



Commissioners:

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

**Planning Commission
Meeting Agenda
September 3, 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 September 15, 2025.

3. Approval of the Meeting Minutes

- A. Approval of Meeting Minutes: July 2, 2025

4. New Business

- A. **LU2025-05** - Consideration for approval of a land use permit application submitted by Dahlia Akar for property located at 3409 English Oaks Drive (20010203830). Said request is to obtain a home occupation business license to operate a home bakery. Property is zoned Planned Unit Development - Residential (PUD-R), consists of 0.24 +/- acres and lies in Land Lot 102, Tax Parcel 383.
- B. **ZV2025-02** - Consideration for approval of a variance application submitted by Alberto Florido for the property located at 2292 Bayswater Drive

(20009000390). Said request is to vary from the minimum setback required for R-15, Single Family Residential. Property consists of 0.66 +/- acres and lies in Land Lot 90, Tax Parcel 39.

- C. **PP2025-01** - Consideration for approval for a preliminary plat submitted by Greg Gardner for parcel 20020501270 for the development of personal warehouses, professional work suites and self storage spaces. Property consists of 2.14 +/- acres and lies in Land Lot 205, Tax Parcel 127.
- D. **MISC2025-06** - Consideration for approval of a text amendment request as submitted by the City of Kennesaw. Said request is to amend the Unified Development Code, Appendix A, "Unified Development Code" Chapter 1 Section 1.09.02, Chapter 2 Section 2.01.03, and Chapter 2 Section 2.02.03 of said chapters as submitted by the City of Kennesaw.

5. Staff Comment

6. Adjourn

**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
July 2, 2025
6:30 PM**

1. Call to Order / Roll Call

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

Roll Call: Trey Bodenhamer, Todd Vande Zande, Rebecca Patterson, Robert Trim

Absent: Phillip Jackson, Lacey Ragus, Carolyn Greenall

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

Speakers Present: Basha Williams (Applicant), Ann Moormann (Applicant)

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

Chairman Bodenhamer called for a motion.

Motion to approve by Commissioner Trim.

Seconded by Commissioner Patterson.

Chairman Bodenhamer proceeded with a roll call for approval.

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

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.

Ms. Chanelle Campbell presented this agenda item. This is a land use permit application submitted by Ms. Basha Williams, who resides at 3980 Weeks Drive. Ms. Williams is seeking approval for a home occupation to operate a licensed home childcare business for up to six children. The subject property is zoned R-20, Single Family Residential, and carries a future land use designation of Community Activity Center. Staff has reviewed the application in accordance with the criteria for a family childcare learning home, including a recent site visit. Based on staff review, the proposed use is not expected to create any nuisance to neighboring properties and appears to have adequate off-street parking to accommodate pick-up and drop-off activities. Due to the property's proximity to the Cobb County boundary, the application was forwarded to Cobb County's Planning and Zoning department for review as part of the intergovernmental agreement. No objections have been received to date. Staff has received written confirmation from the property owner, Emily Bowman-Johns, approving the use of the residence for the proposed childcare. The subdivision, Yonah Valley Estates, was established in 1967 and currently does not have an active Home Owner's Association (HOA).

Staff recommended approval with the following conditions: 1. The land use is valid for two years starting from the date of final approval; 2. The land use is limited to the current applicant, this business, and use, and is not transferable. Any changes would require additional review and approval; 3. There shall be no additional employees at this location and there shall be a maximum of six children. There shall be no evidence of a home-based business from the right-of-way, including signs and any indication of a commercial use, and there is no more than one commercial vehicle dedicated to the business.

The application was advertised in the Marietta Daily Journal (MDJ) on June 13, 2025, and a public notice sign was placed on the property. Ms. Campbell announced that the applicant was present and available to answer any questions or additional concerns from the commissioners.

Chairman Bodenhamer invited the applicant to speak.

Ms. Basha Williams, applicant, asked if the application, public notice, and hearing process needed to be completed again once the twenty-four months expired. Chairman Bodenhamer responded in the affirmative. Ms. Williams asked if there was a way to avoid repeating the process for a renewal. Ms. Campbell stated that the ordinance requires reapplication, advertisement, and a public hearing after twenty-four months to get another permit. Ms. Williams asked if reapplication could occur before the 24-month expiration or if the business would need to stop operating and apply for a new permit. Ms. Campbell explained that staff recommended starting the reapplication process in advance so business operations are not interrupted.

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

Chairman Bodenhamer opened the floor to commissioner comments.

Vice Chair Vande Zande stated that land use applications for a home business usually include a stipulation that customers cannot come to the location. He asked how the approval differs with a home childcare. Chairman Bodenhamer stated he had the same question.

Mr. Darryl Simmons explained that there are two types of home occupations called Type A and Type B. Type A is a limited home occupation for using a home as an administrative office, and does not allow customers to visit the home. The Type B home occupation, which requires a formal land use permit, has an allowance for visitation. Mr. Simmons provided tutors and therapists as examples of Type B home occupations that allow visitation by the public. Mr. Simmons explained that the current land use permit application being considered is for a Type B home occupation that would allow visitation by customers.

Chairman Bodenhamer asked the commissioners if they had any additional questions or comments. Hearing no additional commissioner comments, Chairman Bodenhamer called for a motion.

Motion by Commissioner Trim to approve with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this home-based 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.

Seconded by Commissioner Patterson

Chairman Bodenhamer proceeded with a roll call for approval.

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

Ms. Basha Williams asked if the conditions restricted her from having a substitute teacher. She stated that she has worked in childcare for eighteen years in other states and counties and has not previously encountered restrictions on staff for licensed childcare. Mr. Simmons explained that land use permits are for business activities within residential areas and are intended to be operated by the residents. He stated that an exception could be made due to health, noting that staff could work with the applicant if the need for a substitute teacher is temporary. Chairman Bodenhamer asked if staff would work with the applicant and bring the issue before Mayor and City Council instead of having the applicant return to the Planning Commission for approval of the additional employee. Mr. Simmons responded in the affirmative, noting that it would be documented. Chairman Bodenhamer asked the applicant if the resolution was satisfying. Ms. Williams responded that the question was for clarification. She explained

that in her experience, if she needs to go to the doctor, if she is sick, or if one of her kids is sick, having an assistant helps maintain consistency for families. She stated that she had never heard of a provider that can be open five days a week and never have a single staff member. She stated that if childcare providers could not have a staff member, they would frequently close, and impact the parents' ability to go to work. Chairman Bodenhamer stated he understood as a father of four young kids. Ms. Williams stated that being able to have one additional employee would be helpful. Chairman Bodenhamer stated that they would leave the matter of an additional employee for staff to discuss with the applicant and let the Mayor and City Council make the final decision.

- 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.

Ms. Channele Campbell presented this agenda item. This is a land use permit application submitted by Ms. Ann Moormann, who currently owns and resides at 1205 Mountain Drive. She is interested in renewing her land use permit for an occupational business license to create and sell soaps and bath-related products. On May 15, 2023, the Mayor and City Council approved the applicant's request for a land use permit. The applicant has been operating the business from her home with no complaints from neighboring properties in regard to the home-based business. The applicant plans to continue creating her products, which include soaps, bath salts, and bath bombs, in the workshop located in her home with equipment, including oils, clay, molds, and other ingredients listed in the application packet. Staff believes the use is low in commercial intensity as the use will be contained within an enclosed business space. There will be no indication of a commercial business as the product will be sold off-site at pop-up locations and through online sales. The applicant continues to receive approval and support from the subdivision's HOA.

Staff recommended approval with the following conditions: 1. The land use is valid for two years starting from the date of final approval; 2. The land use permit is limited to the current applicant, this business, and use, and is not transferable. Any changes would require additional review and approval; 3. There shall be no clients, customers, or employees at this location. Nor shall there be any evidence of a home-based business.

This application was advertised in the MDJ on June 13, 2025, and a public notice sign was placed on the property. Ms. Campbell announced that the applicant was present and available to answer any questions.

Chairman Bodenhamer invited the applicant to speak.

Ms. Ann Moormann, applicant, stated that she had been operating the business for two years and her neighbors only seem to notice the business when the sign goes up. She added that she would be happy to answer any questions. Vice Chair Vande Zande asked what sign the applicant was referring to. Ms. Moormann responded that she was referring to the yellow zoning notification sign and that there was no signage on the

property for the business.

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

Chairman Bodenhamer opened the floor to commissioner comment. Chairman Bodenhamer commented that he has been on the commission for four or five years now and that it is the first time he remembers hearing a re-approval.

Hearing no additional commissioner comment, Chairman Bodenhamer closed the floor to commissioner comment and called for a motion.

Motion by Commissioner Vande Zande to approve with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this home-based 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.

Seconded by Commissioner Patterson

Chairman Bodenhamer proceeded with a roll call for approval.

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

5. Staff Comment

Mr. Darryl Simmons announced that staff would be sending out training opportunities. He asked the commissioners to please take advantage of training opportunities and noted the additional benefit of networking with other planning commissioners throughout the state. Mr. Simmons expressed that training opportunities were a great way to understand changing laws and some of the factors that affect property owners and local government. Chairman Bodenhamer asked if commissioners just needed to contact staff if interested. Mr. Simmons confirmed. He reiterated that there were multiple opportunities through organizations like the Georgia Association of Zoning Administrators and the American Planning Association, and that there was an education budget available.

6. Adjourn

Chairman Bodenhamer called for a motion to adjourn

Motion to adjourn by Commissioner Vande Zande

Seconded by Commissioner Trim

Chairman Bodenhamer proceeded with a roll call for approval.

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



Item Report

TO: The Planning Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: September 3, 2025

TITLE: **LU2025-05** - Consideration for approval of a land use permit application submitted by Dahlia Akar for property located at 3409 English Oaks Drive (20010203830). Said request is to obtain a home occupation business license to operate a home bakery. Property is zoned Planned Unit Development - Residential (PUD-R), consists of 0.24 +/- acres and lies in Land Lot 102, Tax Parcel 383.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. LU2025-05_3409 English Oaks Dr_Staff Analysis
2. LU2025-05_3409 English Oaks 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
SEPTEMBER 15, 2025

PLANNING COMMISSION
SEPTEMBER 3, 2025

LEGAL ADVERTISEMENTS
AUGUST 15, 2025

PUBLIC NOTICE SIGN
AUGUST 15, 2025

APPLICATION SUBMITTED
JULY 17, 2025

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-05

Property Addresses

3409 English Oaks Drive

Applicant

Dahlia Akar

Representative

N/A

Property Owner

Same as applicant

Current Zoning

Planned Unit Development-Residential (PUD-R)

Current Future Land Use Category

Planned Unit Development (PUD)

Project Request: Land use permit to acquire a business license for home occupation.

[Please see page 2 for project request description.](#)



Aerial view of subject property

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: Yes

Historic District: No

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

Parcel ID #: 20010203830

Land Lot #: 102 **Tax Parcel #:** 383

Land Area: 0.24 +/- acres or 10,490 SQFT

Proposed Building SQFT: N/A

Proposed Streets: N/A

RECOMMENDATION

Staff Recommendation

Approval with conditions

Planning Commission Recommendation

To be determined on September 3, 2025

[Please see page 11 for basis for recommendation.](#)

ADJACENT PROPERTY DETAILS

Surrounding Zoning Dist. and Future Land Use

North: No Street

Zoning: Planned Unit Development - Residential

Future Land Use: Planned Unit Development (PUD)

South: No Street

Zoning: Planned Unit Development - Residential

Future Land Use: Planned Unit Development

East: No Street

Zoning: Planned Unit Development - Residential

Future Land Use: Planned Unit Development (PUD)

West: English Oaks Dr

Zoning: Planned Unit Development - Residential

Future Land Use: Planned Unit Development

[Please see pages 3 for zoning map.](#)

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-05

DESCRIPTION OF ZONING REQUEST

This is a land use permit request for a home occupational business license. The applicant is requesting to obtain a home business license to operate a home bakery to bake and sell pastries such as cookies, cupcakes, and bread. This activity is known as a "cottage food operator."

Please see page 8 for photos of the products

Please see page 8 for photos of the equipment used

Please see page 9 for sketch of work space in home

- **Pre-Application Meeting:** June 23, 2025
- **Application Submitted:** July 17, 2025
- **Fees Paid:** \$250.00
- **Certified Letters Mailed:** August 14, 2025

COTTAGE FOODS DEFINITIONS

- "Cottage food operator" means a person who produces cottage food products only in the home kitchen of that person's primary domestic residence and only for sale directly to the consumer.
- "Cottage food products" means non-potentially hazardous baked goods, jams, jellies, preserves, and other non-potentially hazardous foods produced in the home kitchen of a domestic residence.

[State of Georgia - Subject 40-7-19 COTTAGE FOOD REGULATIONS](#)

Site Visit:

☒ Yes
☐ No

Staff Member:

Name: Chanelle Campbell
Date of Visit: August 26, 2025

Land Use Recommendation:

Home occupational use is compatible

Historic Preservation:

Not in a historic district

Cemetery Preservation:

No cemeteries on site

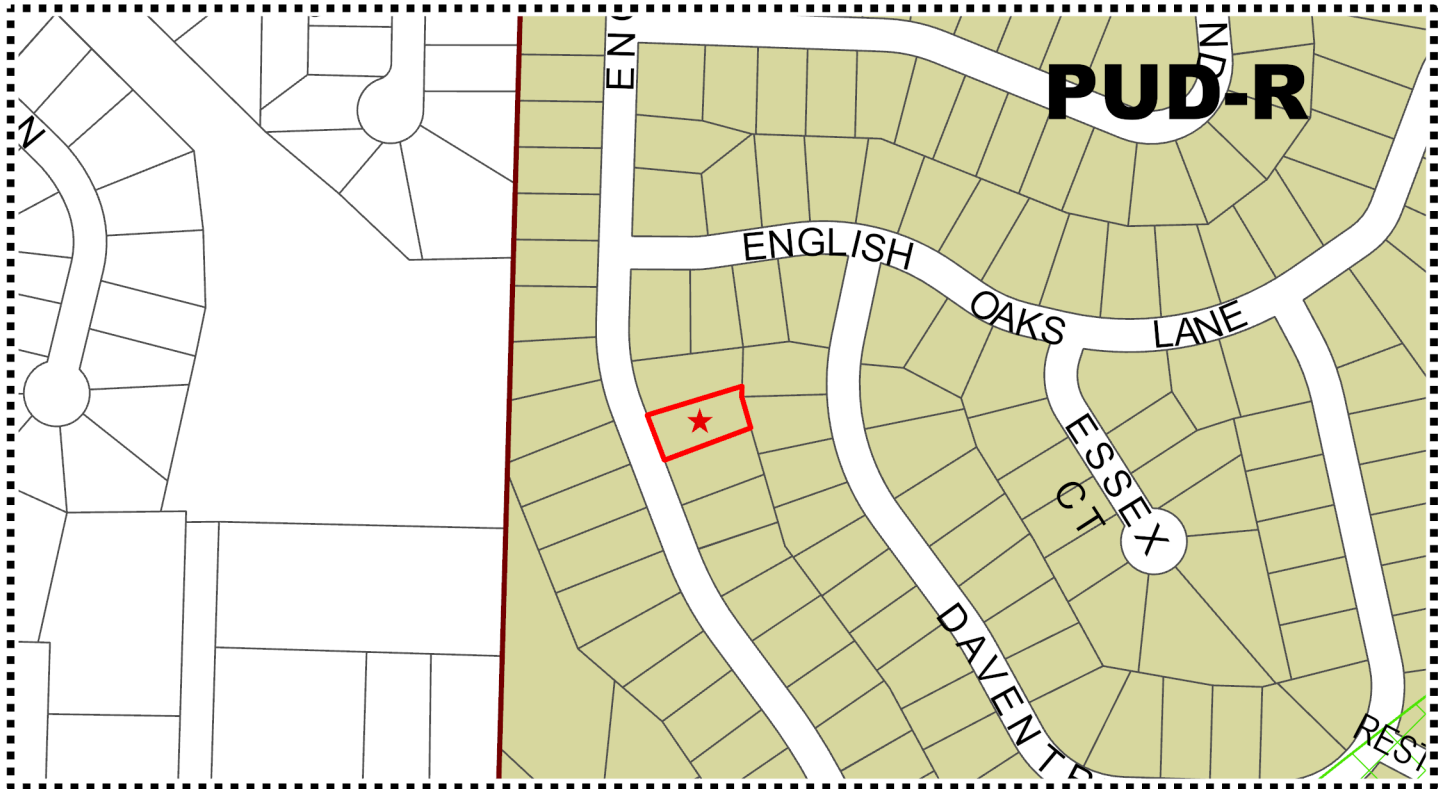
GOOGLE STREET VIEW OF THE RESIDENCE



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-05

ZONING MAP



LEGEND

Zoning Districts

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

Form Based Code

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

Zoning Overlays

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

BACKGROUND

The site is currently zoned Planned Unit Development – Residential (PUD-R) and is located within the English Oaks subdivision, which consists of 70 single-family lots. The subdivision was developed by Laguna Development, Inc. and officially established in 1999. Each lot within the subdivision maintains a minimum lot size of 8,500 square feet.

