



Commissioners:

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

**Planning Commission
Meeting Agenda
July 2, 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 July 21, 2025

3. Approval of the Meeting Minutes

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

4. New Business

- A. **LU2025-02** - Consideration for approval of a land use request located at 3980 Weeks Drive (20006100220) submitted by Basha Williams. Said request is to obtain a home occupation business license to operate a licensed home childcare business with a maximum of six (6) children. Property is zoned R-20, Single Family Residential, consists of 0.55 +/- acres and lies in land lot 61, tax parcel 22.
- B. **LU2025-03** - Consideration for approval of a land use request located at 1205

Mountain Springs Drive (20012802780) submitted by Ann Moormann. Said request is to obtain a home occupation business license to produce and sell soap and bath-related products. Property is zoned R-10, Single Family Residential, consists of 0.20 +/- acres and lies in land lot 128, tax parcel 278.

5. Staff Comment

6. Adjourn

**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
March 5, 2025
6:30 PM**

1. Call to Order / Roll Call

Chairman Bodenhamer called the meeting to order at 6:32 p.m.

Roll Call: Trey Bodenhamer, Robert Trim, Rebecca Patterson, Carolyn Greenall, and Phillip Jackson

Absent: Todd Vande Zande and Lacey Ragus

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

Speakers Present: Mark Jackson (Applicant), Parks Huff (Applicant Representative), Elliot Van Dyke (Applicant), Rajpal Sagoo (Commercial Developer), Matt Olsen (Property Owner), Patrick Dixon (City Resident)

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

Chairman Bodenhamer called for a motion.

Motion to approve by Commissioner Trim.

Seconded by Commissioner Jackson.

Chairman Bodenhamer proceeded with a roll call for approval.

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

4. Appointment of Temporary Vice Chair

Chairman Bodenhamer stated that a special election would be held for a temporary Vice Chair who would only hold the position for the March 5th Planning Commission meeting. Chairmann Bodenhamer asked if there were any volunteers for the position. Commissioner Greenall volunteered for the position.

Chairman Bodenhamer announced that Commissioner Greenall would act as Vice Chair for the March 5th Planning Commission meeting.

5. 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.

Mr. Darryl Simmons introduced this agenda item. This is a tabled item that started in 2024. The rezoning request was to amend the zoning conditions approved in 2018 and 2022 for 2212 & 2114 Old 41 Highway, and 1620 North Roberts Road. The original request was to eliminate the groundfloor commercial requirement and replace the remaining 12,000 square feet of commercial space along North Roberts Road. The project would eliminate the two office condominium buildings consisting of 9,750 square feet. This was a master planned community and the applicants original attempts were to amend or change some of the rezoning conditions. After many meetings and tabling this item, the applicant and their attorneys prepared and submitted a letter to officially withdraw the application without prejudice. The letter was dated February 11, 2025 and was prepared by the law firm of Moore, Ingram, Johnson, and Steele, and was signed by their legal representative Mr. Kevin Moore. Staff received the letter after advertising materials for the case had been submitted, so the application must still go through public hearing process. Staff's recommendation is to accept the letter of withdrawal without prejudice.

Chairman Bodenhamer asked if the Planning Commission heard the case a few months ago. Mr. Simmons responded in the affirmative. Chairman Bodehamer asked if the agenda item had been tabled for Mayor and Council. Mr. Simmons responded in the affirmative. Chairman Bodenhamer invited the applicant to speak. Mr. Simmons stated that the applicant was not present.

Hearing no further staff comment, Chairman Bodenhamer opened the floor for public comment.

Mr. Patrick Dixon (City resident), asked how long the Public had been notified and when. He stated that he only saw the notice today. Mr. Simmons responded that signs were posted on the property, letters were sent out to surrounding properties within 200 feet, and a legal ad was posted in the Marietta Daily Journal starting in November. The same public notification procedures were followed for each month the application was tabled by Mayor and Council. Mr. Dixon asked when the signs were posted. Mr. Simmons stated that the signs were posted in November, December, January, and February. Mr. Dixon claimed Mr. Simmons's statement was false. Mr. Simmons stated that Planning and Zoning posts the signs and Staff goes out to take time stamped photographs to ensure the signs have been properly posted. Mr. Dixon asked if anyone else had seen the signs. Commissioner Trim stated he regularly passes the site and that signs are posted to the South of the cemetery and further down Old 41 Highway. Mr. Dixon stated that there was one in front of a junk yard that he did not see. Commissioner Trim stated that he thought the applicant was talking about a different project on the agenda. Mr. Dixon apologized.

Chairman Bodenhamer asked if there were additional public comments. Hearing no further public comment, Chairman Bodenhamer closed the floor to public comment.

Chairman Bodenhamer opened the floor for Commissioner comments.

Commissioner Greenall asked for clarification as to whether the project would be replaced with a park. She asked if the Commission was voting on the withdrawal or a secondary proposal that included a park. Mr. Simmons stated that there is no substitute site plan and the applicant will be withdrawing the entire application. Commissioner Greenall asked if the withdrawal was the only item commissioners were voting on. Mr. Simmons responded in the affirmative.

Chairman Bodenhamer closed the floor for Commissioner comments.

Chairman Bodenhamer called for a motion.

Motion to approve the withdrawal without prejudice by Commissioner Trim.

Seconded by Commissioner Greenall.

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 4-0. Motion to approve withdrawal without prejudice carried.

- 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.

Chairman Bodenhamer recused himself for this agenda item.

Mr. Darryl Simmons introduced this agenda item. This is a land use permit application

for 4227 Carillon Trace submitted by Mark Jackson. The land use permit is required when a home occupation is being proposed in a residential area. This case is an application to print T-shirts in the basement of a single-family residential home. Diagrams, pictures, and a floor plan showing the designated area were located in the Commissioners' packets and shown on screen. The photos depicted the machine that would be used, ink, and T-shirt inventory. Mr. Simmons announced that the applicant was available to answer any additional questions and offer insight on the business. Mr. Simmons stated that the department did not receive any complaints about the proposal and Staff received an approval letter from the Legacy Park Homeowner's Association.

Mr. Mark Jackson asked if the Commissioners had any questions about the T-shirt business. Commissioner Jackson asked the applicant if he printed the shirt he was wearing. Mr. Jackson responded in the affirmative.

Commissioner Patterson asked if orders would be shipped from the home. Mr. Jackson responded that his business is print-on-demand, which involves printing one shirt at a time per customer. The product is individual shirts wrapped in mailers that are taken to the Post Office to ship.

Mr. Simmons stated that a staff analysis was completed for the application. Staff recommended approval 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. The land use permit is valid for 24-months starting from the date of final approval.

Temporary Vice Chair Greenall opened the floor for public comment. Hearing none, Temporary Vice Chair Greenall closed the floor for public comment.

Temporary Vice Chair Greenall opened the floor for Commissioner comments.

Commissioner Trim asked why the land use permit has a 24-month time limit. Mr. Simmons stated that 24 months is the maximum amount of time allowed per the Ordinance. After the 24 months, the applicant would have to reapply. The intent is to encourage successful home-based businesses to migrate into commercial spaces.

Temporary Vice Chair Greenall asked if there were any other Commissioner comments. Hearing none, temporary Vice Chair Greenall closed the floor to Commissioner comment.

Temporary Vice Chair Greenall called for a motion to approve.

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

Seconded by Commissioner Jackson.

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

- 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.

Commissioner Trim recused himself from this agenda item.

Ms. Chanelle Campbell introduced this agenda item. She noted that rezoning and zoning variance agenda items would be presented together, but the Planning Commission will be required to make separate recommendations. This is a rezoning request submitted by Highpoint Acquisitions to rezone 2615 S. Main Street from Light Industrial (LI) to Central Business District (CBD) to construct a mixed-use development consisting of a multifamily and retail component. The site located at 2615 S Main Street is currently being used as an Auto-Recovery, Auto- Impound, and Auto-Wrecker services by Kennesaw Wrecker Company. The development will consist of 300 apartments units, a parking deck, and 5,00 square feet of commercial retail with amenities such as a state-of-the-art fitness center, modern pool with outdoor grilling stations, and community courtyards and gathering places. Staff reviewed the request to rezone based on requirements and goals outlined in various planning documents, including the Unified Development Code, Comprehensive Plan, and the Livable Center Initiative. The comprehensive plan designates the subject property as downtown activity center with a zoning of Central Business District (CBD). The flexibility of the CBD zoning district allows for a diverse development that will serve residential and commercial needs of the community while encouraging connectivity to the city's downtown. The proposal, as stipulated, will create a vibrant, walkable community that seamlessly integrates residential, retail, and recreational space, enhancing the overall appeal and connectivity of the area. Staff recommends approval with conditions. Ms. Chanelle Campbell stated that the applicant's representative was present to answer any questions. She announced that Staff would review their recommendations once the applicant completed their presentation.

Mr. Parks Huff (Applicant Representative) introduced the site involved in the project. The site includes two properties. The southern property is an auto-towing and impound lot zoned Light Industrial (LI). The northern property is a mobile home park zoned Central Business District (CBD). The property owner for the mobile home park had the idea to create a 200 unit multi-unit development on 2681 N Main Street. Mr. Huff stated that using the parcels at 2681 North Main and 2615 North Main provides an opportunity to create a larger development with better amenities without excluding the auto wrecker. The applicant believes the proposal is an appropriate use for the site and is supported by staff recommendation.

Mr. Huff summarized that the northern part of the site is zoned CBD, and the request is to rezone the southern parcel from Light Industrial (LI), to Central Business District (CBD), which is consistent with the Future Land use Plan.

Mr. Elliot Van Dyke presented the outcomes from Phase 1 of their development to show the applicant's capabilities and the quality of the development product they typically deliver. When coupled with Phase 2, Phase 1 will become part of the entrance into downtown if approved. There are a number of uses in Phase 1, including 44 for-sale town homes, 318 apartment units across two buildings, 8000 square feet of club, amenity, and fitness center space, a shared parking deck, which is shared with the city, park space at the front of the site, a dog park to the middle of the site, and 10,000 square feet of ground floor commercial. Mr. Van Dyke reviewed the exterior architectural features of the townhome component and the multifamily component, which featured red brick on the facades. Details of the interior design for the townhome and multifamily component were also reviewed. Mr. Van Dyke also highlighted the parking deck for phase one, which was painted blue, consists of 100 parking spaces, and includes bike racks and EV charging stations.

Mr. Van Dyke described the linear park fronting Phase 1, which was designed to mirror the aesthetic of Gateway Park. He then detailed the building that wraps the parking deck, which includes the ground floor retail space. The ground floor retail spaces are fully built out and are move-in ready for businesses. Their first tenant, a Kennesaw clothing company, signed a lease in the past week. They also have interest and letters of intent from a financial advisor, a pastry shop, and a nail salon.

Mr. Van Dyke stated that the final component of the project was an outparcel retail space. Per zoning stipulations, the applicant graded and put in utilities for the site. They also have put in landscaping and hardscaping on the site as well as an underground detention pond and 50 parking spaces. Highpoint Acquisitions is partnering with Mr. Rajpal Sagoo to complete the leasing for the outparcel component, but Highpoint has full approval rights over design and any tenant or user. Mr. Rajpal Sagoo (Commercial Developer) reiterated that they were partners with Highpoint Acquisitions. He described challenges they had with meeting Cobb Water requirements to divide the outparcel component into five separate parcels. Mr. Sagoo is targeting office, coffee shops, restaurants, and retail space as uses for the outparcels. He anticipates that interest will increase going into the second quarter and that they will hopefully have more updates about the end users on the site in another month. He stated that the initial stipulation was for 10,000 square feet of commercial space; they are hoping to double or triple the square footage. Mr. Elliot Van Dyke asked if there were any questions. Chairman Bodenhamer asked if the outparcels would be developed before tenants were found or if construction would occur after tenants were found. Mr. Sagoo stated that the development would be tenant driven to avoid waste. He mentioned that the building will match the aesthetic design of the rest of the development and have a two-story plus rooftop height restriction. Commissioner Bodenhamer commented that he understood Highpoint's right to refuse aesthetics based on Mr. Sagoo's response. Mr. Van Dyke stated that the right to refusal was based on their understanding that the City wants the

site to be used for walkable and family oriented restaurant and retail space. Chairman Bodenhamer responded that he understood because it would be difficult for a use like a restaurant to get into a space meant for clothing or another type of retail.

Mr. Van Dyke oriented the Commissioners to the site for Phase 2. One of the goals with Phase 2 is to solidify the southern gateway into downtown. He explained how the concept and proposal for Phase 2 came about, noting the discussions and negotiations that took place between the City, Highpoint Acquisitions, and the owners of the mobile home park and auto wrecker. Mr. Van Dyke noted several constraints on the site, including the small site size, challenging topography, the price of the property, and a creek running through the site. To address the challenges, the applicant will be asking for a higher density, constructing basement units, working with the Army Corps of Engineers to pipe the creek, and configuring the project so no building is on top of the creek.

Mr. Van Dyke then discussed the feature and amenities of the proposal. The proposal includes a 0.3 acre park, a 2,800 square foot restaurant, 2,500 to 3,000 square feet of ground floor commercial, 8,000 square feet of club and fitness space, a resort style pool, a parking deck, a dog park, 300 apartments units, pedestrian connectivity features, and on-street parking. For the retail portion, the applicant is agreeing to build the restaurant and ground-floor commercial white box ready. The restaurant and commercial component will be built concurrently with the residential. The applicant will not be able to get the last 20 percent of Certificate of Occupancies on the apartments until the commercial spaces are built. The pedestrian connectivity will include two signaled crosswalks with raised medians to connect Phase 1 to Phase 2. The median design will include either brick or stamped concrete and some small shrubbery to make an aesthetically pleasing entrance into downtown. The applicant will also be installing a new five-foot sidewalk between The Lacy and Sardis Street to promote connectivity to downtown. The applicant also plans to install and pay for 18 parking spaces on South Main Street. Mr. Van Dyke stated that the combination of pedestrian amenities and parking spaces would provide a traffic-calming benefit.

Mr. Van Dyke reviewed inspiration pictures for the development. A project in Brookhaven from one of the applicant's partners is design inspiration for the restaurant. The restaurant will feature a courtyard space where the adults can eat and the kids can play in the middle. Inspiration for the color scheme and balcony elements came from a project in Buckhead designed by the applicant's architect. Commissioner Bodenhamer commented that the restaurant would be bigger than 2,800 square feet because it has a rooftop element. Mr. Van Dyke stated that the goal was to have a rooftop component. If the rooftop component was heated, the square footage would be closer to 4,000. Mr. Van Dyke then presented the renderings for the project. He highlighted that the buildings would be along the frontage of the street and the parking for the development would be hidden behind the buildings to create a more urban feel.

The building elevations were presented to show the exterior appearance of the

development. The building will mostly consist of a light brick, contrasted with black cementitious siding. Mr. Van Dyke then showed images of club areas, unit interior, and amenities to reiterate that the applicant and their partners have done high-quality work in the past and intend to produce a high-quality product for this project.

A relocation plan for the mobile home park residents was shared. Mr. Van Dyke stated that the mobile home park had nineteen tenants in the middle of last year and there are currently approximately thirteen residents. The mobile home park residents do not own the homes and will not be paying to relocate the units. The tenants are all on month-to-month leases. The residents must receive a 60-day notice to vacate. The applicant will be providing at least a 90-day notice. The property owner intends to return the residents' full deposit, which is about \$700. Highpoint Acquisitions will give any remaining residents \$1000 in relocation assistance when the property is conveyed over to Highpoint Acquisitions.

Ms. Channele Campbell stated that staff recommended approval with conditions for the rezoning and variance application. There are twenty-two conditions recommended by staff for the rezoning application, which were provided to Commissioners in the staff analysis located in their packets. Ms. Campbell highlighted a few of the conditions.

Ms. Campbell stated that the rezoning and variance applications were advertised in the Marietta Daily Journal on February 14th, and public notice signs were placed on the property. She announced that Staff, the applicant, and their representatives were present to answer any questions.

Chairman Bodenhamer asked if the 80 percent condition placed by the HPC was for 80 percent design or 80 percent built. Ms. Campbell responded that the condition was for 80 percent design.

Chairman Bodenhamer asked if the proposed on-street parking would cut into the green space or come out into the street. Mr. Van Dyke responded that the spaces would be slanted. He stated that a normal parking spot was 20 feet deep. The slanted spots would be around 17 feet deep. The proposed site plan was brought on screen to show the location of on-street parking. The site plan in the presentation widens South Main Street by two feet. Public Works requested that South Main Street be narrowed by 1ft on both sides of the road. With an additional 3 feet to work with, the spots will cut in by ten to twelve feet. With the parking, the park would likely shrink from 0.30 acres to 0.26 acres. Commissioner Bodenhamer asked if restaurant customers would park in the back of the site or in the parking deck on Phase 1 if the front on-street parking spaces were full.

Mr. Van Dyke stated that they will be adjusting the parking to add additional parking spaces in the rear. He noted that an additional twenty-five spaces were added to the site plan and that there was room for additional spaces. Chairman Bodenhamer commented that he and his wife find it difficult to locate parking close to the restaurants in downtown Kennesaw. Mr. Van Dyke understood the concern. He

stated that there were ways to add additional parking to the site. For the restaurant space, the intent would be for customers to park in the back once the street parking is full.

Chairman Bodenhamer commented that he was glad the applicant has a relocation plan in place for the mobile home park residents. He asked if there had been any pushback or complaints from the residents. Mr. Matt Olsen, owner of the mobile home park, stated he had owned the community since 2011. He stated that he takes good care of the residents and the property. His on-site manager has not reported any issues. The residents know a potential project is coming, but once the applicants and property owners know there is a project, the goal would be to give the residents more than 90 days to relocate. Chairman Bodenhamer appreciated the efforts being taking, stating that ample relocation time and assistance does not happen in many places. He commented that the notice and assistance likely keeps the tension down.

Chairman Bodenhamer opened the floor for public comment.

Patrick Dixon, city resident, is a tenant in the mobile home park. He commented that Mr. Olsen does take good care of his tenants. He raised concerns about the traffic impacts on South Main Street. He stated it was already a two-lane road and it turns into bumper-to-bumper traffic during business hours. He asked the Planning Commission to take that into consideration. He commented that he enjoys the wildlife at the mobile home park. Mr. Dixon stated that many species of wildlife, including raccoons, possums, and foxes, travel through the mobile home park and previously traveled through the site of The Lacy. He asked the Planning Commission to try a make sure no additional wildlife is killed.

Chairman Bodenhamer asked if the applicant completed the traffic study. Mr. Van Dyke responded that they completed a traffic study and a signal warrant study. The signal warrant study found that a signal was not warranted between Phase 1 and Phase 2. The applicant will need to install a south-bound deceleration lane. They studied four intersections: Duncan Drive and Main Street, McCollum Road and Main Street, Duncan Drive and Pine Hill Drive, and Big Shanty Drive and Duncan Drive. Mr. Van Dyke stated that the left turn from Duncan Drive onto South Main Street is currently a failing condition and will be a failing condition after construction. He stated that the proposed project would add approximately 20 seconds to the average car taking a left turn onto Main Street. The traffic study results were based on engineer analysis that included a fully occupied and built-out Phase 1 and a fully occupied and built-out phase 2. Ms. Campbell stated that staff was also concerned with the traffic. Multiple meetings were held to discuss traffic-calming, which resulted in the raised medians and pinched lanes on South Main Street. Based on the applicant's traffic study and discussions with staff, they believe traffic can be limited but not completely eliminated. Mr. Darryl Simmons added that over the past four years, city staff has seen a change in commuting patterns. There is a general assumption that everyone is going to hit the road at 7 a.m. or 8 a.m., which is not necessarily the case when more people are working from home, working remotely, or working off-shifts. He noted that the matrices for calculating traffic

estimates have changed in the last four or five years and that traffic counts cannot be exactly predicted based on calculating the number of units times the number of cars. He highlighted the role of people's lifestyle choices in determining traffic and stated that all these factors need to be considered with a traffic impact analysis.

