activity Center (CAC)

East: Summers St NW

Zoning: Heavy Industrial (HI)

Future Land Use: Community Activity Center (CAC)

West: No Street

Zoning: Central Business District (CBD)

Future Land Use: Community Activity Center (CAC)

Please see page 2 for full maps.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2024-01

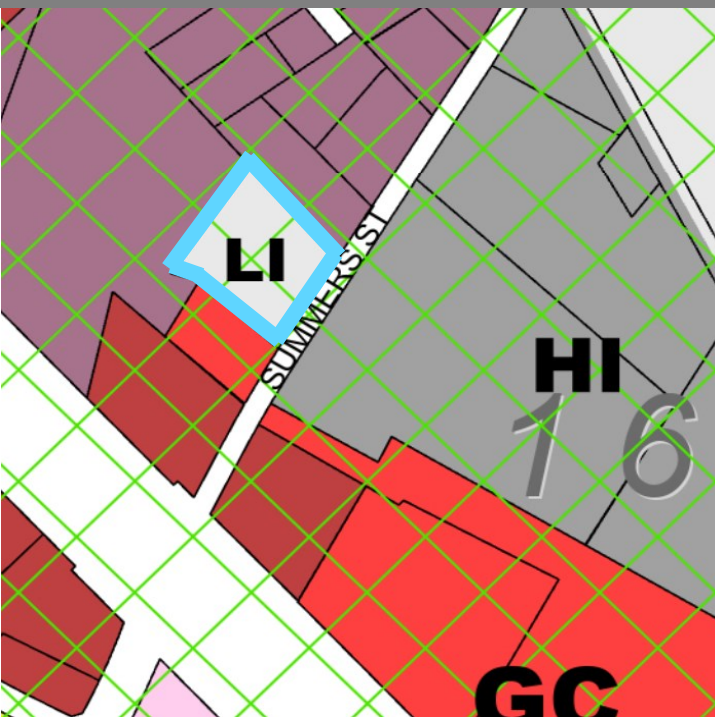
AERIAL MAP

LOCATION:

The 1.107 +/- acre tract is located at the northeast quadrant of Kennesaw Due West Rd NW and N Cobb Parkway NW. The subject property is bounded by Dairy Queen Grill & Chill to the south, BFS Operations LL, a lumber company to the east and to the west and north the apartment complex, The Landing on Summers Street, that is currently under construction and will consist of two (2) residential buildings totaling 176 units.



ZONING MAP



LEGEND

Zoning Districts

CBD	HGB
CRC	HI
FST	LI
GC	MHP

BACKGROUND:

The site is currently zoned Light Industrial (LI), with a structure that has been vacant since 11/08/2022. At the beginning of 2023, the City identified this subject property along with twenty-four (24) other parcels located in or near the downtown to be rezoned to the Central Business District (CBD). The project was known as the CBD Expansion Project Phase II and was intended to align the zoning of the parcels located with the Comprehensive Plan and ensure continuity of uses, design standards and walkability throughout the downtown area. At that time, the property owner declined to participate in the rezoning initiative.

PROJECT INTENT

The intent of this project is to renovate a 12,255 +/- square footage vacant building for a Sherwin Williams paint store. The business will be selling paint to residential and commercial contractors and professionals that hold contracts with Sherwin-Williams.

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2024-01

DESCRIPTION OF ZONING REQUEST: **REZONING**

This is a rezoning request to change the zoning designation from Light Industrial (LI) to Central Business District (CBD).

Pre-Application Meeting

January 11, 2024

Application Submitted

January 17, 2024

Fees Paid

\$375.00

Certified Letters Mailed

February 16, 2024

PROPOSED SITE DETAILS

COMMERCIAL: 12,255 square feet

RESIDENTIAL: None

Land Area: 1.107 +/- acres or 48,241 +/- SQFT

Total Building SQFT: 12,255

- Warehouse storage for paint supplies (includes storage room, mix rooms, draw down room): 8,901 sq. ft.
- Retail Sales of paint supplies: 1,324 sq. ft.
- Office: 208 sq. ft.

EXISTING SITE CONDITIONS - TAX ASSESSOR OFFICE



PROPOSED SITE PLAN

ZONING CASE #: RZ2024-01



IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
1-800-282-7411
(404) 325-5000
(metro Atlanta only)
IT'S THE LAW



GRAPHIC SCALE:

ZONING
SITE PLAN

Z1.01

SITE NOTES:

- [illegible]

(b) - 01/01/2018
- 01/01/2019
- 01/01/2020
- 01/01/2021

1507



212 Sandy Plains Road
Dorwell, Georgia 30479

SHERWIN-WILLIAMS
2573 SUMMERS ST

KENNEDY, Georgia



PO BOX 200000
DALLAS, TX 75220-0000
214-635-7000
WWW.SITEDEVELOPMENT.COM

1-800-451-4358
www.3dphd.com
A.P.E. 800.919.2070

will take different locations and sizes.