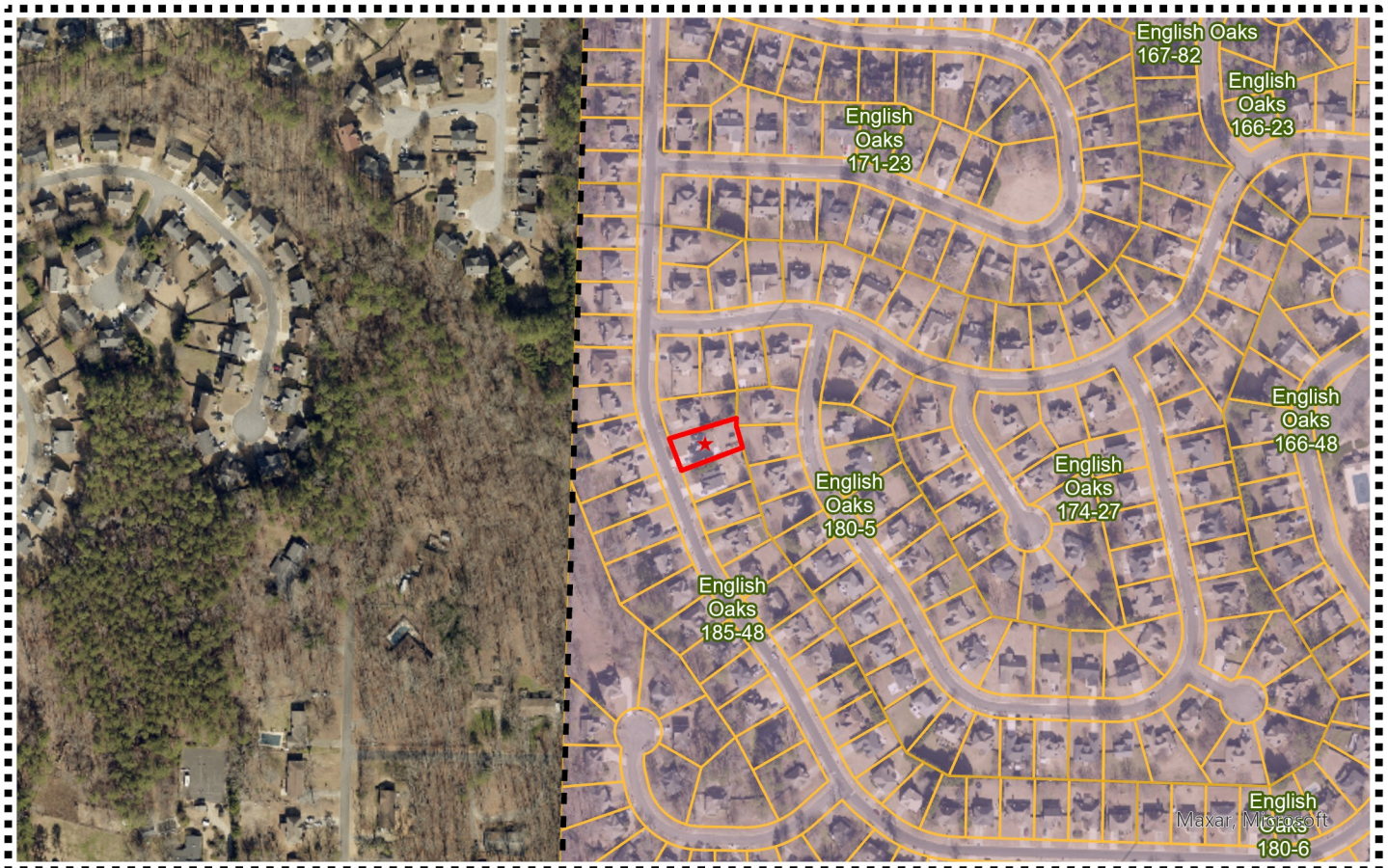
The subject property is located on lot 151, measuring approximately 10,490 sq. ft., and was constructed in accordance with the approved development standards for the subdivision, which includes:

- Setbacks:
 - Front: 30'
 - Rear: 35'
 - Side: 10'

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-05

AERIAL MAP



LOCATION:

The subject property, measuring approximately 0.24 ± acres, is located off English Oaks Drive within the English Oaks subdivision. It is surrounded by single-family dwelling units situated on lots averaging approximately 11,664 square feet, contributing to the cohesive residential character of the neighborhood.

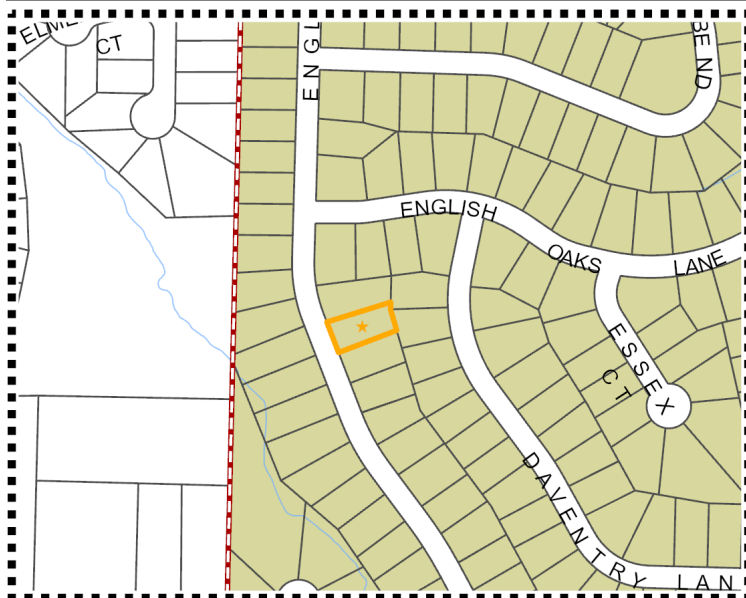
The property is abutted by the Planned Unit Development – Residential (PUD-R) zoning district, consistent with the surrounding subdivision's zoning designation.

The subject property is located within approximately 1/5 mile of the Cobb County boundary. In accordance with the intergovernmental coordination provisions outlined in HB489, a copy of the application was forwarded to designated representatives in Cobb County for review and comment. As of the writing of this report, no formal feedback or response has been received from Cobb County regarding the proposed request.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-05

2022 COMPREHENSIVE PLAN UPDATE



Planned Unit Development (PUD)

These are areas that are planned under a separate master plan.

Recommendations:

- Internal amenities
- Walkable; connectivity to adjacent parcels
- Conservation of natural resource
- Percentage of housing dedicated to being affordable*

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

LEGEND

Future Land Use

■ CAC - Community Activity Center	■ PRC - Park/Recreation/Conservation
■ DAC - Downtown Activity Center	■ PUD - Planned Unit Development
■ I - Industrial	■ RAC - Regional Activity Center
■ NAC - Neighborhood Activity Center	■ RH - Residential High
■ PI - Public Service/Institutional	■ RL - Residential Low/Medium
	■ TCU - Transportation Communication Utilities

FUTURE LAND USE ANALYSIS

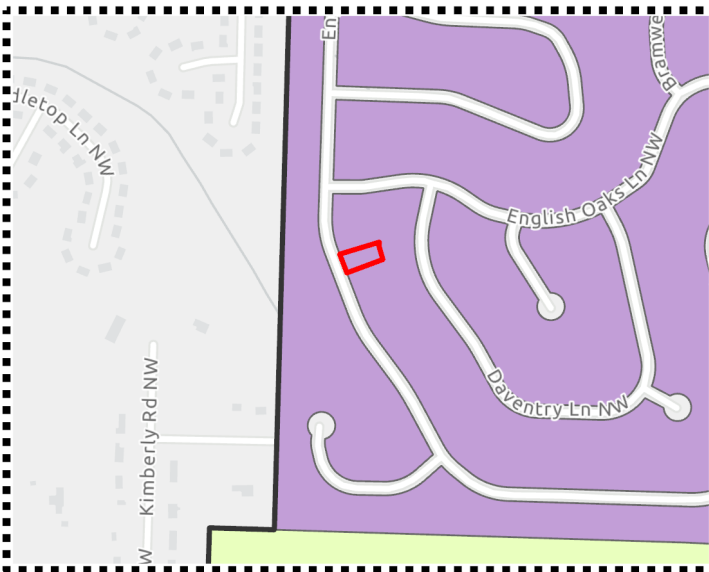
The Comprehensive Plan designates the future land use for the property as Planned Unit Development (PUD). The intent of the PUD is to encourage efficient land use by integrating various land uses into a cohesive plan, reducing sprawl, and preserving green spaces while fostering a sense of community cohesion. The applicant's property will adhere to the Comprehensive Plan as there are no intentions to change the zoning or the external appearance of the property, which could potentially alter the character 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 #: LU2025-05

COMPREHENSIVE PLAN - AREAS



LEGEND

Kennesaw Areas

Cobb Parkway Commercial Corridor	Jiles and Baker
Ridenour	Swift-Cantrell
West Pine Mountain	Campus Living
East Pine Mountain Revitalization	Cherokee Street Commercial Corridor
Kennesaw Due West	North Cherokee
Cobb International Industrial Corridor	Moon Station Industrial Corridor
Kennesaw Marketplace	Historic Central Business District
Barrett and Old 41	In-Town Living
	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.

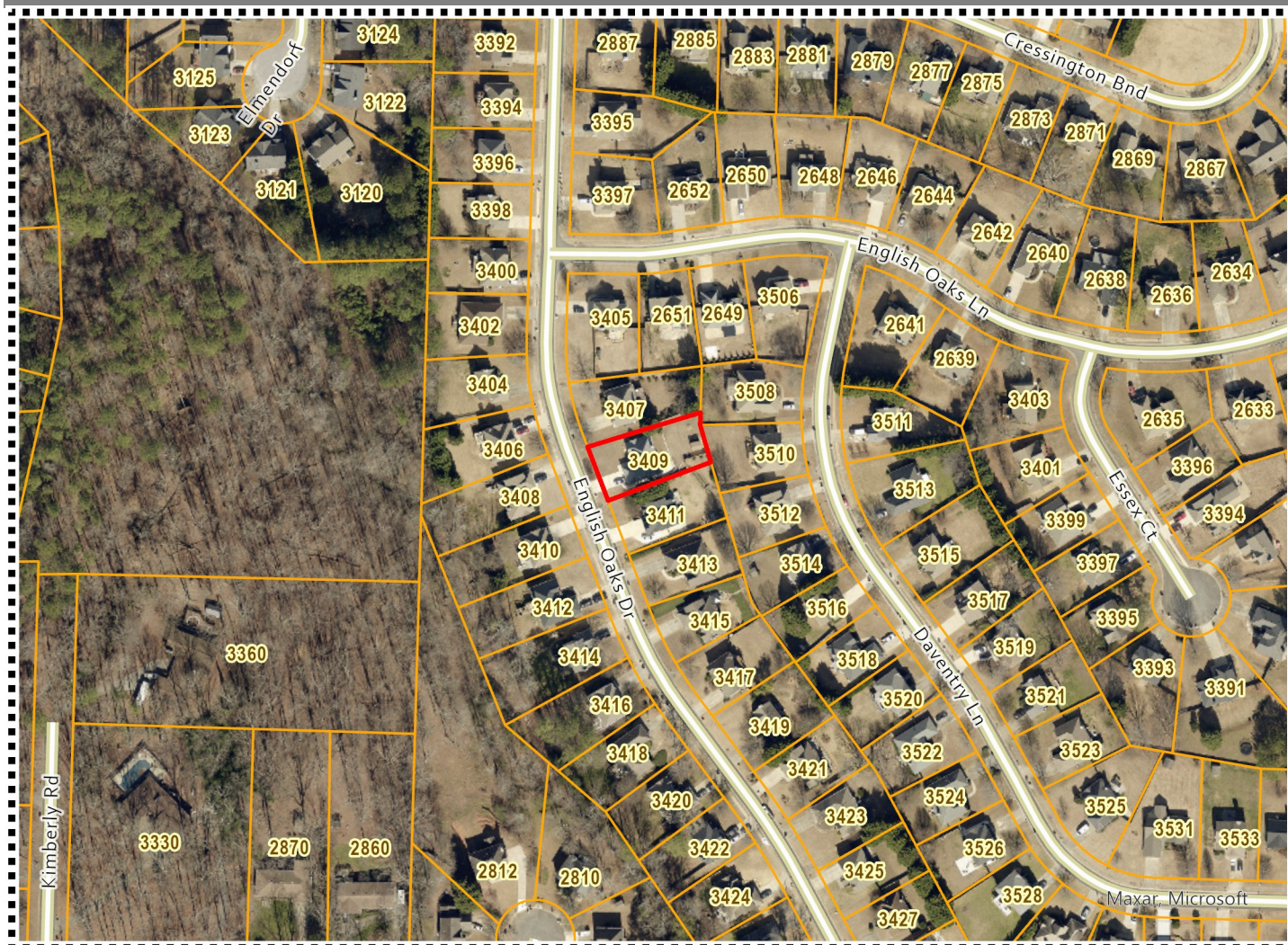
JILES AND BAKER

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 #: LU2025-05

TRANSPORTATION DATA



Roadway Name

English Oaks Drive

Roadway Classification

Local

Speed Limit

25 - MPH

Jurisdictional Control

City of Kennesaw

Minimum Right-of-Way

Requirement

N/A

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-05

TYPE OF EQUIPMENT USED - PHOTOS PROVIDED BY THE APPLICANT



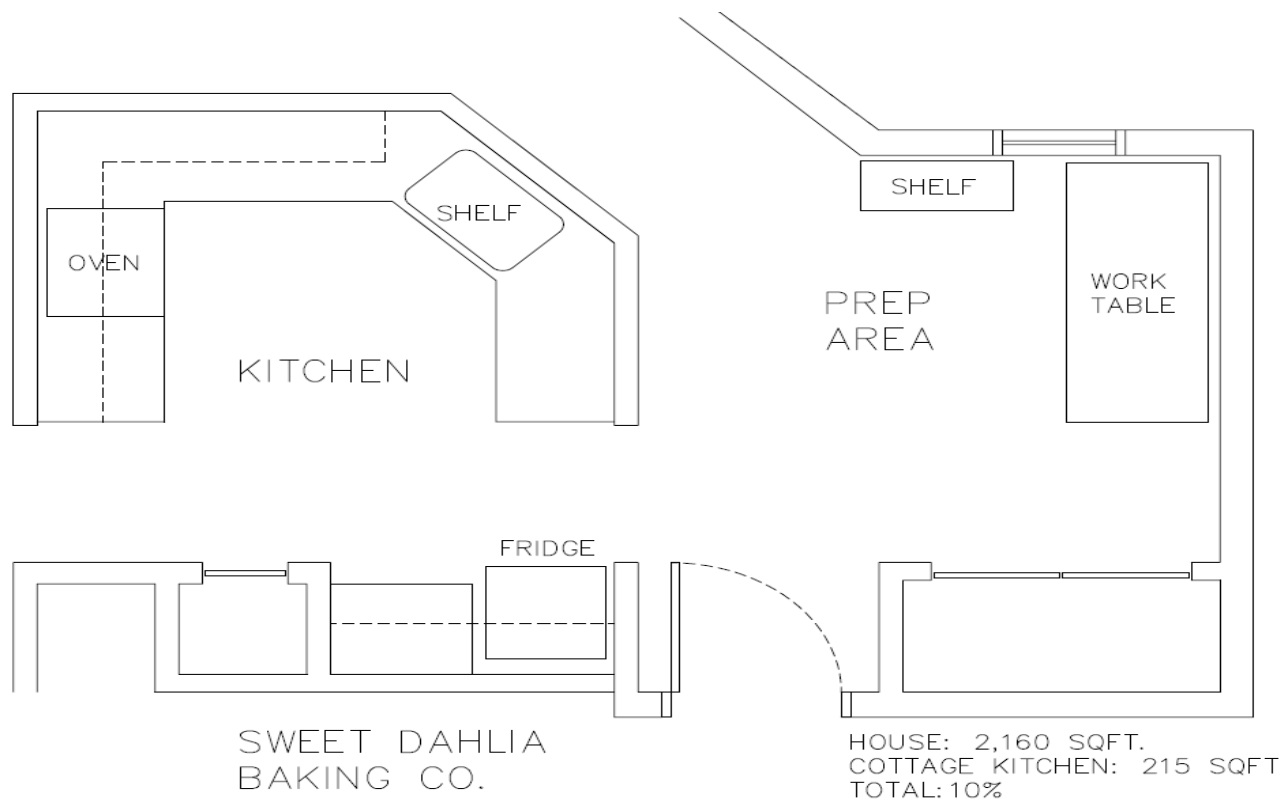
PHOTOS OF PRODUCT PRODUCED - PHOTOS PROVIDED BY THE APPLICANT



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-05

PROPOSED FLOOR PLAN OF WORKSPACE LOCATED IN THE KITCHEN



STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-05

HOA MANAGEMENT APPROVAL LETTER



08-01-25

To Whom It May Concern:

This letter is to confirm that the English Oaks HOA is aware of Dahlia Akar's intent to operate a small home-based business at her residence located at 3409 English Oaks Dr NW Kennesaw, GA 30144, and has no objection to this use at this time. The proposed business does not conflict with our current English Oaks HOA covenants, and there are no existing concerns from the board regarding its operation.

Sincerely,

Kurt Cooper
Community Association Manager
Behalf of English Oaks HOA

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-05

STAFF ANALYSIS:

The applicant, Dahlia Akar, is requesting a Land Use Permit for the operations of a home occupation at the property located at 3409 English Oaks Drive, zoned Planned Unit Development - Residential. The applicant has applied for a Land Use Permit to operate a home bakery.

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

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 deliver the products and sell the items off-site at local farmers markets and pop-up venues.

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

None. All ingredients and supplies associated with the business will be sourced directly from local retailers, eliminating the need for commercial deliveries to the site.

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 clients visiting the property or external indication that a business exist.

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 applicant plans to operate the business from Monday-Friday between the hours of 11 a.m. - 5 p.m.

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 #: LU2025-05

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. To ensure compliance with the standards listed in the Unified Development Code, staff has included proposed conditions of approval that are listed in the recommendation body of this report.

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.

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 current zoning and will continue to align with the goal 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 #LU2025-05.

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 additional 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.

PLANNING COMMISSION RECOMMENDATION:

To be determined on September 3, 2025

MAYOR AND COUNCIL DECISION:

To be determined on September 15, 2025



CASE NUMBER		LAND USE OR ZONING		3409 English Oaks Dr Land Lot 102, Tax Parcel 383 Subject Property	
FROM	TO				
AV	LU 2025-05	PUD-R		CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268	Deborah Easterday MAYOR Donna Alvarez CITY CLERK
AX	RZ				
DX	AV – Administrative Variance	R-40 ZONING KENNESAW CITY LIMITS COBB COUNTY 99 LAND LOT			
HBR	AX – Annexation				
SLUP	HBR – Historic Board Review				
ZV	LU – Land Use				
	RZ – Re-zoning				
	SLUP – Special Land Use				
	ZV – Variance				
				Scale: 1" = 207' Print Date: 7/21/2025 LU2025-05	



**Community Development
Planning & Zoning Department
2529 J. O. Stephenson Avenue 770-590-8268**

**Darryl Simmons
Planning & Zoning Administrator**

LAND USE & SPECIAL LAND USE APPLICATION

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

Planning Commission meetings are held on the 1st Wednesday of each month at 6:30 P.M.
The Mayor and Council meetings are held the first and third Monday of the month at 6:30 P.M.
Both meetings are held in the City Hall Council Chambers, 2529 J.O. Stephenson Avenue.

When the application and all checklist items have been properly completed and filed with the Planning and Zoning Department, the applicant will be notified of the date of hearing(s).

- ☐ **Original application completed, signed and notarized**
- ☐ **Land Use & Special Land Use fees – \$250.00**
- ☒ **A copy of the warranty deed for said property that includes the full legal description/ in word format.**
- ☒ **A copy of the current taxes paid in full for said property from the Cobb County Tax and City of Kennesaw Tax Departments**
- ☒ **Floor plan sketch of home showing location of work space**
- ☒ **Photos of work space, equipment, materials or ingredients and product produced**
- ☐ **Current copy of boundary survey and plot plan, to scale, prepared by a registered surveyor or registered engineer. Such plans shall also include such other information thereon as may be required by the zoning department, including preliminary plans for development, building locations, parking areas, access points, adjacent streets, land lot lines, buffer areas, future right of way, wetlands, floodplains, utilities and retention. Copy sized 8 1/2 x 11 inches.**
- ☐ **Applicant or agent must be present at all public hearings**
- ☐ **Documentation authorizing petitioner to submit application by property owners if petitioner is not owner**
- ☐ **Completed application and supporting documents listed must be submitted through the iWork portal on the city's website.**

Note: The Department of Planning & Zoning reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

For questions, please feel free to contact the Planning and Zoning Department at 770-590-8268.