Commissioner Jackson asked where the turn lane would be. Mr. Van Dyke asked if Commissioner Jackson was referring to the deceleration lane or the failing condition at the intersection. Commissioner Jackson clarified that he meant the deceleration lane. The deceleration lane will be in front of the club amenity building for the right turn on Main Street into the development. Commissioner Jackson asked how long the deceleration lane would be. Mr. Van Dyke estimated that the deceleration lane would be about 120 feet. The deceleration lane would not exceed the property line and the applicant would give the city the right-of-way to put in the deceleration lane. Commissioner Jackson clarified that the speed limit on Main Street was 25 MPH. He commented that given the speed limit, a long decal lane was not needed. Mr. Van Dyke reiterated that the lanes would be within the property. He stated that the deceleration lanes are about 10ft, so the building will slide back by about 10 feet.

Chairman Bodenhamer asked if there was additional public comment. Hearing no public comment, he closed the floor to public comment.

Chairman Bodenhamer opened the floor to Commissioner comment.

Commissioner Greenall asked if the traffic from the incomplete apartments on Cobb Parkway was considered in the traffic study. Mr. Van Dyke stated that the only future trip analysis was with a fully built-out and occupied Phase 1. Mr. Huff stated that the engineer used a background five-year growth rate of 5.1 percent, which would take into account growth from other projects. Mr. Simmons explained that mitigating traffic from other developments would be outside the scope of the proposal. He also explained that actions by the city and county, including the McCollum realignment and the SPLOST-funded Sardis Street expansion would both help to reduce traffic on Main Street. Commissioner Greenall mentioned that other projects with traffic impacts had also not yet started. Mr. Simmons acknowledged the concern but noted that the referenced projects had onto major roads like Cobb Parkway or had multiple exits.

Commissioner Jackson complemented the applicant on the design of The Lacy. He stated that the site design was exceptional. Mr. Van Dyke thanked Commissioner Jackson for the comment. Commissioner Jackson commented that he has been a traffic engineer for over 18 years and stated that Commissioner Greenall was right about taking surrounding developments into account when conducting a traffic study. He explained that cities and counties typically make a table of all current projects and all planned projects and use the information when completing a traffic study. Commissioner Jackson would recommend that the future study portion of a traffic analysis include traffic generated by incomplete developments. Commissioner Jackson stated that he saw in the traffic study the mention of a round-about in the signal warrant study. He asked if there was a plan for a round-a-bout instead of a signal. Mr. Van Dyke

stated that there were dreams of a traffic circle at one point, but ultimately it was going to be more expansive than the applicant could manage or that Public Works would be willing to accept.

The applicant felt that the raised median islands made an aesthetically pleasing entrance into downtown. Mr. Van Dyke mentioned that the traffic circle design would have been a gateway into downtown, and thus he asked the traffic engineer whether a round-a-bout would be an acceptable improvement.

Commissioner Jackson asked who would own and maintain the park. Mr. Van Dyke stated that Highpoint Acquisitions would own the park and maintain it. He stated that they have given an easement for the city and the public to use the park.

Commissioner Greenall asked if residents have to pay extra to use amenities or if amenity access is included in rent. Mr. Van Dyke stated that amenities were part of the rent. Commissioner Greenall asked if tenant would be able to move in, say they would not use the amenities, and get a different rent. Mr. Van Dyke said the described scenario would not be possible.

Hearing no further Commissioner comment, Chairman closed the floor to Commissioner comment.

Chairman Bodenhamer called for a motion to approve with staff conditions.
Motion by Commissioner Jackson to approve with conditions as outlined by staff.
Seconded by Commissioner Patterson.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken; motion unanimously approved 3-0. Motion carried.

- 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.

Commissioner Trim recused himself from this agenda item.

Ms. Channele Campbell presented this agenda item. The applicant has submitted a zoning variance application to reduce the average floor area of residential units from a minimum of 1000 square feet to a minimum of 900 square feet, and to reduce the minimum multifamily floor area from 850 square feet to 705 sq ft as required by Section 4-02-03 of the Unified Development Code. In 2021, the applicant requested a similar variance for the development of multifamily units in Phase 1, known as The Lacy. Their variance request was reviewed and approved by the Planning Commission and Mayor and Council in 2021. The zoning variance request was advertised in the Marietta Daily Journal on February 14th, and public notification signs were posted on the site. Based on the pattern of development in downtown and surrounding areas, staff recommends

approval of the variance.

Mr. Parks Huff, applicant representative, presented the requested variances on the unit sizes. He stated that the minimum unit size of the proposed project is 705 square feet and the average unit size is 908 square feet. He stated that the code requirements, which includes an average unit size of 1000 square feet, do not account for bedroom count. The proposed development has a large number of 1-bedroom units. The applicant is marketing towards smaller household sizes, including couples and single-person households. Mr. Huff stated that the census data for Cobb County shows an average household size of 2.5 people, indicating a larger number of one-person households. He mentioned that the applicant anticipates the tenants in Phase 2 to share some of the same characteristics as the tenants of The Lacy. The Lacy's tenants include retirees, self-employed people, healthcare workers, hospitality workers, and public welfare workers. He summarized that the variance request was to accommodate for the smaller bedroom count and the intended tenants.

Chairman Bodenhamer opened the floor for public comment. Hearing no comment, he closed the floor to public comment.

Chairman Bodenhamer opened the floor to Commissioner comments. Hearing no comments, he closed the floor to commission comment.

Chairman Bodenhamer called for a motion.
Motion to approve by Commissioner Jackson.
Seconded by Commissioner Greenall.
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

6. Staff Comment

Mr. Darryl Simmons stated that there was no staff comment.

7. Adjourn

Chairman Bodenhamer called for a motion to adjourn.
Motion to adjourn by Commissioner Jackson.
Seconded by Commissioner Greenall.
Meeting adjourned at 7:53 p.m.



Item Report

TO: The Planning Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: July 2, 2025

TITLE: **LU2025-02** - Consideration for approval of a land use request located at 3980 Weeks Drive (20006100220) submitted by Basha Williams. Said request is to obtain a home occupation business license to operate a licensed home childcare business with a maximum of six (6) children. Property is zoned R-20, Single Family Residential, consists of 0.55 +/- acres and lies in land lot 61, tax parcel 22.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. LU2025-02_3980 Weeks Dr_Staff Analysis
2. LU2025-02_3980 Weeks Dr_Application Packet

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



2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

MAYOR AND COUNCIL
JULY 21, 2025

PLANNING COMMISSION
JULY 2, 2025

LEGAL ADVERTISEMENTS
JUNE 10, 2025

PUBLIC NOTICE SIGN
JUNE 13, 2025

APPLICATION SUBMITTED
MAY 15, 2025

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

Property Addresses

3980 Weeks Dr

Applicant

Basha Williams

Representative

N/A

Property Owner

Emily Bowman (Johns)

Current Zoning

R-20, Single Family Residential

Current Future Land Use Category

Community Activity Center (CAC)

Project Request: Land use permit to acquire a business license for home occupation to operate a licensed home childcare business with a maximum of six (6) children.



Aerial of subject property (Cobb Tax Assessor)

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: Yes
Historic District: No
Cemetery: No **Floodplain:** No **Stream:** No
Parcel ID #: 20006100220
Land Lot #: 61 **Tax Parcel #:** 22
Land Area: 0.55+/- acres
Existing Building Total SQFT: 1,714 SQFT
Proposed Building SQFT: N/A

RECOMMENDATION

Staff Recommendation

Approval with conditions

Planning Commission Recommendation
To be determined on July 2, 2025

ADJACENT PROPERTY DETAILS

Surrounding Zoning Dist. and Future Land Use

North: No Street

Zoning: County General Commercial (GC)

Future Land Use: County Community Activity Center (CAC)

South: No Street

Zoning: R-20, Single Family Residential

Future Land Use: Community Activity Center (CAC)

East: No Street

Zoning: County General Commercial (GC)

Future Land Use: County Community Activity Center (CAC)

West: Weeks Dr

Zoning: R-20, Single Family Residential

Future Land Use: Community Activity Center (CAC)

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

DESCRIPTION OF ZONING REQUEST

This is a land use permit request for a home occupational business license. The applicant is requesting a home occupational business license to operate a licensed home childcare business with a maximum of six (6) children.

[Please see page 8 for photos of floor plan and layout](#)

- **Pre-Application Meeting:** May 1, 2025
- **Application Submitted:** May 15, 2025
- **Fees Paid:** \$250.00
- **Certified Letters Mailed:** June 10, 2025

4.04.05 HOME OCCUPATIONAL STANDARDS

"Home Occupation" are allowed in dwelling units on the basis that such uses are incidental to the use of the premises as a residence. They have special regulations that apply to ensure that home occupations will not be a detriment to the character and livability of the surrounding neighborhood. The regulations ensure that the accessory home occupation remains subordinate to the residential use and the residential viability of the dwelling is maintained.

Site Visit:

☒ Yes
☐ No

Staff Member:

Name: Chanelle Campbell
Date of Visit: June 18, 2025

Land Use Recommendation:

Home occupational use is compatible

Historic Preservation:

Not in a historic district

Cemetery Preservation:

No cemeteries on site

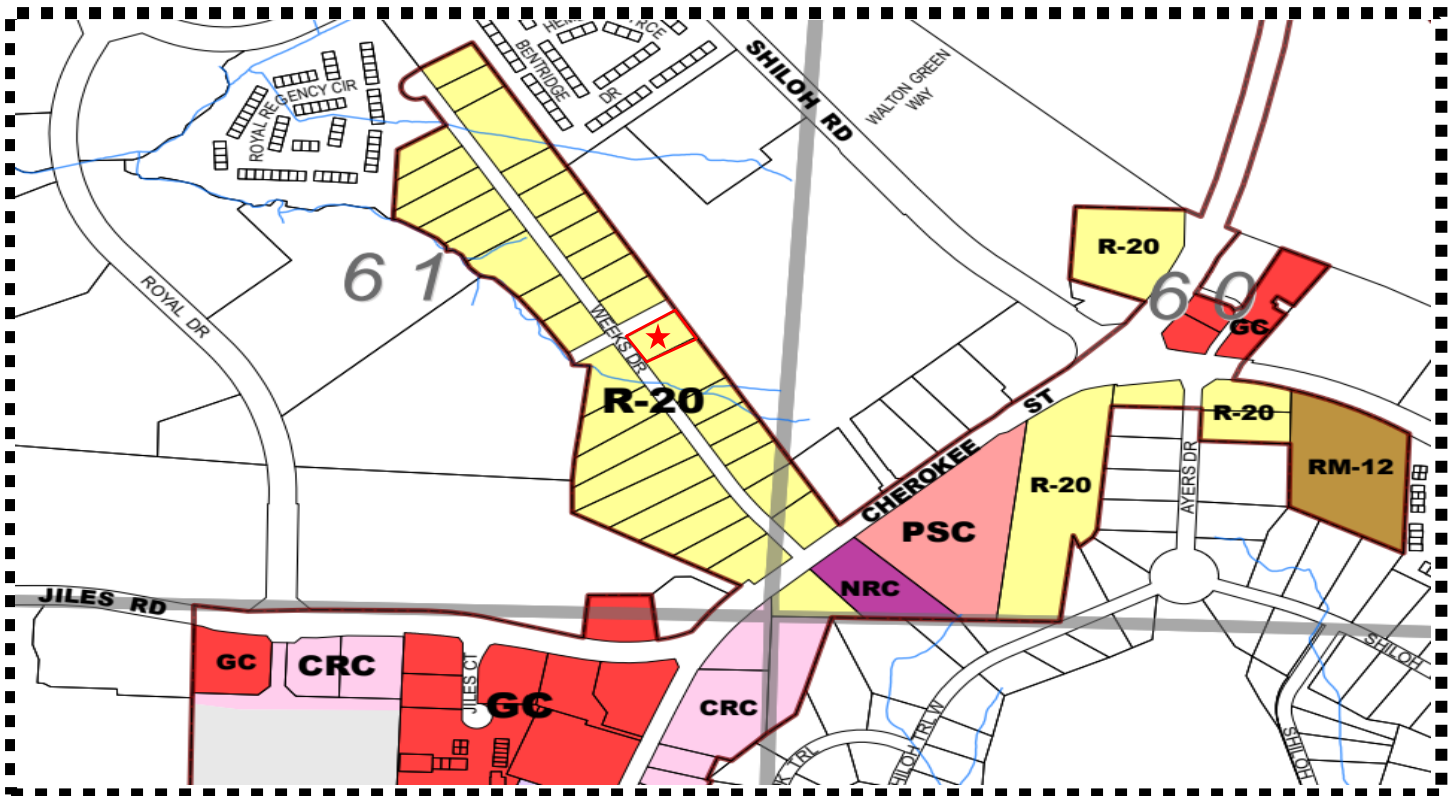
STREET VIEW OF THE RESIDENCE



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

ZONING MAP



LEGEND

Zoning Districts

CBD	HGB	NS	PUD-R	R-20	RA-6
CRC	HI	OI	PVC	R-30	RM-8
FST	LI	PBSh	R-10	R-40	RM-12
GC	MHP	PSC	R-12	RA-4	RM-16
			R-15	RA-5	UVC

Form Based Code

Open Space
T-3
T-4L
T-4O
T-5

Woodland Acres Non-Conforming Parcels

Zoning Overlays

Airport Hazard District
Conservation Subdivision
Historic Districts
Historic Preservation Village
Senior Living

BACKGROUND

The site is currently zoned R-20, Single Family Residential, and is located within the Yonah Valley Estates subdivision, which was established in 1967 and recorded in Plat Book 45, Page 39. This established neighborhood comprises thirty-two (32) single-family lots, each developed with a minimum dwelling size of 1,500 square feet. The subdivision reflects a traditional residential character and has maintained consistent development patterns since its inception, contributing to the overall stability and cohesiveness of the surrounding area.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

AREA MAP



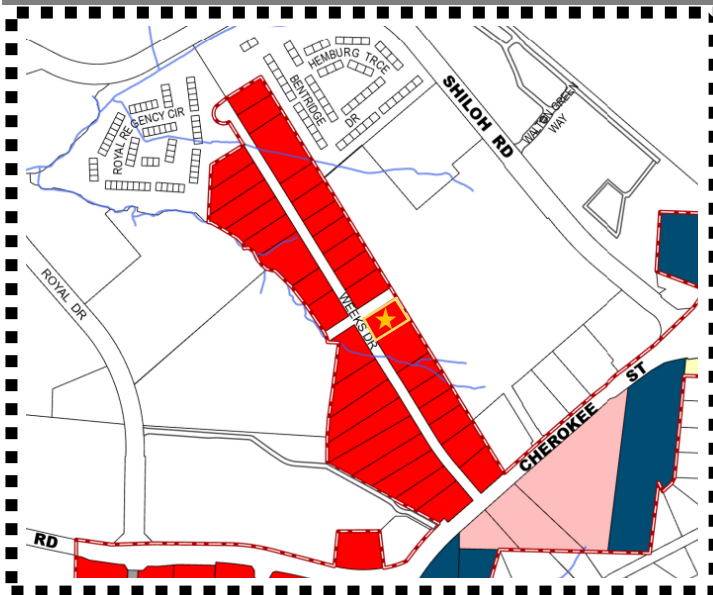
LOCATION:

The lot is located off Weeks Drive within the Yonah Valley Estate subdivision. The subdivision is surrounded by a mix of commercial and residential properties located in unincorporated Cobb County. The surrounding area features a diverse mix of commercial and residential uses. To the east, the property borders The Home Depot; to the west, it is adjacent to the Shiloh Square shopping center and an office park. To the north, the site is bordered by the Olde Royal Park Townhomes, while Cobb County Fire Station No. 26 lies directly to the south.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

2022 COMPREHENSIVE PLAN UPDATE



LEGEND

Future Land Use

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

CAC – Community Activity Center

These areas provide services to the community but are not as intense as the Regional Activity Center. The intent of the CAC designation is to promote a walkable, mixed-use environment that supports a combination of commercial, residential, civic, and recreational uses.

FUTURE LAND USE ANALYSIS

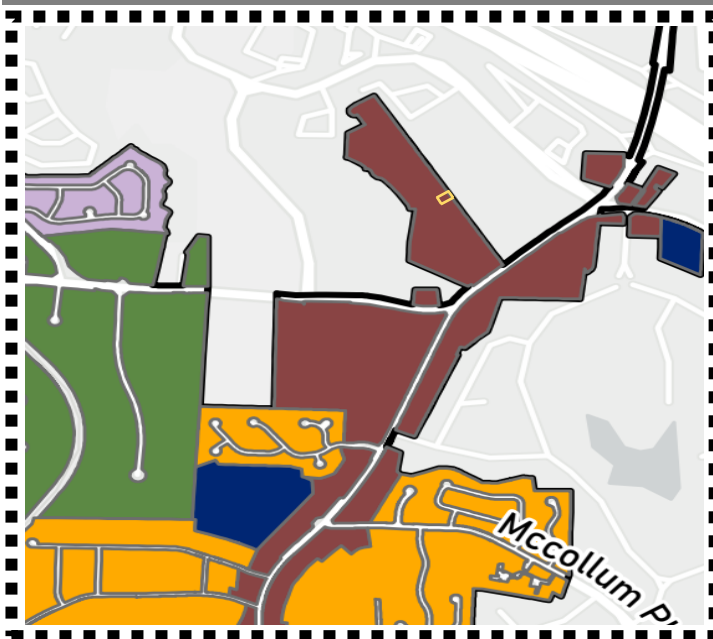
The Comprehensive plan notates the future land use for the property as Community Activity Center (CAC), this land use category is intended to encourage economic vitality, enhance community interaction, and provide convenient access to goods, services, and amenities for nearby neighborhoods.

The applicant's property will adhere to the Comprehensive Plan since there are no intentions to change the zoning or the external appearance of the property that could potential change the characteristic of the neighborhood or the overall density. Staff finds that the request aligns with the goals of the Comprehensive Plan.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

COMPREHENSIVE PLAN - AREAS



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

COMPATIBLE FUTURE LAND USE

- Community Activity Center (CAC)
- Neighborhood Activity Center (NAC)
- Public Service/Institutional (PI)

In addition to the established Future Land Use Map, the City would like to further define an appropriate development atmosphere to ensure compatible and unified development within specified areas of the City.

Furthermore, please refer to the Policy Matrix which should be used for new development within each of the described areas.