February 12, 2024

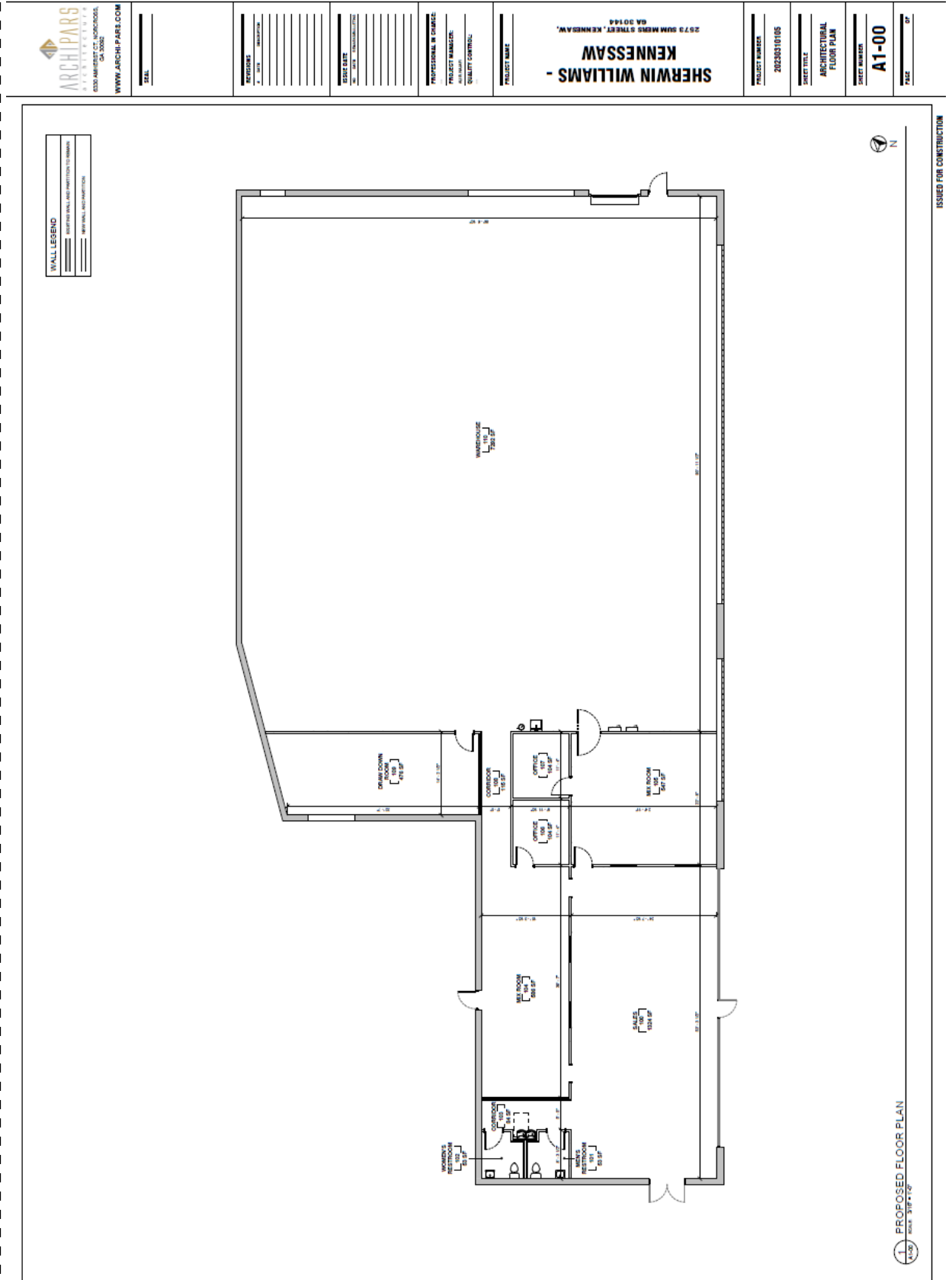
Executive Summary

11

TELEPHONE NUMBER

PROPOSED FLOOR PLAN

ZONING CASE #: RZ2024-01



STAFF ANALYSIS REPORT

ZONING CASE #: RZ2024-01

ELEVATION OF PAST PROJECT: PEACHTREE CITY LOCATION

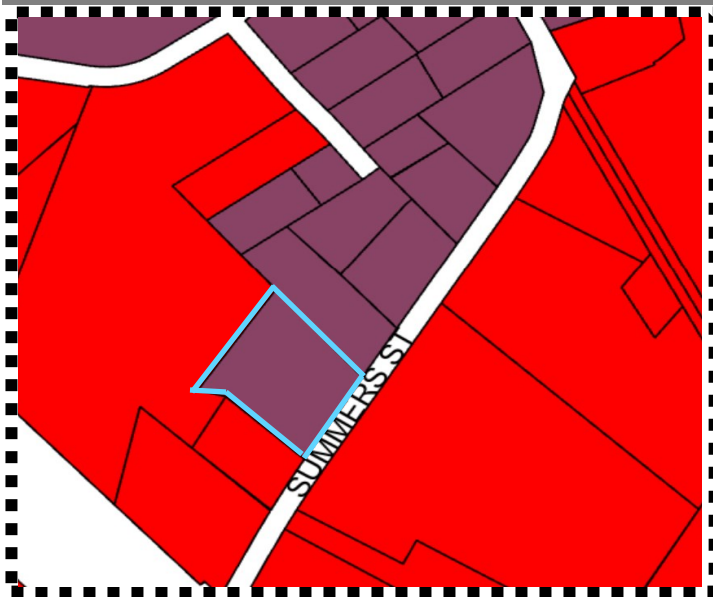


STAFF ANALYSIS REPORT



ZONING CASE #: RZ2024-01

2022 COMPREHENSIVE PLAN –AREA



LEGEND

- NAC - Neighborhood Activity Center
- CAC - Community Activity Center
- DAC - Downtown Activity Center

FUTURE LAND USE CATEGORY

DAC - DOWNTOWN ACTIVITY CENTER

This area is the traditional downtown of Kennesaw. As part of the Livable Centers Initiatives, the goal of this area is to create vibrant, walkable communities that offers increased mobility options, encourages healthy lifestyle and provide improved access to jobs and services.

FUTURE LAND USE ANALYSIS

The Comprehensive Plan designates the subject property to the north along Summers St as Downtown Activity Center (DAC). The land use category consists of the traditional downtown of Kennesaw, that was highlighted as part Livable Center Initiative (LCI) study conducted in 2015. The study aims to create an economically viable and active Downtown Kennesaw that serves a multi-generational community and is suitable for residents to live, work, play and shop. The goal of the Central Business District is to facilitate the redevelopment and revitalization of the downtown area. The subject property is located in close proximity to the Downtown Area and the proposal would align with the Comprehensive Plan's vision for economic development by encouraging the creation of local business within the City.

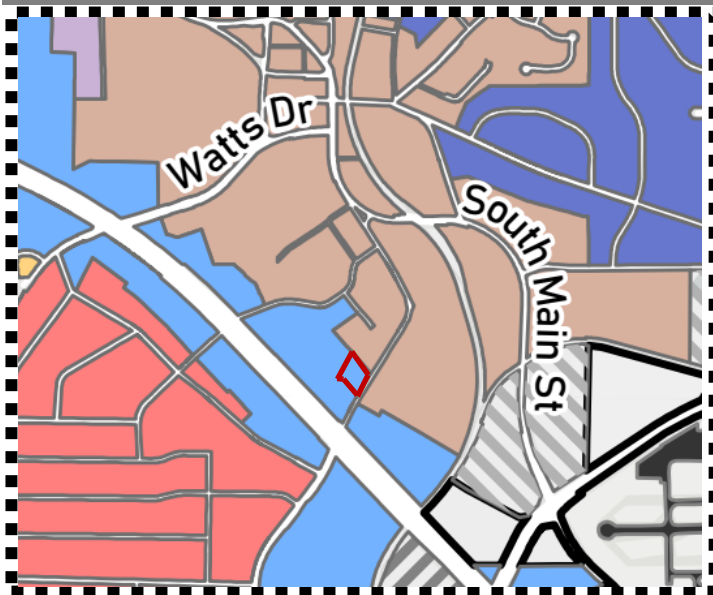
The request to rezone to Central Business District (CBD) is consistent with the Comprehensive Plan. The proposed retail is complimentary in nature to the existing uses already permitted within the Downtown Area and retail along Summers Street and further adds to the community by encouraging economic development and growth through the revitalization of a vacant property.

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2024-01

2022 COMPREHENSIVE PLAN UPDATE



LEGEND

Kennesaw Areas

- Barrett and Old 41
- Campus Living
- Cherokee Street Commercial Corridor
- Cobb International Industrial Corridor
- Cobb Parkway Commercial Corridor
- East Pine Mountain Revitalization
- Historic Central Business District
- In-Town Living
- Jiles and Baker
- Kennesaw Due West
- Kennesaw Marketplace
- McCollum Industrial Corridor

AREA DESIGNATION

COBB PARKWAY COMMERCIAL CORRIDOR

The Cobb Parkway Commercial Corridor is the most significant commercial corridor in Kennesaw. This approximately two-mile-long section of highway runs southeast to northwest through the lower third of the city limits. The corridor's appearance and function has been affected by vacant structures or structures that are in disrepair. Generally, there are no unifying architectural features, gateways or impressionable spaces or buildings that identify this corridor with a unique sense of place that is characteristic of Kennesaw; however, several segments of this corridor show promise.

AREA DESIGNATION ANALYSIS

The site is located within the Cobb Parkway Commercial Corridor. According to the Area Policy Matrix outlined in the Comprehensive Plan, development in this area will be required to adhere to architectural and site development standards that will facilitate cohesive design throughout the corridor connecting to the downtown. The improvements to the vacant building will create a sense of space while encouraging a diverse mix of products and services. The proposal as stipulated will not only generate economic gains for the city, but will revitalize the current vacant property that will be instrumental in creating connections to the downtown area and surrounding developments.