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



LAND USE & SPECIAL LAND USE APPLICATION

Required Fee \$250.00

Date Received 7/17/2025

Staff's Initials RG

☒ **LAND USE APPLICATION**

☐ **SPECIAL LAND USE APPLICATION**

Is this property located within the Kennesaw Historic District (yes) _____ (no) _____

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 CMC

PURPOSE OF LAND USE REQUEST _____

Residential business license to get a cottage kitchen license for a home bakery

LAND USE PROPERTY ADDRESS 3409 English Oaks Dr NW Kennesaw, GA 30144

Land Lot 102 Tax Parcel 383 Lot Size 0.22 +/- acres Current Zoning PUD-R

APPLICANT Dahlia Akar

APPLICANT EMAIL _____

Applicant address 3409 English Oaks Dr NW Kennesaw, GA 30144

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

(Cell#) _____

Applicant Signature [Signature]

~ Signed, sealed and delivered in presence of: _____

Notary

REPRESENTATIVE _____

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

Representative Signature _____

Signed, sealed and delivered in presence of: _____

Notary

Date

TITLEHOLDER: Dahlia Akar

Telephone: _____

~ **Signature:** [Signature]

Address: _____

Signed, sealed and delivered in presence of: _____

Notary



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.

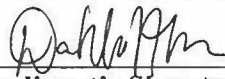
Please supply the following information that will be considered as the required disclosure:

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 17th day of JULY, 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.

August 14, 2025

Subject: Please Take Notice - Notification of Nearby Zoning Application
3409 English Oaks Drive, Kennesaw, GA, 30144 – 20010203830

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: Dahlia Akar

Property Address: 3409 English Oaks Drive

Parcel Identification Number: 20010203830

Description of Proposal: Consideration for approval of a land use request to obtain a home occupation business license to operate a licensed home bakery.

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	Mayor & Council Meeting
------------------------------------	------------------------------------

Date: 9/3/25

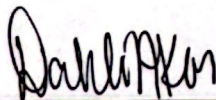
Date: 9/15/25

Time: 6:30 p.m.

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

8/14/25



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.	I dont foresee any issues involving surrounding neighborhoods. My business will be on a very small scale and should have no affect on anything surrounding us.
(2) Parking and traffic considerations.	Currently none. I may at some point allow pick-up at my house by appointment only so it would never generate enough traffic to be a concern
(3) Number of non-related employees.	None. I am the sole operator.
(4) Number of commercial and business deliveries.	None. All ingredients will be purchased by me at local retailers
(5) The City's general presumption that residential neighborhoods should not allow non-compatible business uses.	My business is compatible because it will have no store front or signage to affect the aesthetic of the neighborhood nor will there be any noise or other disruptions
(6) Compatibility of the business use to the neighborhood.	As stated previously, there will be no disruptions caused by my small-scale baking business. No visible changes to the property or disruptions to neighbors.
(7) Hours of operation.	Hours may vary, but production will take place in normal daylight hours.
(8) Existing business uses in the vicinity.	There are no other similar businesses to my knowledge. This business will have minimal presence and no conflicting impact.
(9) Effect on property valued of surrounding property.	There should be no concern with property value because I am not visibly changing anything or causing traffic concerns.
(10) Circumstances surrounding neighborhood complaints.	I havent dealt with any complaints as of yet. I will handle any if they come, but I dont foresee there being any issue.
(11) Intensity of the proposed business use; and	The business is very low intensity. It involves occasional baking from home with no regular visitors, signage, or employees.
(12) Location of use within the neighborhood.	The business will operate entirely within my private kitchen space in my home. There will be no external evidence of the business activity.

Campbell & Brannon, LLC
1000 Johnson Ferry Rd
Building 400, Suite 404
Marietta, GA 30068
File No.: C202017R
(Phone No.: (770)321-0222)

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE, made on 22 day of December, 2020, between

Christopher Yon

(hereinafter referred to as "Grantor") and

Christopher Yon and Dahlia Akar

AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;
WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that thract of parcel of land lying and being in Land Lot 102, 20th District, 2nd Section, Cobb County, Georgia, Being Lot 151, English Oaks, Unit III, Phase B, as per plat recorded in Plat Book 185, Page 48, Cobb County, Georgia Records, which plat is hereby referred to and made a part of this description.

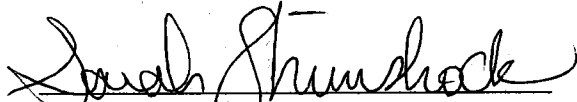
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. **THIS CONVEYANCE IS MADE SUBJECT TO THAT CERTAIN SECURITY DEED FROM GRANTOR TO EVERETT FINANCIAL, INC. DBA SUPREME LENDING DATED NOVEMBER 16, 2020 IN THE ORIGINAL PRINCIPAL AMOUNT OF \$259,475.00.**

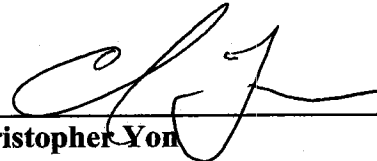
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

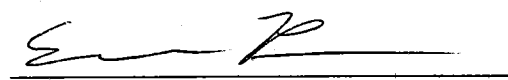
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, as Joint Tenants with Rights of Survivorship, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

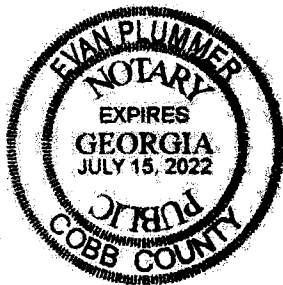
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness


Christopher Yon


Notary Public
My Commission Expires: 7/15/2022
[Attach Notary Seal]





Printed: 7/12/2025

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:
CHASE

YON CHRISTOPHER & AKAR DAHLIA

Payment Date: 10/14/2024

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2024	20010203830	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	\$4,033.60	\$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 #					
20010203830		3/3-BOND - KENNESAW CITY		265839					
Property Owner/Location/Description				Fair Market Value	Taxable Value				
YON CHRISTOPHER & AKAR DAHLIA 3409 ENGLISH OAKS DR				406,490	162,596				
Levies	Taxable Value	-	Exemptions	=	Net Assessment X Tax Rate = Net Tax				
CITY OF KENNESAW	162,596		70,576		92,020 7.7500000000 \$713.16				
BOND	162,596		0		162,596 1.5000000000 \$243.89				
Exemptions: 111 - Floating Exemption						Current Year Tax	\$957.05		
						Interest	\$0.00		
						Penalty	\$0.00		
						Other Fees	\$0.00		
						Payments Received	\$957.05		
						Other Amounts Due	\$0.00		
						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: 20010203830
Amount Due: \$0.00
Bill#: 265839
Due Date: 12/01/2024

AMOUNT PAID

YON CHRISTOPHER & AKAR DAHLIA
3409 ENGLISH OAKS DR NW
KENNESAW, GA 30144

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



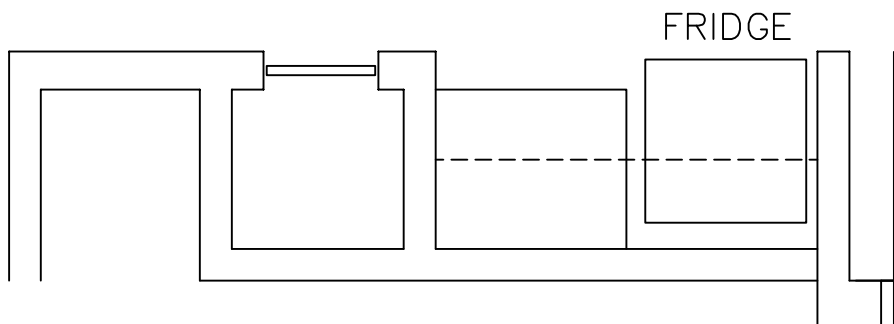
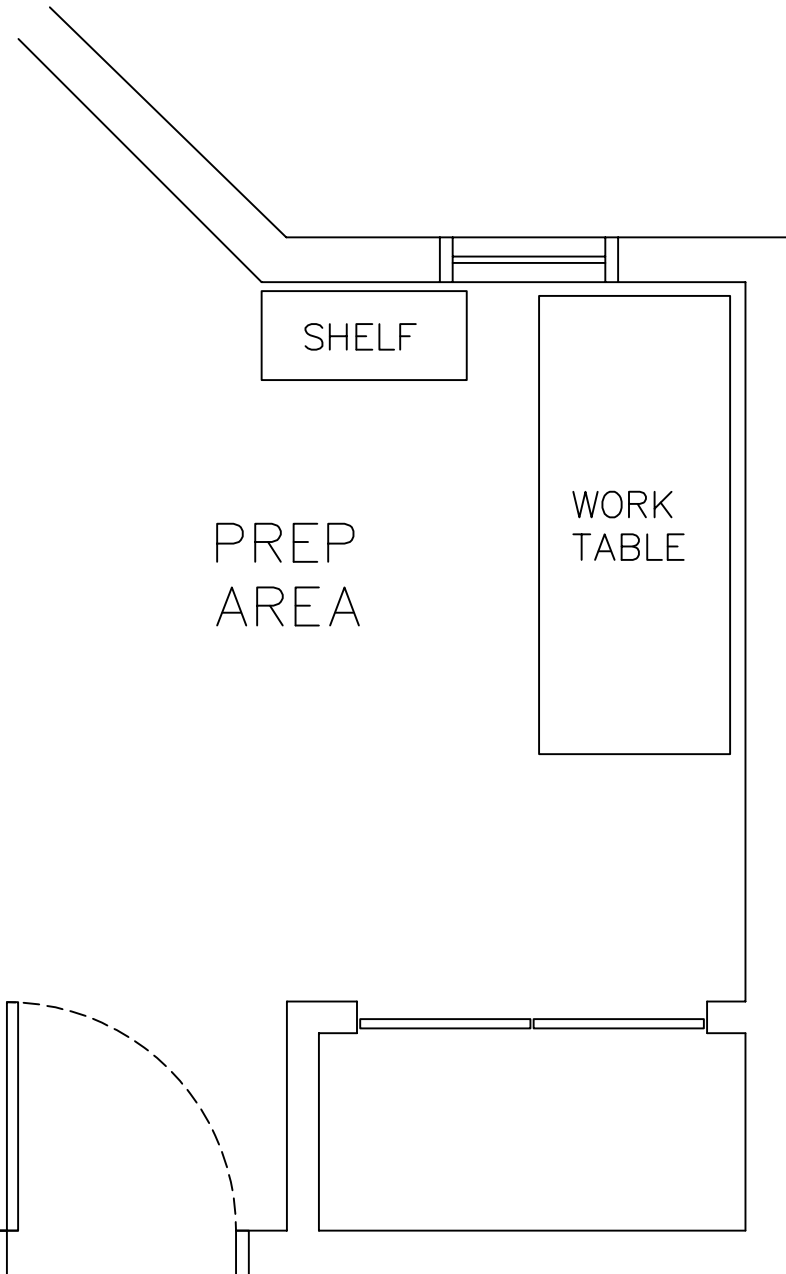
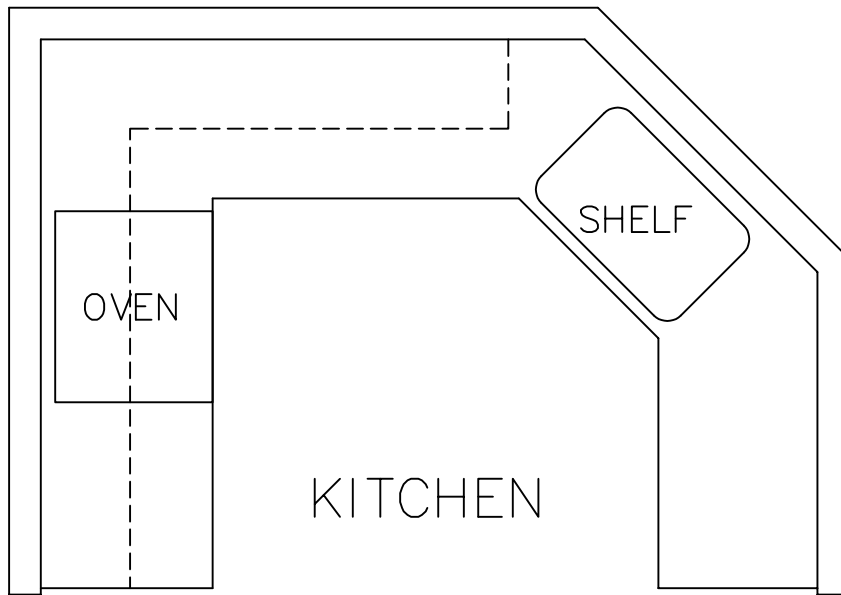
08-01-25

To Whom It May Concern:

This letter is to confirm that the English Oaks HOA is aware of Dahlia Akar's intent to operate a small home-based business at her residence located at 3409 English Oaks Dr NW Kennesaw, GA 30144, and has no objection to this use at this time. The proposed business does not conflict with our current English Oaks HOA covenants, and there are no existing concerns from the board regarding its operation.

Sincerely,

Kurt Cooper
Community Association Manager
Behalf of English Oaks HOA



SWEET DAHLIA
BAKING CO.

HOUSE: 2,160 SQFT.
COTTAGE KITCHEN: 215 SQFT.
TOTAL: 10%











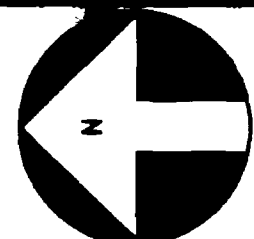












ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON A SINGLE MAGNETIC OBSERVATION

OWNERS ACKNOWLEDGMENT:
I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED. DO HEREBY CONVEY ALL STREETS AND RIGHT-OF-WAY, WATER MAINS AND SEWER LINES SHOWN HEREON IN AND TO KENNESAW AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS KENNESAW FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON: ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHT-OF-WAY, AND EASEMENTS SHOWN; ON ACCOUNT OF BACKWATER, AND COLLECTION AND DISCHARGE OF SURFACE WATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS; AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT KENNESAW SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY OTHER OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXITS, DRIVES, STRUCTURES, STREET, CULVERT, CURBS, OF SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OTHERS WHOSEMENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE *[Signature]* 12/10/99

SURVEYORS ACKNOWLEDGMENT:
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE KENNESAW DEVELOPMENT STANDARDS.

REGISTERED GA. LAND SURVEYOR *[Signature]* 12/10/99

CITY OF KENNESAW
THIS PLAT, HAVING BEEN SUBMITTED TO KENNESAW AND HAVING BEEN FOUND TO COMPLY WITH THE KENNESAW DEVELOPMENT STANDARDS THE KENNESAW ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF ONE YEAR MAINTENANCE BOND.

[Signature] 12/24/99

KENNESAW PUBLIC WORKS
DIVISION/COBB COUNTY
WATER SYSTEMS

[Signature] 12/20/99

PLANNING AND ZONING
DIVISION

[Signature] 12/13/99

CITY ENGINEER *EXEMPTION NOTE 27

[Signature] 12-22-99

CONSTRUCTION AND DEVELOPMENT DIV.

COBB COUNTY D.O.T.

[Signature] 12/20/99

MAYOR AND CITY COUNCIL

REVISED 12/10/99 - ADDRESS REDLINE COMMENTS, P.13

FINAL PLAT FOR

ENGLISH OAKS S/D UNIT III PHASE B

LAND LOT 102 20TH DISTRICT 2ND SECTION

CITY OF KENNESAW COBB COUNTY, GEORGIA

DATE: NOVEMBER 15, 1999 SCALE: 1" = 100'

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.

PLANNING - ENGINEERING - LAND SURVEYING

743 WINDY HILL ROAD - SMYRNA, GEORGIA 30080

(770) 435 - 2576

JOB 9614938

SHEET

Page 44 of 173

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED BY CRANDALL'S METHOD.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500000 FEET.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT

BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C 0030 F DATED 8/18/92 THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ZONE "A"

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

INSTRUMENT USED TOPCON GTS 304

GRAPHIC SCALE IN FEET

0 100 200 300

12/10/99

12/20/99

12/13/99

12-22-99

12/20/99

12/20/99

12/20/99

12/20/99

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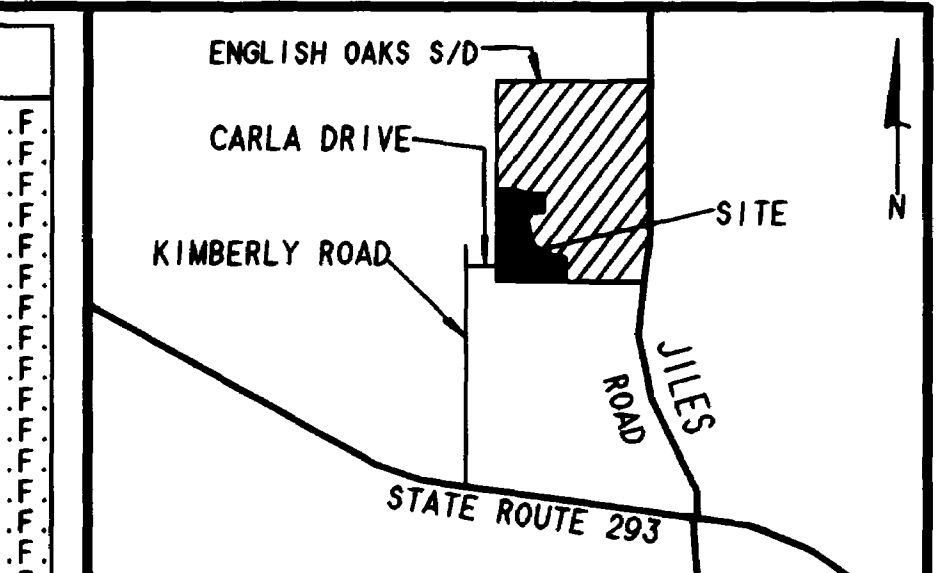
12/20/99