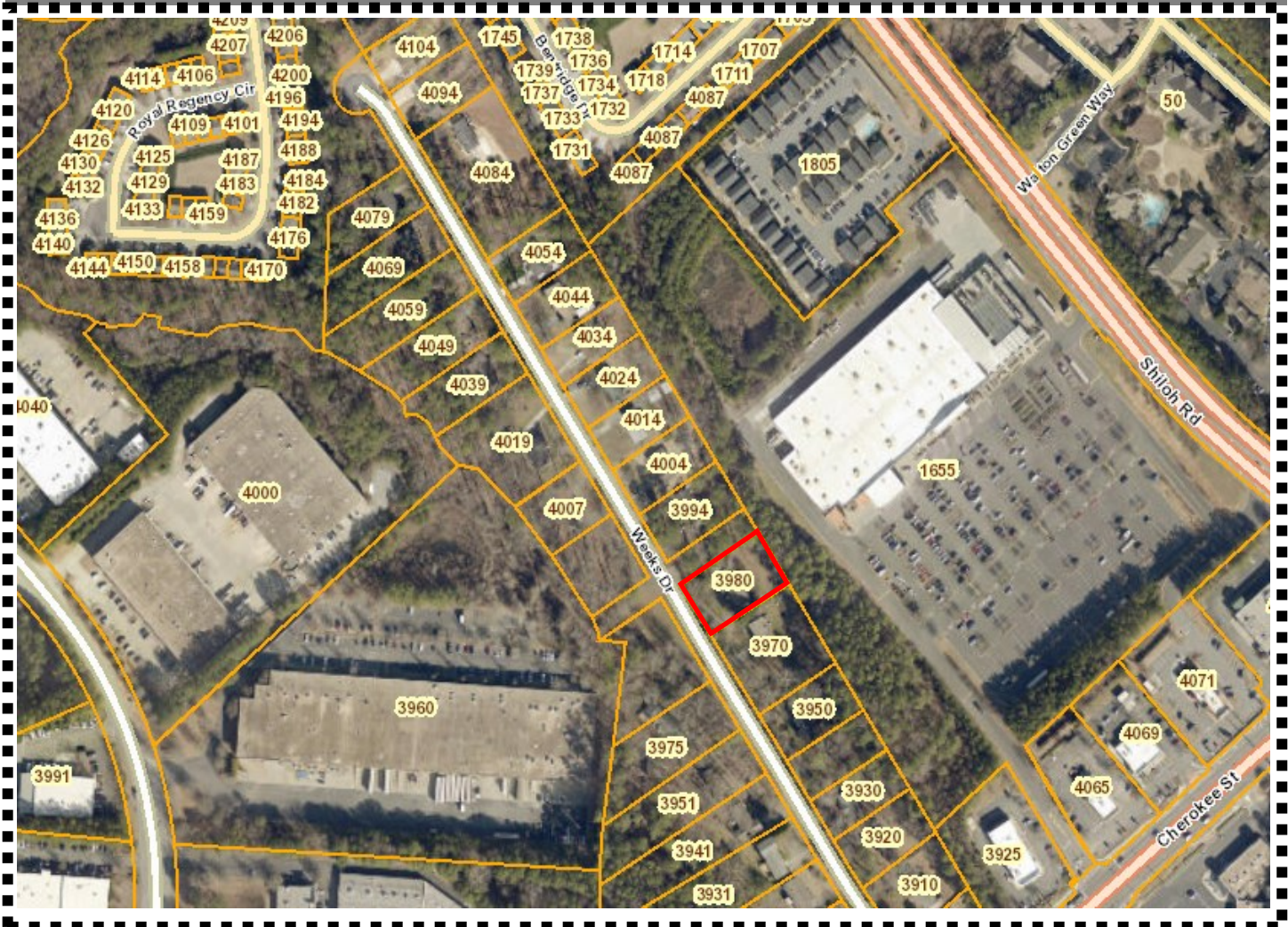
CHEROKEE STREET COMMERCIAL CORRIDOR

The Cherokee Street Commercial Corridor is an approximately one-mile section of Wade Green Road and Cherokee Street extending from the Wade Green and I-75 Interchange south to Ben King Road. This corridor is comprised of neighborhood-compatible retail and office developments intermixed with residential and institutional land uses. South of the McCollum Parkway intersection, many of the office and retail uses occur in older homes that have been rezoned to allow commercial use. North of McCollum Parkway to the I-75 Interchange are several strip malls and free standing office developments. Sidewalks are frequently used by residents but are possibly undersized as Cherokee Street and its right-of-way narrow approaching Ben King Road. Parking is often limited to the front or side of the structure. Signage is generally more attractive and visible in the more recent strip developments north of McCollum Parkway.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

TRANSPORTATION DATA - AERIAL OF ROAD #1



Roadway Name

Weeks Drive

Roadway Classification

Local

Speed Limit

25-MPH

Jurisdictional Control

Inside City Limits - Privately Owned Street

Minimum Right-of-Way Requirement

50-feet minimum

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

FLOOR PLAN / LAYOUT



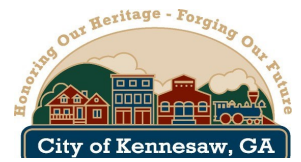
STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

SURROUNDING ACCESS



STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-02

PROPERTY OWNER APPROVAL

5/8/2025

To whom it may concern:

My name is Emily Bowman, I am the legal owner of the home located at 3980 weeks Dr Kennesaw GA 30144.

I understand and have authorized my tenant Basha Williams is planning to operate a Childcare on the premises of:
3980 Weeks Dr., Kennesaw, GA 30144

I also understand that there is a hearing that will take place for a land use permit in order for her to operate the Childcare on the premises and I authorize the hearing to take place and approve of her use of the land and house.

If you have any questions I can be reached at:
770-548-1823

Emily Bowman

(Johns)



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

STAFF ANALYSIS:

The applicant, Basha Williams, is requesting a Land Use Permit for the property located at 3980 Weeks Dr, currently zoned R-20, Single Family Residential. The applicant is requesting the land use permit to operate a licensed home childcare business with a maximum of six (6) children.

Under current regulation, [section 4.04.05](#) Standards for Home Occupation, home occupations are permitted with the approval of a Land Use Permit by Mayor and Council. "Home Occupation" is defined as being those occupations which can ordinarily be carried on out of a residence or other structure without having any significant effect on the neighborhood or area from which such home occupation is carried on.

Staff has analyzed the request based on the standards for decision outlined in [section 4.04.05](#) with the following observations:

1. Safety, health, welfare, and moral concerns involving the surrounding neighborhood

The proposed use will not generate excessive noise, nor will it emit smoke, odor, dust or vibrations detectable to the normal senses outside the dwelling unit that will affect the safety, health, welfare and moral concerns of the surrounding property owners.

2. Parking and traffic consideration

In accordance with the Unified Development Code, off-street parking will be provided to accommodate childcare pick-up and drop-off activities. This requirement is intended to minimize on-street congestion, enhance traffic flow, and ensure a safer environment for children, families, and surrounding properties.

3. Number of nonrelated employees

The applicant will be the only employee connected to the functioning of the business.

4. Number of commercial and business deliveries

There will be no commercial or business deliveries at the property.

5. The city's general presumption that residential neighborhoods should not allow non-compatible business uses

Staff finds that the residential nature of the community will not be affected.

6. Compatibility of the business use to the neighborhood

Staff finds that if granted the land use permit, the business will not be detrimental to the character or livability of the surrounding homes and the residential viability of the dwelling is maintained with the home occupation being minor to the use of the premises as a residence. There will be no exterior indication of the home occupation or variation from the residential character of the principal use or foot traffic that would indicate the presence of a business.

7. Hours of operation

The business will operate from 8:00 a.m. to 5:00 p.m., aligning with standard daytime hours to accommodate clients while minimizing potential impacts to surrounding residential properties.

8. Existing business uses in the vicinity

The property is zoned residential, there are no other existing business in the vicinity.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-02

STAFF ANALYSIS:

9. Effect on property values of surrounding property

The home occupation will not affect the property value of the surrounding properties as there will be no significant alteration to the exterior of the dwelling unit nor will the designated zone be adjusted from residential.

10. Circumstances surrounding neighborhood complaints

Staff has not identified any negative impacts that could be cause for complaints from surrounding property owners.

11. Intensity of the proposed business use

The intensity of the proposed use is very low and would be compatible to the surrounding zoning districts of R-20, Single Family Residential.

12. Location of use within the neighborhood

Staff finds the home occupation shall be contained and conducted within an enclosed building. The proposed use will be confined to the kitchen area of the principal residential structure and will not be bleed into other areas of the subdivision.

Staff finds that approval of the request for a land use permit will not affect the zoning and will continue to align with the goals outlined in the Comprehensive Plan. The property will maintain its residential nature and the character of the neighborhood and surrounding properties will go unchanged.

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

Based on the analysis completed by Staff, the Zoning Administrator, recommends **approval with the following conditions** for case #LU2025-02.

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 additional employees at this location and there shall be a maximum of six (6) children. There shall be no 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. The land use permit is valid for 24-months starting from the date of final approval.

PLANNING COMMISSION RECOMMENDATION:

To be determined on July 2, 2025

MAYOR AND COUNCIL DECISION:

To be determined on July 21, 2025



CASE NUMBER		LAND USE OR ZONING		3980 Weeks Dr Land Lot 61, Tax Parcel 22	
		FROM	TO		
AV	LU 2025-02	R-20	Home based business	 Subject Property	Scale: 1" = 250' Print Date: 5/27/2025 LU2025_002
AX	RZ				
DX	AV – Administrative Variance	 ZONING  KENNESAW CITY LIMITS  COBB COUNTY  LAND LOT		CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268	Derek Esterhuysen Mayor Lisa Alvarez City Clerk
HBR	DX – De-annexation				
SLUP	HBR – Historic Board Review				
	LU – Land Use				
ZV	RZ – Re-zoning				
	SLUP – Special Land Use				
	ZV – Variance				



LAND USE & SPECIAL LAND USE APPLICATION

Required Fee \$250.00

Date Received 05/15/25

Staff's Initials CMC

☐ LAND USE APPLICATION

☐ SPECIAL LAND USE APPLICATION

Is 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.
(Applicant or agent must be present at all public hearings)

Date of Consultation 5/1/25

Staff's Initials CMC

PURPOSE OF LAND USE REQUEST Home Childcare - licensed 6

LAND USE PROPERTY ADDRESS 3980 weeks Dr Kennesaw GA 30144

Land Lot 61 Tax Parcel 20006100220 Lot Size .29 acre Current Zoning Residential

APPLICANT Basha Williams

APPLICANT EMAIL _____

Applicant address 3980 weeks Dr Kennesaw GA 30144

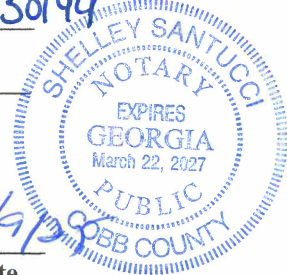
(Home#) _____ (Fax#) _____ (Work#) _____

(Cell#) _____

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature] 5/9/25

Notary Date



REPRESENTATIVE _____

(Fax #) _____ (Work#) _____ (Cell#) _____

Representative Signature _____

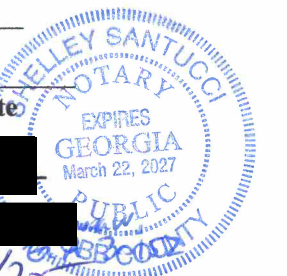
Signed, sealed and delivered in presence of: _____

TITLEHOLDER: Emily Bowman (Johns) Notary Telephone: _____ Date _____

Signature: [Signature] Address: _____

Signed, sealed and delivered in presence of: [Signature] 5/9/25

Notary Date





LAND USE & SPECIAL LAND USE APPLICATION

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 20530**



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

A separate form must be completed by each applicant).

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? **WRITE YES OR NO:** 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.

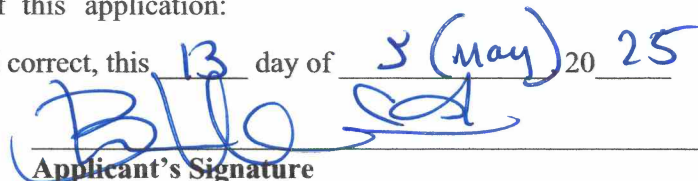
Please supply the following information that will be considered as the required disclosure:

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 13 day of 5 (May) 2025


Applicant's Signature

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.

June 12, 2025

Subject: Please Take Notice - Notification of Nearby Zoning Application
3980 Weeks Drive, Kennesaw, GA, 30144 – 20006100220

To whom it may concern,

This correspondence is to formally notify you that the City of Kennesaw Planning and Zoning Department has received a zoning application for a parcel of land within two hundred feet of your property. As a nearby property owner, you have the right to be informed of potential zoning changes.

The application details are as follows:

Applicant Name: Basha Williams

Property Address: 3980 Weeks Drive

Parcel Identification Number: 20006100220

Description of Proposal: Consideration for approval of a land use request to obtain a home occupation business license to operate a licensed home childcare business with a maximum of six (6) children.

The application will be reviewed and voted on at public hearings by the Planning Commission and the Mayor and Council. The meeting details are as follows:

Planning Commission Meeting

Date: 7/2/25

Time: 6:30 p.m.

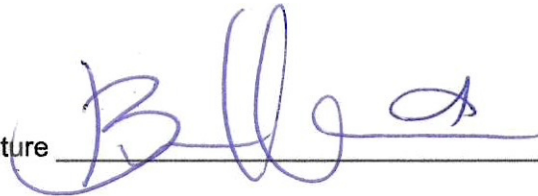
Mayor & Council Meeting

Date: 7/21/25

Time: 6:30 p.m.

Both meetings occur in the City Hall Council Chambers located at 2529 J. O. Stephenson Avenue, Kennesaw, GA 30144. You may appear in person or be represented by an attorney to present any objections you may have. The application is enclosed for your review. This notice is being sent to you by order of the Planning Commission and the Mayor and Council.

Applicant Signature



Date

5/28/25



Section 2100, Part 5 Standards for Decisions – Only Land Use Permits

Land Use Permits may be granted in such individual cases based on the standards for decisions as follows, please comment using additional pages if necessary.

COMMENTS:

(1) Safety, health, welfare, and moral concerns involving the surrounding neighborhoods.	no
(2) Parking and traffic considerations.	no yes plenty of parking in driveway
(3) Number of non-related employees.	1
(4) Number of commercial and business deliveries.	Zero
(5) The City's general presumption that residential neighborhoods should not allow non-compatible business uses.	Home childcare
(6) Compatibility of the business use to the neighborhood.	yes does not impact neighborhood its a small licensed daycare
(7) Hours of operation.	8am-5pm
(8) Existing business uses in the vicinity.	no
(9) Effect on property valued of surrounding property.	does not impact houses are very spaced out
(10) Circumstances surrounding neighborhood complaints.	none
(11) Intensity of the proposed business use; and	none - home daycare
(12) Location of use within the neighborhood.	a few houses into the neighborhood

5/8/2025

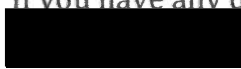
To whom it may concern:

My name is Emily Bowman, I am the legal owner of the home located at 3980 weeks Dr Kennesaw GA 30144.

I understand and have authorized my tenant Basha Williams is planning to operate a Childcare on the premises of:
3980 Weeks Dr., Kennesaw, GA 30144

I also understand that there is a hearing that will take place for a land use permit in order for her to operate the Childcare on the premises and I authorize the hearing to take place and approve of her use of the land and house.

If you have any questions I can be reached at:



Emily Bowman

(Johns)

A handwritten signature in blue ink, appearing to be "Emily Bowman".

A handwritten signature in blue ink, appearing to be "Shelley Santucci".





Printed: 5/15/2025

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:
CENTRAL LOAN ADMINISTRATION

JOHNS EMILY R

Payment Date: 10/14/2024

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	20006100220	10/15/2024	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$3,285.66	\$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

2024 Property Tax Bill

Parcel ID		Tax District		Bill #	
20006100220		3/3-BOND - KENNESAW CITY		269067	
Property Owner/Location/Description			Fair Market Value		Taxable Value
JOHNS EMILY R 3980 WEEKS DR			333,040		133,216
Levies	Taxable Value	-	Exemptions	=	Net Assessment X Tax Rate = Net Tax
CITY OF KENNESAW	133,216		54,280		78,936 7.7500000000 \$611.75
BOND	133,216		0		133,216 1.5000000000 \$199.82



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: 20006100220
Amount Due: \$0.00
Bill#: 269067
Due Date: 12/01/2024

AMOUNT PAID

JOHNS EMILY R
3980 WEEKS DR NW
KENNESAW, GA 30144

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

Deed Book 15763 Ps 1874
Filed and Recorded Jul-06-2020 01:08pm
2020-0079487
Real Estate Transfer Tax \$235.00
0332020014476

Rebecca Keaton

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Please return to:
John T. Mroczko, P.C.
162 West Main Street, Suite 302
Cartersville, Georgia 30120
File No.: 2011125

LIMITED WARRANTY DEED

STATE OF Georgia
COUNTY OF Cobb

THIS INDENTURE, made this **30th** day of **June, 2020**, between **Rebekah L. Winter and Brandon M. Winter**, as party or parties of the first part, hereinafter called Grantors, and **Emily R. Johns**, as party or parties of the second part, hereinafter called Grantee (the words "Grantors" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract of parcel of land situated, lying and being in Land Lot 61, 20th district, 2nd Section, Cobb County, Georgia; and being Lot 9 of Yonah Valley Estates Subdivision, as per plat recorded in Plat Book 45, page 39, Cobb County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantors will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons claiming by, through or under Grantors, but not otherwise.

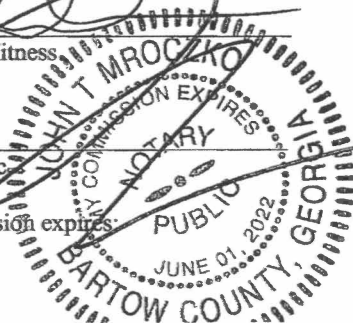
IN WITNESS WHEREOF, Grantors have hereunto set grantors' hands and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

My Commission expires:



[Signature]
Rebekah L. Winter

(Seal)

[Signature]
Brandon M. Winter

(Seal)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

SIGNED

OWNER

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY COMMISSIONS.

SIGNED W. D. Paul
REG. GA. LAND SURVEYOR NO. 1468

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COBB COUNTY ENGINEER AND IS APPROVED SUBJECT TO THE INSTALLATION OF ALL STREETS, UTILITIES AND OTHER IMPROVEMENTS IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY SPECIFICATIONS.

DATED THIS 15 DAY OF Dec 1967
SIGNED Joseph A. Smith
COBB COUNTY ENGINEER

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE MASTER PLAN, AND THE COBB COUNTY SUBDIVISION AND ZONING REGULATIONS.

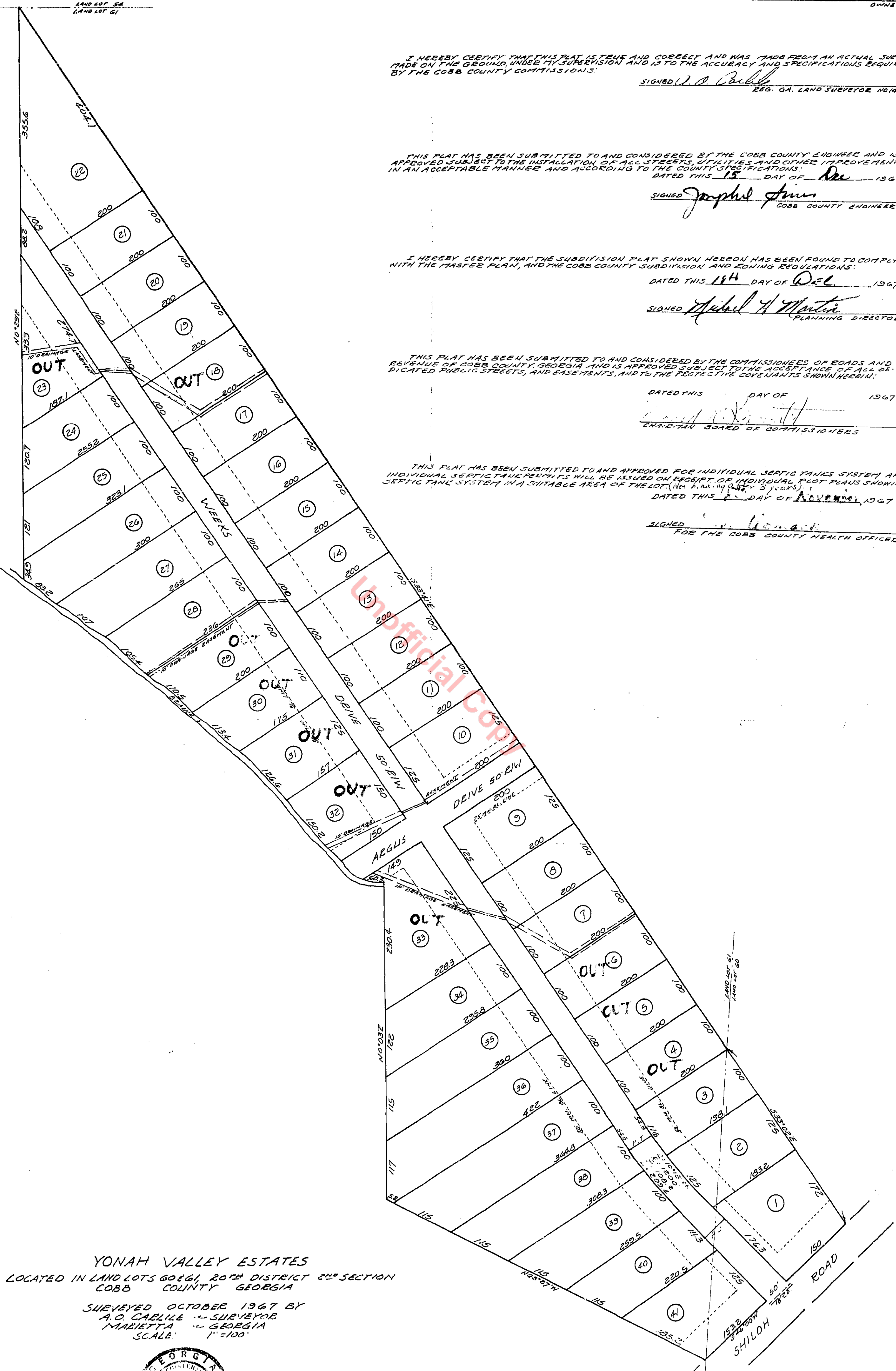
DATED THIS 18 DAY OF Dec 1967
SIGNED Michael J. Martin
PLANNING DIRECTOR

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS OF ROADS AND REVENUE OF COBB COUNTY, GEORGIA AND IS APPROVED SUBJECT TO THE ACCEPTANCE OF ALL DEDICATED PUBLIC STREETS, AND EASEMENTS, AND TO THE PROTECTIVE COVENANTS SHOWN HEREIN.