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2024-01

TRANSPORTATION DATA

2016

ROAD #1

AERIAL OF ROAD #1

Roadway Name

Summers St

Roadway Classification

Arterial

Speed Limit

35-MPH

Jurisdictional Control

City of Kennesaw

Minimum Right-of-Way Requirement

100-FEET



ENVIRONMENTAL

FEMA FLOOD ZONE MAP

Flood Hazard:

☐ Yes ☒ No ☐ Not Verified

Drainage Basin:

- ☐ FEMA 100-year floodplain area
- ☐ Flood Damage Prevention Ordinance¹
- ☐ Project subject to Cobb County Damage Prevention Requirements
- ☐ Dam Breach Zone (Upstream)²

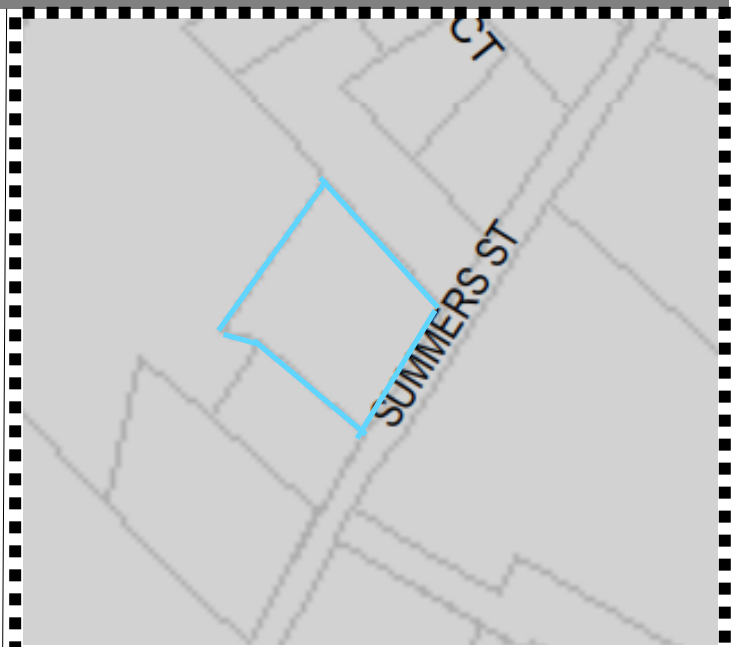
Wetlands:

- ☐ Yes
- ☒ No
- ☐ Not Verified
- ☐ Owner/Developer is responsible for obtaining any required wetland permits from the United States Army Corps of Engineers

Streambank Buffer Zone:

- ☐ Metropolitan River Protection Area³
- ☐ Chattahoochee River Corridor Tributary Area⁴
- ☐ Georgia Erosion-Sediment Control Law and County Ordinance⁵
- ☐ Georgia DNR Variance for work being done in 25-foot stream bank buffers (may be required)
- ☐ City Stream Buffer Ordinance

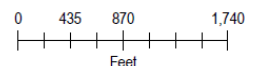
Special Site Conditions: N/A



Special Flood Hazard Areas

2018 Flood Zones

- AE
- AE, FLOODWAY
- X, 0.2 Pct Annual Chance
- Land Lots
- Kennesaw City Limits
- Subject Property



STAFF ANALYSIS REPORT



ZONING CASE #: RZ2024-01

PLANNING AND ZONING

DEPARTMENT COMMENTS

Site Visit:

Yes
☒ No

Staff Member:

Name: N/A
Date of Visit: N/A

Land Use Recommendation:

Retail use and service is compatible.

Historic Preservation:

Not in a historic district

Cemetery Preservation:

No cemeteries on site

Required Parking:

13 spaces

Engineering: No Comments

Public Works: If the existing building is removed and a new building developed, the applicant will need to consider stormwater management and will need to implement a system that conforms with the current code requirement.

Building Services: No Comments

Cobb County Fire: None provided.

Cobb County Water: None provided.

STAFF ANALYSIS

The applicant, Sherwin Williams c/o Jackson Webb, is requesting to rezone the property located at 2573 Summers St from Light Industrial (LI) to Central Business District (CBD). The applicant is requesting to rezone the current vacant property to establish a Sherwin Williams paint store; the store will be geared towards commercial contractors. The site plan proposes the renovation of the vacant building with a total building footprint of 12,255 +/- square foot. The site plan is also showing vehicular access from Summers Street with 40 parking spaces, two of which will be reserved for accessible parking spaces. In 2023, the subject property was identified as part as the city initiated rezoning known as *Central Business District Phase 2* and the owner invited to participate in the rezoning project. The city initiated rezoning intended to rezone parcels located within or directly adjacent to Downtown Kennesaw to CBD to create continuity of uses and design standards throughout the downtown area; the property owner decided not to participate in the rezoning at that time.

Staff has analyzed the request to rezone based on the standard for decision outlined in [section 10.01.02 Rezoning Procedures for Amending the Official Zoning Map](#) and the requirement outline in [section 4.02.03](#) for the Central Business District (CBD) with the following observations:

The City's land use policy documents and Comprehensive plan supports the rezoning request. The proposed development will comply with the purpose and intent of the Central Business District as outline in the Unified Development Code [section 4.02.03](#), that states the intent of the Central Business District (CBD) is to not only preserve and protect the cultural and historic aspects of downtown Kennesaw, but to also develop a compact core to encourage and facilitate pedestrian movement and provide convenient access to the amenities of Historic Downtown Kennesaw. The flexibility of the zoning district allows for diverse development that will serve the residential and commercial needs while encouraging walkability and connectivity throughout the city's downtown.

The proposal will not adversely affect the use or useability of nearby properties as the surrounding properties are currently zoned CBD with the development of a mixed use development to the north of the subject property.

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2024-01

STAFF ANALYSIS

The property currently has a vacant building that has been closed since 2022. The property that was previously used as a collision center will be remodeled and converted to a Sherwin Williams paint store; the store is appropriate at this location and is consistent with the scale and existing uses in the surrounding area.

The store's layout and offerings will be specifically tailored to meet the unique needs of professional contractors, providing them with convenient access to bulk quantities of paints, coatings, and supplies essential for their projects. Currently, the site plan submitted proposed 40 parking spaces. The breakdown of the floor area based on the floor plan submitted is as follows:

- Warehouse storage for paint supplies (includes storage room, mix rooms, draw down room): 8,901 sq. ft.
- Retail sales of paint supplies: 1,324 sq. ft.
- Office: 208 sq. ft.

Per the parking standards per use as outlined in [Section 6.06.00](#) Off-Street Parking Facilities requires:

- *1 space per 2,000 sq. ft (net) of storage space, with a minimum of 5 spaces for Warehouse and storage*
 $8,901 \text{ sq. ft} / 2000 \text{ sq. ft} = 4 \text{ parking spaces (minimum 5 spaces required)} = 5 \text{ parking space required}$
- *1 space per 200 sq. ft (net) of floor space for Community retail uses*
 $1,324 \text{ sq. ft} / 200 \text{ sq. ft.} = 7 \text{ parking spaces required}$
- *1 space per 200 sq. ft. (net) of floor space for Office service and supply establishments*
 $208 \text{ sq. ft.} / 200 \text{ sq. ft} = 1 \text{ parking space required}$

Based on this requirement, the proposed project will be required to provide thirteen (13) parking spaces; the proposed business proposed parking that surpasses the required parking as outlined in the ordinance. Due to the client base, the volume of vehicles on the property will be significant lower than traditional paint stores that is open to the general public; at most the business will be servicing 3 - 4 customers at any given time.

This means the store will see an expected max average of 9 -11 vehicles on the premises including employee vehicles. Staff finds that the proposed parking will be sufficient as the clientele will be limited to contractors and professionals that will minimize the number of cars present at the subject property. [Section 4.02.03](#) of the Unified Development Code encourages shared parking in the CBD district with emphasis on alternative modes of transportation aim to bring people, activities and public space together with easy walking and cycling connection between uses.

If approved, the proposed business will have limited effect on the traffic congestion and will not cause an excessive burdensome use of existing streets, transportation facilities, utilities and schools.

The proposal as submitted would be in conformance with the policy and intent of the Comprehensive Plan.

The presence of the store provides viable economic value; it would be complementary in use to the retail/ service office and commercial businesses in close vicinity.