12/20/99

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
C 1	400.95'	33.75'	33.74'	S 02°40'46"E	L 1	S 30°55'02"E	98.08'	L 2	N 89°33'20"E	70.00'
C 2	400.95'	65.00'	64.93'	S 09°44'07"E	L 2	S 71°30'43"E	77.39'	L 3	N 89°25'00"E	73.06'
C 3	400.95'	60.15'	60.09'	S 18°40'37"E	L 3	N 89°25'00"E	73.06'	L 4	S 38°24'12"W	75.10'
C 4	570.70'	63.00'	62.97'	S 26°08'14"E	L 4	S 79°56'12"W	70.00'	L 5	S 79°56'12"W	70.00'
C 5	570.70'	68.00'	67.96'	S 32°42'47"E	L 5	S 00°33'45"E	48.85'	L 6	S 79°56'12"W	7.00'
C 6	570.70'	24.80'	24.89'	S 37°22'35"E	L 6	S 00°33'45"E	26.15'	L 7	S 00°33'45"E	42.55'
C 7	666.16'	46.00'	45.99'	S 38°38'52"E	L 7	S 18°48'39"E	48.96'	L 8	S 00°16'04"E	71.24'
C 8	666.16'	50.22'	50.21'	S 32°30'35"E	L 8	S 38°37'33"E	19.45'	L 9	S 22°58'29"E	15.06'
C 9	325.82'	32.16'	32.15'	S 33°10'42"E	L 9	S 38°37'33"E	17.75'	L 10	S 22°58'29"E	73.00'
C 10	160.95'	32.47'	32.42'	S 55°22'24"W	L 10	S 38°37'33"E	61.61'	L 11	S 22°58'29"E	59.40'
C 11	160.95'	79.78'	78.97'	S 75°21'15"W	L 11	S 38°37'33"E	41.66'	L 12	S 22°58'29"E	59.40'
C 12	127.13'	30.00'	29.93'	N 83°40'59"W	L 12	N 00°16'04"E	70.00'	L 13	N 25°44'31"E	3.44'
C 13	127.13'	169.31'	157.07'	N 38°46'13"W	L 13	N 00°16'04"E	70.00'	L 14	S 38°37'33"E	33.34'
C 14	50.00'	39.06'	38.08'	N 49°32'38"E	L 14	S 38°37'33"E	3.23'	L 15	S 38°37'33"E	70.00'
C 15	50.00'	50.00'	47.94'	N 01°29'09"W	L 15	S 38°37'33"E	70.00'	L 16	S 38°37'33"E	70.00'
C 16	50.00'	50.00'	47.94'	S 63°55'21"W	L 16	S 38°37'33"E	70.00'	L 17	S 38°37'33"E	70.00'
C 17	50.00'	50.00'	47.94'	S 01°32'19"E	L 17	S 38°37'33"E	70.00'	L 18	S 38°37'33"E	70.00'
C 18	50.00'	64.25'	59.92'	S 01°32'19"E	L 18	S 38°37'33"E	70.00'	L 19	S 38°37'33"E	70.00'
C 19	50.00'	6.84'	6.83'	S 42°16'15"E	L 19	S 38°37'33"E	70.00'	L 20	S 38°37'33"E	70.00'
C 20	177.13'	27.33'	27.30'	S 05°02'15"E	L 20	S 38°37'33"E	70.00'	L 21	S 38°37'33"E	70.00'
C 21	177.13'	55.00'	54.78'	S 18°21'09"E	L 21	S 38°37'33"E	70.00'	L 22	S 38°37'33"E	70.00'
C 22	177.13'	55.00'	54.78'	S 36°08'35"E	L 22	S 38°37'33"E	70.00'	L 23	S 38°37'33"E	70.00'
C 23	177.13'	55.00'	54.78'	S 53°56'02"E	L 23	S 38°37'33"E	70.00'	L 24	S 38°37'33"E	70.00'
C 24	177.13'	55.00'	54.78'	S 71°43'28"E	L 24	S 38°37'33"E	70.00'	L 25	S 38°37'33"E	70.00'
C 25	177.13'	30.37'	30.33'	S 85°31'54"E	L 25	S 38°37'33"E	70.00'	L 26	S 38°37'33"E	70.00'
C 26	210.95'	10.25'	10.25'	N 88°09'49"E	L 26	S 38°37'33"E	70.00'	L 27	S 38°37'33"E	70.00'
C 27	210.95'	62.00'	61.78'	N 78°21'07"E	L 27	S 38°37'33"E	70.00'	L 28	S 38°37'33"E	70.00'
C 28	210.95'	62.00'	61.78'	N 61°30'44"E	L 28	S 38°37'33"E	70.00'	L 29	S 38°37'33"E	70.00'
C 29	210.95'	12.88'	12.88'	N 51°20'34"E	L 29	S 38°37'33"E	70.00'	L 30	S 38°37'33"E	70.00'
C 30	325.82'	25.12'	25.11'	S 47°00'57"E	L 30	S 38°37'33"E	70.00'	L 31	S 38°37'33"E	70.00'
C 31	293.41'	11.99'	11.99'	S 50°23'40"E	L 31	S 38°37'33"E	70.00'	L 32	S 38°37'33"E	70.00'
C 32	293.41'	65.00'	64.87'	S 57°54'42"E	L 32	S 38°37'33"E	70.00'	L 33	S 38°37'33"E	70.00'
C 33	293.41'	65.00'	64.87'	S 70°36'16"E	L 33	S 38°37'33"E	70.00'	L 34	S 38°37'33"E	70.00'
C 34	293.41'	69.10'	68.94'	S 83°41'52"E	L 34	S 38°37'33"E	70.00'	L 35	S 38°37'33"E	70.00'
C 35	293.41'	4.10'	4.10'	N 89°57'22"E	L 35	S 38°37'33"E	70.00'	L 36	S 38°37'33"E	70.00'
C 36	243.41'	84.00'	83.58'	N 80°33'29"W	L 36	S 38°37'33"E	70.00'	L 37	S 38°37'33"E	70.00'
C 37	243.41'	91.12'	90.59'	N 59°56'53"W	L 37	S 38°37'33"E	70.00'	L 38	S 38°37'33"E	70.00'
C 38	275.82'	37.54'	37.51'	N 45°19'30"W	L 38	S 38°37'33"E	70.00'	L 39	S 38°37'33"E	70.00'
C 39	275.82'	53.32'	53.24'	N 35°53'17"W	L 39	S 38°37'33"E	70.00'	L 40	S 38°37'33"E	70.00'
C 40	716.16'	66.77'	66.75'	N 33°01'16"W	L 40	S 38°37'33"E	70.00'	L 41	S 38°37'33"E	70.00'
C 41	716.16'	36.67'	36.67'	N 37°09'33"W	L 41	S 38°37'33"E	70.00'	L 42	S 38°37'33"E	70.00'
C 42	520.70'	41.66'	41.65'	N 36°20'02"W	L 42	S 38°37'33"E	70.00'	L 43	S 38°37'33"E	70.00'
C 43	520.70'	80.00'	79.92'	N 29°58'25"W	L 43	S 38°37'33"E	70.00'	L 44	S 38°37'33"E	70.00'
C 44	520.70'	20.58'	20.57'	N 24°06'25"W	L 44	S 38°37'33"E	70.00'	L 45	S 38°37'33"E	70.00'
C 45	350.95'	70.04'	69.93'	N 17°15'26"W	L 45	S 38°37'33"E	70.00'	L 46	S 38°37'33"E	70.00'
C 46	350.95'	69.04'	68.93'	N 05°54'13"W	L 46	S 38°37'33"E	70.00'	L 47	S 38°37'33"E	70.00'
C 47	628.01'	47.30'	47.29'	N 87°15'33"E	L 47	S 38°37'33"E	70.00'	L 48	S 38°37'33"E	70.00'
C 48	628.01'	56.61'	56.59'	N 82°31'09"E	L 48	S 38°37'33"E	70.00'	L 49	S 38°37'33"E	70.00'
C 49	304.00'	11.22'	11.22'	S 80°59'38"W	L 49	S 38°37'33"E	70.00'	L 50	S 38°37'33"E	70.00'
C 50	578.01'	22.49'	22.49'	S 81°03'06"W	L 50	S 38°37'33"E	70.00'	L 51	S 38°37'33"E	70.00'
C 51	578.01'	73.14'	73.09'	S 85°47'30"W	L 51	S 38°37'33"E	70.00'	L 52	S 38°37'33"E	70.00'

CENTERLINE CURVE DATA									
1	2	3	4	5	6	7	8	9	10
39°26'17"	09°28'48"	22°42'25"	15°39'04"	08°16'32"	18°52'26"	41°13'13"	39°57'42"	09°49'31"	
R 279.00'	603.01'	375.95'	545.70'	691.16'	300.82'	268.41'	185.95'	152.13'	
T 100.00'	50.00'	75.49'	75.00'	50.00'	50.00'	100.94'	67.61'	151.67'	
L 192.04'	99.77'	148.99'	149.07'	99.83'	99.09'	193.10'	129.69'	238.50'	
C 188.27'	99.66'	148.02'	148.60'	99.74'	98.65'	188.97'	127.08'	214.82'	

LOT NO.	AREA	LOT NO.	AREA
46	9100 S.F.	81	12427 S.F.
47	9100 S.F.	82	12867 S.F.
48	9100 S.F.	83	10570 S.F.
49	9100 S.F.	84	9107 S.F.
50	9100 S.F.	85	8989 S.F.
51	10353 S.F.	86	8989 S.F.
52	10511 S.F.	87	8989 S.F.
53	2367 S.F.	88	8989 S.F.
54	13250 S.F.	89	9412 S.F.
55	13351 S.F.	90	9428 S.F.
56	12912 S.F.	91	9446 S.F.
57	14005 S.F.	92	9462 S.F.
58	12590 S.F.	93	9479 S.F.
59	10266 S.F.	94	9783 S.F.
60	9882 S.F.	95	9277 S.F.
61	9484 S.F.	96	8525 S.F.
62	10012 S.F.	97	9472 S.F.
63	10400 S.F.	98	8750 S.F.
64	14531 S.F.	99	8750 S.F.
65	23059 S.F.	100	9552 S.F.
66	13770 S.F.	101	9167 S.F.
67	14842 S.F.	102	9375 S.F.
68	15825 S.F.	103	9777 S.F.
69	47805 S.F.	104	8780 S.F.
70	12688 S.F.	105	10185 S.F.
71	10393 S.F.	106	10003 S.F.
72	11443 S.F.	107	10408 S.F.
73	17701 S.F.	108	10708 S.F.
74	19000 S.F.	109	15325 S.F.
75	12175 S.F.	110	15486 S.F.
76	9923 S.F.	111	8750 S.F.
77	9682 S.F.	112	2341023 S.F.
78	11886 S.F.	113	9701 S.F.
79	16338 S.F.	114	2361243 S.F.
80	11776 S.F.	115	23711249 S.F.



VICINITY MAP 1" = 2000'

- GENERAL NOTES:
- IRON PINS SET AT ALL CORNERS (OR AS SHOWN).
 - FIELD E/C: 25.698
 - ADJUSTED BY

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

July 21, 2025

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

Subject: City of Kennesaw Zoning Applications (Case #LU2025-05)
3409 English Oaks Dr – Parcel ID 20010203830

Dear Ms. Mabry,

Attached, please find a Land Use Permit application submitted by Dahlia Akar to obtain a home occupational license to operate a home bakery 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, September 3, 2025 at 6:30 p.m. for public hearing and Mayor and Council on Monday, September 15, 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)

August 14, 2025

Subject: Please Take Notice - Notification of Nearby Zoning Application
3409 English Oaks Drive, Kennesaw, GA, 30144 – 20010203830

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: Dahlia Akar

Property Address: 3409 English Oaks Drive

Parcel Identification Number: 20010203830

Description of Proposal: Consideration for approval of a land use request to obtain a home occupation business license to operate a licensed home bakery.

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	Mayor & Council Meeting
------------------------------------	------------------------------------

Date: 9/3/25

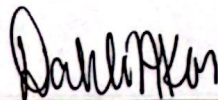
Date: 9/15/25

Time: 6:30 p.m.

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

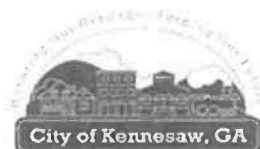
8/14/25



CASE NUMBER		LAND USE OR ZONING		3409 English Oaks Dr Land Lot 102, Tax Parcel 383  Subject Property	 Scale: 1" = 207' Print Date: 7/21/2025 LU2025-05
AV	LU 2025-05	FROM	TO		
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					
SLUP					
ZV					

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

Derek Easterday
MAYOR
Lisa Alvarez
CITY CLERK



LAND USE & SPECIAL LAND USE APPLICATION

Required Fee \$250.00

Date Received 7/17/2025

Staff's Initials RG

☒ **LAND USE APPLICATION**

☐ **SPECIAL LAND USE APPLICATION**

Is this property located within the Kennesaw Historic District (yes) _____ (no) _____

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 CMC

PURPOSE OF LAND USE REQUEST _____

Residential business license to get a cottage kitchen license for a home bakery

LAND USE PROPERTY ADDRESS 3409 English Oaks Dr NW Kennesaw, GA 30144

Land Lot 102 Tax Parcel 383 Lot Size 0.22 +/- acres Current Zoning PUD-R

APPLICANT Dahlia Akar

APPLICANT EMAIL _____

Applicant address 3409 English Oaks Dr NW Kennesaw, GA 30144

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

(Cell#) _____

Applicant Signature [Signature]

~ Signed, sealed and delivered in presence of:

Notary

REPRESENTATIVE _____

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

Representative Signature _____

Signed, sealed and delivered in presence of:

Notary

Date

TITLEHOLDER: Dahlia Akar

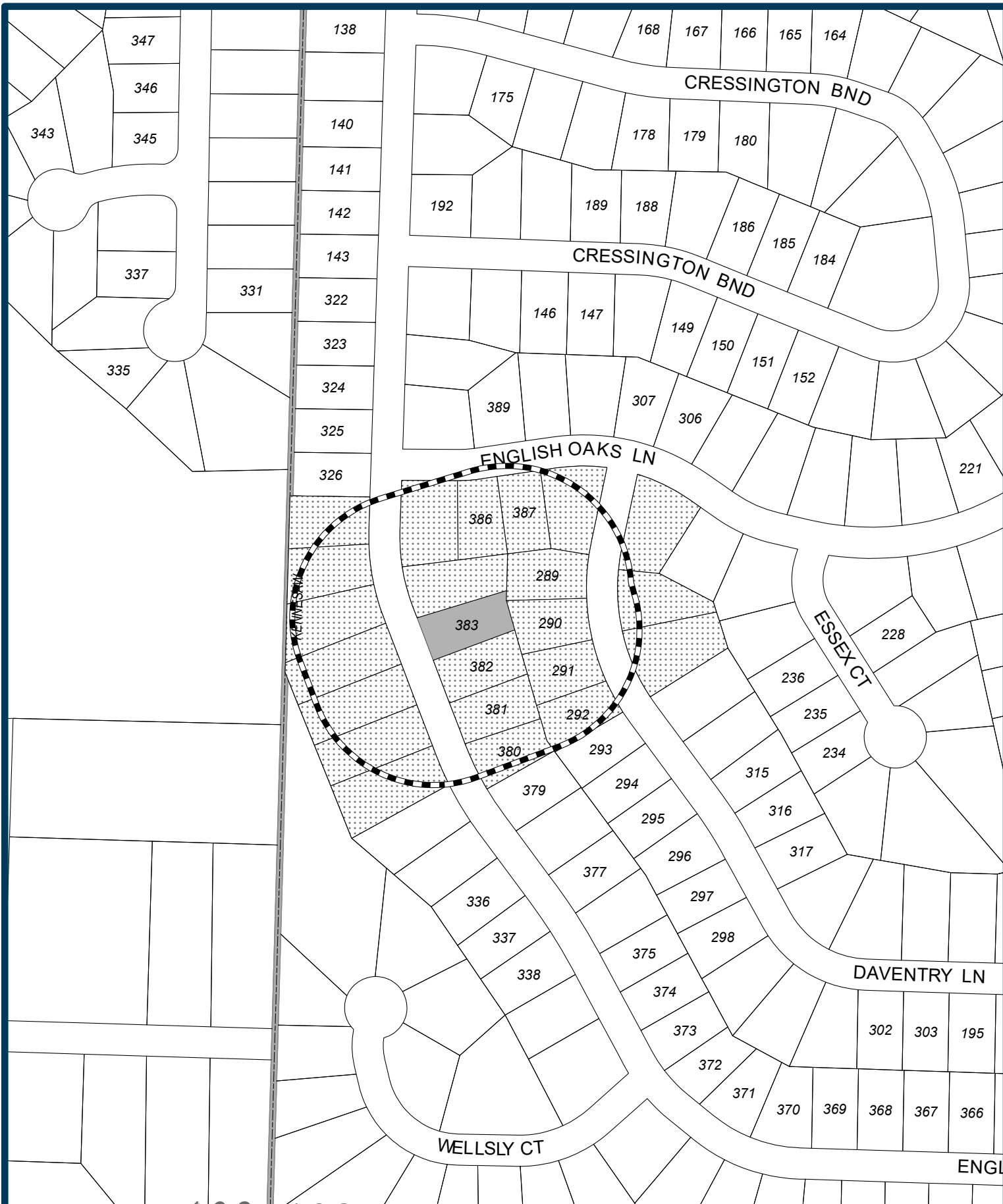
Telephone: _____

~ Signature: [Signature]

Address: _____

Signed, sealed and delivered in presence of:

Notary



-  Subject Parcel
-  200' Radius
-  Properties Notified

3409 English Oaks Drive
Land Lot 102,
Tax Parcel 383

LU2025-05
200' PROPERTY NOTIFICATION



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

Derek Easton
 MANOR
Lee Moore
 CITY CLERK

Date: 7/21/2025
 LU2025-05


 1" = 203'

Tax Parcel - 20010203100

LUMPKIN MICHAEL & JACQUELYN
2641 ENGLISH OAKS LN NW
KENNESAW GA 30144

Tax Parcel - 20010203310

SALLAS CYNTHIA C
3410 ENGLISH OAKS DR
KENNESAW GA 30144

Tax Parcel - 20010203300

DROLLINGER JOHN MATTHEW
3408 ENGLISH OAKS DR
KENNESAW GA 30144

Tax Parcel - 20010203860

MCGILLVERY NEVILLE N & MCGILLVERY
JENNIFER C
2651 ENGLISH OAKS LN NW
KENNESAW GA 30144

Tax Parcel - 20010202910

TARATOOT COLE DONOVAN
3512 DAVENTRY LN NW
KENNESAW GA 30144

Tax Parcel - 20010203870

GARD BRYAN & GREADILYN PATTY
2649 ENGLISH OAKS LN
KENNESAW, GA 30144

Tax Parcel - 20010203840

LAKE KEVIN D
3019 EXETER DR
ACWORTH GA 30102

Tax Parcel - 20010202880

FOSTER HEATHER N
3506 DAVENTRY LN NW
KENNESAW GA 30144

Tax Parcel - 20010203850

ALLEN SIMONE RENEE
3405 ENGLISH OAKS DR
KENNESAW GA 30144

Tax Parcel - 20010203120

BROWN JUSTIN LEE
3513 DAVENTRY LN NW
KENNESAW GA 30144-7319

Tax Parcel - 20010203800

SIDOROV GEORGY BORISOVICH
3415 ENGLISH OAKS DR NW
KENNESAW GA 30144

Tax Parcel - 20010202900

TURNER RAHEL T
3510 DAVENTRY LN N
KENNESAW GA 30144

Tax Parcel - 20010203330

BADILLO PEDRO SOTO & SOTO-BADILLO
NICOLAS & MUNGUIA HONORIA MORALES
3414 ENGLISH OAKS DR
KENNESAW GA 30144

Tax Parcel - 20010203270

VORDONI LEONARDO
3402 ENGLISH OAKS DR
KENNESAW, GA 30144

Tax Parcel - 20010203110

MARKLE AMY
3511 DAVENTRY LN NW
KENNESAW GA 30144

Tax Parcel - 20010203290

TURNER FAMILY TRUST
3406 ENGLISH OAKS DR
KENNESAW GA 30144

Tax Parcel - 20010202890

THE ESTATE OF GIBSON LEONARD
3508 DAVENTRY LN NW
KENNESAW GA 30144

Tax Parcel - 20010203320

HUTCHINS JOHN W & JESSICA K
3412 ENGLISH OAKS DR
KENNESAW GA 30144

Tax Parcel - 20010203820

BELL THOMAS ERIK & CONNELL ELIZABETH
3411 ENGLISH OAKS DR NW
KENNESAW GA 30144

Tax Parcel - 20010203280

MORONEY ROBIN A
3404 ENGLISH OAKS DR
KENNESAW GA 30144

Tax Parcel - 20010202920

DICHIARA JAMES DICHIARA SUSAN J
3514 DAVENTRY LANE
KENNESAW GA 30144

Tax Parcel - 20010203810

COLE BONNIE
3413 ENGLISH OAKS DR
KENNESAW GA 30144

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

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 08/11/25 11:17 by khick-tj

Acct #: 110016

Ad #: 501571

Status: New WHOLD

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

Start: 08/15/2025 Stop: 08/15/2025

Times Ord: 1

Times Run: ***

LEG 1.00 X 2.48 Words: 200

Total LEG 2.48

Class: 8003 PUBLIC HEARING

Rate: LEGL

Cost: 30.00

Ad Descrpt: PH-5992 LU2025-05

Descr Cont: MDJ-5992 GPN-16 CITY OF K

Given by: REBECCA GOLDSTEIN

P.O. #: LU2025-05

Created: khick 08/11/25 11:09

Last Changed: khick 08/11/25 11:17

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

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 08/15

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-5992
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 Dahlia Akar for property located at 3409 English Oaks Drive (20010203830). Said request is to obtain a home occupational business license to operate a home bakery. Property consists of 0.22 +/- acres, lies in Land Lot 102, Tax Parcel 383, and is zoned PUD-R. Said meeting shall be held before the Planning Commission on September 3, 2025, at 6:30 p.m. and the Mayor and Council will hold a public hearing on September 15, 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/>
8:15-2025

**CITY OF KENNESAW
LAND USE NOTICE**

APPLICATION # **LU2025-05**

PURPOSE Home based business license to operate a home bakery.

