



Commissioners:

Trey Bodenhamer (Chair)
Todd Vande Zande (Vice
Chair)
Phillip Jackson
Lacey Ragus
Rebecca Patterson
Carolyn Greenall
Robert Trim

**Planning Commission
Meeting Agenda
March 5, 2025 6:30 PM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

1. Call to Order / Roll Call

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 March 17, 2025.

3. Approval of the Meeting Minutes

- A. Approval of Meeting Minutes: February 5, 2025

4. New Business

- A. **RZ2024-04** - Consideration to amend the zoning conditions for the property located at 2112 & 2114 Old 41 Hwy, and 1620 N. Roberts Rd (20017501190, 20017501210, 20017500210, 20017400080) as submitted by Fabric Housing Acquisitions, LLC. Said request is to amend the zoning conditions outlined in ordinances #2018-10 and #2022-09 to eliminate the ground floor commercial requirement and replace the two condominium buildings consisting of 9,750

sq. ft with a publicly accessible park along N. Roberts Road. Property consists of 4.57 +/- acres and lies in Land Lots 174, 175, 206, and 207 Tax Parcels 21, 121, 119, and 8.

- B. **LU2025-01** - Consideration for approval of a land use request located at 4227 Carillon Trace (20006400290) submitted by Mark Jackson. Said request is to obtain a home occupation business license to print and ship T-shirts. Property is zoned Planned Unit Development - Residential (PUD-R), consists of 0.79 +/- acres and lies in land lot 64, tax parcel 29.
- C. **RZ2025-01** - Consideration to rezone the property located at 2615 South Main Street (20016700990) from Light Industrial (LI) to Central Business District (CBD) as submitted by Highpoint Acquisitions, LLC. Said request is to rezone the property for the development of a mixed-used development consisting of 300 class A multifamily units and 5,000 sq. ft. of retail/commercial area. Property consists of 3.635 +/- acres and lies in land lot 167, tax parcel 99.
- D. **ZV2025-01** - Consideration for a variance application submitted by Highpoint Acquisitions, LLC for the properties located at 2615 & 2681 South Main Street (20016700990, 20016700140). Said request is to vary from the minimum floor area and average minimum floor area required for multifamily development in the Central Business District (CBD). Property consists of 7.096 +/- acres and lies in land lot 176, tax parcels 99 and 44.

5. Staff Comment

6. Adjourn