STAFF ANALYSIS REPORT



ZONING CASE #: RZ2024-01

ZONING ADMINISTRATOR'S RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The Zoning Administrator, recommends **approval with conditions**.

Conditions:

1. Renovation of the store front shall align with the architecture and site development of the Central Business District (CBD). Final exterior materials shall be approved by the Zoning Administrator or their designee during the plan review process.
2. There shall be directional signs at points of ingress/egress to ensure that vehicular traffic flows in the correct pattern. This signage shall be approved by the Zoning Administrator or their designee.
3. The development shall generally occur as depicted on the site plan, if the impervious area increases or changes significantly then a stormwater management system will be required as defined in Chapter 46 *Stormwater Utility and Environment* of the Development Code.
4. There shall be added landscape buffer along the frontage of Summers Street to match the landscaping design guidelines and site design standards for the Central Business District outlined in section 4.02.03.
5. All exterior lighting shall be down-cast in style. No over flow of light onto/into the adjacent residential properties. This shall be verified with a photometric plan during the plan review process.

BASIS FOR ZONING ADMINISTRATOR'S RECOMMENDATION

The request to rezone to Central Business District (CBD) aligns with the Comprehensive Plan and the city's effort to revitalize Downtown Kennesaw. The rezoning would encourage a mixture of residential and commercial uses through the revitalization of a property that is currently vacant.

PLANNING COMMISSION RECOMMENDATION:

To be determined on March 6, 2024

MAYOR AND COUNCIL DECISION:

To be determined on March 18, 2024



COBB COUNTY Mobility SPLOST

Proposed Program of Projects



www.CobbCounty.org/MSPLOST

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Overview

The Cobb County Mobility Special Purpose Local Option Sales Tax (MSPLOST) represents a transit investment that outlines a vision to increase connectivity and promote a thriving community for all.

This program will provide the following transportation improvements to Cobb County:

- Regional mobility through direct connections to three MARTA Stations (Dunwoody, Arts Center, and HE Holmes)
- Connectivity to Hartsfield-Jackson International Airport
- Countywide microtransit zones providing transportation for all including disabled, veteran, and elderly populations
- Transit connectivity to all seven cities and three Community Improvement Districts within Cobb County
- Transit connectivity to Kennesaw State University, Life University, Chattahoochee Technical College, and other higher education institutions
- Transit connectivity to key entertainment venues, business centers, and healthcare institutions
- Construction of bicycle and pedestrian facilities to provide comfortable connectivity and access to the expanded transit system

The Cobb County MSPLOST Program project list is separated into several categories. This document briefly describes the purpose of each capital improvement and operating service and the *anticipated* corresponding funding. The MSPLOST has been developed to address the transportation needs that affect the future of Cobb County. If approved by Cobb County voters in November 2024, MSPLOST tax collection for this program will begin on April 1, 2025, and end on March 31, 2055.

Project MSPLOST Collection over 30 Years: \$10,866,938,000

	Project Types	Estimated Costs*
1	High-Capacity Transit (BRT, ART)	\$5,979,000,000
2	Local, Rapid & Commuter Service	\$2,804,000,000
3	Transit Vehicles, Facilities, and Amenities	\$2,024,000,000
4	Transit Technology	\$ 237,000,000
5	Microtransit On-demand	\$1,956,000,000
6	Transit Supportive – Bike/Pedestrian Access Improvements	\$ 500,000,000
7	Transit Supportive Operational Improvements	\$ 500,000,000
8	Aspirational unfunded	To Be Determined

* In addition to MSPLOST collection, projects are anticipated to be funded by revenues from hotel motel tax, farebox, state/federal grants and local revenue bonds.

1. High-Capacity Transit Routes

Total Estimated Project Costs: \$5,979,000,000

High-capacity transit service will include Arterial Rapid Transit (ART) and Bus Rapid Transit (BRT) routes. This service uses vehicles designed to carry more people, run higher frequency, make fewer stops, and travel at higher speeds, thus providing improved traffic conditions, efficiencies, and reliability. Vehicles may travel in dedicated roadway lanes or in mixed traffic where feasible along the route. Anticipated costs include the operation and maintenance of the services.

1.1 Bus Rapid Transit (BRT)

Districts	Project	Estimated Project Cost
2, 3, 4	Bus Rapid Transit	\$5,018,034,000

Project Description

Funding will be used to implement high-priority BRT routes for bus service to operate in primarily dedicated lanes and serve high-quality stations approximately every half mile. Service is proposed to operate at a frequency of every 15 to 20 minutes. BRT will include new dedicated travel lanes on roadways, bus stations with amenities, transit signal priority at signalized intersections, real-time passenger information technology, and new vehicles.

Project Justification

Seven high-priority BRT routes have been identified based on the Comprehensive Transportation Plan’s regional travel demand models, demographic analyses, and public input. These routes connect to major activity centers in Cobb and Fulton counties that have high travel demand and require high-quality transit with fast travel speeds and frequent service. BRT routes will provide more reliable, convenient, and faster bus service within these high-activity travel corridors. Below is a list of the routes identified to date. This list may be updated in the future based on changing travel demand, demographic analyses, and public input.

Location
BRT Route 1 – From Marietta Transit Center to Cumberland
BRT Route 2 – From Kennesaw State University/Town Center to Marietta Transit Center
BRT Route 3 – From Cumberland to MARTA Arts Center Station
BRT Route 4 – From South Cobb to Marietta Transit Center
BRT Route 5 – From Cumberland Parkway to MARTA Dunwoody Station
BRT Route 6 – From Cumberland Parkway to MARTA H.E. Holmes Station
BRT Route 7 – From South Cobb to MARTA H.E. Holmes Station