DATE OF PUBLIC MEETING: **9/3/2025** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **9/15/2025** 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

FOR FURTHER INFORMATION PLEASE CALL :
PLANNING AND ZONING DEPARTMENT 770-590-8268

08.15.2025 09:54

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Domestic Mail Only

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Kennesaw, GA 30144

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Drollinger John Matthew

Street and Apt. No., or PO Box No. 3406 English Oaks Dr

City, State, ZIP+4® Kennesaw, GA 30144

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

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Morney Robin A

Street and Apt. No., or PO Box No. 3404 English Oaks Dr

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

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Bell Thomas Erik & Connell Elizabeth

Street and Apt. No., or PO Box No. 3411 English Oaks Dr NW

City, State, ZIP+4® Kennesaw, GA 30144

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

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☐ 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 \$0.78

Total Postage and Fees \$10.48

Sent To Colt Bonnie

Street and Apt. No., or PO Box No. 3413 English Oaks Dr

City, State, ZIP+4® Kennesaw, GA 30144

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

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
Kennesaw, GA 30144

Certified Mail Fee \$5.30
\$4.40
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 \$0.78

Total Postage and Fees \$10.48

Sent To Achiana James & Achiana Susan

Street and Apt. No., or PO Box No. 3414 Daventry Ln

City, State, ZIP+4® Kennesaw, GA 30144

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

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Certified Mail Fee \$5.30
\$4.40
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 \$0.78

Total Postage and Fees \$10.48

Sent To Archons John W & Jessica K

Street and Apt. No., or PO Box No. 3412 English Oaks Dr

City, State, ZIP+4® Kennesaw, GA 30144

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

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Kennesaw, GA 30144

Certified Mail Fee \$5.30
\$4.40
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 \$0.78

Total Postage and Fees \$10.48

Sent To
Turner Family Trust
Street and Apt. No., or PO Box No.
3402 English Oaks Dr
City, State, ZIP+4®
Kennesaw, GA 30144

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

U.S. Postal Service™
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Kennesaw, GA 30144

Certified Mail Fee \$5.30
\$4.40
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 \$0.78

Total Postage and Fees \$10.48

Sent To
Vordoni Leonardo
Street and Apt. No., or PO Box No.
3402 English Oaks Dr
City, State, ZIP+4®
Kennesaw, GA 30144

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

U.S. Postal Service™
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Kennesaw, GA 30144

Certified Mail Fee \$5.30
\$4.40
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 \$0.78

Total Postage and Fees \$10.48

Sent To
Turner Rachel T
Street and Apt. No., or PO Box No.
3512 Daventry Ln
City, State, ZIP+4®
Kennesaw, GA 30144

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

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Kennesaw, GA 30144

Certified Mail Fee \$5.30
\$4.40
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 \$0.78

Total Postage and Fees \$10.48

Sent To
Brown Justin L
Street and Apt. No., or PO Box No.
3513 Daventry Ln NW
City, State, ZIP+4®
Kennesaw, GA 30144

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

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Kennesaw, GA 30144

Certified Mail Fee \$5.30
\$4.40
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 \$0.78

Total Postage and Fees \$10.48

Sent To
Parker Heather N
Street and Apt. No., or PO Box No.
3512 Daventry Ln NW
City, State, ZIP+4®
Kennesaw, GA 30144

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

Date: 9/15/25

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Kennesaw, GA 30144

Certified Mail Fee \$5.30
\$4.40
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 \$0.78

Total Postage and Fees \$10.48

Sent To
Taratoot Cole Donovan
Street and Apt. No., or PO Box No.
3512 Daventry Ln NW
City, State, ZIP+4®
Kennesaw, GA 30144

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

9589 0710 5270 2809 9943 34

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Kennesaw, GA 30144

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ 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	\$0.78
Total Postage and Fees	\$10.48

Sent To: Sailos Cynthia C
Street and Apt. No., or PO Box No. 3415 English Oaks Dr
City, State, ZIP+4® Kennesaw, GA 30144

PS Form 3800, January 2023 PSN 7530-02-000-9047

0257 35
Kennesaw GA 30144
Postmark Here
AUG 14 2025
08/14/2025

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Kennesaw, GA 30144

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ 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	\$0.78
Total Postage and Fees	\$10.48

Sent To: Mark H Amy
Street and Apt. No., or PO Box No. 3511 Oakmont Ln NW
City, State, ZIP+4® Kennesaw, GA 30144

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

0257 35
Kennesaw GA 30144
Postmark Here
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08/14/2025

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Kennesaw, GA 30144

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ 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	\$0.78
Total Postage and Fees	\$10.48

Sent To: Sidow Cheryl Borisovich
Street and Apt. No., or PO Box No. 3415 English Oaks Dr NW
City, State, ZIP+4® Kennesaw, GA 30144

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

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Kennesaw, GA 30144

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ 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	\$0.78
Total Postage and Fees	\$10.48

Sent To: The Estate of Gibson Leonard
Street and Apt. No., or PO Box No. 3405 Daventry Ln NW
City, State, ZIP+4® Kennesaw, GA 30144

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

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Kennesaw GA 30144
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08/14/2025

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OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ 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	\$0.78
Total Postage and Fees	\$10.48

Sent To: Garbilo Pedro Soto + Jose Badrillo Nicolas + Munguia Americo Morales
Street and Apt. No., or PO Box No. 3414 English Oaks Dr
City, State, ZIP+4® Kennesaw, GA 30144

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

0257 35
Kennesaw GA 30144
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08/14/2025

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Kennesaw, GA 30144

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
☐ 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	\$0.78
Total Postage and Fees	\$10.48

Sent To: Alvin Simone Enle
Street and Apt. No., or PO Box No. 3405 English Oaks Dr
City, State, ZIP+4® Kennesaw, GA 30144

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

0257 35
Kennesaw GA 30144
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08/14/2025

9589 0710 5270 2809 9944 19

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Acworth, GA 30102

Certified Mail Fee	\$5.30	0257
\$	\$4.40	35
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	\$0.78	
Total Postage and Fees	\$10.48	
Sent To Laky Kevin O Street and Apt. No., or PO Box No. 3019 BURR ST City, State, ZIP+4® Acworth, GA 30102		

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

9589 0710 5270 2810 0057 39

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Kennesaw, GA 30144

Certified Mail Fee	\$5.30	0257
\$	\$4.40	35
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	\$0.78	
Total Postage and Fees	\$10.48	
Sent To Lumpkin Michael + Jacquelyn Street and Apt. No., or PO Box No. 2041 English Oaks Ln NW City, State, ZIP+4® Kennesaw, GA 30144		

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

9589 0710 5270 2807 7744 26

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Kennesaw, GA 30144

Certified Mail Fee	\$5.30	0257
\$	\$4.40	35
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	\$0.78	
Total Postage and Fees	\$10.48	
Sent To McMillen Neville N + Jennifer C Street and Apt. No., or PO Box No. 2051 English Oaks Ln NW City, State, ZIP+4® Kennesaw, GA 30144		

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

9589 0710 5270 2809 9942 35

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Kennesaw, GA 30144

Certified Mail Fee	\$5.30	0257
\$	\$4.40	35
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	\$0.78	
Total Postage and Fees	\$10.48	
Sent To Ford Ryan + Geraldilyn Patten Street and Apt. No., or PO Box No. 2041 English Oaks Ln City, State, ZIP+4® Kennesaw, GA 30144		

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ATLANTA GA RPDC 302



9590 9402 9620 5121 4735 72

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Postal Service

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

CITY OF Kennesaw Planning & Zoning
2529 Stephenson Avenue
Kennesaw, GA 30144

First-Class Mail
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USPS
Permit No. G-10

4-278029

USPS TRACKING #



9590 9402 9620 5121 4734 73

United States
Postal Service

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

CITY OF Kennesaw Planning & Zoning
2529 Stephenson Avenue
Kennesaw, GA 30144

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

USPS TRACKING #



9590 9402 9620 5121 4735 03

United States
Postal Service

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

CITY OF Kennesaw Planning & Zoning
2529 Stephenson Avenue
Kennesaw, GA 30144

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

USPS TRACKING #



9590 9402 9620 5121 4734 66

United States
Postal Service

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

CITY OF Kennesaw Planning & Zoning
2529 Stephenson Avenue
Kennesaw, GA 30144

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

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:

FORNATOT GOM EGNANAN
3512 DAVENPORT LN NW
Kennesaw, GA 30144

9590 9402 9620 5121 4735 72



2. Article Number (Transfer from service label)

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

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:

Bell Thomas Erik + (small) Elizabeth
3411 English Oaks Dr NW
Kennesaw, GA 30144

9590 9402 9620 5121 4734 73



2. Article Number (Transfer from service label)

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

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ 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

- ☐ 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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ 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

- ☐ 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

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:

Basilio Pedro Soto + Soto-Suarez Nicolas
+ Munigua Honoria Morales
3414 English Oaks Dr
Kennesaw, GA 30144

9590 9402 9620 5121 4735 03



2. Article Number (Transfer from service label)

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

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:

Richard James + Richard Susan
3514 Davenport Ln
Kennesaw, GA 30144

9590 9402 9620 5121 4734 66



2. Article Number (Transfer from service label)

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

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ 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

- ☐ 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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ 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

- ☐ 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

Domestic Return Receipt

USPS TRACKING #

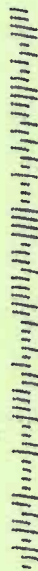


9590 9402 8295 3094 4617 05

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

United States
Postal Service
City of Kennesaw Planning & Zoning
2579 JO Stephenson Avenue
Kennesaw, GA 30144

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



USPS TRACKING #

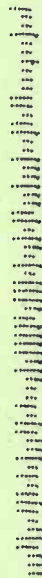


9590 9402 8531 3105 5075 11

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

United States
Postal Service
City of Kennesaw Planning & Zoning
2579 JO Stephenson Avenue
Kennesaw, GA 30144

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



USPS TRACKING #

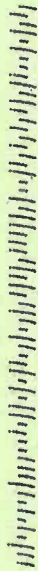


9590 9402 8295 3094 6649 12

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

United States
Postal Service
City of Kennesaw Planning & Zoning
2579 JO Stephenson Avenue
Kennesaw, GA 30144

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



USPS TRACKING #

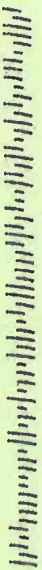


9590 9402 8531 3105 5075 11

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

United States
Postal Service
City of Kennesaw Planning & Zoning
2579 JO Stephenson Avenue
Kennesaw, GA 30144

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



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.

Article Addressed to:

Mr Family Trust
2649 English Oaks Dr
Kennesaw, GA 30144

Article Number (Transfer from service label)

0710 5270 2809 9942 73

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent

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

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Priority Mail Express®
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Signature Confirmation™
☐ Signature Confirmation™ Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

Insured Mail over \$500

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.

Article Addressed to:

Hutchins John W + Jessica K
3412 English Oaks Dr
Kennesaw, GA 30144

Article Number (Transfer from service label)

9590 9402 8295 3094 6649 12

Article Number (Transfer from service label)

9589 0710 5270 2809 9942 66

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent

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

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Priority Mail Express®
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☐ Signature Confirmation™
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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.

Article Addressed to:

Edward of Gibson Leonard
2649 English Oaks Ln NW
Kennesaw, GA 30144

Article Number (Transfer from service label)

9590 9402 9620 5121 4734 80

Article Number (Transfer from service label)

9589 0710 5270 2809 9943 65

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent

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

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Priority Mail Express®
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Signature Confirmation™
☐ Signature Confirmation™ Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

Insured Mail over \$500

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.

Article Addressed to:

Card Bryan + Broadlynn Paffy
2649 English Oaks Ln
Kennesaw, GA 30144

Article Number (Transfer from service label)

9590 9402 8531 3186 5475 11

Article Number (Transfer from service label)

9589 0710 5270 2809 9942 35

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent

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

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Priority Mail Express®
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Signature Confirmation™
☐ Signature Confirmation™ Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

Insured Mail over \$500

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:
 McGilvrey Nicole N Penitric
 2451 English Oaks Ln NW
 Kennesaw, GA 30144

2. Article Number (Transfer from service label)
 9589 0710 5270 2809 9944 26

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name)
 Gabrielle McGilvrey

C. Date of Delivery
 8-22-2025

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:
 Cole Bonnie
 3413 English Oaks Dr
 Kennesaw, GA 30144

2. Article Number (Transfer from service label)
 9589 0710 5270 2809 9942 42

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name)
 Bonnie Cole

C. Date of Delivery
 8/22/25

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:
 Moroney Robin A
 3404 English Oaks Dr
 Kennesaw, GA 30144

2. Article Number (Transfer from service label)
 9589 0710 5270 2809 9942 59

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name)
 Robin A Moroney

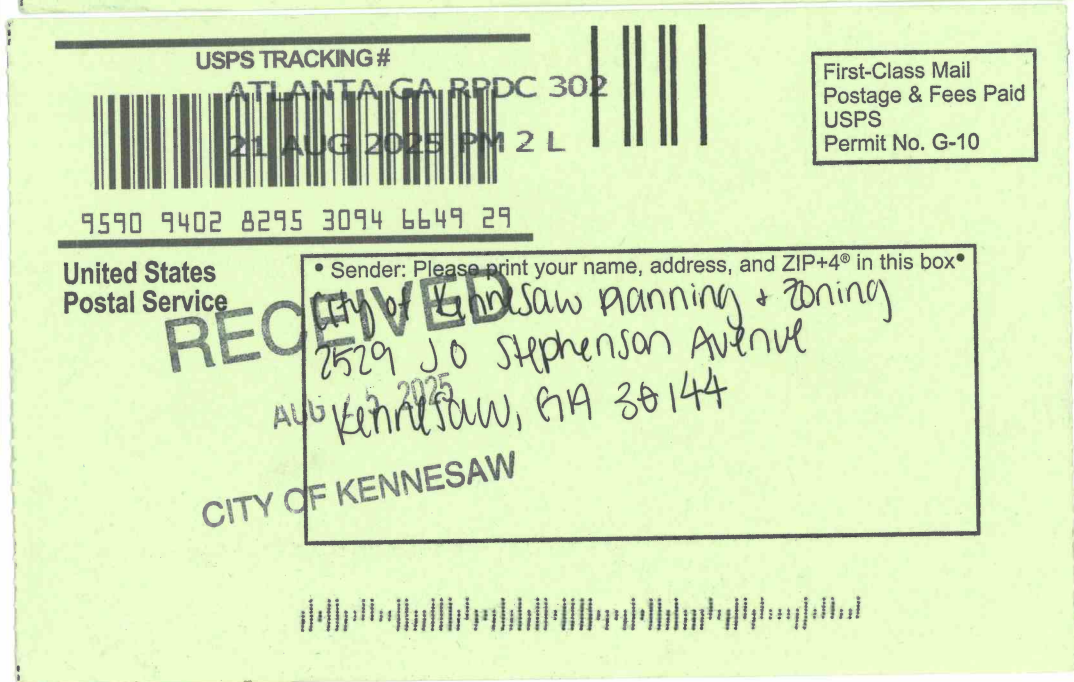
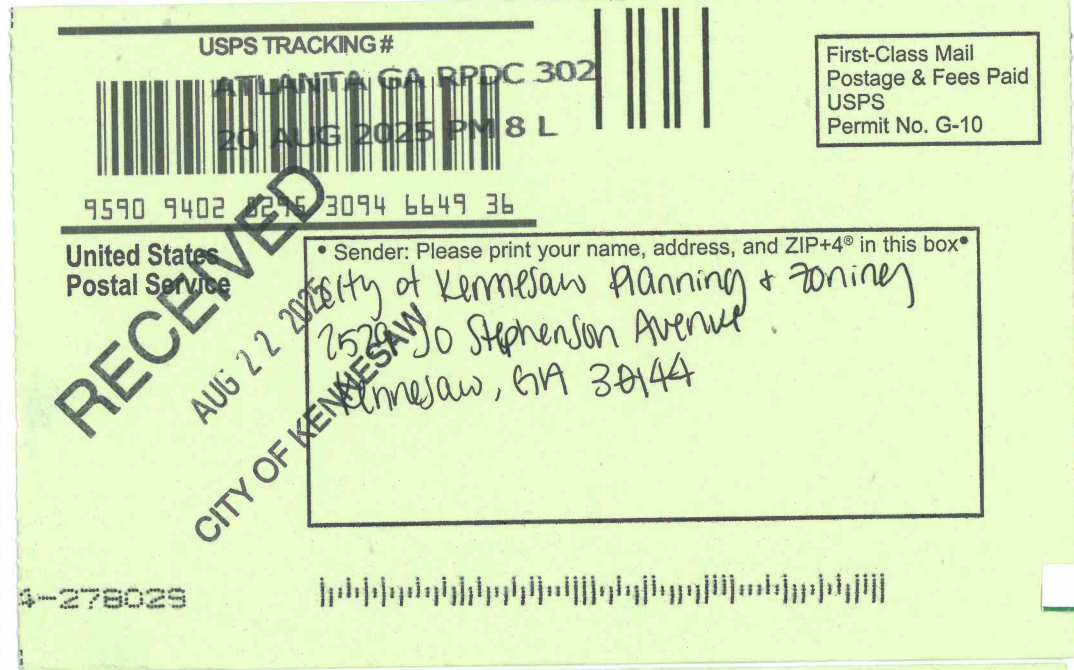
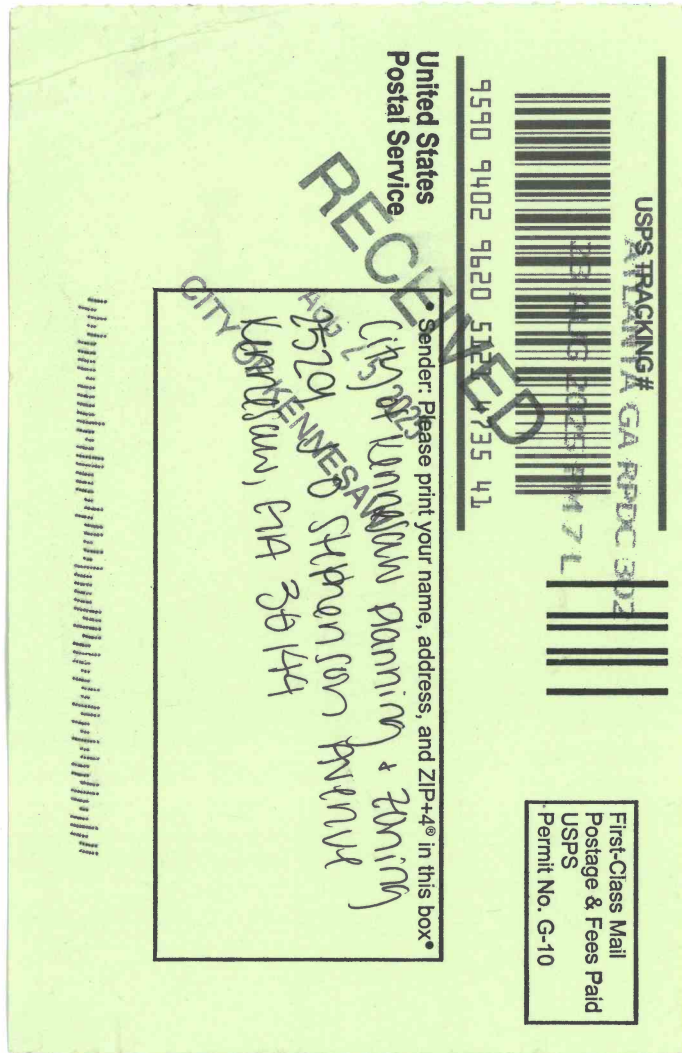
C. Date of Delivery
 8-22-2025

