

**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
October 2, 2024
6:30 PM**

1. Call to Order / Roll Call

The meeting was called to order by Vice Chair Bodenhamer at 6:33 p.m.

Roll Call: Commissioner Ragus, Commissioner Patterson, Commissioner Greenall, and Commissioner Trim

Absent: Commissioner Vande Zande and Commissioner Jackson

Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (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 the following link: <https://www.kennesaw-ga.gov/publicmeetings/>. 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 October 21, 2024.

3. Approval of the Meeting Minutes

- A. Approval of Meeting Minutes: August 7, 2024

Vice Chair Bodenhamer called for a motion.

Motion to approve by Commissioner Trim

Seconded by Commissioner Greenall

Vice Chair Bodenhamer proceeded with a roll call for approval.

Vote taken. Commissioner Ragus and Commissioner Greenall abstained. Commissioner Patterson, Commissioner Trim, and Vice Chair Bodenhamer voted in favor. Motion unanimously approved 3-0. Motion carried.

4. New Business

- A. LU2024-03 - Consideration for approval of a land use request located at 2255 Long Bow Chase submitted by Nancy Lesser. Said request is to obtain a home occupation business license to create sublimation tumblers and decor to sell. Property is zoned Planned Unit Development - Residential (PUD-R), consists of 0.25 +/- acres and lies in land lot 101 tax parcel 375.

Ms. Chanelle Campbell introduced this agenda item. This is a land use permit application submitted by Nancy Lesser, who is the owner of the property located at 2255 Long Bow Chase. The property is currently zoned Planned Unit Development - Residential with a Senior Living Overlay. She is interested in obtaining a Home Occupational License to create and sell sublimation tumblers and home decor.

All the required public notice procedures were completed, including the placement of a public notice sign on the property and advertising in the Marietta Daily Journal on September 13.

The applicant plans to utilize the office space on the main floor and the basement in her home to store, prepare, and package the items including tumblers and home decor. Equipment will include a heat press, tumbler press, and sublimation printer. Items will be sold online and at craft shows in the area. Staff believes the requested use is very low in commercial intensity as the use will be contained within an enclosed building space. It should not cause 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 products. Staff received the correspondence from the Victoria Crossing HOA approving the creation and selling of items online and at craft stores as petitioned by the applicant. Images were shown to display examples of the types of products the applicant would be making, including tumblers and home decor.

Staff recommended approval with the following conditions:

1. The land use permit is valid for 24-months starting from the date of final approval
2. The land use permit is limited to the current applicant, this use and business, and 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 signage and no more than one commercial vehicle dedicated to the business.

Staff stated the applicant was present to answer any additional questions from the Commissioners. Vice Chair Bodenhamer asked the applicant if she would like to speak. The applicant declined.

Vice Chair Bodenhamer opened the floor for public comment. Given no response, he closed the floor for public comment and opened the floor to Commissioner comments.

Commissioner Trim asked staff if the condition stating that there shall be no employees affects the applicant as the business owner. Ms. Campbell explained that per the City's ordinance, the individual running the business is the only one at the business but outside of the owner, there shall be no additional employees.

Given no additional comments from the Commissioners, Vice Chair Bodenhamer closed the floor for Commissioner comments.

Vice Chair Bodenhamer entertained a motion to approve with conditions.

Vice Chair Bodenhamer called for a motion.

Motion to approve with conditions by Commissioner Greenall

Seconded by Commissioner Patterson

Vice Chair Bodenhamer proceeded with a verbal vote for approval.

Vote taken, motion unanimously approved 4-0. Motion carried.

5. Staff Comment

Mr. Darryl Simmons, on behalf of staff, solicited Commissioner interest in additional educational opportunities for the remainder of 2024. Mr. Simmons then thanked the Commissioners for their support and expressed that he looks forward to continue working with the Commissioners.

6. Adjourn

Vice Chair Bodenhamer called for a motion to adjourn.

Motion to adjourn by Commissioner Trim

Seconded by Commissioner Greenall

Vice Chair Bodenhamer adjourned the meeting at 6:42 p.m.