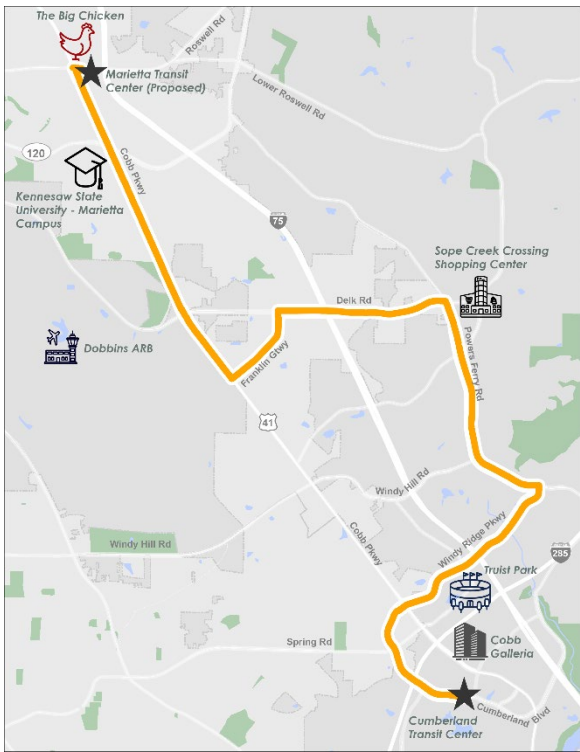


Figure 1. BRT Route 1

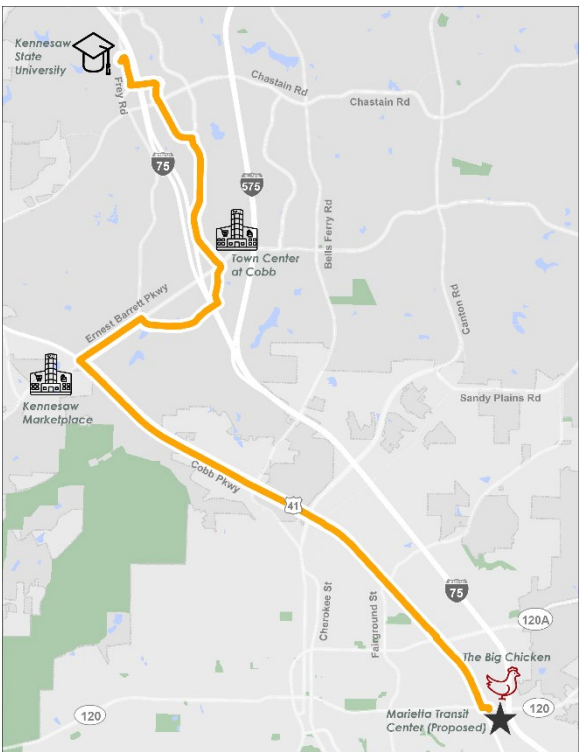


Figure 2. BRT Route 2

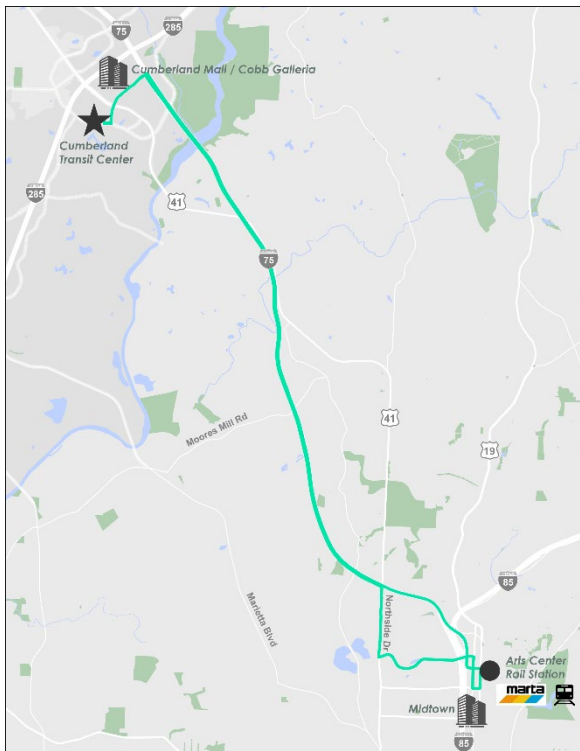


Figure 3. BRT Route 3

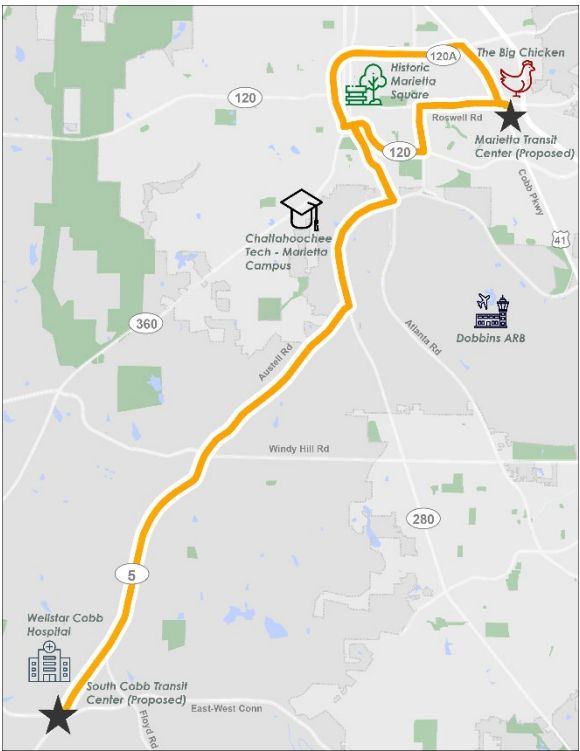


Figure 4. BRT Route 4

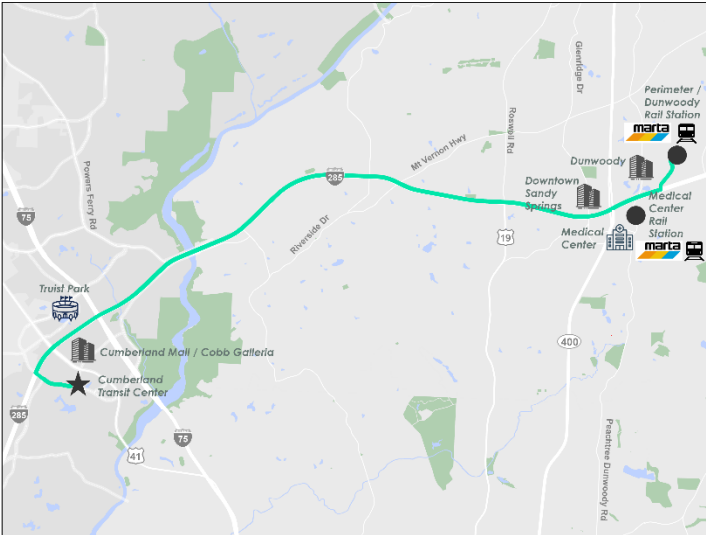


Figure 5. BRT Route 5

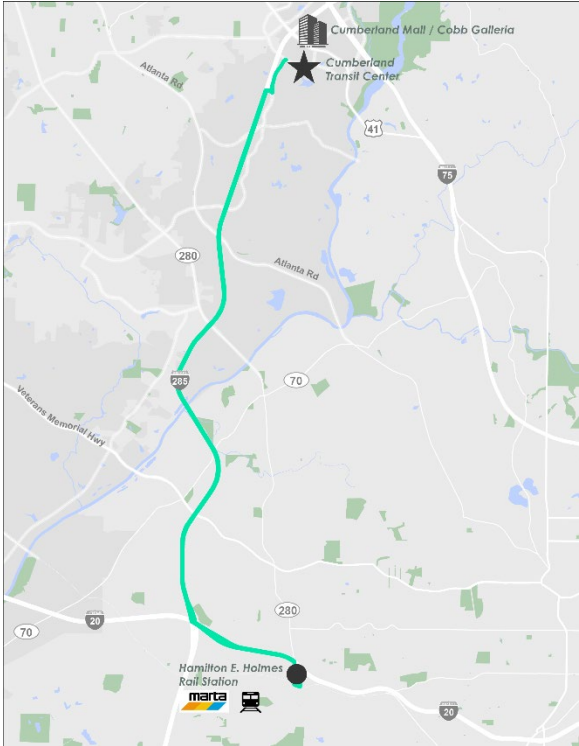


Figure 6. BRT Route 6

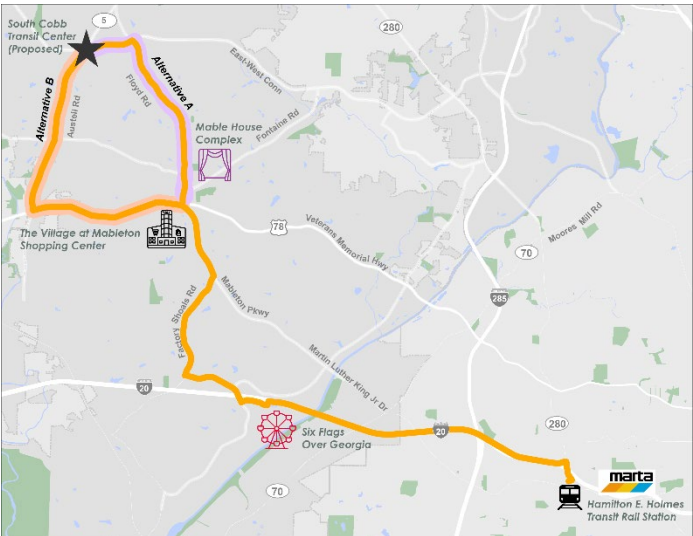


Figure 7. BRT Route 7

1.2 Arterial Rapid Transit (ART)

Districts	Project	Estimated Project Cost
2, 3, 4	Arterial Rapid Transit	\$895,253,000

Project Description

Funding will be used to implement high-priority ART routes for bus service to operate in some dedicated lanes and serve high-quality stations approximately every quarter to half mile. Service is proposed to operate at a frequency of every 15 to 20 minutes. ART will include new dedicated travel lanes on select roadways, bus stations with amenities, transit signal priority at signalized intersections, real-time passenger information technology, and new vehicles.