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

3. Service Type
☐ Adult Signature
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☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt





Item Report

TO: The Planning Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: September 3, 2025

TITLE: **ZV2025-02** - Consideration for approval of a variance application submitted by Alberto Florido for the property located at 2292 Bayswater Drive (20009000390). Said request is to vary from the minimum setback required for R-15, Single Family Residential. Property consists of 0.66 +/- acres and lies in Land Lot 90, Tax Parcel 39.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. ZV2025-02_2292 Bayswater Dr_Staff Analysis
2. ZV2025-02_2292 Bayswater 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
SEPTEMBER 15, 2025

PLANNING COMMISSION
SEPTEMBER 3, 2025

LEGAL ADVERTISEMENTS
AUGUST 15, 2025

PUBLIC NOTICE SIGN
AUGUST 15, 2025

APPLICATION SUBMITTED
JULY 25, 2025

STAFF ANALYSIS REPORT

ZONING CASE #: ZV2025-02

Property Addresses

2292 Bayswater Drive

Applicant

Alberto Florido

Representative

N/A

Property Owner

Same as applicant

Current Zoning

R-15, Single Family Residential

Future Land Use Category

Residential Low/Medium (RL)

Project Request: Variance request to reduce the minimum rear setback requirement from 30 ft to 16 ft. to rebuild a deck and balcony.

[Please see page 2 for project request and intent.](#)



PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: No
Historic District: No
Cemetery: No **Floodplain:** No **Stream:** Yes
Parcel ID #: 20009000390
Land Lot #: 90 **Tax Parcel #:** 39
Land Area: 0.68 +/- acres or 30,000 sq. ft.
Proposed Building SQFT: N/A

RECOMMENDATION

Staff Recommendation

Approval of the variance request.

Planning Commission Recommendation

To be determined on September 3, 2025

Please see page 12 for basis for recommendation.

ADJACENT PROPERTY DETAILS

Surrounding Zoning Dist. and Future Land Use

North: No Street

Zoning: R-10, Single Family Residential

Future Land Use: Residential Low/Medium (RL)

South: Bayswater Dr

Zoning: R-15, Single Family Residential

Future Land Use: Residential Low/Medium (RL)

East: No Street

Zoning: R-15, Single Family Residential

Future Land Use: Residential Low/Medium (RL)

West: No Street

Zoning: R-15, Single Family Residential

Future Land Use: Residential Low/Medium (RL)

STAFF ANALYSIS REPORT



ZONING CASE #: ZV2025-02

DESCRIPTION OF ZONING REQUEST: **VARIANCE**

VARIANCE:

This is a variance request submitted for the property located at 2292 Bayswater Drive. The applicant is seeking relief from the minimum rear setback requirement as outlined in [Section 2.01.03.04\(D\)](#) of the Unified Development Code in order to rebuild a deck and balcony.

The current zoning standards require a 30-foot rear setback. However, the applicant is requesting to encroach 14 feet into the required setback, resulting in a proposed rear setback of 16 feet.

UNIFIED DEVELOPMENT CODE

The R-15, Single-Family Residential district is intended to provide suitable areas for single-family, detached dwellings at medium densities as defined by the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time, with access to both public water and sewerage.

Section 2.01.03.04(D) - Lot size, setback and building height requirements

Min. Lot size	15,000 sq. ft.
Min. Floor Area	1,400 sq. ft.
Min. Lot width at front setback line	75 ft; cul-de-sac 50 ft.
Max. Lot Coverage (%)	35
Min. Front Yard as measured from local	35 ft.
Min. Side Yard	10 ft.
Min. Rear Yard	30 ft.
Max. Building Height	35 ft.

Pre-Application Meeting

April 9, 2025

Application Submitted

July 25, 2025

Fees Paid

\$375 (Variance)

Certified Letters Mailed

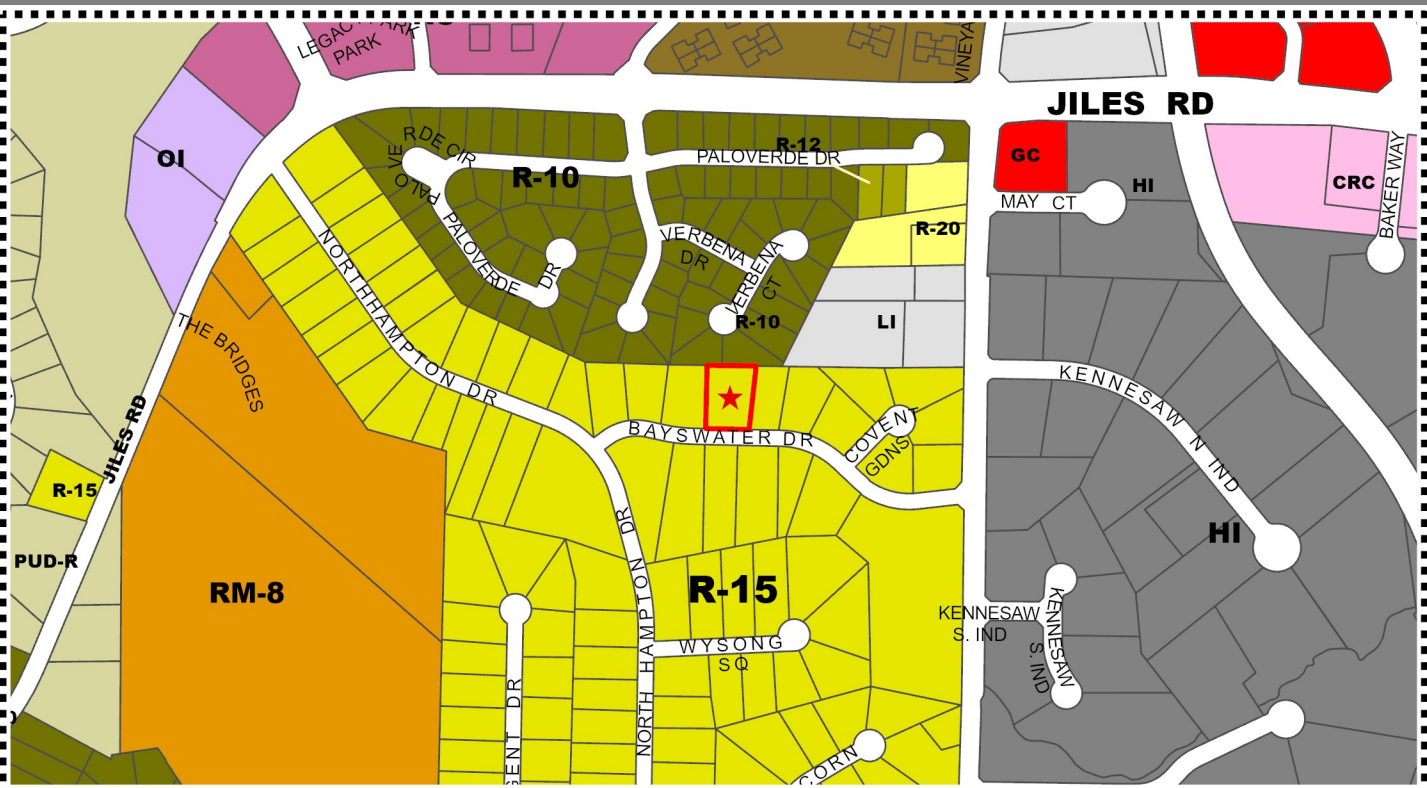
August 13, 2025

STAFF ANALYSIS REPORT



ZONING CASE #: ZV2025-02

ZONING MAP



LEGEND

Zoning Districts

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

Form Based Code

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

Zoning Overlays

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

The subject property, approximately 0.68 ± acres, is located off Bayswater Drive within the Fairfax subdivision. It is surrounded by single-family residential lots ranging in size from 20,000 to 41,000 square feet, consistent with the subdivision's established zoning designation and development pattern.

To the north, the property is abutted by the Giles Crossing subdivision, which is currently zoned R-10, Single-Family Residential. To the west, it borders The Bridges of Kennesaw, a multifamily apartment complex zoned RM-8, Multifamily Residential. To the south, the subdivision borders both Victoria Crossing subdivision currently zoned Planned Unit Development –Residential (PUD-R) and Winchester Forest subdivision currently zoned R-10, Single Family Residential. On the eastern boundary, adjacent parcels are zoned Light Industrial (LI) and Heavy Industrial (HI), with active industrial uses including Industresource, a fabrication and installation company, and Sierra Construction Company, Inc.

STAFF ANALYSIS REPORT

ZONING CASE #: ZV2025-02

BACKGROUND:

The subject site is currently zoned R-15, Single-Family Residential and is located within the Fairfax subdivision, which comprises 113 single-family lots. The subdivision was officially established in 1980, with each lot maintaining a minimum lot size of 20,000 square feet, consistent with the zoning designation and development standards in place at the time.

In 1985, permits were issued for the construction of the single-family dwelling located at 2292 Bayswater Drive, situated on Lot 15, which measures approximately 30,000 square feet. The home was built in accordance with the approved subdivision standards, including required setbacks. The structure was placed approximately 30 feet from the rear property line and 10 feet from the side property lines, aligning with the applicable zoning requirements.

The dwelling was intentionally sited toward the rear of the parcel to comply with the front setback requirement and to avoid encroachment into the drainage easement that traverses the property. This easement plays a critical role in protecting adjacent properties from flooding and erosion by maintaining the natural flow of stormwater through the subdivision.

EXISTING SITE CONDITIONS



STAFF ANALYSIS REPORT

ZONING CASE #: ZV2025-02

PRE-EXISTING CONDITIONS

In 2019, the subject property included an existing rear deck and balcony based on the details obtained through Cobb County Tax Assessor's office. On March 3, 2025, a Stop Work Order was issued following the commencement of construction activities for a new rear deck and balcony without prior issuance of a building permit, in violation of the City's permitting requirements.

Subsequently, the property owner submitted a permit application for the replacement structures. Upon review, it was determined that the proposed deck and balcony replacement would not conform to the required rear setback standards established for the R-15 zoning district. Specifically, the encroachment exceeds the allowable limits, thereby necessitating further evaluation for potential variance consideration or design modification to bring the proposal into compliance.

PRE-EXISTING SITE CONDITIONS



Site Conditions, 2019 (Cobb Tax Assessor)

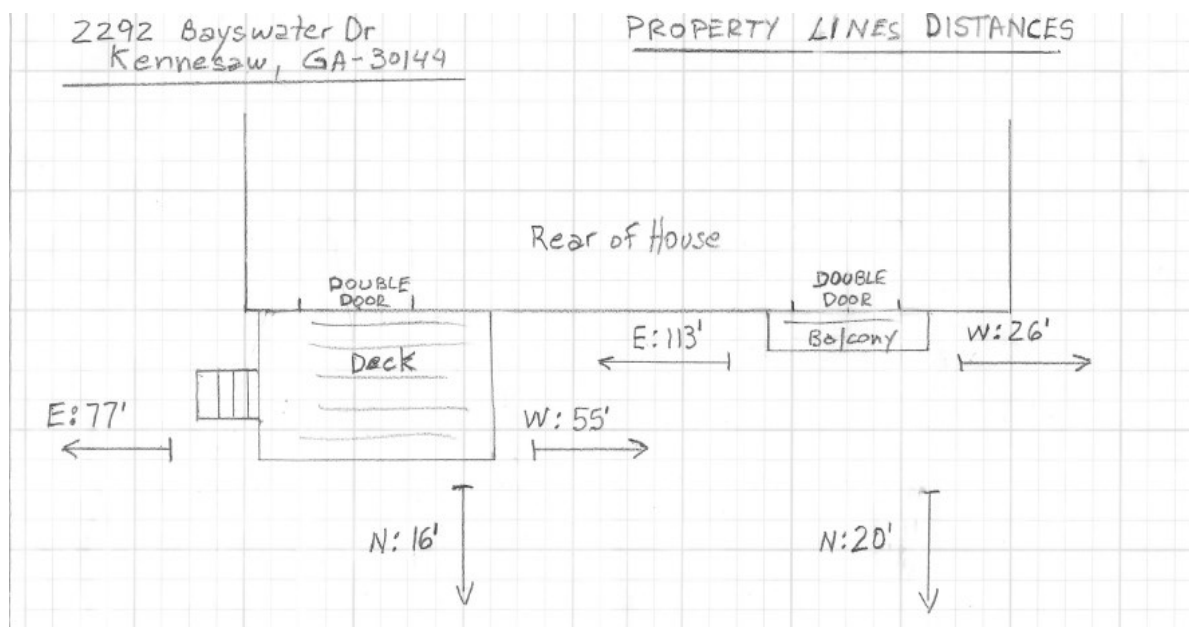
STAFF ANALYSIS REPORT

ZONING CASE #: ZV2025-02

PRE-EXISTING SITE CONDITIONS



PROPOSED DECK/BALCONY PLAN



STAFF ANALYSIS REPORT

ZONING CASE #: ZV2025-02

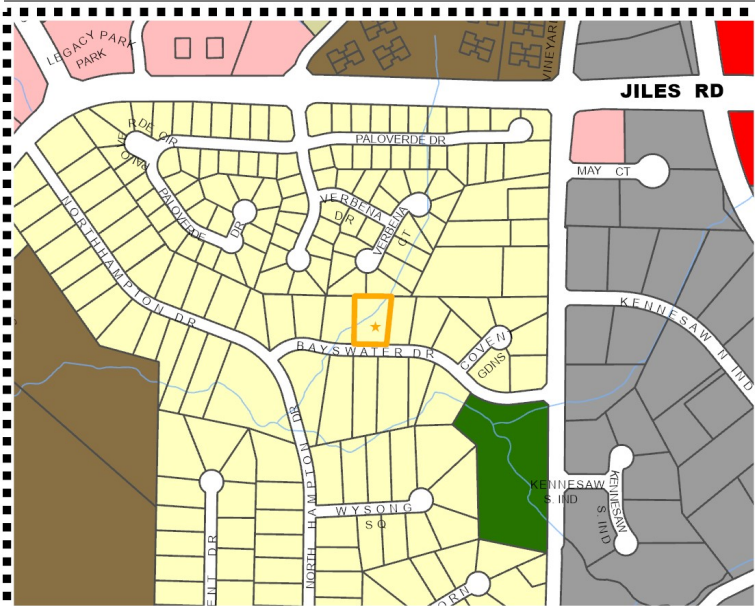
CURRENT SITE CONDITIONS



STAFF ANALYSIS REPORT

ZONING CASE #: ZV2025-02

2022 COMPREHENSIVE PLAN - FUTURE LAND USE



LEGEND

Future Land Use	
■ CAC - Community Activity Center	■ PRC - Park/Recreation/Conservation
■ DAC - Downtown Activity Center	■ PUD - Planned Unit Development
■ I - Industrial	■ RAC - Regional Activity Center
■ NAC - Neighborhood Activity Center	■ RH - Residential High
	■ RL - Residential Low/Medium

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

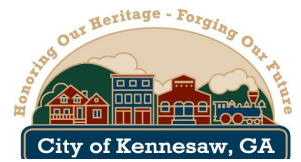
The subject property is designated **Residential Low/Medium (RL)** under the City's Comprehensive Plan, which supports moderate-density development characterized by single-family or multi-family homes on larger lots. This designation promotes residential environments that offer greater privacy, open space, and compatibility with surrounding neighborhoods.

The applicant is requesting a variance to encroach into the required setback, and staff finds that the proposed encroachment will not alter the zoning designation, density, or external appearance of the property in a way that would impact the character of the neighborhood. The existing residential use remains consistent with the RL designation, and the proposed adjustment is minor in scale, maintaining the overall integrity of the streetscape and adjacent properties.

