

**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
April 3, 2024
6:30 PM**

1. Call to Order / Roll Call

Chairman Jackson called the meeting to order at 6:30 p.m.

Roll Call: Commissioner Ragus, Commissioner Patterson (partial meeting), Commissioner Bodenhamer, Commissioner Vande Zande, Commissioner Greenall, and Commissioner Trim (partial meeting)

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

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 April 15, 2024.

3. Approval of the Meeting Minutes

- A. Meeting Minutes from 03-06-24

Motion by Commissioner Bodenhamer to approve the meeting minutes from March 6, 2024

Seconded by Commissioner Greenall

Vote taken, motion approved 3-0. Commissioners Ragus and Vande Zande abstain.

4. New Business

- A. LU2024-02 - Consideration for approval of a land use permit request located at 4299 Brighton Way as submitted by Maria Balzan. Said request is for obtaining a home occupation business license for the creation and sale of floral arrangements. Property is zoned Planned Unit Development - Residential (PUD-R), consists of 0.13 +/- acres and lies in land lot 50 tax parcel 175.

Ms. Channele Campbell introduced this agenda item. This is a land use permit application submitted by Maria Balzan, who resides at 4299 Brighton Way as a renter. She was interested in obtaining a home occupation to create and sell floral arrangements. The property is surrounded by single-family dwelling units and is located in a Planned Unit Development - Residential (PUD-R) zone with a future land use designation of PUD.

The applicant would like to utilize an area in her kitchen to prepare the floral arrangements as illustrated in the agenda packet. Equipment includes fresh flowers, shears, vases, ribbons, and craft paper to create the floral arrangements. Staff believed this use is very low in commercial intensity, as the use will be contained within an enclosed building space. It should not cause a nuisance to the adjacent neighboring properties, as there will be no indication of a commercial business, such as foot traffic from clients or customers. There will be no signage or external display of the products. Staff received correspondence from the Legacy Park property manager and the homeowner, Carissa McConkey, approving the request.

Staff recommended approval with the following conditions.

1. The land use permit is valid for two years starting from the date of final approval.
2. The land use permit is limited to the current applicant, this business and use, and it is not transferable. Any changes would require additional review and approval.
3. 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 right-of-way including no signs and no more than one commercial vehicle dedicated to the business.

This application was advertised in the Marietta Daily Journal on March 15 and a public notice sign was placed on the property.

Chairman Jackson opened the floor for public comment. Given no response, he closed the floor for public comment and opened it up to comments and questions by Commissioners. The Commissioners did not have any comments or questions.

Motion by Commissioner Greenall to approve the land use permit application with conditions outlined by staff

Seconded by Commissioner Bodenhamer

Vote taken, motion approved 6-0. Motion carried.

5. Staff Comment

6. Adjourn

Commissioner Vande Zande made a motion to adjourn

Seconded by Commissioner Greenall

The meeting adjourned at 6:40 p.m.