Project Justification

Three high-priority ART routes have been identified based on the Comprehensive Transportation Plan’s regional travel demand models, demographic analyses, and public input. These routes connect to major activity centers in Cobb and Fulton counties that have high travel demand and require high-quality transit with fast travel speeds and frequent service. ART routes will provide more reliable, convenient, and faster bus service within these high-activity travel corridors. Below is a list of the routes identified to date. This list may be updated in the future based on changing travel demand, demographic analyses, and public input.

Location
ART Route 1 – From Marietta Transit Center to Johnson Ferry Road/Roswell Road
ART Route 2 – From Marietta Transit Center to Moores Mill Road/Marietta Boulevard
ART Route 3 – From South Cobb to Cumberland

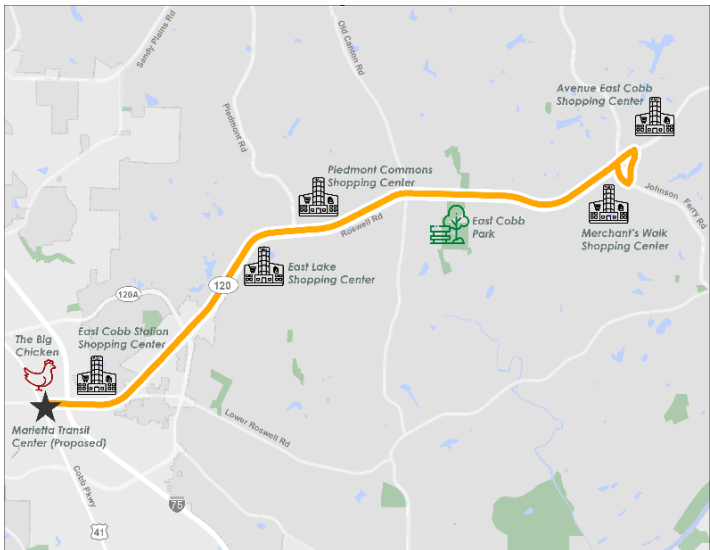


Figure 8. ART Route 1

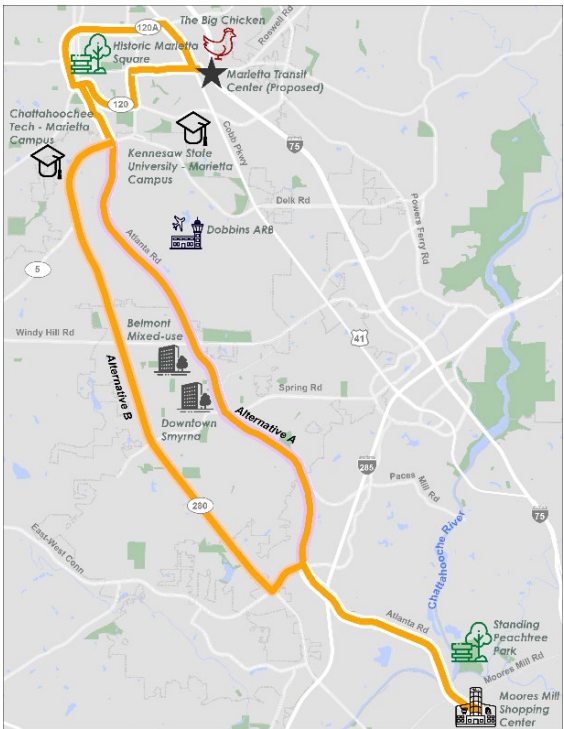


Figure 9. ART Route 2

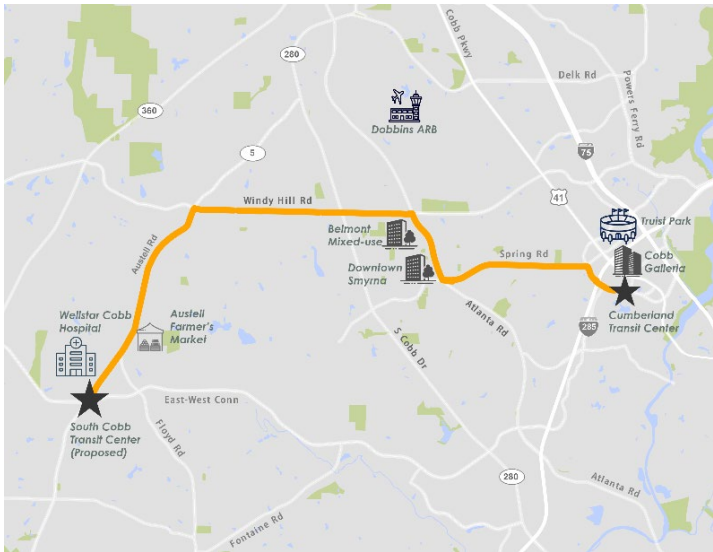


Figure 10. ART Route 3

2. Local Transit Operations

Total Estimated Project Costs: \$2,804,000,000

This program component is intended to cover both local fixed route transit service operations and general transit operations. General transit operations include, but are not limited to, safety, security, preventive maintenance, fare collections, service planning, travel training for ridership, data collection and compliance.

2.1 Local Bus Routes

Districts	Project	Estimated Project Cost
ALL	Local Bus Routes	\$1,962,539,000

Project Description

Funding will be used to operate and maintain local bus service operating in mixed flow lanes and serving stops approximately every quarter mile. Service is proposed to operate at a frequency of every 30 minutes.

Project Justification

Twelve routes for local bus service have been identified based on existing system data, travel demand, demographic analyses, and public input. Local service is needed to enhance mobility for users who are unable to drive as well as provide an alternative to driving. Local service will provide access between neighborhoods and activity centers as well as provide connections to high-capacity transit routes. Below is a list of the routes identified to date. This list may be updated in the future based on changing data, analyses, and public input.

Location
From Marietta Transit Center to MARTA Arts Center Station
From Marietta Transit Center to Cumberland
From Marietta Transit Center to Cumberland Parkway
From South Cobb to MARTA H.E. Holmes Station
From Powder Springs to MARTA H.E. Holmes Station
From South Cobb to Lithia Springs
From Powder Springs to MARTA H.E. Holmes Station along Veterans Memorial Highway
From Kennesaw State University/Town Center to Marietta Transit Center
From Acworth to Town Center Park and Ride
From Acworth to Marietta Transit Center
From Kennesaw State University/Town Center to Woodstock
From Johnson Ferry Road/Roswell Road to South Atlanta Street (City of Roswell)

2.2. Rapid Routes

Districts	Project	Estimated Project Cost
2, 3, 4	Rapid Bus Transit Operations	\$446,456,000

Project Description

Funding will be used to implement, operate, and maintain rapid bus service routes in mixed-traffic lanes that serve stops at key destinations. Service is proposed to operate at a frequency of every 15 to 30 minutes.

Project Justification

Three high-priority rapid routes have been identified based on the Comprehensive Transportation Plan's regional travel demand models, demographic analyses, and public input. These routes connect to major activity centers in Cobb and Fulton counties that have moderate travel demand and require transit with faster travel times than local bus service. Rapid routes will provide faster bus service within these high-activity travel corridors. Below is a list of the routes identified to date. This list may be updated in the future based on changing travel demand, demographic analyses, and public input.

