

**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
June 3, 2026
6:30 PM**

1. Call to Order / Roll Call

Chairman Bodenhamer called the meeting to order at 6:34 p.m.

Roll Call: Trey Bodenhamer, Todd Vande Zande, Rebecca Patterson, Douglas Butler

Absent: Carolyn Greenall, Robert Trim

Staff Present: Chanelle Campbell (Planning & Zoning Administrator), Priscilla Coley (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)

Speakers Present: Caitlin Colley (Applicant's Representative), Corbin Adams (Walton Communities LLC Representative), Laura Blakeslee, Ralph Fowler, Lori Fowler, Mariah Brazell

2. Announcements

- A. All interested parties may attend the meeting at the City Hall Council Chambers. For those unable to attend in person, the meeting may be accessed using the following link: <https://www.kennesaw-ga.gov/publicmeetings/>. 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 June 15, 2026.

3. Approval of the Meeting Minutes

- A. Approval of Meeting Minutes: April 1, 2026

Chairman Bodenhamer called for a motion.

Motion to approve by Vice Chair Vande Zande

Seconded by Commissioner Butler

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

4. New Business

- A. **LU2026-03** - Consideration of approval of a land use request submitted by Radoslav Zamborsky for the property located at 2687 Summerbrooke Drive (20016402420). Said request is to obtain a home occupation business license to create and sell custom engraved items. Property is zoned Planned Unit Development-Residential (PUD-R), consists of 0.28+/- acres and lies in land lot 164, tax parcel 242.

Chairman Bodenhamer called for a motion.

Motion by Commissioner Butler to approve with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or employees at this location. Nor shall there be any evidence of a home based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. No activity on the property shall produce noise vibration, odors, fumes, dust, or other emissions that are reasonably likely to create a nuisance or materially impact the health, safety, comfort, or welfare of occupants of surrounding properties
4. The land use permit is valid for 24-months starting from the date of approval.

Seconded by Commissioner Patterson

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

- B. **RZ2026-04** - Consideration to rezone the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel # 20021200130 & 20021201560) from General Commercial (GC) and RM-12, Multiple-Family District to Planned Village Community (PVC) as submitted by Walton Communities, LLC. Said request is to rezone the property for the development of a multi-family residential community and office space. Property consists of 11.44+/- acres and lies in land lot 140, tax parcels 13 & 156.

Chairman Bodenhamer called for a motion.

Motion by Commissioner Butler to approve with the following conditions:

1. The rezoning of the Subject Property to Planned Unit Community (PVC) zoning district shall be in accordance with the technical and conceptual site plans submitted concurrently with the application and shall comply with the required front, side, and rear setbacks as outlined in the UDC for PVC zoning district.
2. The Subject Property shall be developed as a mixed-use project, consisting of 182 units and a minimum 5,000 square feet commercial/office space.
3. The proposed retail and commercial use must adhere to the list of permitted uses as specified in the Planned Village Community (PVC) zoning regulations to ensure consistency with the intended character
4. The architectural style and composition of the buildings to be constructed on the Subject Property shall be in reasonable conformity to the architectural renderings/elevations submitted with the application and compatible with surrounding development with the Ridenour/ Walton development.
5. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.

6. The applicant will be required to complete sidewalk connectivity along Old 41 Highway, extending the pedestrian network from the existing Legacy at Walton Kennesaw Mountain (62+) community.
 7. Landscaping for the entrance area, signage areas, amenity and courtyard areas and all other common areas immediately surrounding the proposed buildings shall be professionally designed, implemented and maintained, which shall include the installation of an irrigation system in areas where appropriate.
 8. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
 9. All utilities servicing the residences with the proposed community shall be underground.
 10. Dumpsters will be positioned so as to prevent visual intrusion from streets, connection points to the community spaces and, wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during their emptying.
 11. The proposed development shall include amenities for use and enjoyment of its residents as follows:
 - a. A Clubhouse
 - b. Community courtyards, gathering places, outdoor amenity space
 - c. Pedestrian connectivity
 12. Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or staff designee as needed or necessary.
 13. The applicant agrees that construction will begin in 24 months of the approval date of the rezoning. If no land development activity is initiated, then the subject property will automatically revert back to the original zoning.
 14. The existing curb cut on Old 41 Highway shall not be utilized for vehicular access.
- Seconded by Vice Chair Vande Zande
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

- C. **ZV2026-02** - Consideration of a variance application submitted by Walson Communities LLC for the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel #20021200130 & 20021201560). Said variance request is to reduce the minimum parking requirement for multi-family dwelling units from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit. Property consists of 11.44 +/- acres and lies in land lot 140, tax parcels 13 & 156.

Chairman Bodenhamer called for a motion.
Motion to approve by Vice Chair Vande Zande
Seconded by Commissioner Patterson
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

5. Staff Comment

6. Adjourn

Chairman Bodenhamer called for a motion to adjourn.

Motion by Commissioner Butler to adjourn
Seconded by Vice Chair Vande Zande
Chairman Bodenhamer adjourned the meeting at 7:43 p.m.