DATED THIS 18 DAY OF Dec 1967
SIGNED James H. Smith
CHAIRMAN BOARD OF COMMISSIONERS

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR INDIVIDUAL SEPTIC TANKS SYSTEM AND INDIVIDUAL SEPTIC TANK PERMITS WILL BE ISSUED ON RECEIPT OF INDIVIDUAL LOT PLANS SHOWING SEPTIC TANK SYSTEM IN A SUITABLE AREA OF THE LOT (NOT NEEDED UNTIL 3 YEARS).

DATED THIS 18 DAY OF Dec 1967
SIGNED James H. Smith
FOR THE COBB COUNTY HEALTH OFFICER



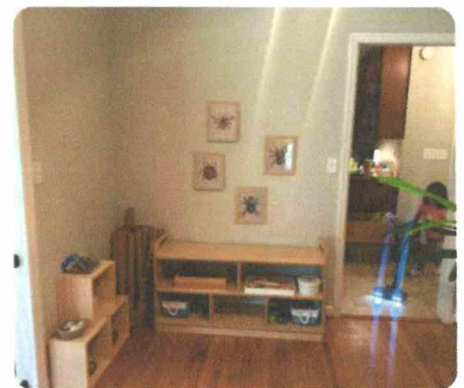
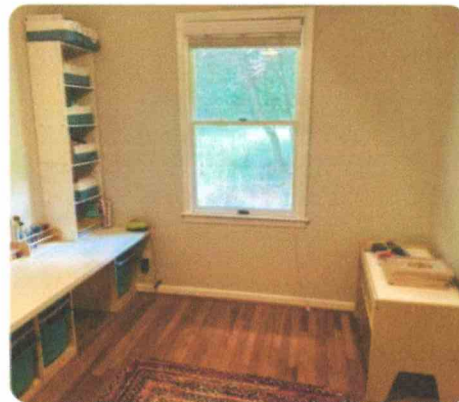
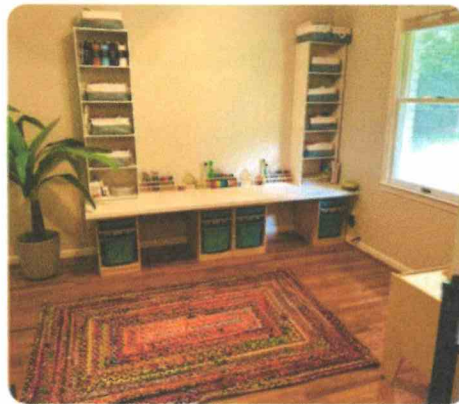
YONAH VALLEY ESTATES
LOCATED IN LAND LOTS 60 & 61, 20TH DISTRICT 2ND SECTION
COBB COUNTY GEORGIA

SURVEYED OCTOBER 1967 BY
A. O. CABILE - SURVEYOR
MARIETTA - GEORGIA
SCALE: 1"=100'



CHILDCARE SPACE

Basha Williams



MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Mayor Pro Tem Pat Ferris

Antonio Jones

Madelyn Orochena

Tracey Viars

Anthony Gutierrez

May 27, 2025

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

Subject: City of Kennesaw Zoning Applications (Case #LU2025-02)
3980 Weeks Dr, Kennesaw GA 30144 – Parcel ID 20006100220

Dear Ms. Mabry,

Attached, please find a Land Use Permit application submitted by Basha Williams to obtain a home occupational license to operate a home childcare business at 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 on Services Delivery Strategy, Land Use section.

These cases are set to go before the Kennesaw Planning Commission on Wednesday, July 2, 2025 at 6:30 p.m. for public hearing and Mayor and Council on Monday, July 21, 2025 at 6:30 p.m. for public hearing as well.

Thank you for your attention. Should you have any questions, please feel free to contact Planning and Zoning 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 (Via Email)



CASE NUMBER		LAND USE OR ZONING		3980 Weeks Dr Land Lot 61, Tax Parcel 22	
		FROM	TO		
AV	LU 2025-02	R-20	Home based business	 Subject Property	Scale: 1" = 250' Print Date: 5/27/2025 LU2025_002
AX	RZ				
DX	AV – Administrative Variance	 ZONING  KENNESAW CITY LIMITS  COBB COUNTY  LAND LOT		CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268	Derek Esterhuysen Mayor Lisa Alvarez City Clerk
HBR	DX – De-annexation				
SLUP	HBR – Historic Board Review				
	LU – Land Use				
ZV	RZ – Re-zoning				
	SLUP – Special Land Use				
	ZV – Variance				



LAND USE & SPECIAL LAND USE APPLICATION

Required Fee \$250.00

Date Received 05/15/25

Staff's Initials CMC

☒ LAND USE APPLICATION

☐ SPECIAL LAND USE APPLICATION

Is 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.

(Applicant or agent must be present at all public hearings)

Date of Consultation 5/1/25

Staff's Initials CMC

PURPOSE OF LAND USE REQUEST Home Childcare - licensed 6

LAND USE PROPERTY ADDRESS 3980 weeks Dr Kennesaw GA 30144

Land Lot 61 Tax Parcel 20006100220 Lot Size .29 acre Current Zoning Residential

APPLICANT Basha Williams

APPLICANT EMAIL [REDACTED]

Applicant address 3980 weeks Dr Kennesaw GA 30144

(Home#) [REDACTED] (Fax#) _____ (Work#) _____

(Cell#) [REDACTED]

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature]

Notary _____ Date 5/9/25

REPRESENTATIVE _____

(Fax #) _____ (Work#) _____ (Cell#) _____

Representative Signature _____

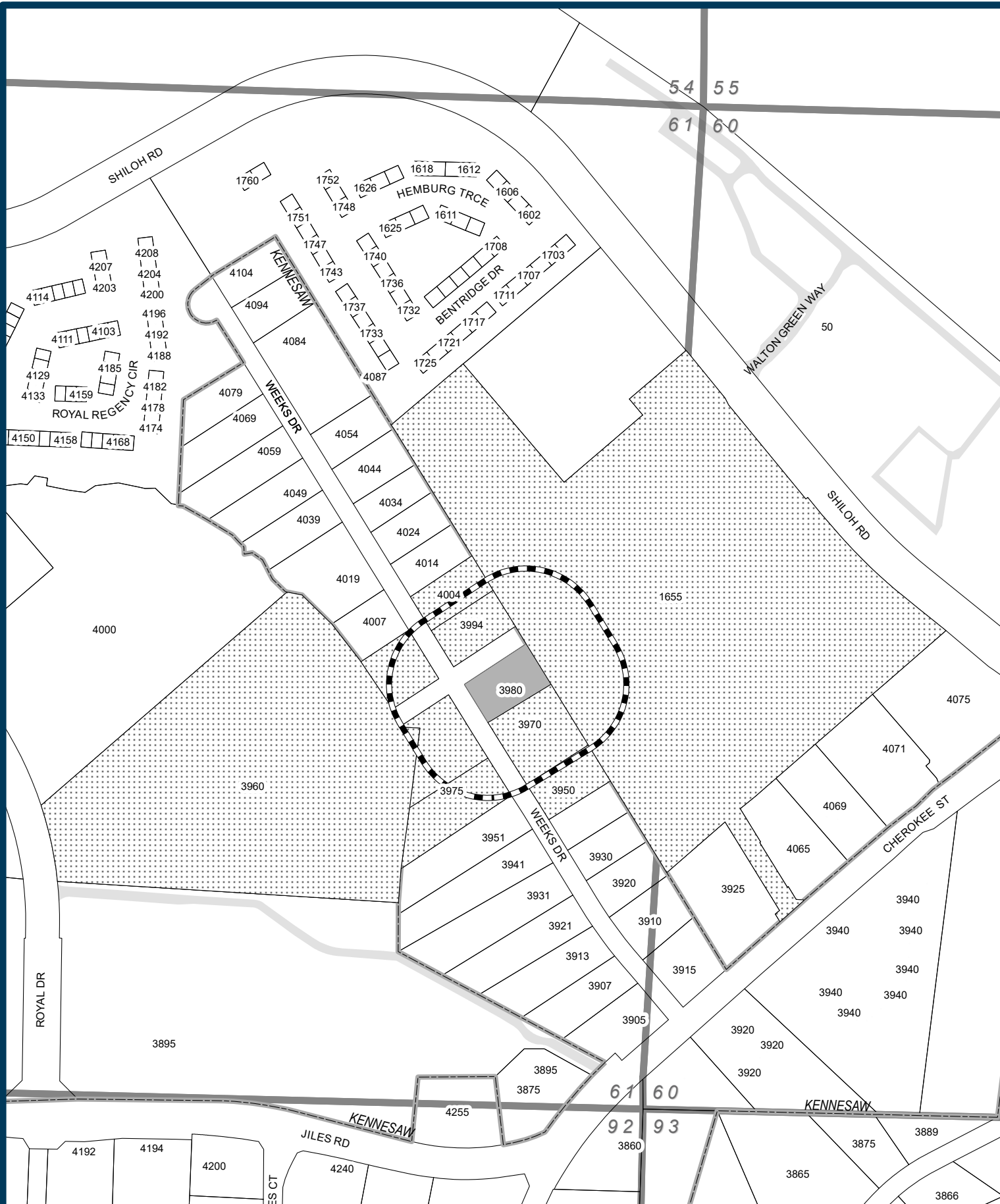
Signed, sealed and delivered in presence of: _____

TITLEHOLDER: Emily Bowman (Johns) Notary _____ Date _____

Signature: [Signature] Address: [REDACTED]

Signed, sealed and delivered in presence of: [Signature]

Notary _____ Date 5/9/25



-  Subject Parcel
-  200' Radius
-  Properties Notified

3980 Weeks Dr
Land Lot 61,
Tax Parcel 22

LU2025-02
200' PROPERTY NOTIFICATION



CITY OF KENNESAW
 PLANNING & ZONING DEPT.
 770-590-8268

Derek Easton
 MANOR
Lee Moore
 CITY CLERK

Date: 5/27/2025
 LU2025-002



Tax Parcel - 20006100210

THE HALA KAMEL SARRIS LIVING TRUST
3970 WEEKS DR
KENNESAW GA 30144

Tax Parcel - 20006100470

WILSON KEITH S
3975 WEEKS DR
KENNESAW GA 30144

Tax Parcel - 20006100190

JAIME RAFAEL
323 WINDSOR FALLS DR
CANTON GA 30114

Tax Parcel - 20006100240

WDG CREATIVE SOLUTIONS LLC
8735 DUNWOODY PL SUITE R
ATLANTA GA 30350

Tax Parcel - 20006100230

SUNSHINE NAOMI
3994 WEEKS DR NW
KENNESAW GA 30144

Tax Parcel - 20006100460

WILSON KEITH S
4024 WEEKS DR
KENNESAW GA 30144

Tax Parcel - 20006100450

NEWBERRY ROY M & TONI ANN
4007 WEEKS DR
KENNESAW GA 30144-1209

Tax Parcel - 20006100010

HOME DEPOT USA INC
PROPERTY TAX DEPT RE1777 PO BOX 105842
ATLANTA GA 30348-5842

Tax Parcel - 20006100840

LIT HODGES DEVELOPMENT HOLDCO LLC C/O
RYAN LLC
PO BOX 250509
ATLANTA GA 30325

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 06/10/25 12:58 by khick-tj

Acct #: 110016

Ad #: 489146

Status: New WHOLD

CITY OF KENNESAW
2529 J.O. STEPHENSON AVE
KENNESAW GA 30144

Start: 06/13/2025 Stop: 06/13/2025
Times Ord: 1 Times Run: ***

LEG 1.00 X 2.47 Words: 200

Total LEG 2.47

Class: 8003 PUBLIC HEARING

Rate: LEGL Cost: 30.00

Ad Descrpt: PH-4569 BASHA WILLIAMS

Descr Cont: MDJ-4569 GPN-16 CITY OF K

Given by: REBECCA GOLDSTEIN

P.O. #: 3980 WEEKS DR

Created: khick 06/10/25 12:53

Last Changed: khick 06/10/25 12:58

Contact: LEA ALVAREZ
Phone: (770)424-8274
Fax#:
Email: LALVAREZ@KENNESAW-GA.GOV
Agency:

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 06/13

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-4569
GPN-16
CITY OF KENNESAW
Land Use Permit Request
Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for a land use permit request submitted by Basha Williams for property located at 3980 Weeks Drive. Said request is to obtain a home occupational business license to operate a licensed home childcare business with a maximum of six (6) children. Property consists of 0.55 +/- acres, lies in Land Lot 61, Tax Parcel 22, and is zoned R-20.
Said meeting shall be held before the Planning Commission on July 2, 2025, at 6:30 p.m. and the Mayor and Council will hold a public hearing on July 21, 2025, at 6:30 p.m. Meetings will be held at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative thereto.
Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.kennesaw-ga.gov/publicmeetings/>
6:13-2025

**CITY OF KENNESAW
LAND USE NOTICE**

APPLICATION # **LU2025-02**

PURPOSE Home based business license to operate a home
childcare business with a maximum of six (6) children

DATE OF PUBLIC MEETING: **7/2/2025** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **7/21/2025** 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**

06.13.2025 08:15

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee	\$ 7.16
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 4.16
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.46
Total Postage and Fees	\$ 12.78

Sent to
Sunshine Acomi
Street and Apt. No., or PO Box No.
3994 Weeks Drive
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee	\$ 7.16
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 4.16
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.46
Total Postage and Fees	\$

Sent to
Keith Wilson
Street and Apt. No., or PO Box No.
4624 Weeks Drive
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee	\$ 7.16
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 4.16
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.46
Total Postage and Fees	\$ 12.78

Sent to
Jaime Patel
Street and Apt. No., or PO Box No.
323 Windsor Falls Dr.
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee	\$ 7.16
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 4.16
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.46
Total Postage and Fees	\$ 12.78

Sent to
WDG Creative Solutions
Street and Apt. No., or PO Box No.
8435 Dumwoody Place
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee	\$ 7.16
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 4.16
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.46
Total Postage and Fees	\$ 12.78

Sent to
Hala Kavel
Street and Apt. No., or PO Box No.
3940 Weeks Dr.
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee	\$ 7.16
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 4.16
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.46
Total Postage and Fees	\$ 12.78

Sent to
Keith Wilson
Street and Apt. No., or PO Box No.
3945 Weeks Drive
City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

9589 0710 5270 1454 9313 43

OFFICIAL USE	
Certified Mail Fee \$ <u>7.16</u> Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ <u>4.16</u> ☐ Return Receipt (electronic) \$ <u>0.00</u> ☐ Certified Mail Restricted Delivery \$ <u>0.00</u> ☐ Adult Signature Required \$ <u>0.00</u> ☐ Adult Signature Restricted Delivery \$ <u>0.00</u>	Postmark Here
Postage \$ <u>1.46</u>	
Total Postage and Fees \$ <u>12.78</u>	
Sent To <u>Roy Newberry</u> Street and Apt. No., or PO Box No. <u>1004 Weeks Drive</u> City, State, ZIP+4 [®] <u></u>	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

9589 0710 5270 1454 9313 50

OFFICIAL USE	
Certified Mail Fee \$ <u>7.16</u> Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ <u>4.16</u> ☐ Return Receipt (electronic) \$ <u>0.00</u> ☐ Certified Mail Restricted Delivery \$ <u>0.00</u> ☐ Adult Signature Required \$ <u>0.00</u> ☐ Adult Signature Restricted Delivery \$ <u>0.00</u>	Postmark Here
Postage \$ <u>1.46</u>	
Total Postage and Fees \$ <u>12.78</u>	
Sent To <u>Home Depot</u> Street and Apt. No., or PO Box No. <u>Po Box 165812</u> City, State, ZIP+4 [®] <u></u>	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

9589 0710 5270 1454 9313 74

OFFICIAL USE	
Certified Mail Fee \$ <u>7.16</u> Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <u>4.16</u> ☐ Return Receipt (electronic) \$ <u>0.00</u> ☐ Certified Mail Restricted Delivery \$ <u>0.00</u> ☐ Adult Signature Required \$ <u>0.00</u> ☐ Adult Signature Restricted Delivery \$ <u>0.00</u>	Postmark Here
Postage \$ <u>1.46</u>	
Total Postage and Fees \$ <u>12.78</u>	
Sent To <u>Lt Hodges Development</u> Street and Apt. No., or PO Box No. <u>Po Box 230509</u> City, State, ZIP+4 [®] <u></u>	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

MAILBOXES UNLIMITED
 4290 BELLS FERRY RD
 KENNESAW GA 30144
 (770) 928-5689

05/28/2025 12:41

Sale

Trans #: 3 Batch #: 631

CREDIT CARD CHIP READ
 VISA ENTRY TYPE: CONTACTLESS
 *****5166 **/**

TOTAL AMT: USD \$118.47

Resp: APPROVAL 078614
 Code: 078614
 Ref #: 514816409512
 TransID: 585148600012621

NO SIGNATURE REQUIRED

CUSTOMER COPY

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JAIME RAFAEL
323 WINDSOR FALLS DR
CANTON GA 30114



9590 9402 9479 5069 0073 63

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jaime*

- ☐ Agent
☒ Addressee

B. Received by (Printed Name) *Jaime* **C. Date of Delivery** *8011499610*

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

JUN 10 2025

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☒ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

USPS TRACKING #



ATLANTA, GA RPDC 302

11 JUN 2025 PM 2 L

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

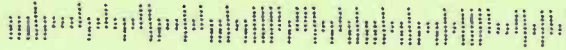
9590 9402 9479 5069 0073 63

zoning case # LU 2025-02

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

City of Kennesaw Planning
& Zoning
2529 J O. Stephenson Ave
Kennesaw GA 30144



USPS TRACKING #
ATLANTA GA RPDC 302

9590 9402 1479 5069 0054 68

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

RECEIVED
JUN 11 2025

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

CITY OF KENNESAW
of Kennesaw Planning
& zoning
2529 JO Stephenson Ave
Kennesaw GA 30144

4-278029

USPS TRACKING #
ATLANTA GA RPDC 302

9590 9402 9479 5069 0074 93

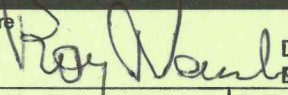
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

RECEIVED
JUN 03 2025

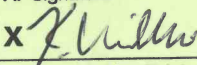
United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

CITY OF KENNESAW
of Kennesaw Planning
& zoning
2529 JO Stephenson Ave
Kennesaw GA 30144

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: NEWBERRY ROY M & TONI ANN 4007 WEEKS DR KENNESAW GA 30144-1209  9590 9402 9479 5069 0054 68 2. Article Number (Transfer from service label)	A. Signature X  ☐ Agent ☒ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☒ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Collect on Delivery Restricted Delivery																	
☐ Insured Mail																	
☐ Insured Mail Restricted Delivery (over \$500)																	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: LIT HODGES DEVELOPMENT HOLDCO LLC C/O RYAN LLC PO BOX 250509 ATLANTA GA 30325  9590 9402 9479 5069 0074 93 2. Article Number (Transfer from service label)	A. Signature X  ☐ Agent ☒ Addressee B. Received by (Printed Name) <u>R. L. Hodges</u> C. Date of Delivery <u>6-3-25</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☒ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Collect on Delivery Restricted Delivery																	
☐ Insured Mail																	
☐ Insured Mail Restricted Delivery (over \$500)																	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



Item Report

TO: The Planning Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: July 2, 2025

TITLE: **LU2025-03** - Consideration for approval of a land use request located at 1205 Mountain Springs Drive (20012802780) submitted by Ann Moormann. Said request is to obtain a home occupation business license to produce and sell soap and bath-related products. Property is zoned R-10, Single Family Residential, consists of 0.20 +/- acres and lies in land lot 128, tax parcel 278.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. LU2025-03_1205 Mountain Springs Dr_Staff Analysis
2. LU2025-03_1205 Mountain Springs Dr_Application Packet

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



2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

MAYOR AND COUNCIL
JULY 21, 2025

PLANNING COMMISSION
JULY 2, 2025

LEGAL ADVERTISEMENTS
JUNE 10, 2025

PUBLIC NOTICE SIGN
JUNE 13, 2025

APPLICATION SUBMITTED
MAY 16, 2025

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-03

Property Addresses

1205 Mountain Springs Dr

Applicant

Ann Moormann

Representative

N/A

Property Owner

Same as Applicant

Current Zoning

R-10, Single Family Residential

Current Future Land Use Category

Residential Low/Medium (RL)

Project Request: Land use permit to acquire a business license for home occupation to create soaps and bath related products at their place of residence for commerce.