Location
From Kennesaw to MARTA Arts Center Station
From South Cobb to Cumberland
From Johnson Ferry Road/Roswell Road to MARTA Dunwoody Station

2.3 Commuter Bus

Districts	Project	Estimated Project Cost
1, 3	Commuter Bus	\$349,537,000

Project Description

Funding will be used to implement, operate, and maintain commuter bus service on freeways and serve major employment areas in Atlanta. Service is proposed to operate at a frequency of every 15 to 30 minutes within morning and evening commute periods.

Project Justification

Three Commuter bus routes have been identified based on existing system data, travel demand, demographic analyses, and public input. Commuter service is needed to provide an alternative to driving long distances on Interstate 75. Commuter service will provide coach-style buses between park-and-ride lots and employment in Downtown and Midtown Atlanta. The service aims to provide reliable commute times and reduce congestion on freeways. Below is a list of the routes identified to date. This list may be updated in the future based on changing data, analyses, and public input.

Location
From Busbee Park and Ride to MARTA Five Points Station
From Marietta Transit Center to MARTA Five Points Station
From Acworth Park and Ride to MARTA Arts Center Station

2.4 Paratransit

Districts	Project	Estimated Project Cost
ALL	Paratransit	\$418,027,000

Project Description

Funding will be used to provide curb-to-curb transit service for qualified individuals with mobility challenges within three-quarters of a mile of fixed-route bus service. Service is proposed to operate on demand. The component is comprised of the operating and maintenance of the service.

Project Justification

Paratransit will provide a public transit option for users who are unable to access fixed-route bus service. Additionally, the Federal Transit Administration requires paratransit service to complement fixed-route bus service.

2.5 Circulator Shuttle

Districts	Project	Estimated Project Cost
2, 3	Circulator Shuttle	\$20,000,000

Project Description

Circulator shuttles are local fixed routes that are focused on ridership stops within major activity centers, like Cumberland or Town Center, and connecting major destinations, like Kennesaw State University. Circulator shuttles can utilize a variety of vehicle types and innovative approaches to multimodal transit service and passenger mobility, like the Cumberland Sweep.

3. Microtransit On-Demand Service

Districts	Project	Estimated Project Cost
ALL	Microtransit On-Demand Service	\$1,956,000,000

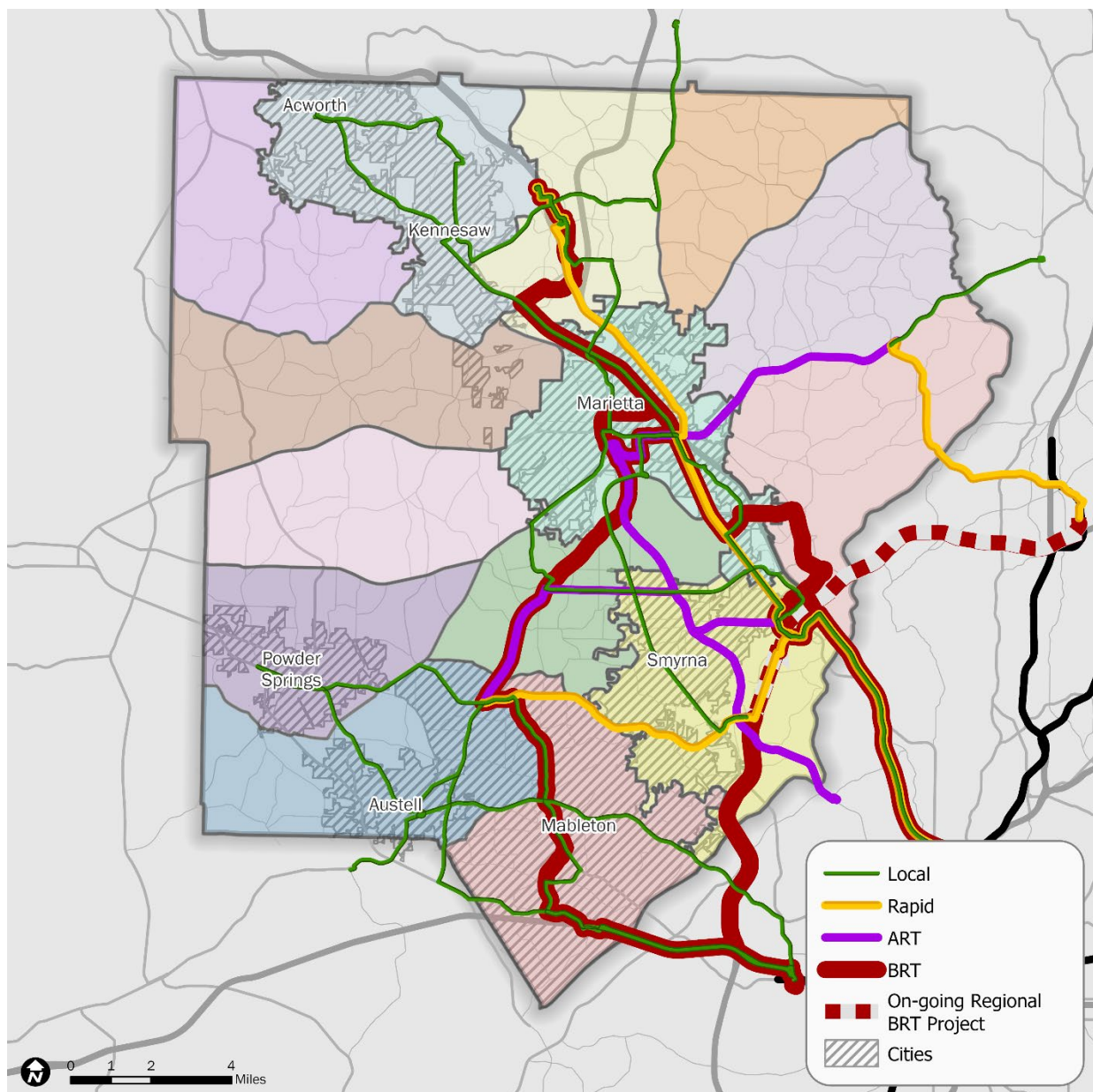
3.1 Microtransit On-Demand Zones

Project Description

Funding will be used to provide curb to curb transit service within defined geographic areas. Service is proposed to operate on demand and will connect users to the closest transit stop. Microtransit may include real-time passenger information technology.

Project Justification

Microtransit service will enhance mobility for users who are unable to drive as well as provide an alternative to driving. Microtransit service will provide public transit access throughout the entire County and provide connections to fixed-route service.



3.2 Transportation Voucher Program

Districts	Project	Estimated Project Cost
ALL	Transportation Voucher Program	\$12,943,000

Project Description

The Transportation Voucher Program assists eligible passengers by extending their mobility options beyond the Paratransit service which is a ¾ mile distance from local fixed route and to a county-wide service. Funding will be used to provide subsidies for taxi and rideshare/transportation networking company service for users to reach the closest transit stop. Eligible passengers are seniors over 65, veterans, and disabled passengers needing additional assistance. The program coordinates, in partnership with Cobb County Senior Services, to provide for more options to assist senior mobility.

Project Justification

Taxi and rideshare/transportation networking companies enhance mobility for users who are unable to drive as well as provide an alternative to driving. These companies will provide service throughout the entire County and provide connections to fixed-route service.

4. Transit Vehicles, Facilities, and Amenities

Total Estimated Project Costs: \$2,024,000,000

4.1 Vehicles

Districts	Project	Estimated Project Cost
ALL	Vehicles	\$1,280,229,000

Project Description

Funding will be used to purchase new vehicles to operate expanded transit service on proposed High-Capacity Transit routes, Transit Operations routes, paratransit areas, and microtransit areas.