Staff concludes that the request is in harmony with the goals of the Comprehensive Plan, as it:

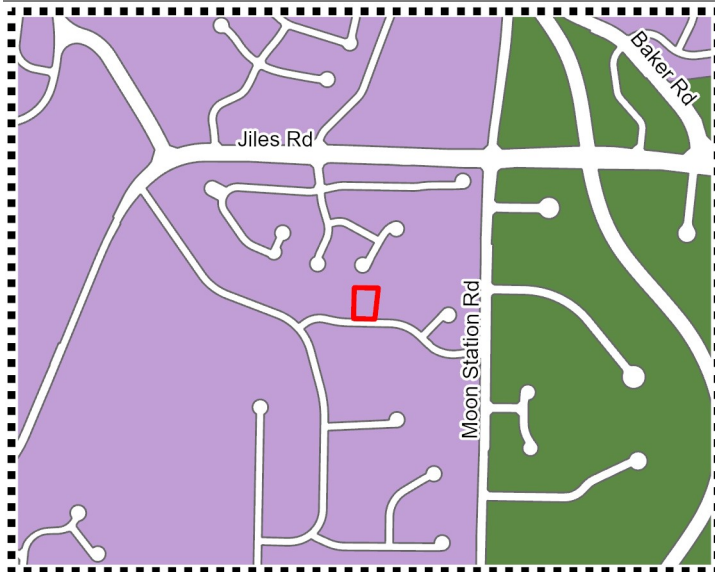
- Preserves the residential nature and scale of the area
- Does not increase density beyond what is permitted
- Maintains visual and spatial compatibility with neighboring lots

STAFF ANALYSIS REPORT



ZONING CASE #: ZV2025-02

2022 COMPREHENSIVE PLAN UPDATE - AREAS



LEGEND

Kennesaw Areas

Cobb Parkway Commercial Corridor	Jiles and Baker
Ridenour	Swift-Cantrell
West Pine Mountain	Campus Living
East Pine Mountain Revitalization	Cherokee Street Commercial Corridor
Kennesaw Due West	North Cherokee
Cobb International Industrial Corridor	Moon Station Industrial Corridor
Kennesaw Marketplace	Historic Central Business District
Barrett and Old 41	In-Town Living
	McCollum Industrial Corridor

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.

Future Land Use Categories:

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

AREA DESIGNATION ANALYSIS

The site is located within the Jiles and Baker area. According to the Area Policy Matrix outlined in the Comprehensive Plan, development in this area should include a variety of housing choices based on single-family residential concepts and encourages housing types to reflect traditional neighborhood styles.

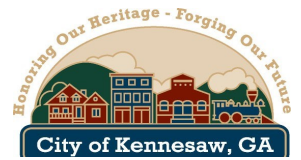
SURROUNDING NEIGHBORHOODS

- Gile Crossing subdivision
- The Bridges of Kennesaw Multifamily complex
- Victoria Crossing subdivision
- Winchester Forest subdivision

NEARBY PUBLIC SCHOOLS

- Baker Elementary School (Cobb County)

STAFF ANALYSIS REPORT



ZONING CASE #: ZV2025-02

ENVIRONMENTAL

FEMA FLOOD ZONE MAP

Floodplain:

- ☐ Yes
☒ No
☐ Not Verified

Stream:

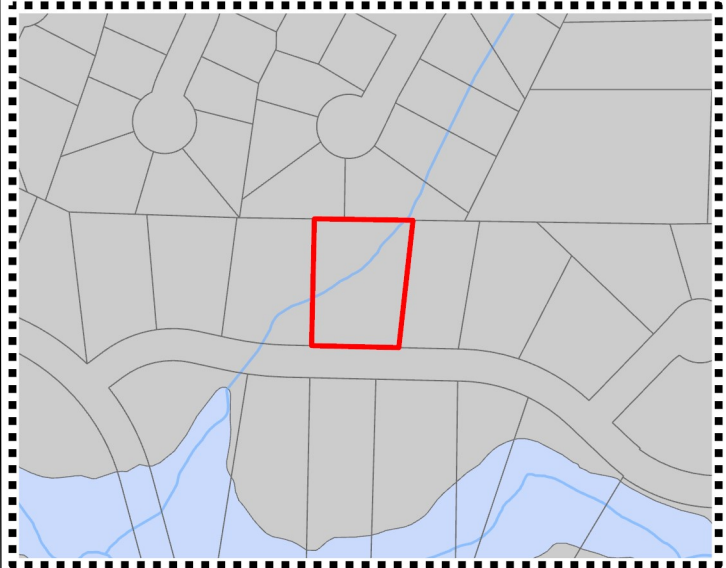
- ☒ Yes
☐ No
☐ Not Verified

Drainage Basin:

- ☒ None
☐ FEMA 100-year floodplain area
☐ Flood Damage Prevention Ordinance¹
☐ Project subject to Cobb County Damage Prevention Requirements
☐ Dam Breach Zone (Upstream)²
☐ Owner/Developer is responsible for obtaining any required wetland permits from the United States Army Corps of Engineers

Streams and Creeks:

- ☐ Metropolitan River Protection Area³
☐ Chattahoochee River Corridor Tributary Area⁴
☐ Georgia Erosion-Sediment Control Law and County Ordinance⁵
☐ Georgia DNR Variance for work being done in 25-foot stream bank buffers (may be required)
☐ City Stream Buffer Required
☒ No Stream Buffer Required



LEGEND

Special Flood Hazard Areas

2018 Flood Zones

- | | |
|--------------------------|----------------------|
| A | Subject Property |
| AE | Land Lots |
| AE, Floodway | Kennesaw City Limits |
| X, 0.2 Pct Annual Chance | |

ADDITIONAL COMMENTS REGARDING PROJECT:

- Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be resolved in the plan review process.
- Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains and obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.
- Applicant will be responsible to meet all City of Kennesaw Development & Zoning Ordinance Standards, State, County and applicable Federal regulations as part of the plan review approval process. All conceptual representations submitted with the application and acted on by Mayor and Council does not relieve applicant and property owners from meeting all development standards.

- Designated flood hazard
- Need to keep residential buildings out of hazard.
- Within 2000-feet of the Chattahoochee River. ARC review 35-feet undisturbed buffer each side of waterway.
- Cobb County review (___-feet undisturbed buffer on each side)
- State of Georgia and Cobb County review.

STAFF ANALYSIS REPORT



ZONING CASE #: ZV2025-02

TRANSPORTATION DATA:



Roadway Name

Bayswater Drive

Roadway Classification

Local

Speed Limit

25 MPH

Jurisdictional Control

City of Kennesaw

STAFF ANALYSIS REPORT



ZONING CASE #: ZV2025-02

PLANNING AND ZONING		DEPARTMENT COMMENTS
Site Visit: ☒ Yes ☐ No	Staff Member: Name: Chanelle Campbell Date of Visit: 08/13/2025	Public Works: If the deck is reconstructed at the rear of the residence, it will not encroach upon or impact the designated stream buffer areas.
Historic Preservation: Not located in the historic district		Building Services: No Comments
Cemetery Preservation: No cemeteries on site		Cobb County Water: None provided

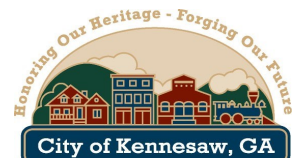
STAFF ANALYSIS - **VARIANCE**

The applicant, Alberto Florido, property owner of 2292 Bayswater Drive, has submitted a variance application seeking relief from Section 2.01.03.04(D) of the Unified Development Code (UDC). Specifically, the applicant is requesting to reduce the required rear setback from 30 feet to 16 feet, resulting in a 14-foot encroachment into the setback area to allow for the reconstruction of a deck and balcony at the rear of the residence.

Per [Section 9.02.00](#) of the UDC, variances may be granted when certain criteria are met. Staff has reviewed the submitted materials and offers the following findings in support of the request:

- A. There is extraordinary and exceptional conditions pertaining to the property because of its size, shape or topography;**
 Based on the submitted materials, constrained by the presence of a stream and drainage easement, which limits buildable area and influences the placement of the existing structure. These site-specific conditions restrict the property owner's ability to make improvements that would otherwise be permitted on similarly zoned lots within the subdivision.
- B. The application of the UDC standards to property creates practical difficulty or unnecessary hardship.**
 The original dwelling was constructed in close proximity to the rear setback line to avoid encroachment into the stream buffer and drainage easement, which are critical for stormwater management and environmental protection. As a result, the available space for rear improvements is significantly limited, and reconstruction of the deck and balcony within the existing footprint would trigger noncompliance without relief.
- C. The practical difficulty and/or unnecessary hardship are conditions which are peculiar to the property involved;**
 The presence of environmental constraints including a stream and an associated drainage easement impose site-specific limitations that are not typically encountered on other R-15 zoned parcels. These unique conditions warrant consideration for a rear setback reduction to accommodate the reconstruction of the deck and balcony within a reduced footprint, consistent with and more modest than the previously existing structures.

STAFF ANALYSIS REPORT



ZONING CASE #: ZV2025-02

D. Relief, if granted, would not cause substantial detriment to the public good or impede the purposes and intent of the UDC

Based on the submitted materials, it appears that granting the variance may not be materially detrimental to the public welfare or impede the purposes and intent of the UDC as the variance does not introduce any additional use inconsistent with the R-15 zoning designation and maintains compliance with all other applicable development standards.

ZONING ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**

Based on the above findings, staff concludes that the request meets the criteria for variance consideration under the UDC. The proposed encroachment is limited in scope and does not alter the residential character, zoning designation, or overall density of the neighborhood. Approval of the variance would allow the property owner to maintain functional outdoor space with additional egress points while respecting environmental constraints and preserving neighborhood compatibility.

Therefore, the Zoning Administrator recommends that this application be approved.

PLANNING COMMISSION RECOMMENDATION:

To be determined on September 3, 2025

MAYOR AND COUNCIL DECISION:

To be determined on September 15, 2025



CASE NUMBER		LAND USE OR ZONING		2292 Bayswater Drive Land Lot 90, Tax Parcel 39		
		FROM	TO	Subject Property		
AV	LU					CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268 <i>Derek Easterday</i> MAJOR <i>Donna Alvarez</i> CITY CLERK
AX	RZ					
DX	AV – Administrative Variance	R-10 ZONING KENNESAW CITY LIMITS COBB COUNTY 99 LAND LOT				
HBR	HBR – Historic Board Review					
SLUP	LU – Land Use					
	RZ – Re-zoning					
	SLUP – Special Land Use					Scale: 1" = 236'
	ZV – Variance					Print Date: 7/21/2025
ZV 2025-002						ZV2025_002



Date Received 7/25/2025

Staff's Initials RG

VARIANCE APPLICATION

Required Fee \$375.00

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 VARIANCE REQUEST Rear of house deck and balcony

(Variance request to reduce the minimum rear setback requirement from 30 ft. to 16 ft. to rebuild a deck and balcony)

LAND USE PROPERTY ADDRESS 2292 Bayswater Dr. Kennesaw, GA 30144

Land Lot 15 Tax Parcel 20009000390 Lot Size 0.66 acres Current Zoning 15

APPLICANT Alberto Florido

APPLICANT EMAIL _____

Applicant address 2292 Bayswater Dr. Kennesaw, GA 30144

(Home#) _____ (Work#) _____ (Cell#) _____

Applicant Signature _____

Signed, sealed and delivered in presence of: _____

Notary

Date

REPRESENTATIVE _____

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

Representative Signature _____

Signed, sealed and delivered in presence of: _____

Notary

Date

TITLEHOLDER: Alberto Florido

Telephone: _____

Signature: _____

Address: 2292 Bayswater Dr Kennesaw

Signed, sealed and delivered in presence of: _____

Notary

Date





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? 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 25 day of July, 2025

Applicants 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.

Section 1909, Part 4 Standards for Decisions – Variances

Zoning Variances may be granted in such individual cases of practical difficulty or unnecessary hardships as follows:

COMMENTS	
There is extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.	The house is built very close to the rear property line.
The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship.	Please see the attached page A.
Such conditions are peculiar to the particular piece of property involved.	Considering the setback between the house and the back property line.
Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.	The back of the property is fenced off and private. All the properties around have back decks.

Chanelle Campbell

From: Alberto Florido [REDACTED]
Sent: Friday, July 25, 2025 11:38 AM
To: Chanelle Campbell
Subject: 2292 Bayswater Dr. - back deck and balcony

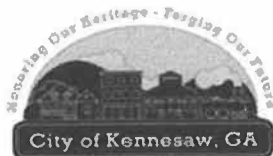
I purchased my home at 2292 Bayswater Drive in March 2024, and upon the initial inspection of the house during the sale, the back deck needed some repairs. However, I could not see the extent of the severe damage and rotting due to the old fence covering the bottom sides of the deck until I started to remove the debris surrounding it. Because I was very excited and motivated to improve my new property and address these safety concerns asap, I decided to completely demolish the old deck since it was not viable anymore. I then started some construction to replace the old deck in a smaller footprint than the first, but I failed to get the permit for the project, for which I apologize wholeheartedly. The inspector came, and the project halted.

There are two double French doors on the back of the house, one next to the kitchen and the other in the main bedroom. After removing the deck, I had to block them for safety (see pictures), as the insurance company required at that time.

I then applied for the permit to replace the deck and stairs next to the kitchen door and the other side of the deck with a balcony next to the main bedroom door. Because the code required thirty feet of setback, it was denied, even though the original deck had a setback of ten or twelve feet at one point (see Photos). Even though it is considered a new deck, it is in the exact location with an eighteen-foot setback, less than the original deck.

Because I am 67 years old and have worked hard my entire life, one of the main reasons I purchased this home with this outdoor deck area was to have easy access from my living space to enjoy & relax in the sun. Considering the home's elevation, this space would also provide the necessary exit out of the back of the house in emergencies, considering the height from the back windows is 8-9' from the ground. Lastly, I purchased this home with a back deck; not having one will devalue my home. As I invest in this property, the value will increase for me and the neighborhood.

Thank you for your time and consideration of this matter.



CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on or before August 15, 2025 in accordance with the application requirements.

8/14/2025

Date

[Signature]

Applicant or Authorized Agent Signature

Sworn and subscribed before me this 14th day of August 2025

[Signature]

Notary Public



Prepared By:
Weissman PC
3500 Lenox Road, 4th Floor
Atlanta, GA 30326

File No.: W-S-02885-24-WC

Parcel ID: 20-0090-0-039-0

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this 22nd day of March, 2024 by and between **Mary B. Johnson and Jeffrey Neal Johnson**, as party or parties of the first part, hereinafter called Grantor, and **Alberto Florido**, 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).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS 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:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

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

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, only to the 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 unto the said Grantee against the claims of all persons claiming by, through, or under Grantor herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Bo Zind

Unofficial Witness

Supp R/K

Notary Public

My Commission Expires: 8/31/2027

Signed, sealed and delivered
in the presence of:

Bo Zind

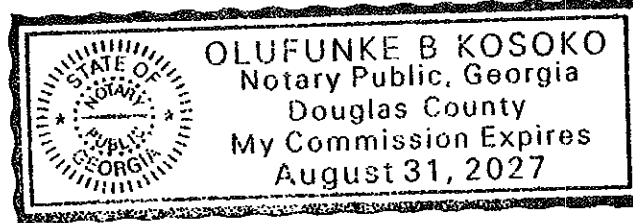
Unofficial Witness

Supp R/K

Notary Public

My Commission Expires: 8/31/2027

Mary B Johnson (Seal)
Mary B. Johnson



Jeffrey Neal Johnson (Seal)
Jeffrey Neal Johnson

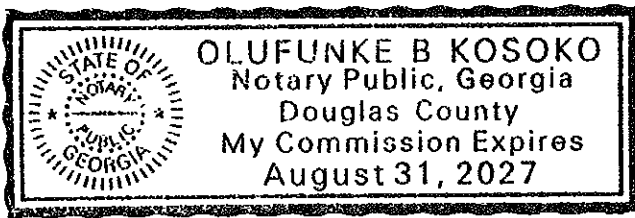


EXHIBIT "A"

File No.: W-S-02885-24-WC

All that tract or parcel of land lying and being in Land Lot 90 of the 20th District, 2nd Section, Cobb County, Georgia, being Lot 15, Fairfax, as per plat recorded in Plat Book 97, Page 53, Cobb County, Records, which plat is hereby refereed to and made a part of this description; as more particularly shown on that certain plat of survey by Georgia Land Surveying Co., Inc., dated November 18, 1985.

FOR INFORMATIONAL PURPOSES ONLY: Said property being known as 2292 Bayswater Drive Northwest according to the present system of numbering property in the City of Kennesaw, Cobb County, Georgia.



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 #						
20009000390	3/3-BOND - KENNESAW CITY		266819						
Property Owner/Location/Description			Fair Market Value	Taxable Value					
FLORIDO ALBERTO 2292 BAYSWATER DR			332,990	133,196					
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	133,196		0		133,196		7.7500000000		\$1,032.27
BOND	133,196		0		133,196		1.5000000000		\$199.79
Exemptions:									
Current Year Tax								\$1,232.06	
Interest								\$0.00	
Penalty								\$0.00	
Other Fees								\$0.00	
Payments Received								\$1,232.06	
Other Amounts Due								\$0.00	
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: 20009000390
Amount Due: \$0.00
Bill#: 266819
Due Date: 12/01/2024

AMOUNT PAID

FLORIDO ALBERTO
2292 BAYSWATER DR NW
KENNESAW, GA 30144-1148

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



Printed: 7/21/2025

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:
PENNYMAC

FLORIDO ALBERTO

Payment Date: 10/14/2024

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	20009000390	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	\$4,015.87	\$0.00	



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

OWNER'S ACKNOWLEDGEMENT:

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, drains, easements and public places hereon shown for the purpose and consideration herein expressed.

OWNER: RENTS LAND CORP. DATE: December 17, 1979
for: RENTS LAND CORP.

SURVEYOR'S ACKNOWLEDGEMENT:

I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Cobb County Subdivision Regulations.

Thomas M. Ginn
Registered Georgia Land Surveyor # 1549

COBB COUNTY CERTIFICATION:

This plat having been submitted to Cobb County and having been found to comply with the Master Plan, the Cobb County Subdivision Regulations and the Cobb County Zoning Regulations is approved subject to the installation and dedication of all streets, utilities, easements, and other improvements in accordance with the Standard Design Specifications.

2-26-80 Date James E. Herty
Engineering Department
2-26-80 Date James O. Kell
Zoning Dept./Planning Commission
2-24-80 Date County Board
Board of Commissioners

CERTIFICATION OF THE COUNTY HEALTH OFFICERS:

This plat has been approved for individual septic tank systems, and individual septic tank permits will be issued upon receipt of individual plot plans, showing the septic tank system in a suitable place on the lot. (Not binding after 3 years)

Dated this 14th day of Feb., 1979.