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: No

Historic District: No

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

Parcel ID #: 20012802780

Land Lot #: 128 **Tax Parcel #:** 278

Land Area: 0.20+/- acres or 8,800 SQFT

Existing Building Total SQFT: 1,517 SQFT

Proposed Building SQFT: N/A

Proposed Streets: N/A

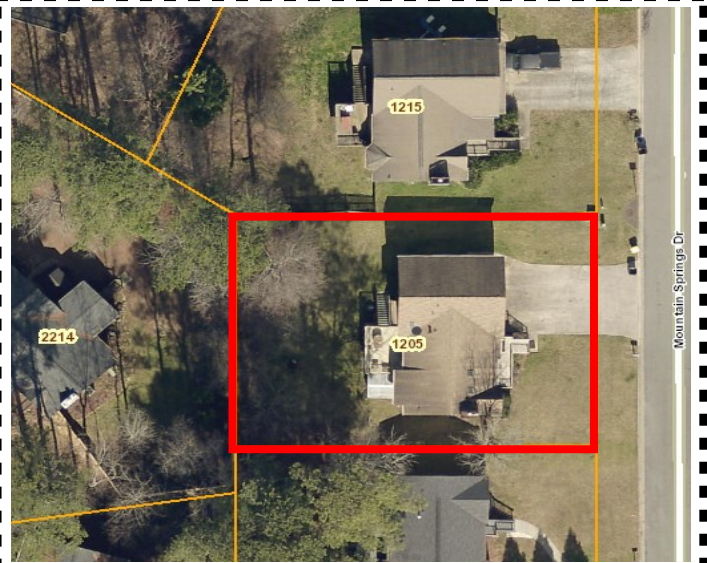
RECOMMENDATION

Staff Recommendation

Approval with conditions

Planning Commission Recommendation

To be determined on July 2, 2025



Aerial of subject property (Cobb Tax Assessor)

ADJACENT PROPERTY DETAILS

Surrounding Zoning Dist. and Future Land Use

North: Mountain Springs Dr

Zoning: R-10, Single Family Residential

Future Land Use: Residential Low/Medium (RL)

South: Mountain Springs Dr

Zoning: R-10, Single Family Residential

Future Land Use: Residential Low/Medium (RL)

East: Mountain Springs Dr

Zoning: R-10, Single Family Residential

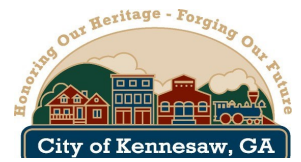
Future Land Use: Residential Low/Medium (RL)

West: Mountain Spring Pl

Zoning: R-10, Single Family Residential

Future Land Use: Residential Low/Medium (RL)

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-03

DESCRIPTION OF ZONING REQUEST

This is a land use permit request for a home occupational business license.

HOME OCCUPATION

The applicant is requesting to renew a home business license to create soaps and bath related products at their place of residence for commerce.

Products includes:

- Soaps
- Bath Bombs
- Shower Steamers
- Shampoo Bars
- Bath Salts and Bubble Bath

Please see page 7 for photos of the products

Please see page 8 & 9 for type of the equipment used

Please see page 10 for sketch of work space location

- **Pre-Application Meeting:** January 8, 2024
- **Application Submitted:** January 10, 2024
- **Fees Paid:** \$250.00
- **Certified Letters Mailed:** June 10, 2025

Site Visit:

☒ Yes
☐ No

Staff Member:

Name: Chanelle Campbell
Date of Visit: June 18, 2025

Land Use Recommendation:

Home occupational use is compatible

Historic Preservation:

Not in a historic district

Cemetery Preservation:

No cemeteries on site

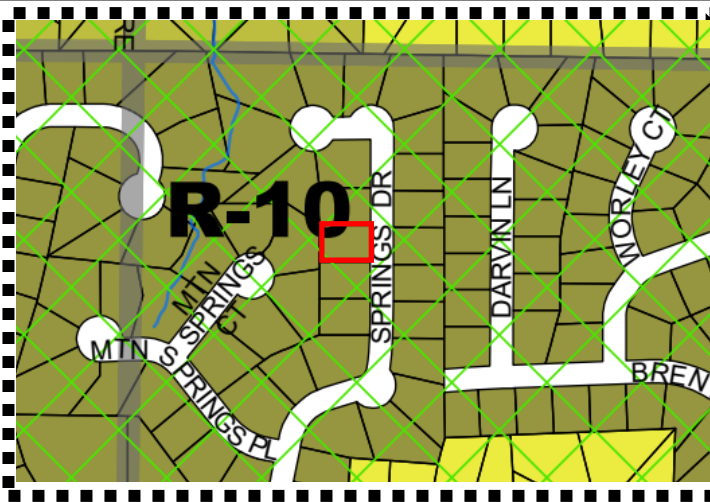
VIEW OF THE RESIDENCE



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-03

ZONING MAP



LEGEND

Zoning Districts		Zoning Overlays	
	CBD		OI
	CRC		PBSH
	FST		PSC
	GC		PUD-R
	NRC		PVC
	HGB		R-10
	HI		Airport Hazard District
	LI		Historic Districts
	MHP		Historic Preservation Village
	NS		Senior Living

BACKGROUND

The site is currently zoned R-10, Single Family Residential and lies within the subdivision known as Kennesaw Springs with lots ranging from 8,800 sq. ft. to 23,856 sq. ft. The property sits on lot 53 within the subdivision and measures 8,800 +/- square footage.

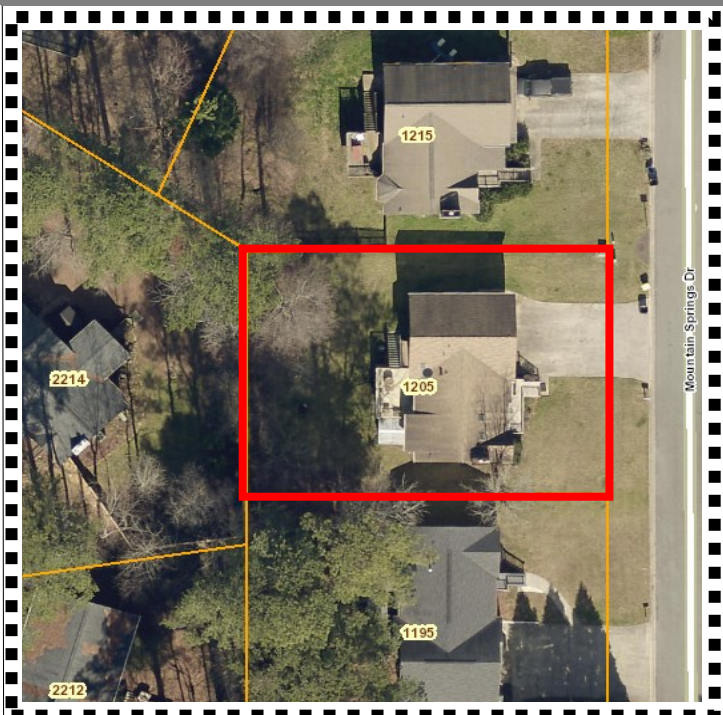
The property was built according to the outlined development standards:

- Density: 3.07 Lots/acre
- Front Yard setback: 30 ft.
- Rear Yard Setback: 35 ft.
- Side Yard (aka minor side yard) Setback: 10 ft.
- Minimum lot size: 8,000 sq. ft.
- Min. Floor Area: 1,050 sq. ft.

AREA MAP

LOCATION:

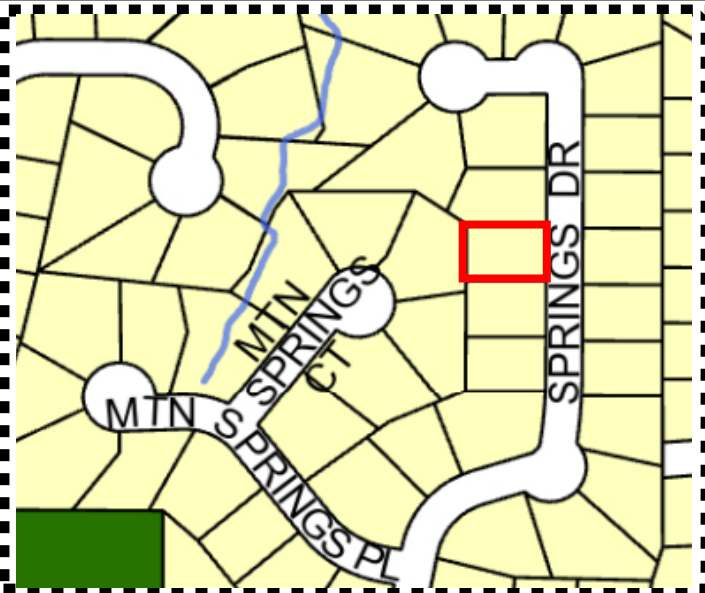
The 0.20 +/- acre lot is located off Mountain Springs Dr within the Kennesaw Springs Subdivision. The subject property is surrounded by North Bridge Trace Subdivision to the east, Oak Ridge Subdivision to the north, Government-owned properties, including Kennesaw Elementary School and Swift Cantrell Park, to the west and Desktop coworking office and Kennesaw Self Storage to the south.



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-03

2022 COMPREHENSIVE PLAN UPDATE



LEGEND

I - Industrial
PI - Public Service/Institutional
PRC - Park/Recreation/Conservation
RL - Residential Low/Medium
RH - Residential High
PUD - Planned Unit Development
TCU - Transportation Communication Utilities

RL - Residential Low/ Medium

These are areas of residential land uses within the City. This may be single-family or multi-family housing. New development should reflect the character of the surrounding development

Recommendations:

- Density: 1 - 4 units per acre
- Internal amenities
- Walkable; connectivity to adjacent parcels
- Conservation of natural resources
- Percentage of housing dedicated to being affordable*

* Affordable based on the definitions and standards provided by the United States Housing and Urban Development.

FUTURE LAND USE ANALYSIS

The Comprehensive plan notates the future land use for the property as Residential Low/Medium (RL), the intent of the Residential Low/Medium is to encourage development that relatively compact with a maximum density of 4 units per acre; these are areas where single family and multifamily housing are appropriate.

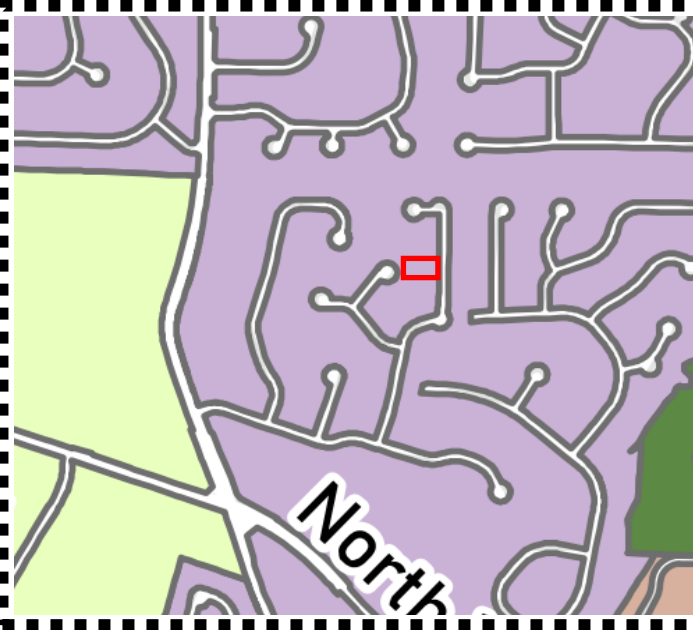
The applicant's property will adhere to the Comprehensive Plan since there are no intentions to change the zoning or the external appearance of the property that could potential change the characteristic of the neighborhood or the overall density. Staff finds that the request aligns with the goals of the Comprehensive Plan.

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-03

COMPREHENSIVE PLAN - AREAS



LEGEND

Kennesaw Areas

-  Historic Central Business District
-  In-Town Living
-  Jiles and Baker
-  Kennesaw Due West
-  Kennesaw Marketplace
-  McCollum Industrial Corridor

COMPATIBLE FUTURE LAND USE

- Neighborhood Activity Center (NAC)
- Park/Recreation/Conservation (PRC)
- Planned Unit Development (PUD)
- Residential Low (RL)

In addition to the established Future Land Use Map, the City would like to further define an appropriate development atmosphere to ensure compatible and unified development within specified areas of the City.

Furthermore, please refer to the Policy Matrix which should be used for new development within each of the described areas.

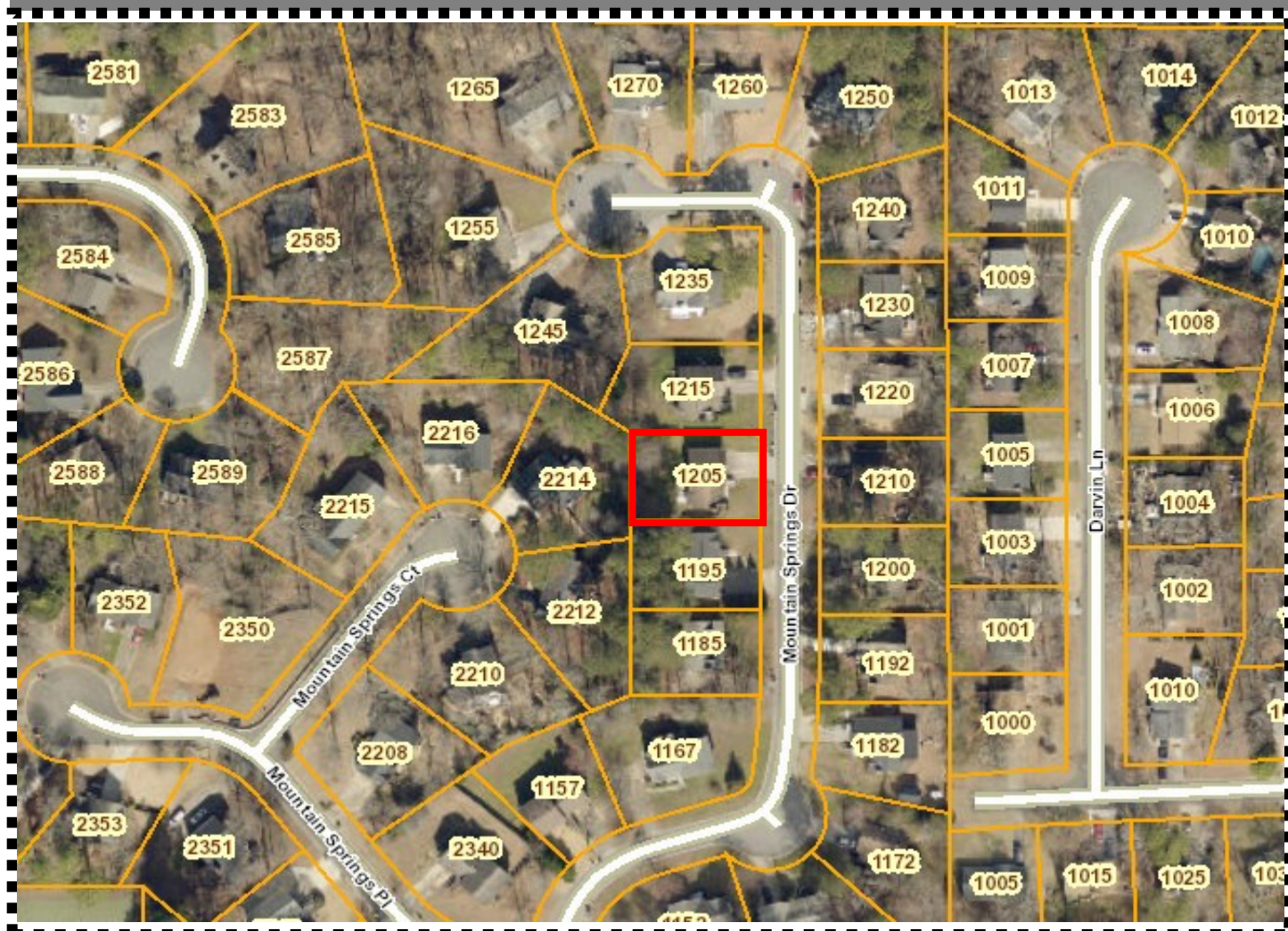
JILES AND BAKER

The Jiles and Baker area is a unique blend of older and newer housing developments mixed with neighborhood-compatible retail. This is the largest of the residential character areas in land area and in population. Located in the northwest quadrant of the City, the area spans from Moon Station Road west to near the Acworth city limits and from Main Street north to Baker Road. Single-family detached residential is the predominant land use. Most of the homes are part of a neighborhood or planned unit developments. Notable public features of the area include the Kennesaw Community Trail and being adjacent to Swift-Cantrell Park.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-03