Project Justification

The Comprehensive Transportation Plan identified new transit services to serve high-priority corridors as well as expand service to the entire County. The existing fleet does not have enough transit vehicles to operate the expanded transit service. Additional vehicles are required for adequate operations.

4.2 Maintenance Facilities

<u>District</u>	<u>Project</u>	<u>Estimated Project Cost</u>
3	Maintenance Facilities	\$103,670,000

Project Description

Funding will be used to upgrade and expand the existing CobbLinc maintenance facility and to construct a new maintenance facility for routine vehicle maintenance that will accommodate overnight fleet parking.

Project Justification

The Comprehensive Transportation Plan identified new transit services to serve high-priority corridors as well as expand service to the entire County. The existing transit maintenance facility does not have sufficient capacity to service and maintain the additional transit vehicle fleet necessary to provide expanded transit service.

District	Location
3	Expansion of the existing CobbLinc transit maintenance facility
TBD	New CobbLinc maintenance facility

4.3 Transit Centers

<u>Districts</u>	<u>Project</u>	<u>Estimated Project Cost</u>
2, 3, 4	Transit Centers	\$239,518,000

Project Description

Funding will be used to construct or enhance six transit centers to serve as central locations for users to transfer between CobbLinc routes as well as access adjacent high-activity centers. The existing Cumberland and Marietta Transit Centers are expected to be rebuilt or relocated within reasonable proximity of their current locations. The South Cobb Transit Center is central to the southern area of the County. Three smaller transit hubs are anticipated at Town Center/ Busbee Park-and-Ride location, Six Flags/Riverside Parkway area, and Roswell Road/SR 120 near Johnson Ferry Road area.

Project Justification

The Comprehensive Transportation Plan identified new fixed-route transit service to serve high-priority corridors as well as expand service to the entire County. The additional fixed routes converge near six key locations and transit centers at these locations will provide a sheltered facility for users to transfer between CobbLinc routes conveniently and safely.

District	Location
3	Marietta Transit Center near current location and KSU Marietta Campus
2	Cumberland Transit Center near current location and Cumberland activity center
4	South Cobb Transit Center near the intersection of East West Connector and Austell Road
3	North Cobb Transit Center near Busbee park-and-ride lot
2	East Cobb Transit Center near intersection of Johnson Ferry Road and Roswell Road
4	Riverside South Cobb Transit Center near the intersection of Riverside Parkway and Interstate 20

4.4 Local Bus Stop Upgrades

District	Project	Estimated Project Cost
ALL	Local Bus Stop Upgrades	\$297,951,000

Project Description

Funding will be used to provide upgraded amenities at various bus stops. These may include benches, lighting, shelters, and other improvements necessary to comply with the Americans with Disabilities Act.

Project Justification

The Comprehensive Transportation Plan identified new transit services to serve high-priority corridors as well as expand service to the entire County. The expanded service will require new bus stops as well as upgrades to existing bus stops throughout the County. These upgrades will provide amenities for transit users to safely access bus routes.

5. Transit Technology

Total Estimated Project Costs: \$237,000,000

5.1 System Improvements

Districts	Project	Estimated Project Cost
ALL	System Improvements	\$211,210,000

Project Description

Technology for system operations spans a wide variety of needs at the bus stop level and facilities to the service operations. System improvements will consider both optimizing system performance and improving

the rider experience. Projects within this component could include emergency call buttons, maintenance requests, telecommunications systems for rider needs or preferences, such as USB recharging outlets, Wi-Fi. Funding will be used to provide technologies that may include real-time passenger information, transit signal priority, digital signage, and hands-free fare collection.

Project Justification

Transit system technology improvements aim to enhance the convenience and reliability of the transit system. Technology to provide real-time vehicle arrivals and departures will assist users to plan trips, minimize wait times, and understand route delays or diversions. Additional technology to reduce transit travel times between stops will improve the efficiency of transit bus operations.

5.2 Vanpool

Districts	Project	Estimated Project Cost
ALL	Vanpool	\$12,943,000

Project Description

Funding will be used to provide subsidies for commuter programs for people with similar work and home destinations.

Project Justification

Vanpools are an effective way of reducing traffic congestion on freeways and major arterials. Vehicle trips may be reduced by creating groups of commuters carpooling between similar work and home destinations.

6. Transit Supportive Accessibility Improvements

Districts	Project	Estimated Project Cost
ALL	Transit Supportive Accessibility Improvements	\$500,000,000

Project Description

Funding will be used to provide multi-use trails intersecting or aligned with transit service, and new bicycle facilities and sidewalks within a quarter mile of a transit route, and system-wide programs, like bikeshares. Eligible projects will be prioritized within program implementation.

Project Justification

Improving rider accessibility supports the overall transit system by attracting ridership from surrounding communities, employment opportunities, higher education, and entertainment centers. Multi-use trails,

bicycle facilities, and sidewalks provide convenient access and an alternative to driving and parking at a facility. These facilities will provide safe mobility options to connect transit stops and stations to neighborhoods and activity centers. In addition, Cobb DOT will seek to leverage MSPLOST dollars whenever possible as matching funds for federal, state, and regional grants.

7. Transit Supportive Operational Improvements

Districts	Project	Estimated Project Cost
ALL	Transit Supportive Operational Improvements	\$500,000,000

Project Description

Funding will be used to complete transit supportive operational improvements at intersections and corridors operating fixed-route transit to enhance the safety and reliable performance of transit system operations. Eligible projects will be prioritized within program implementation and part of the overall corridor analysis along with transit service implementation.

Project Justification

The Comprehensive Transportation Plan identified locations in need of operational improvements. Specific improvement types will be determined based on site-specific conditions and include, but are not limited to, signalization, roadway realignment, raised median construction, addition of turn lanes, roadway widening, intersection grade separation, and striping modifications. In addition, Cobb DOT will seek to leverage MSPLOST dollars whenever possible as matching funds for federal, state, and local grants.

8. System State of Good Repair and Operating Reserves

Districts	Project	Estimated Project Cost
ALL	System State of Good Repair and Operating Reserves	\$489,000,000

Project Description

Funding will be set aside to preserve a system state of good repair and provide three months of transit operating expenses.

Project Justification

System state of good repair funding ensures that transit vehicles, facilities, and amenities are appropriately maintained throughout their useful life and replaced as needed. Additionally, funding will be set aside for approximately three months operating reserves to prepare for any unexpected situations.

9. Aspirational Transit Projects

Total Estimated Project Costs: To Be Determined with Further Study

Project Description

These projects are identified as aspirational through public inputs that warrant further consideration with other regional and state partners. The projects are not included in the 30-year financially constrained plan and will require other partners to implement. Funding is not programmed and can only be considered if additional revenues above financial projections are available.

Project Justification

Other organizations are considering transit investments for state and regional systems beyond Cobb County's ability to lead, fund and deliver projects without significant partnerships with the Federal, State, Regional levels. Any consideration of the following projects will involve agreements approved by the Cobb County Board of Commissioners, other funding and project delivery partners, feasibility and environmental analysis, and additional public engagement.

Project Type	Description
Heavy Rail	Heavy Rail Transit from Cumberland to MARTA Arts Center Station
Heavy Rail	Heavy Rail Transit from Cumberland to MARTA Bankhead Station
Heavy Rail	Heavy Rail Transit from Six Flags to H.E. Holmes MARTA Station
Commuter Rail	Commuter Rail Transit running along the W&A railroad alignment from Cumberland to Acworth
Commuter Shuttle Bus	Shuttle service from Cumberland to Hartsfield Jackson International Airport focused on serving airport workers and passengers
High-Capacity Transit Service Upgrades	Upgrading high-capacity service from ART to BRT or from BRT to LRT on key lines within the County.
Arterial Rapid Transit Service Upgrade	Upgrading Rapid bus service to ART on key lines within Cobb County or as part of a regional multi-jurisdictional transit service.