TRANSPORTATION DATA - AERIAL OF ROAD #1



Roadway Name

Mountain Springs Dr

Roadway Classification

Local

Speed Limit

25-MPH

Jurisdictional Control

Inside City Limits - Privately
Owned Street

Minimum Right-of-Way Requirement

50-feet minimum

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-03

TYPE OF EQUIPMENT USED - PHOTOS PROVIDED BY THE APPLICANT

SOAP



BATH BOMBS



SHOWER STEAMERS



BATH SALTS AND BUBBLE



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-03

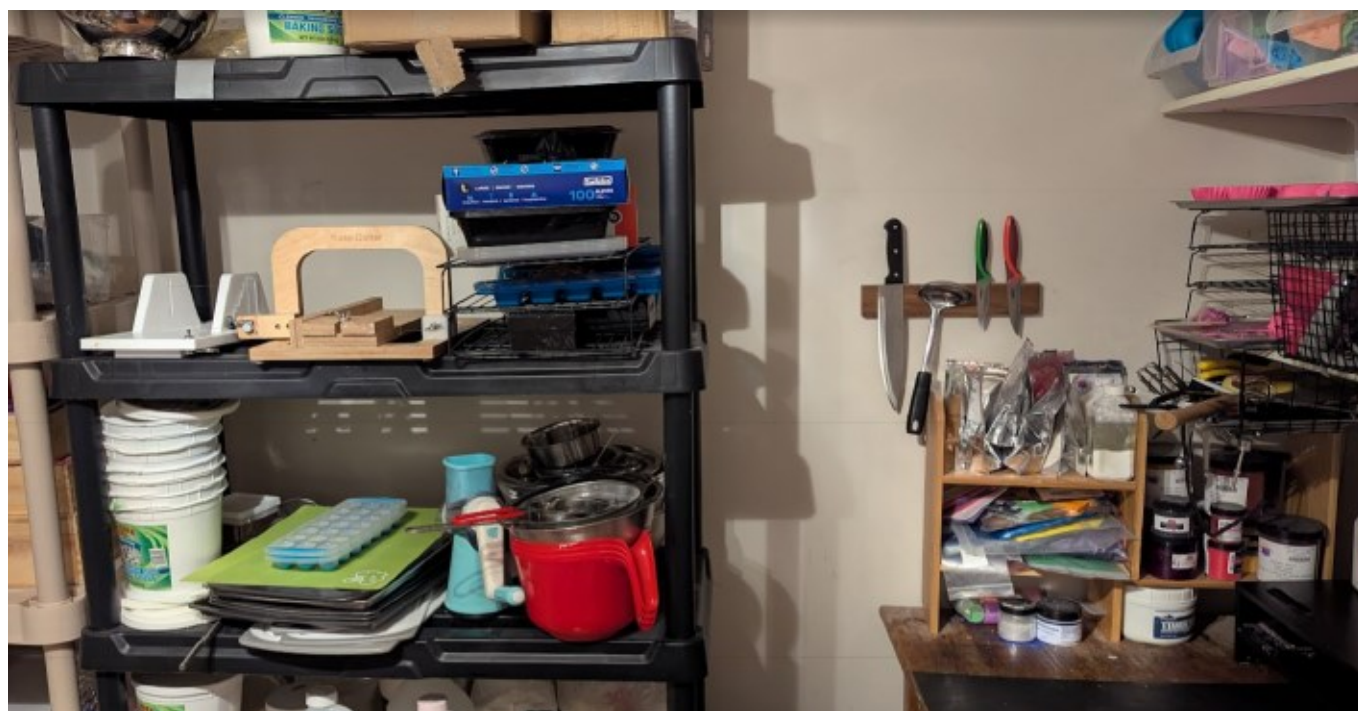
PHOTOS OF EQUIPMENT AND SUPPLIES



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-03

PHOTOS OF EQUIPMENT AND SUPPLIES

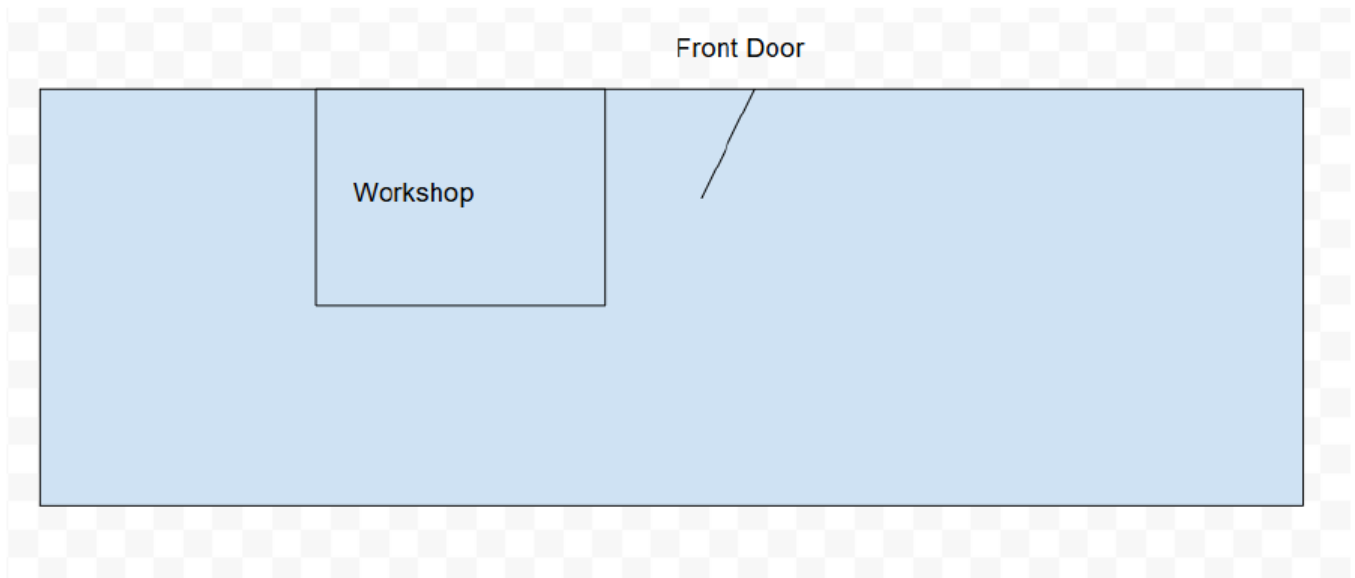


STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-03

FLOOR PLAN

Home Sketch



INVENTORY/ INGREDIENT LIST

- | | | |
|--|-----------------------------|--|
| * Bentonite Clay, Italian Green Clay, Rose Kaolin Clay | * Plastic Storage Jar | * Steric Acid |
| * Fragrance Oils such as Bourbon Wood, Coffee & Whiskey, Honey, Coconut Verbena Lime Fragrance Oil | * Shea Butter, Mango Butter | * Wire |
| * Argan Oil, Coconut Oil, Castor Oil, Rice Bran Oil | * Honey | * Sterling Silver Mica Powder, Highlight White Gold Mica Powder, Carrot Powder, Spinach Powder |
| * Nitrile Gloves | * Salicylic Acid | * Aloe Vera Liquid |
| * Bath Bomb Mold | * IPA Beer | * Purple Embeds, Orange Embeds |
| | * Activated Charcoal | * Stride Milk |
| | * Lip Gloss Tibe | |
| | * Candelilla Wax | |

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-03

STAFF ANALYSIS:

The applicant, Ann Moormann, is requesting a Land Use Permit for the property located at 1205 Mountain Springs Dr, currently zoned R-10, Single Family Residential. The applicant is requesting the land use permit to renew a home business license to create soaps and bath related products at their place of residence for commerce.

Staff has analyzed the request based on the standards for decision outlined in [section 4.04.05](#) with the following observations :

1. Safety, health, welfare, and moral concerns involving the surrounding neighborhood

The proposed use will not generate excessive noise, nor will it emit smoke, odor, dust or vibrations detectable to the normal senses outside the dwelling unit that will affect the safety, health, welfare and moral concerns of the surrounding property owners.

2. Parking and traffic consideration

No additional traffic shall be generated by the home occupation other than would normally be expected in a residential neighborhood, as the applicant plans to sell the items off site at pop ups and online sales.

3. Number of nonrelated employees

The applicant will be the only employee connected to the functioning of the business.

4. Number of commercial and business deliveries

There will be no commercial or business deliveries at the property.

5. The city's general presumption that residential neighborhoods should not allow non-compatible business uses

Staff finds that the residential nature of the community will not be affected as there will be no commercial deliveries and there will no clients visiting the home.

6. Compatibility of the business use to the neighborhood

Staff finds that if granted the land use permit, the business will not be detrimental to the character or livability of the surrounding homes and the residential viability of the dwelling is maintained with the home occupation being minor to the use of the premises as a residence. There will be no exterior indication of the home occupation or variation from the residential character of the principal use or foot traffic that would indicate the presence of a business.

7. Hours of operation

There will not be a set hours of operation as the applicant will be preparing products in anticipation of selling at local farmers' market.

8. Existing business uses in the vicinity

The property is zoned residential, there are no other existing business in the vicinity.

9. Effect on property values of surrounding property

The home occupation will not affect the property value of the surrounding properties as there will be no significant alteration to the exterior of the dwelling unit nor will the designated zone be adjusted from residential.

10. Circumstances surrounding neighborhood complaints

Staff has not identified any negative impacts that could be cause for complaints from surrounding property owners.

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-03

STAFF ANALYSIS:

11. Intensity of the proposed business use

The intensity of the proposed use is very low and would be compatible to the surrounding zoning districts of R-10, Single Family Residential.

12. Location of use within the neighborhood

Staff finds the home occupation shall be contained and conducted within an enclosed building. The proposed use will be confined to the kitchen area of the principal residential structure and will not be bleed into other areas of the subdivision.

On May 15, 2023 the applicant was approved for a Land Use Permit on 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 be no clients, customer or employees at this location. Nor shall there be any evidence of a home based business visible from the public right-of-way.
3. In no event shall the Mayor and Council grant a land use permit for a period of time in excess of 24 months except on re-application, re-advertisement and public hearing.

Under current regulation, [section 4.04.05](#) Standards for Home Occupation, home occupations are permitted with the approval of a Land Use Permit by Mayor and Council and “in no event shall the Mayor and City Council grant a land use permit for a period in excess of 24 months except on re-application, re-advertisement, and public hearing.”

As of the time of this analysis, the city has not received any complaints from neighboring properties regarding the home-based business.

Staff finds that approval of the request for a land use permit will not affect the zoning and will continue to align with the goals outlined in the Comprehensive Plan. The property will maintain its residential nature and the character of the neighborhood and surrounding properties will go unchanged.

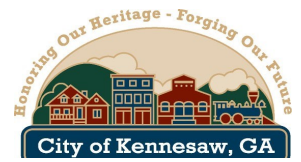
ZONING ADMINISTRATOR'S RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Based on the analysis completed by Staff, the Zoning Administrator, recommends **approval with the following conditions** for case #LU2025-03.

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. The land use permit is valid for 24-months starting from the date of final approval.

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-03

PLANNING COMMISSION RECOMMENDATION:

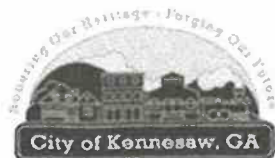
To be determined on July 2, 2025

MAYOR AND COUNCIL DECISION:

To be determined on July 21, 2025



CASE NUMBER		LAND USE OR ZONING			1205 Mountain Springs Dr Land Lot 128, Tax Parcel 278	
		FROM	TO			
AV	LU 2025-03	R-10	Home based business		 Subject Property	
AX	RZ					
DX	AV – Administrative Variance AX – Annexation DX – De-annexation HBR – Historic Board Review LU – Land Use RZ – Re-zoning SLUP – Special Land Use ZV – Variance		 ZONING  KENNESAW CITY LIMITS  COBB COUNTY  LAND LOT			
HBR					CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268	<i>Derek Easterday</i> MAYOR <i>Lisa Alvarez</i> CITY CLERK
SLUP						
ZV						Scale: 1" = 146' Print Date: 5/27/2025 LU2025_003



LAND USE & SPECIAL LAND USE APPLICATION

Required Fee \$250.00

Date Received 5/16/25
Staff's Initials RG

☐ **LAND USE APPLICATION**

☒ **SPECIAL LAND USE APPLICATION**

Is 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.
(Applicant or agent must be present at all public hearings)

Date of Consultation _____ Staff's Initials _____

PURPOSE OF LAND USE REQUEST Applicant would like to renew a home based business license to create soap and bath related products to sell for commerce

LAND USE PROPERTY ADDRESS 1205 Mountain Springs Drive Kennesaw GA 30144

Land Lot 128 Tax Parcel 278 Lot Size .2 Current Zoning R-10

APPLICANT Ann Moormann

APPLICANT EMAIL [REDACTED]

Applicant address 1205 Mountain Springs Drive Kennesaw GA 30144

(Home#) [REDACTED] (Fax#) _____ (Work#) _____

(Cell#) _____

Applicant Signature [Signature]

SPENCER GRAVELLE
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Nov. 26, 2028

Signed, sealed and delivered in presence of: [Signature] 2/20/25
Notary Date

REPRESENTATIVE Same as applicant

(Fax #) _____ (Work#) _____ (Cell#) _____

Representative Signature _____

Signed, sealed and delivered in presence of: _____
Notary Date

TITLEHOLDER: Ann Moormann Same as applicant Telephone: [REDACTED]

Signature: [Signature] Address: 1205 Mountain Springs Dr
Kennesaw GA 30144

Signed, sealed and delivered in presence of: [Signature] 5/16/25
Notary Date





LAND USE & SPECIAL LAND USE APPLICATION

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 20530**



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

A separate form must be completed by each applicant).

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? **WRITE YES OR NO:** 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:

n/a

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:

n/a

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 15 day of May, 20 25


Applicant's Signature

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.

June 12, 2025

Subject: Please Take Notice - Notification of Nearby Zoning Application
1205 Mountain Springs Dr, Kennesaw, GA, 30144 – 20012802780

To whom it may concern,

This correspondence is to formally notify you that the City of Kennesaw Planning and Zoning Department has received a zoning application for a parcel of land within two hundred feet of your property. As a nearby property owner, you have the right to be informed of potential zoning changes.

The application details are as follows:

Applicant Name: Ann Mormann

Property Address: 1205 Mountain Springs Drive

Parcel Identification Number: 20012802780

Description of Proposal: Consideration for approval of a land use request to obtain a home occupation business license to create soap and bath related products to sell for commerce.

The application will be reviewed and voted on at public hearings by the Planning Commission and the Mayor and Council. The meeting details are as follows:

Planning Commission Meeting

Date: 7/2/25

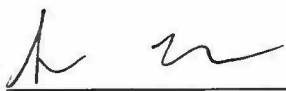
Time: 6:30 p.m.

Mayor & Council Meeting

Date: 7/21/25

Time: 6:30 p.m.

Both meetings occur in the City Hall Council Chambers located at 2529 J. O. Stephenson Avenue, Kennesaw, GA 30144. You may appear in person or be represented by an attorney to present any objections you may have. The application is enclosed for your review. This notice is being sent to you by order of the Planning Commission and the Mayor and Council.

Applicant Signature 

Date 6/10/2025



CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on or before June 13th, 2025 in accordance with the application requirements.

6/13/2025

Date

[Signature]

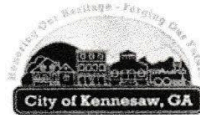
Applicant or Authorized Agent Signature

Sworn and subscribed before me this 13th day of June 2025

[Signature]

Notary Public





Section 2100, Part 5 Standards for Decisions – Only Land Use Permits

Land Use Permits may be granted in such individual cases based on the standards for decisions as follows, please comment using additional pages if necessary.

COMMENTS:

(1) Safety, health, welfare, and moral concerns involving the surrounding neighborhoods.	no effect
(2) Parking and traffic considerations.	none
(3) Number of non-related employees.	None
(4) Number of commercial and business deliveries.	~1 or 2 /month, using retail delivery services
(5) The City's general presumption that residential neighborhoods should not allow non-compatible business uses.	Hobbyists commonly make these items for personal use in their homes and kitchens
(6) Compatibility of the business use to the neighborhood.	no traffic, signage, inappropriate lighting, noxious smells or fumes
(7) Hours of operation.	not not open to public at this location - pop ups and online sales only
(8) Existing business uses in the vicinity.	none known to me
(9) Effect on property valued of surrounding property.	none known to me
(10) Circumstances surrounding neighborhood complaints.	none expressed in 2 years of operation
(11) Intensity of the proposed business use; and	Light: handmade craft business no retail on site
(12) Location of use within the neighborhood.	Far back from the street, primarily w/in one room of the house



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

2024 Property Tax Bill

Parcel ID	Tax District		Bill #	
20012802780	3/3-BOND - KENNESAW CITY		277903	
Property Owner/Location/Description			Fair Market Value	Taxable Value
TANG CHRISTOPHER L & MOORMANN ANN ELIZAB ETH 1205 MOUNTAIN SPRINGS DR			380,010	152,004
Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate = Net Tax
CITY OF KENNESAW	152,004	49,428	102,576	7.7500000000 \$794.96
BOND	152,004	0	152,004	1.5000000000 \$228.01
Exemptions:			Current Year Tax	\$1,022.97
111 - Floating Exemption			Interest	\$0.00
			Penalty	\$0.00
You are receiving this bill due to the finalization of your appeal.			Other Fees	\$0.00
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 change 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).			Payments Received	\$1,022.97
			Other Amounts Due	\$0.00
Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov.			Total Due	\$0.00
			Due Date	12/01/2024



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: 20012802780
Amount Due: \$0.00
Bill#: 277903
Due Date: 12/01/2024

AMOUNT PAID

TANG CHRISTOPHER L & MOORMANN ANN ELIZAB
ETH
1205 MOUNTAIN SPRINGS DR NW
KENNESAW, GA 30144

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



Printed: 6/23/2025

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:
NATIONSTAR MTG LLC

TANG CHRISTOPHER L & MOORMANN
ANN ELIZAB
ETH

Payment Date: 10/14/2024

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	20012802780	10/15/2024	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$3,893.15	\$0.00	



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

Deed Book 16065 Page 61
Filed and Recorded 06/15/22 2:33:00 PM
2022-0070733
Real Estate Transfer Tax \$374.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 8846450835
7067927936

 Record and Return to:
Lueder, Larkin & Hunter, LLC
5900 Windward Parkway, Suite 390
Alpharetta, GA 30005
File No.: GA-AL-22-0245-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB
APN/Parcel ID: 20012802780

THIS INDENTURE, made this 8th day of June, 2022, between

Laura McDonald and Wesley McDonald

as party or parties of the first part, hereinafter called Grantor, and

Christopher L. Tang and Ann Elizabeth Moormann
As Joint Tenants with Rights of Survivorship and Not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 128, of the 20th District, 2nd Section, Cobb County, Georgia, being Lot 53, Kennesaw Springs Subdivision, Unit 2, as per plat recorded in Plat Book 119, Page 42, and as Revised at Plat Book 144, Page 90, records of Cobb County, Georgia, which plat is incorporated herein and made a part hereof by reference.

Subject to all easements and restrictions of record.

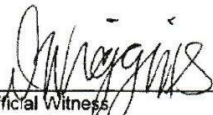
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

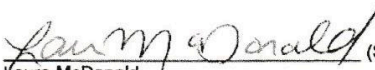
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

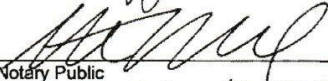
GRANTOR:



Unofficial Witness



Laura McDonald (SEAL)

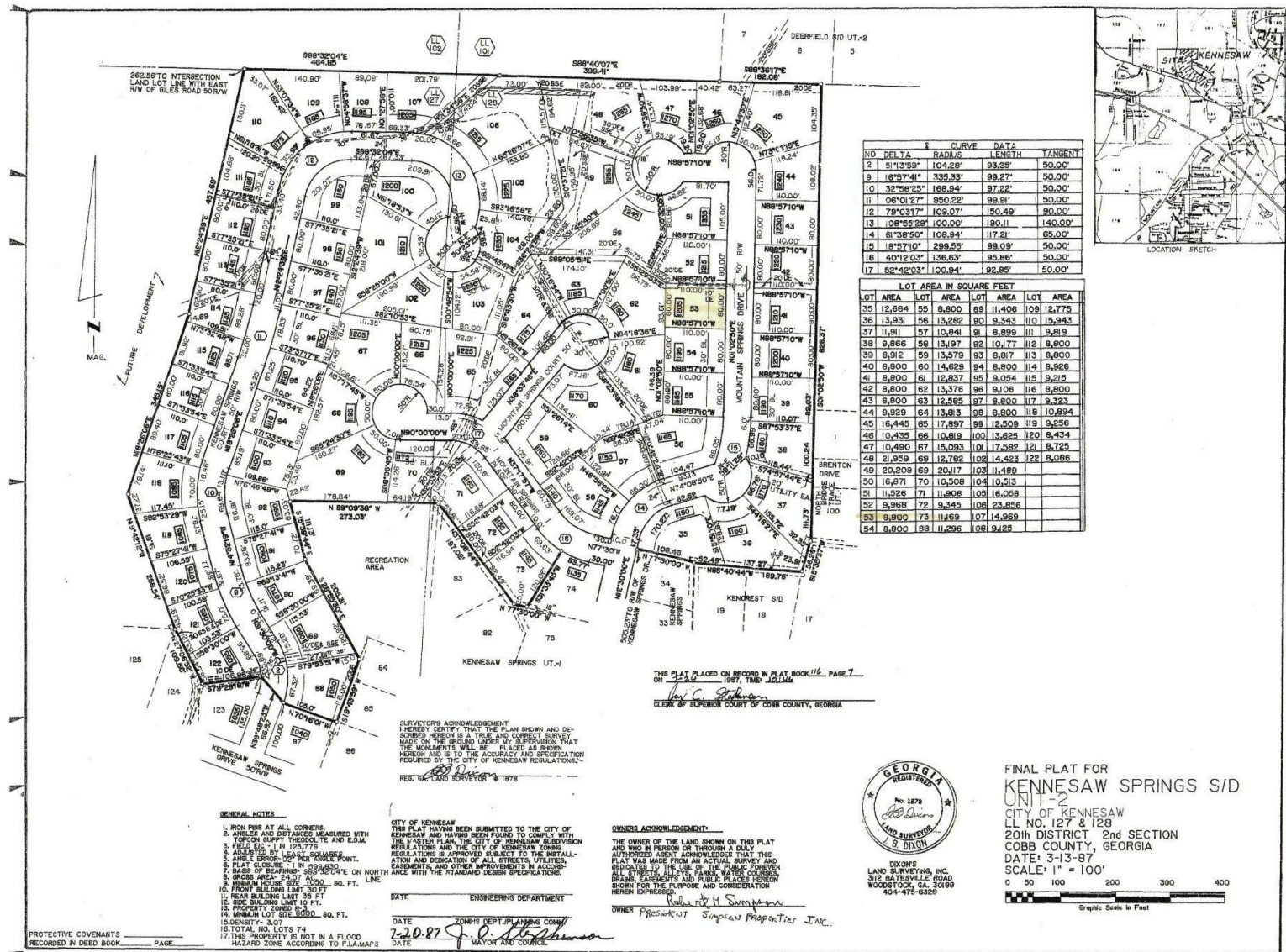


Notary Public
My Commission Expires: 10-18-2022
[Notary Seal]



Wesley McDonald (SEAL)

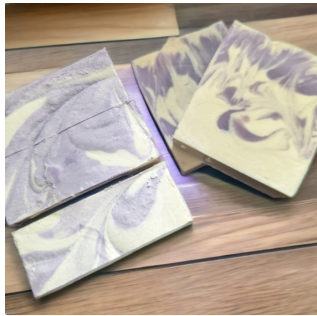




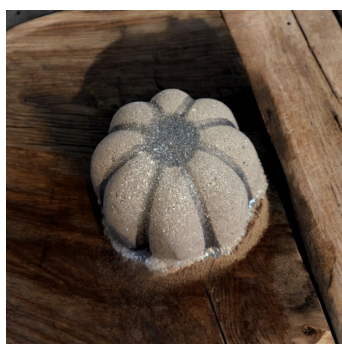
2025 Land Use application supplemental materials

Item Photos

Soap



Bath Bombs



Shower Steamers



Shampoo Bars



Bath Salts and Bubble Bath



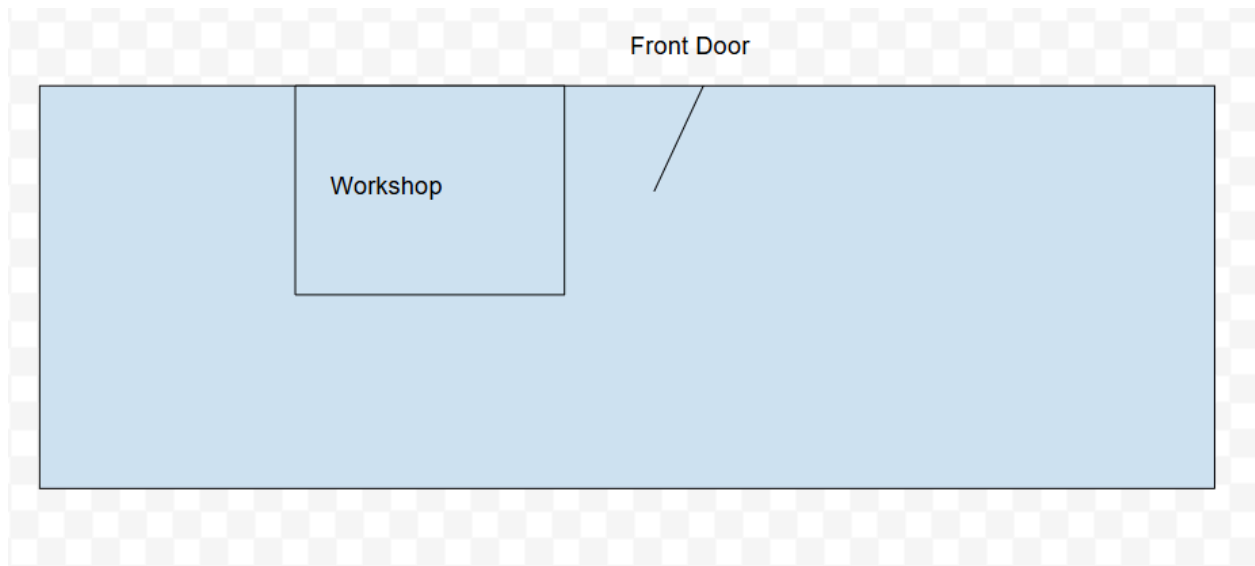
Equipment and Workshop Photos







Home Sketch



Materials List

This list is exported from my inventory tracker. The only caustic materials I work with are Sodium Hydroxide and Potassium Hydroxide (both are commonly known as Lye). Technically some of the fragrance oils and essential oils could be considered toxic, but are not used at anywhere close to those levels. Some materials such as borax can also be toxic if consumed, but none of my products are meant for consumption.

Name

Evening Primrose Oil

Bentonite Clay

BTMS-50

Bourbon Wood Fragrance Oil

Rose Geranium Essential Oil

Coffee & Whiskey Fragrance

Borax

Argan Oil

Italian Green Clay
Iridescent Violet Mica
Fractionated Coconut Oil
Nitrile Gloves
ball bath bomb mold- 2.5"
Coconut Verbena Lime Fragrance Oil
Highlight White Gold Mica Powder
Sterling Silver Mica Powder
Cinnamon Cashmere Fragrance Oil
Vampire Blood Fragrance Oil
8 oz Plastic Storage Jar
Lime Essential Oil
aloe vera liquid
Green Bath Bombs
Purple embeds
Litsea Cubeba Essential Oil
Carrot Powder
Coconut Oil
Shea Butter
Pumace Olive Oil
orange embeds
Hydrdrolized Quinoa Protien
Spring Daydream Fragrance
Honey
Salycilic Acid

Rose Kaolin Clay
Star Anise Essential Oil
Castor Oil
Rice Bran Oil
Pumpkin Orange
Egyptian Dragon Fragrance Oil
I'll be home for Christmas Fragrance
Stride Milk
IPA Beer
goats milk powder
Sweet Cinnamon Pumpkin Fragrance
Activated Charcoal
Spinach Powder
Extra Virgin Olive Oil
Mango Butter
Lip Gloss Tube
Candellila Wax
Yellow Mica Firefly
sweet orange essential oil
Brazilian Purple Clay
Cambrian Blue Clay
Steric Acid
4 oz Plastic Storage Jar
Vetiver Essential Oil
Cypress EO

Fir Essential Oil

Spearmint Essential Oil

Wire

Coconut Fragrance

Peppermint Essential Oil

sodium lactate

Caribbean Sunset Mica

Biolefin

A Thousand Wishes Fragrance Oil

FD&C Yellow #6 Batch Certified Dye

60cm fillable ornament

Amethyst Batch Certified Dye

Monkey Farts Fragrance Oil

Smoked cedar and icy moss fragrance

Leprechaun Green Colorant

Moroccan Red Clay

Gumball Capsules

Beach Angel Fragrance

Forever Red Fragrance Oil

Amethyst Mica

titanium dioxide

Sapphire Blue Mica

Juniper Essential Oil

FD&C Yellow #5

Honey Fragrance

Canary Yellow

Stone

Rose Hip Oil

Sodium Hydroxide

Distilled Water

Butterscotch Haystacks Fragrance Oil

Palm Oil RSPO

Clary Sage Essential Oil

Cedarwood Essential Oil

Potassium Hydroxide Flakes

Glycerin

Cashmere Petals fragrance

Large Standup Bag

Woodland Citrus Fragrance Oil

Sweet Grass and Dandelion Fragrance

Cinnamon Leaf Essential Oil

Rosemary Essential Oil

Graphite Fragrance Oil

Verbana and Lemon Fragrance

Oatmeal Milk and Honey Fragrance Oil

Menthol Crystals

6" Paper Sticks

Blue Raspberry Mica

Green Apple Mica

Chocolate Bronze mica

Pink Lavender Clouds Fragrance
Sugar Berry and Rhubarb Fragrance Oil
Dark Kiss Fragrance Oil
Fresh Cut Grass Fragrance Oil
Fresh Peaches Fragrance Oil
Citrus Fantasy Fragrance Oil
Dragons Blood
Misbehaving Fragrance Oil
Cocoa Butter Drizzle
Tea Tree Essential Oil
phenonip
100 cm fillable ornament
Arrowroot Powder
small standup bag
Bubbling Bath Salts
FD&C Blue 1
Driftwood and Sea Salt Fragrance Oil
Eucalyptus Essential Oil
Sweet Almond Oil
Himalayan pink salt
Dendric Salt
Epsom Salt
Bath Bomb Mix- no color no fragrance
1 batch bath bombs - new recipe
Palm Kernel Oil Flakes RSPO

Lemon Verbena Fragrance Oil
Sandalwood and Sage Fragrance Oil
Lemon Essential Oil
Lemongrass Essential Oil
Ginger Essential Oil
Patchuli Essential Oil
1 batch embeds
1 batch bath bombs
1 batch wonderbar
1 batch bath bombs - less oil
star/moon/heart pendent embed
Crackling Bonfire Fragrance
Black Panther Batch Certified Dye
Death Becomes Her Mica
Cinderella Glitter Mica
Jojoba Oil
Cocoa Butter (unrefined)
Polysorbate 80
cera bellina wax
beeswax
Cetyl alcohol
Sunflower Oil
Cocoa Butter Drizzle/Glaze no color
Dark Rose and Labdanum Fragrance
Vitamin E Oil

Guar Gum
Sodium Cocoyl Isethionate
DL Panthenol
Avocado Oil
Germall Plus
Blue embeds
FD&C Red 40
Red 28 Batch Certified Dye
1 batch bath bombs - new recipe tallow
Pineapple Mango Fragrance Oil
Pink Embeds
Cocomidopropyl Betaine
SLSA
Cream of Tartar
Cornstarch
Beef Tallow
Pink Mica Heartbreaker
soap paste
Soap Shreds
Lavender Essential Oil
Clove Essential Oil
Citric Acid
Kaolin Clay
Baking Soda

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 06/10/25 13:01 by khick-tj

Acct #: 110016

Ad #: 489149

Status: New WHOLD

CITY OF KENNESAW
2529 J.O. STEPHENSON AVE
KENNESAW GA 30144

Start: 06/13/2025 Stop: 06/13/2025

Times Ord: 1

Times Run: ***

LEG 1.00 X 2.47 Words: 200

Total LEG 2.47

Class: 8003 PUBLIC HEARING

Rate: LEGL

Cost: 30.00

Ad Descrpt: PH-4570 ANN WOORMANN

Descr Cont: MDJ-4570 GPN-16 CITY OF K

Given by: REBECCA GOLDSTEIN

P.O. #: 1205 MOUNTAIN SPG DR

Created: khick 06/10/25 12:58

Last Changed: khick 06/10/25 13:01

Contact: LEA ALVAREZ
Phone: (770)424-8274
Fax#:
Email: LALVAREZ@KENNESAW-GA.GOV
Agency:

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 06/13

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-4570
GPN-16
CITY OF KENNESAW
Land Use Permit Request
Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for a land use permit request submitted by Ann Moormann for property located at 1205 Mountain Springs Drive. Said request is to obtain a home occupational business license for the production and sale of soap and bath-related products. Property consists of 0.2 +/- acres, lies in Land Lot 128, Tax Parcel 278 and is zoned R-10.
Said meeting shall be held before the Planning Commission on July 2, 2025, at 6:30 p.m. and the Mayor and Council will hold a public hearing on July 21, 2025, at 6:30 p.m. Meetings will be held at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative thereto.
Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.kennesaw-ga.gov/publicmeetings/>
6:13-2025

CITY OF KENNESAW LAND USE NOTICE

APPLICATION # LU2025-03

PURPOSE Home based business license to produce and sell soap and bath related products

DATE OF PUBLIC MEETING: 7/2/2025 TIME: 6:30PM

DATE OF PUBLIC MEETING: 7/21/2025 TIME: 6:30PM

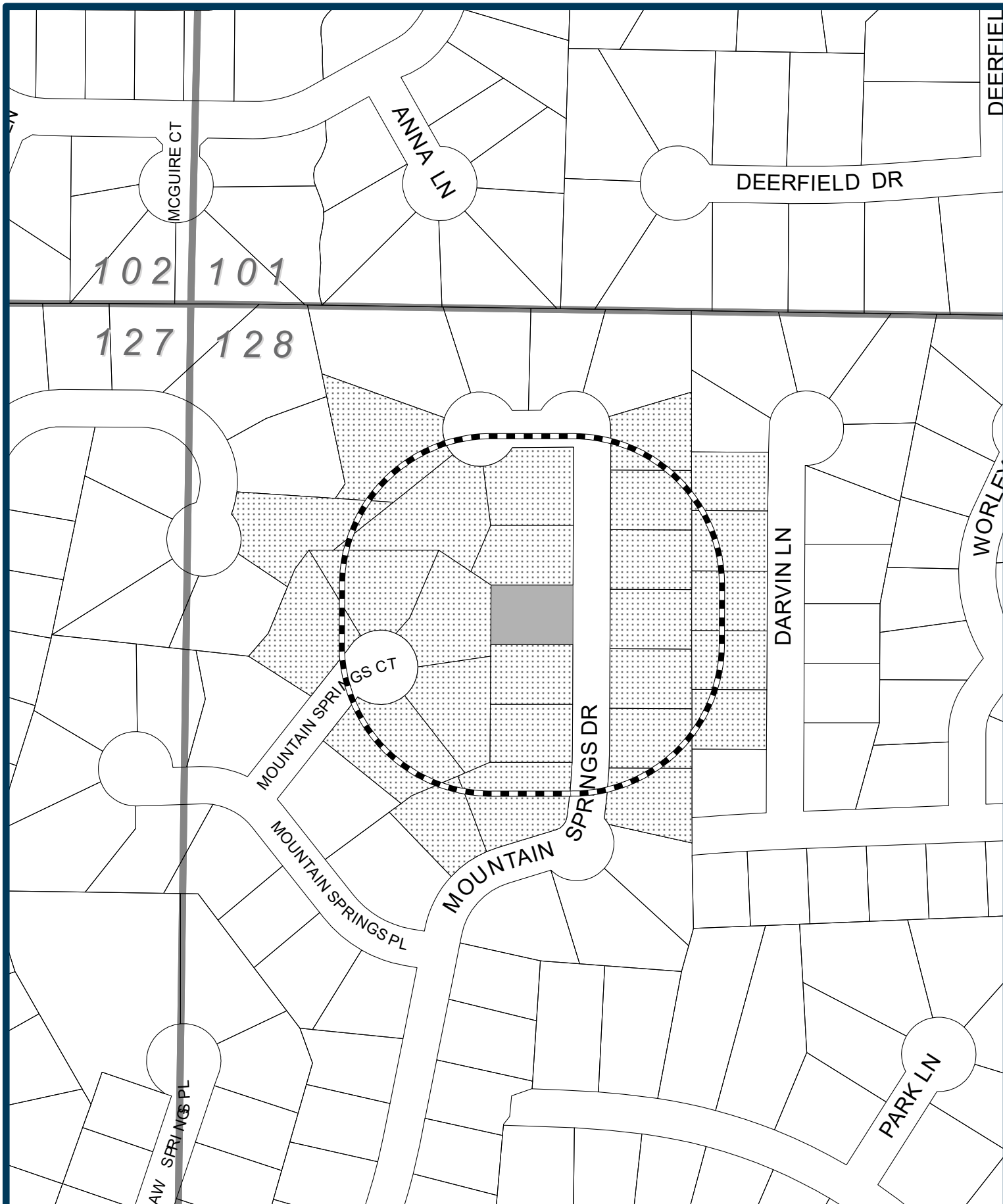
PLACE: CITY HALL KENNESAW, GA

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

06.13.2025 08:26



-  Subject Parcel
-  200' Radius
-  Properties Notified

1205 Mountain Springs Dr
Land Lot 128,
Tax Parcel 278

LU2025-03
200' PROPERTY NOTIFICATION



CITY OF KENNESAW
 PLANNING & ZONING DEPT.
 770-590-8268

Derek Easton
 MANOR
Lee Anne
 CITY CLERK

Date: 5/19/2025

LU2025 003



Tax Parcel - 20012802740

IH3 PROPERTY GEORGIA LP C/O INVITATION
HOMES TAX DEPT
1717 MAIN ST SUITE 2000
DALLAS TX 75201

Tax Parcel - 20012802750

JACKSON JEFFREY A
1245 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144-5623

Tax Parcel - 20012802890

BEASCOECHEA PEGGY B & PEDRO A
2215 MOUNTAIN SPRINGS CT NW
KENNESAW GA 30144

Tax Parcel - 20012802860

SHADE MATT H JR
1180 MOUNTAIN SPRINGS CT
KENNESAW GA 30144

Tax Parcel - 20012802660

KING SCOTT & TAMAICA
1210 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144

Tax Parcel - 20012802690

PRICE RONALD D AND PRICE SUSANNE J
1240 MOUNTAIN SPRINGS DR
KENNESAW GA 30144-5622

Tax Parcel - 20012802800

PARISAY MICHEL JAHAN & MASSOUD
1185 MOUNTAIN SPRINGS DR
KENNESAW GA 30144

Tax Parcel - 20012801920

COKER RESIDENTIAL PROPERTIES LLC
505 S MARIETTA PKWY
MARIETTA GA 30060

Tax Parcel - 20012802670

HEBB JACK & FRANCES HEBB
1220 MOUNTAIN SPRINGS DR
KENNESAW GA 30144-5622

Tax Parcel - 20012802790

MILE HIGH TL BORROWER 1 INCOME LLC
PO BOX 4090
SCOTTSDALE AZ 85261

Tax Parcel - 20012801950

COKER RESIDENTIAL PROPERTIES LLC
505 S MARIETTA PKWY
MARIETTA GA 30060

Tax Parcel - 20012802880

JAGER LIVING TRIUST C/O KENNETH J JR &
JAGER SUZANNE G JAGER
2216 MOUNTAIN SPRINGS CT NW
KENNESAW GA 30144-5655

Tax Parcel - 20012802630

SHAW MATTHEW PARKER
1182 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144

Tax Parcel - 20012802870

BAUG JAMES & WENDY
2214 MOUNTAIN SPRINGS CT
KENNESAW GA 30144

Tax Parcel - 20012801940

FARROW REBECCA J
1005 DARVIN LN
KENNESAW GA 30144

Tax Parcel - 20012802770

RASQUE RACHEL & LAROCHE DANIEL JAMES
1215 MOUNTAIN SPRINGS DR
KENNESAW GA 30144

Tax Parcel - 20012802640

ROBERTS ARTHUR PRICE & WIDI JACLYN M
1383 ALTAMONT DR
DECATUR GA 30033-2101

Tax Parcel - 20012802950

COLLINS RENEE
829 BISHOPS RUN LN
MABLETON GA 30126

Tax Parcel - 20012802760

WILSON MARTHA A
1605 CLARK LAKE DR
ACWORTH GA 30102

Tax Parcel - 20012801960

SOOTES ERIK
1009 DARVIN LN NW
KENNESAW GA 30144

Tax Parcel - 20012802820

RODRIGUEZ RAMIREZ FABIOLA
1157 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144

Tax Parcel - 20012801930

WARRICK LORI ANN
1003 DARVIN LN NW
KENNESAW GA 30144

Tax Parcel - 20012802810

41 MANAGEMENT LLC
5222 DAWN DR
ACWORTH GA 30101

Tax Parcel - 20012802650

CAMPBELL AMBER
1200 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144

Tax Parcel - 20012802680

REYES CARLOS M
1230 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144-5622

Tax Parcel - 20012802850

GOLD GRAHAM & JOANNE
2210 MOUNTAIN SPRINGS CT NW
KENNESAW GA 30144

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Marietta, GA 30060

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To

Street: COKER RESIDENTIAL PROPERTIES LLC

City, St: 505 S MARIETTA PKWY

PS Fo: MARIETTA GA 30060

0257 80

Postmark
Here
JUN 12 2025

06/12/2025

Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Kennesaw, GA 30144

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To

Street: GOLD GRAHAM & JOANNE

City, St: 2210 MOUNTAIN SPRINGS CT NW

PS Fo: KENNESAW GA 30144

0257 80

Postmark
Here
JUN 12 2025

06/12/2025

Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Kennesaw, GA 30144

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To

Street: HEBB JACK & FRANCES HEBB

City, St: 1220 MOUNTAIN SPRINGS DR

PS Fo: KENNESAW GA 30144-5622

0257 80

Postmark
Here
JUN 13 2025

06/13/2025

Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Kennesaw, GA 30144

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To

Street: REYES CARLOS M

City, St: 1230 MOUNTAIN SPRINGS DR NW

PS Fo: KENNESAW GA 30144-5622

0257 80

Postmark
Here
JUN 12 2025

06/12/2025

Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Acworth, GA 30102

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To

Street: WILSON MARTHA A

City, St: 1605 CLARK LAKE DR

PS Fo: ACWORTH GA 30102

0257 80

Postmark
Here
JUN 12 2025

06/12/2025

Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Dallas, TX 75201

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To

Street: IH3 PROPERTY GEORGIA LP C/O

City, St: HOMES TAX DEPT

PS Fo: 1717 MAIN ST SUITE 2000

0257 80

Postmark
Here
JUN 13 2025

06/13/2025

Instructions

U.S. Postal Service[™] CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Kennesaw, GA 30144

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$4.10

☐ Return Receipt (electronic) \$4.10

☐ Certified Mail Restricted Delivery \$10.10

☐ Adult Signature Required \$0.10

☐ Adult Signature Restricted Delivery \$0.10

Postage \$9.68

Total Postage and Fees \$14.53

Sent to
BAUG JAMES & WENDY
2214 MOUNTAIN SPRINGS CT
KENNESAW GA 30144

City, State, ZIP+4[®]

Instructions



9589 0710 5270 2810 0326 12

U.S. Postal Service[™] CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Mableton, GA 30126

Certified Mail Fee \$4.95

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$4.10

☐ Return Receipt (electronic) \$4.10

☐ Certified Mail Restricted Delivery \$10.10

☐ Adult Signature Required \$0.10

☐ Adult Signature Restricted Delivery \$0.10

Postage \$10.73

Total Postage and Fees \$15.68

Sent to
COLLINS RENE
829 BISHOPS RUN LN
MABLETON GA 30126

City, State, ZIP+4[®]

Instructions



9589 0710 5270 2810 0325 44

U.S. Postal Service[™] CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Kennesaw, GA 30144

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$4.10

☐ Return Receipt (electronic) \$4.10

☐ Certified Mail Restricted Delivery \$10.10

☐ Adult Signature Required \$0.10

☐ Adult Signature Restricted Delivery \$0.10

Postage \$11.73

Total Postage and Fees \$16.58

Sent to
PARISAY MICHEL JAHAN & MASSOUD
1185 MOUNTAIN SPRINGS DR
KENNESAW GA 30144

City, State, ZIP+4[®]

Instructions



9589 0710 5270 2810 0326 67

U.S. Postal Service[™] CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Marietta, GA 30061

Certified Mail Fee \$4.95

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$4.10

☐ Return Receipt (electronic) \$4.10

☐ Certified Mail Restricted Delivery \$10.10

☐ Adult Signature Required \$0.10

☐ Adult Signature Restricted Delivery \$0.10

Postage \$10.73

Total Postage and Fees \$15.68

Sent to
COKER RESIDENTIAL PROPERTIES LLC
505 S MARIETTA PKWY
MARIETTA GA 30060

City, State, ZIP+4[®]

Instructions



9589 0710 5270 2810 0326 05

U.S. Postal Service[™] CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Kennesaw, GA 30144

Certified Mail Fee \$4.95

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$4.10

☐ Return Receipt (electronic) \$4.10

☐ Certified Mail Restricted Delivery \$10.10

☐ Adult Signature Required \$0.10

☐ Adult Signature Restricted Delivery \$0.10

Postage \$10.73

Total Postage and Fees \$15.68

Sent to
RODRIGUEZ RAMIREZ FABIOLA
1157 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144

City, State, ZIP+4[®]

Instructions



9589 0710 5270 2810 0327 04

U.S. Postal Service[™] CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Kennesaw, GA 30144

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$4.10

☐ Return Receipt (electronic) \$4.10

☐ Certified Mail Restricted Delivery \$10.10

☐ Adult Signature Required \$0.10

☐ Adult Signature Restricted Delivery \$0.10

Postage \$10.73

Total Postage and Fees \$15.68

Sent to
SHAW MATTHEW PARKER
1182 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144

City, State, ZIP+4[®]

Instructions



9589 0710 5270 2810 0327 04

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

ACWORTH GA 30101

Certified Mail Fee \$4.85

0257

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ \$10.00

☐ Return Receipt (electronic) \$ \$0.00

☐ Certified Mail Restricted Delivery \$ \$0.00

☐ Adult Signature Required \$ \$0.00

☐ Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To

Street:

City, St:

PS For

Instructions

41 MANAGEMENT LLC
5222 DAWN DR
ACWORTH GA 30101

Postmark Here

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

KENNESAW GA 30144

Certified Mail Fee \$4.85

0257

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ \$10.00

☐ Return Receipt (electronic) \$ \$0.00

☐ Certified Mail Restricted Delivery \$ \$0.00

☐ Adult Signature Required \$ \$0.00

☐ Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To

Street:

City, St:

PS For

Instructions

JACKSON JEFFREY A
1245 MOUNTAIN SPRINGS DR NW
KENNESAW GA 30144-5623

Postmark Here

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

KENNESAW GA 30144

Certified Mail Fee \$4.85

0257

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ \$10.00

☐ Return Receipt (electronic) \$ \$0.00

☐ Certified Mail Restricted Delivery \$ \$0.00

☐ Adult Signature Required \$ \$0.00

☐ Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To

Street:

City, St:

PS For

Instructions

WARRICK LORI ANN
1003 DARVIN LN NW
KENNESAW GA 30144

Postmark Here

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

06/12/2025

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Kennesaw GA 30144

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee if appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$0.88

Sent To

Street or

City, State

PRICE RONALD D AND PRICE SUSANNE

1240 MOUNTAIN SPRINGS DR

KENNESAW GA 30144-5622

PS Form

uctions

Postmark
Here

JUN 12 2025

06/12/2025

0257

30

9589 0710 5270 0225 0182 0182 0325 06

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SOOTES ERIK
1009 DARVIN LN NW
KENNESAW GA 30144



9590 9402 9478 5069 9954 56

2. Article Number (Transfer from service label)

9589 0710 5270 2810 0325 75

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
B. Received by (Printed Name) ☐ Addressee
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Priority Mail Express®
☐ Adult Signature
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Certified Mail®
☐ Signature Confirmation™
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Collect on Delivery Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COKER RESIDENTIAL PROPERTIES LLC
505 S MARIETTA PKWY
MARIETTA GA 30060



9590 9402 9478 5069 9954 18

2. Article Number (Transfer from service label)

9589 0710 5270 2810 0326 05

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
B. Received by (Printed Name) ☐ Addressee
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Priority Mail Express®
☐ Adult Signature
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Certified Mail®
☐ Signature Confirmation™
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Collect on Delivery Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FARROW REBECCA J
1005 DARVIN LN
KENNESAW GA 30144



9590 9402 9478 5069 9958 76

2. Article Number (Transfer from service label)

9589 0710 5270 2810 0325 37

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WARRICK LORI ANN
1003 DARVIN LN NW
KENNESAW GA 30144



9590 9402 9478 5069 9954 63

2. Article Number (Transfer from service label)

9589 0710 5270 2810 0324 90

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
B. Received by (Printed Name) ☐ Addressee
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Priority Mail Express®
☐ Adult Signature
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Certified Mail®
☐ Signature Confirmation™
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Collect on Delivery Restricted Delivery (over \$500)

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
B. Received by (Printed Name) ☐ Addressee
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Priority Mail Express®
☐ Adult Signature
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Certified Mail®
☐ Signature Confirmation™
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Collect on Delivery Restricted Delivery (over \$500)

Domestic Return Receipt

USPS TRACKING# ATLANTA GA RPDC 302



9590 9402 978 5069 9954 56

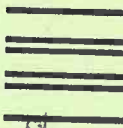
United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

CITY OF KENNESAW

City of Kennesaw Planning and Zoning
2529 JO Stephensen Avenue
Kennesaw, GA 30144

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10



RECEIVED
JUN 14 2025 4 PM 6 L

USPS TRACKING#

ATLANTA GA RPDC 302



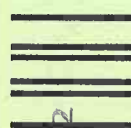
9590 9402 978 5069 9954 56

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Kennesaw Planning and Zoning
2529 JO Stephensen Avenue
Kennesaw, GA 30144

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10



RECEIVED
JUN 14 2025 4 PM 7 L

USPS TRACKING#

ATLANTA GA RPDC 302



9590 9402 978 5069 9954 76

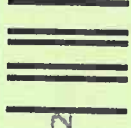
United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

CITY OF KENNESAW

City of Kennesaw Planning and Zoning
2529 JO Stephensen Avenue
Kennesaw, GA 30144

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10



RECEIVED
JUN 14 2025 4 PM 6 L

USPS TRACKING#

ATLANTA GA RPDC 302



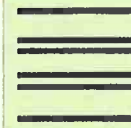
9590 9402 978 5069 9954 63

United States Postal Service

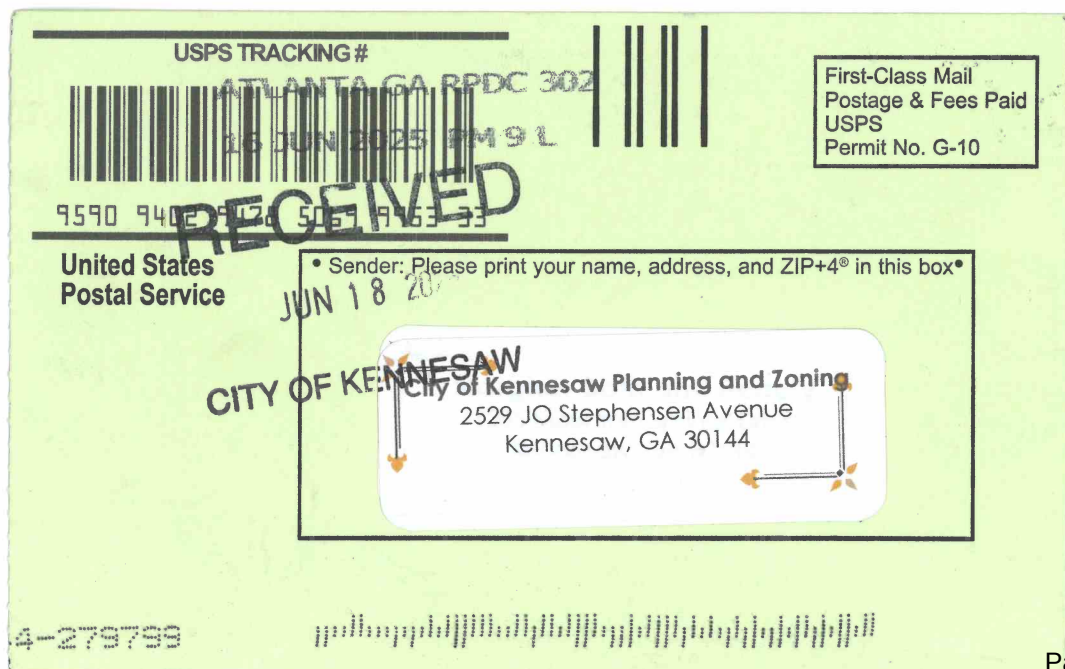
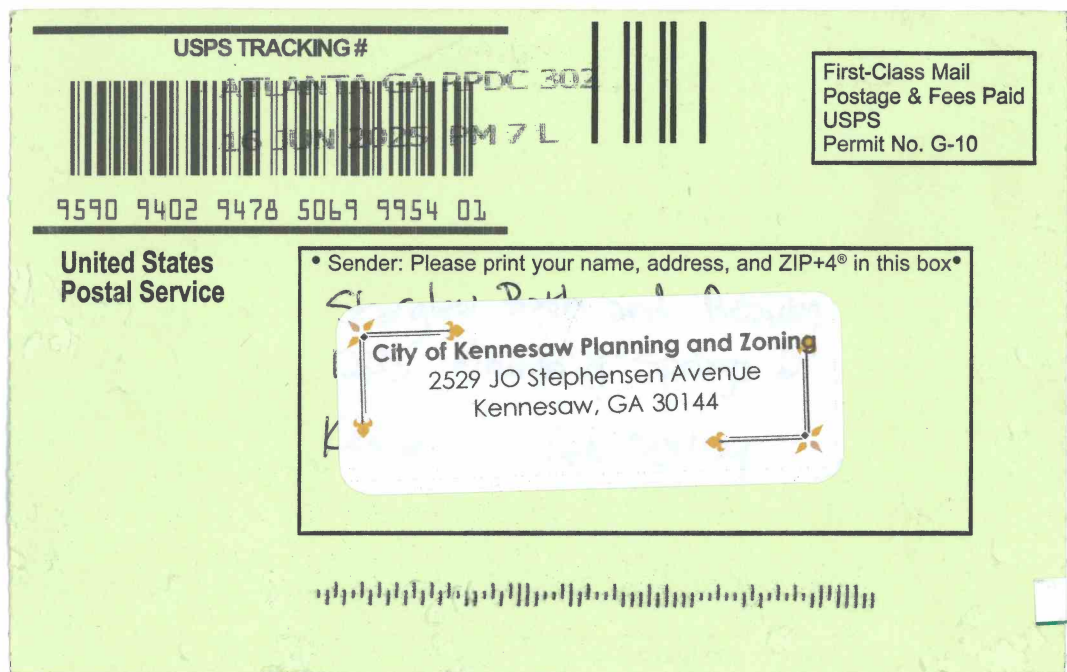
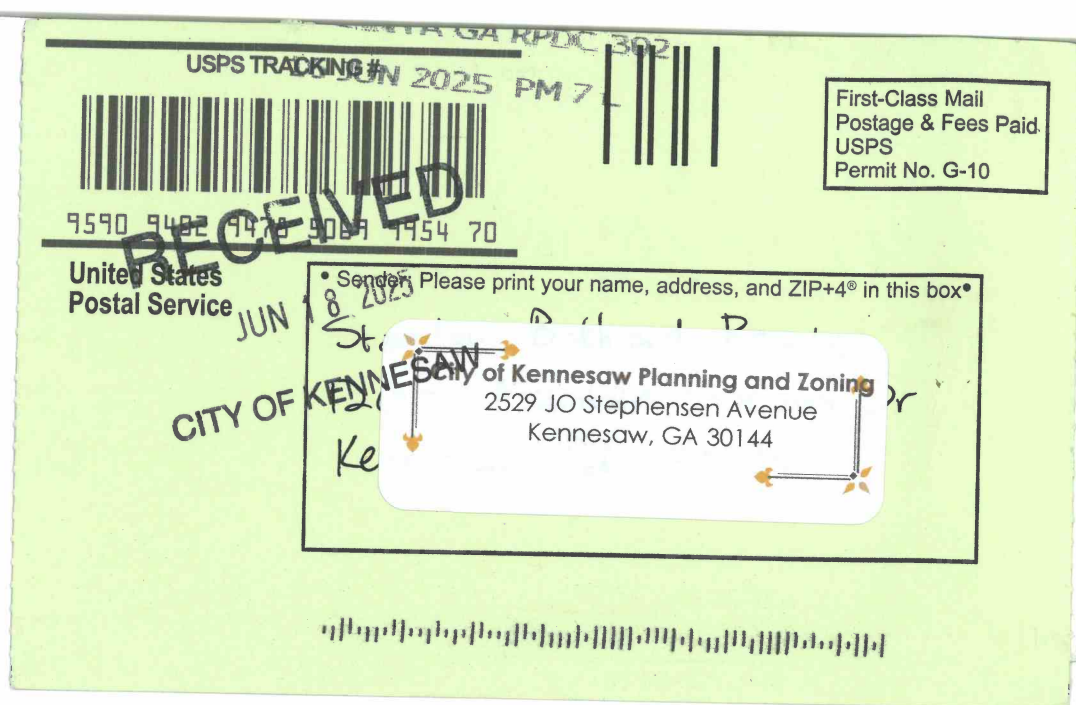
• Sender: Please print your name, address, and ZIP+4® in this box•

City of Kennesaw Planning and Zoning
2529 JO Stephensen Avenue
Kennesaw, GA 30144

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10



RECEIVED
JUN 14 2025 4 PM 7 L



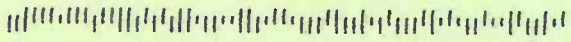
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BEASCOECHEA PEGGY B & PEDRO A 2215 MOUNTAIN SPRINGS CT NW KENNESAW GA 30144  9590 9402 9478 5069 9954 70 2. Article Number (Transfer from service label) 9589 0710 5270 2810 0325 68	A. Signature X <i>P. Beascoechea</i> ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery <i>Peggy Beascoechea</i> 6/14/2025 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BAUG JAMES & WENDY 2214 MOUNTAIN SPRINGS CT KENNESAW GA 30144  9590 9402 9478 5069 9954 01 2. Article Number (Transfer from service label) 9589 0710 5270 2810 0326 12	A. Signature X <i>Wendy Baug</i> ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery <i>Wendy Baug</i> 6/14/25 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: 41 MANAGEMENT LLC 5222 DAWN DR ACWORTH GA 30101  9590 9402 9478 5069 9953 33 2. Article Number (Transfer from service label) 9589 0710 5270 2810 0326 81	A. Signature X <i>CR Tripp</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery <i>Charles Tripp</i> 6-14-25 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery



City of Kennesaw Planning and Zoning
2529 JO Stephensen Avenue
Kennesaw, GA 30144

Sender, please print your name, address, and ZIP+4® in this box.

CITY OF KENNESAW
JUN 18 2003

United States
Postal Service

9590 9402 478 5087 9954 25

RECEIVED
14 JUN 2003 04 7 L



01 JUN 2003 04 7 L

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10