W.C. North
Cobb County Health Officer

LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)
1	27,825	40	21,816	79	20,305
2	20,000	41	21,805	80	20,391
3	20,000	42	20,103	81	20,477
4	20,000	43	20,000	82	20,563
5	20,000	44	20,000	83	20,649
6	20,000	45	20,000	84	20,735
7	20,708	46	20,000	85	21,828
8	21,179	47	21,828	86	22,914
9	20,050	48	20,320	87	22,999
10	20,083	49	21,517	88	23,085
11	21,641	50	21,517	89	23,170
12	23,480	51	21,517	90	23,256
13	21,867	52	20,393	91	23,341
14	25,409	53	21,517	92	23,427
15	30,000	54	21,517	93	23,512
16	21,021	55	21,517	94	23,598
17	24,348	56	21,517	95	23,683
18	22,020	57	21,517	96	23,769
19	22,383	58	21,517	97	23,854
20	26,257	59	20,300	98	23,940
21	23,353	60	20,465	99	24,025
22	23,084	61	25,165	100	24,111
23	21,773	62	37,725	101	24,196
24	36,126	63	37,056	102	24,282
25	28,813	64	26,671	103	24,367
26	31,099	65	20,000	104	24,453
27	33,617	66	20,000		
28	44,320	67	20,000		
29	44,100	68	20,000		
		69	20,000		
		70	20,000		
		71	21,488		
		72	25,835		
		73	24,403		
		74	21,893		
		75	21,365		
		76	20,607		
		77	20,133		
		78	20,210		

□ SQ. FT. OUTSIDE FLOOD PLAIN
□ SQ. FT. WITHIN FLOOD PLAIN

LOW OF FORMERLY
WAYNE O. ROBINSON

LOW OF FORMERLY
A.L. MARE

LOW OF FORMERLY
RICHARD L. POWELL

LOW OF FORMERLY
A.L. MARE

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CURVE	Δ	RADIUS	TANGENT	LENGTH	CHORD
#1	34°15'15"	357.33	110.00	213.42	210.26
#2	54°01'24"	338.93	172.32	318.72	307.04
#3	16°00'00"	111.54	100.00	108.70	108.05
#4	20°00'00"	810.00	210.00	339.87	296.98
#5	45°37'23"	285.31	120.00	227.15	221.23
#6	59°00'00"	194.48	110.00	200.21	191.48
#7	62°00'00"	166.43	100.00	180.00	171.43
#8	14°08'57"	578.22	71.14	141.56	141.20
#9	42°55'13"	279.82	110.00	209.61	204.75
#10	50°10'41"	212.86	100.00	186.97	181.02

FINAL PLAT FOR FAIRFAX

LOCATED IN L.L. 90, 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SCALE: 1"=100' DATE: JUNE 29, 1979

PROTECTIVE COVENANTS RECORDED
IN DEED BOOK 2123, PAGE 367.

RECORDED IN PLAT BOOK 75, PAGE 65
ON 2-29, 1980 AT 4 P.M.
Jack D. Graham
CLERK, COBB SUPERIOR COURT

NOTE:
PROTECTIVE COVENANTS RECORDED
IN DEED BOOK 2123, PAGE 367.

Date of boundary field work completion - November 14, 1978. Error of Closure of original traverse exceeds 10 000.1. Angular error per point on original traverse = 0 00 03". Equipment used Wild T-16 theodolite and B-T Distance meter. No point on this plat is within 500' of a National Geodetic Survey monument.

20' Drainage Easement
10' Drainage Easement
o Denotes Iron Pin # 4 Rebar
Area of Tract = 80.21 acres

SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBBELTZER ROAD, N.E.
MAZETTA, GEORGIA 30066 PH 926-7759

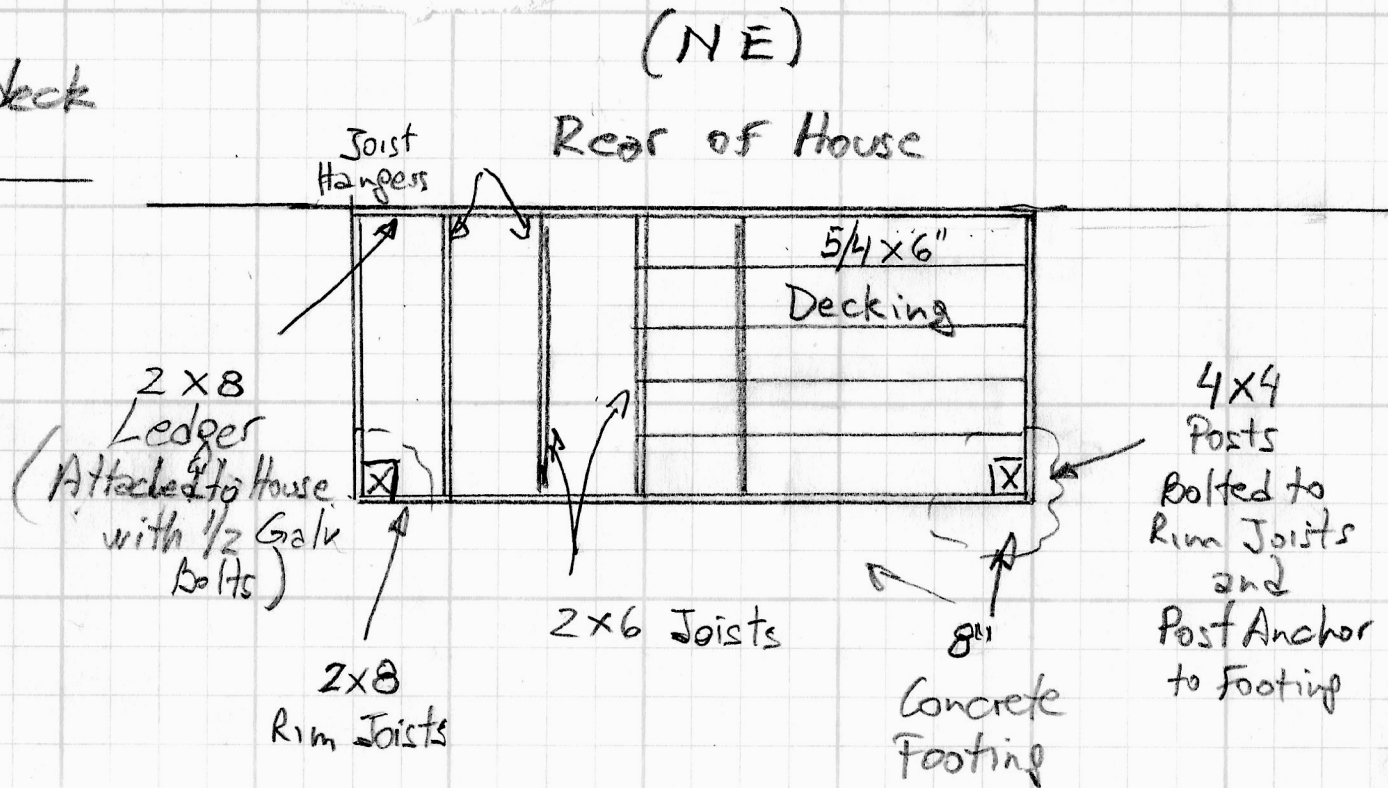
Variable drainage easements shall be 10' from center of ditch line or 5' from center of drain pipe on each side.

Replacement of the old deck with a new Balcony

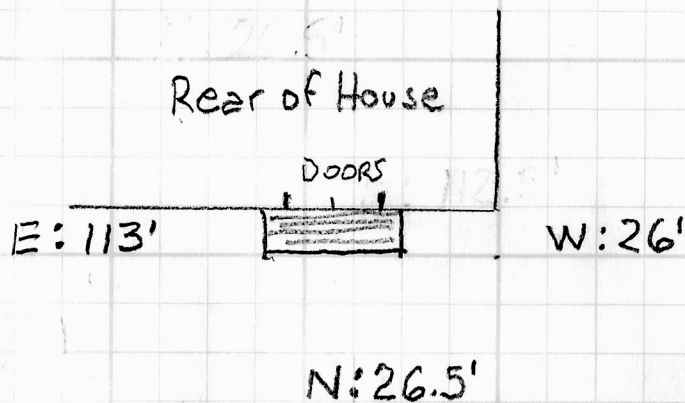
2292 Bayswater Dr.
Kennesaw, GA-30144

Pressure treated Lumber
Balcony Dimensions
3.5ft x 9ft

2x4 Handrails with
1" metal balusters
4" on center



Property Lines



Replacement of the old deck
same location

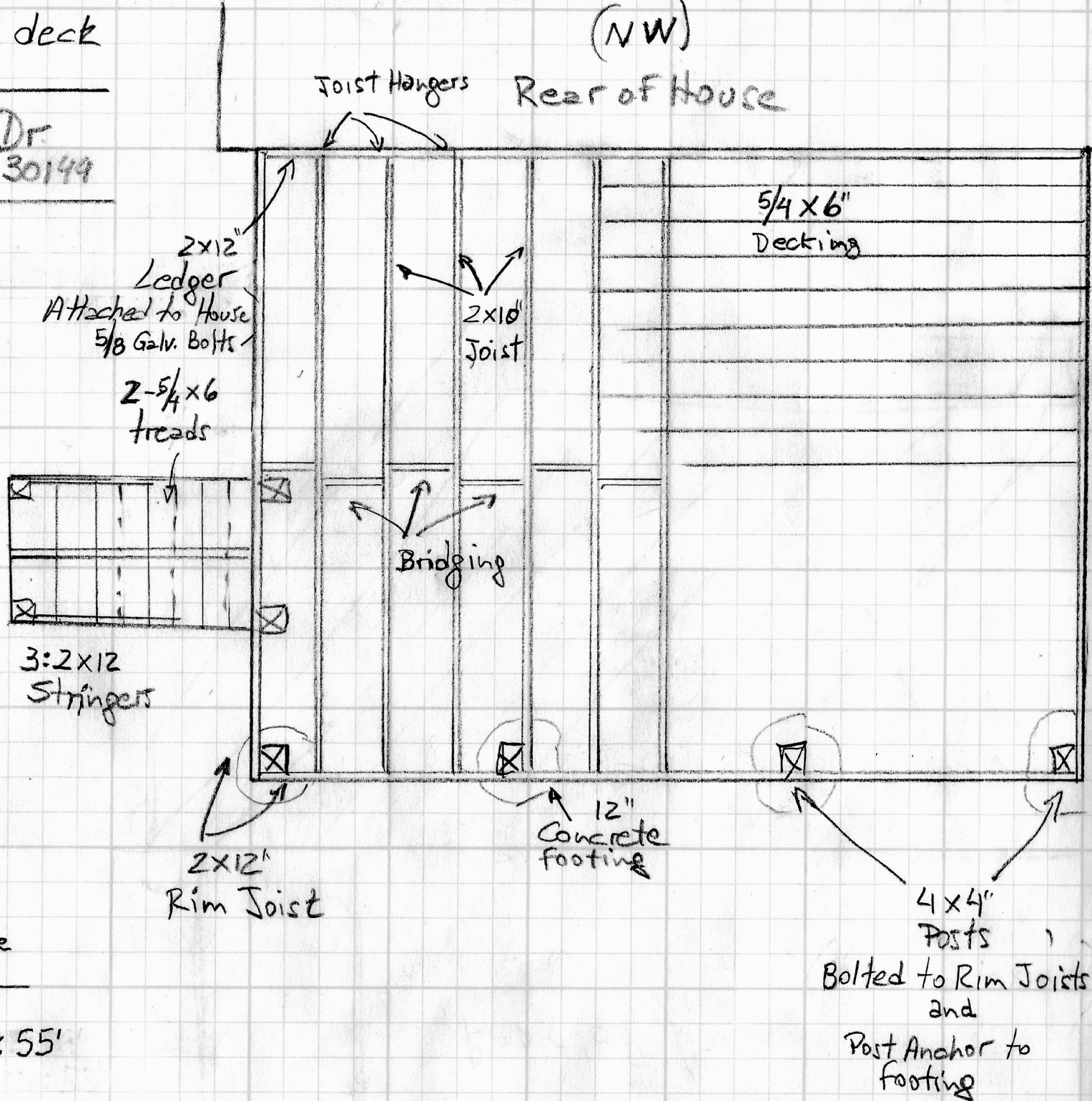
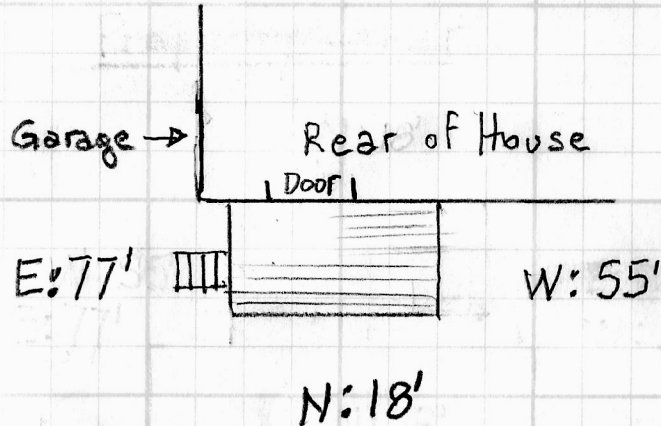
2292 Boyswater Dr.
Kennesaw, GA 30144

Pressure treated Lumber

Deck Dimensions
12' x 16' FT

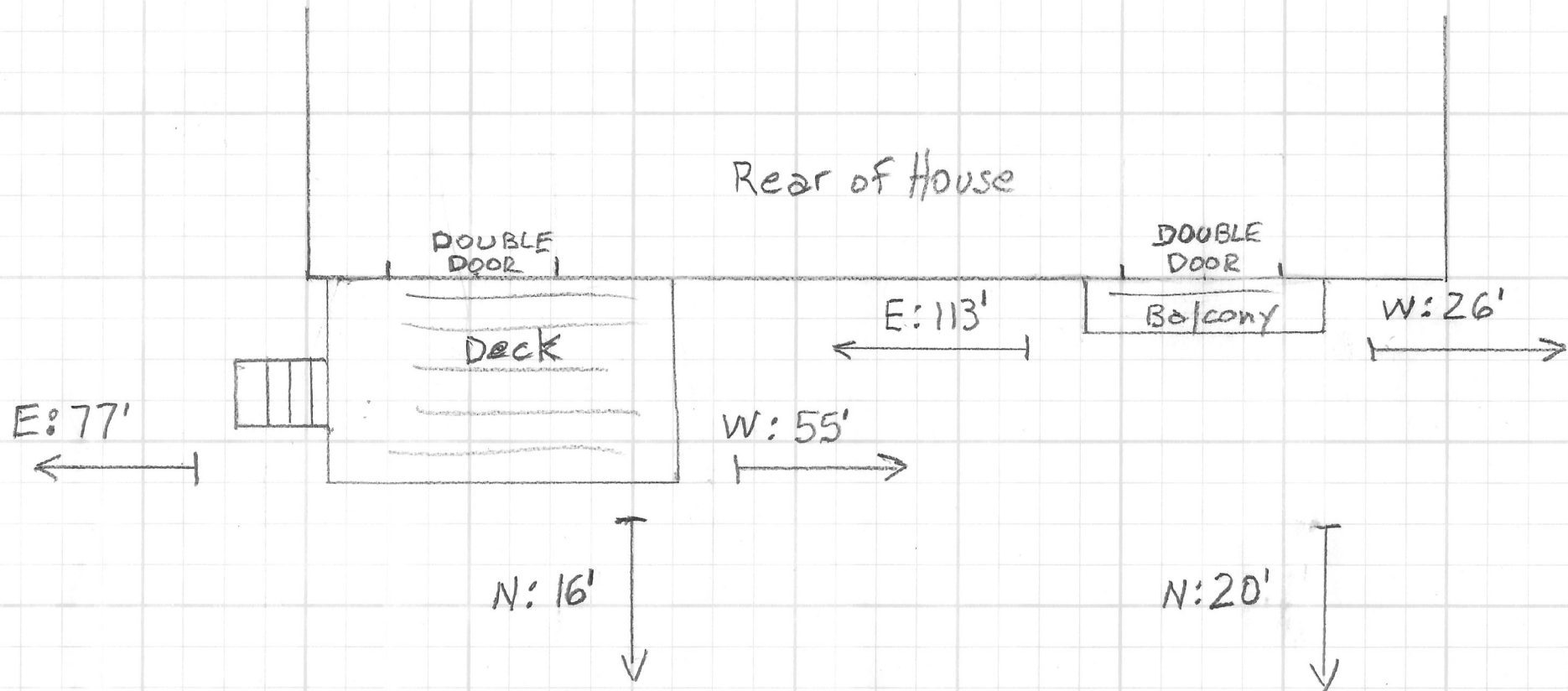
* 2x4 Handrails with
* 1" metal balusters 4" on
center

Property Lines



2292 Bayswater Dr
Kennesaw, GA-30144

PROPERTY LINES DISTANCES

















LEGAL NOTICE

CITY OF KENNESAW
BUILDING INSPECTION DEPARTMENT

3/25

Article....., Section..... of the Zoning Ordinance
WHEREAS, violations of Article....., Section..... of the Building Code have been found on the
premises, NOTICE IS HEREBY GIVEN in accordance with the above Code that all persons cease, desist from

STOP WORK

at once on any construction, alterations or repairs on these premises known
as
All persons acting contrary to this notice or removing or mutilating it are liable to summary arrest unless such action
is authorized by the Department.

By

[Signature] Inspector

WBSO

Inspection Department



CASE NUMBER		LAND USE OR ZONING		2292 Bayswater Drive Land Lot 90, Tax Parcel 39		
AV	LU	FROM	TO	Subject Property		
AX	RZ					CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268 <i>Derek Easterday</i> MAJOR <i>Don Harvey</i> CITY CLERK
DX	AV – Administrative Variance	R-10 ZONING				
HBR	AX – Annexation	KENNESAW CITY LIMITS				
SLUP	HBR – Historic Board Review	COBB COUNTY				
	LU – Land Use	99 LAND LOT				Scale: 1" = 236' Print Date: 7/21/2025 ZV2025_002
ZV 2025-002		SLUP – Special Land Use ZV – Variance				



Date Received 7/25/2025

Staff's Initials RG

VARIANCE APPLICATION

Required Fee \$375.00

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 VARIANCE REQUEST Rear of house deck and balcony

(Variance request to reduce the minimum rear setback requirement from 30 ft. to 16 ft. to rebuild a deck and balcony)

LAND USE PROPERTY ADDRESS 2292 Bayswater Dr. Kennesaw, GA 30144

Land Lot 15 Tax Parcel 20009000390 Lot Size 0.66 acres Current Zoning 15

APPLICANT Alberto Florido

APPLICANT EMAIL _____

Applicant address 2292 Bayswater Dr. Kennesaw, GA 30144

(Home#) _____ (Work#) _____ (Cell#) _____

Applicant Signature _____

Signed, sealed and delivered in presence of: _____

Notary

Date

REPRESENTATIVE _____

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

Representative Signature _____

Signed, sealed and delivered in presence of: _____

Notary

Date

TITLEHOLDER: Alberto Florido

Telephone: _____

Signature: _____

Address: 2292 Bayswater Dr Kennesaw

Signed, sealed and delivered in presence of: _____

Notary

Date



August 14, 2025

Subject: Please Take Notice - Notification of Nearby Zoning Application
2292 Bayswater Drive, Kennesaw, GA, 30144 – 20009000390

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: Alberto Florido

Property Address: 2292 Bayswater Drive

Parcel Identification Number: 20009000390

Description of Proposal: Variance request to reduce the minimum rear setback requirement from 30 feet to 16 feet to rebuild a deck and balcony.

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	Mayor & Council Meeting
------------------------------------	------------------------------------

Date: 9/3/25

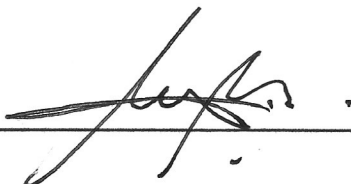
Date: 9/15/25

Time: 6:30 p.m.

Time: 6:30 p.m.

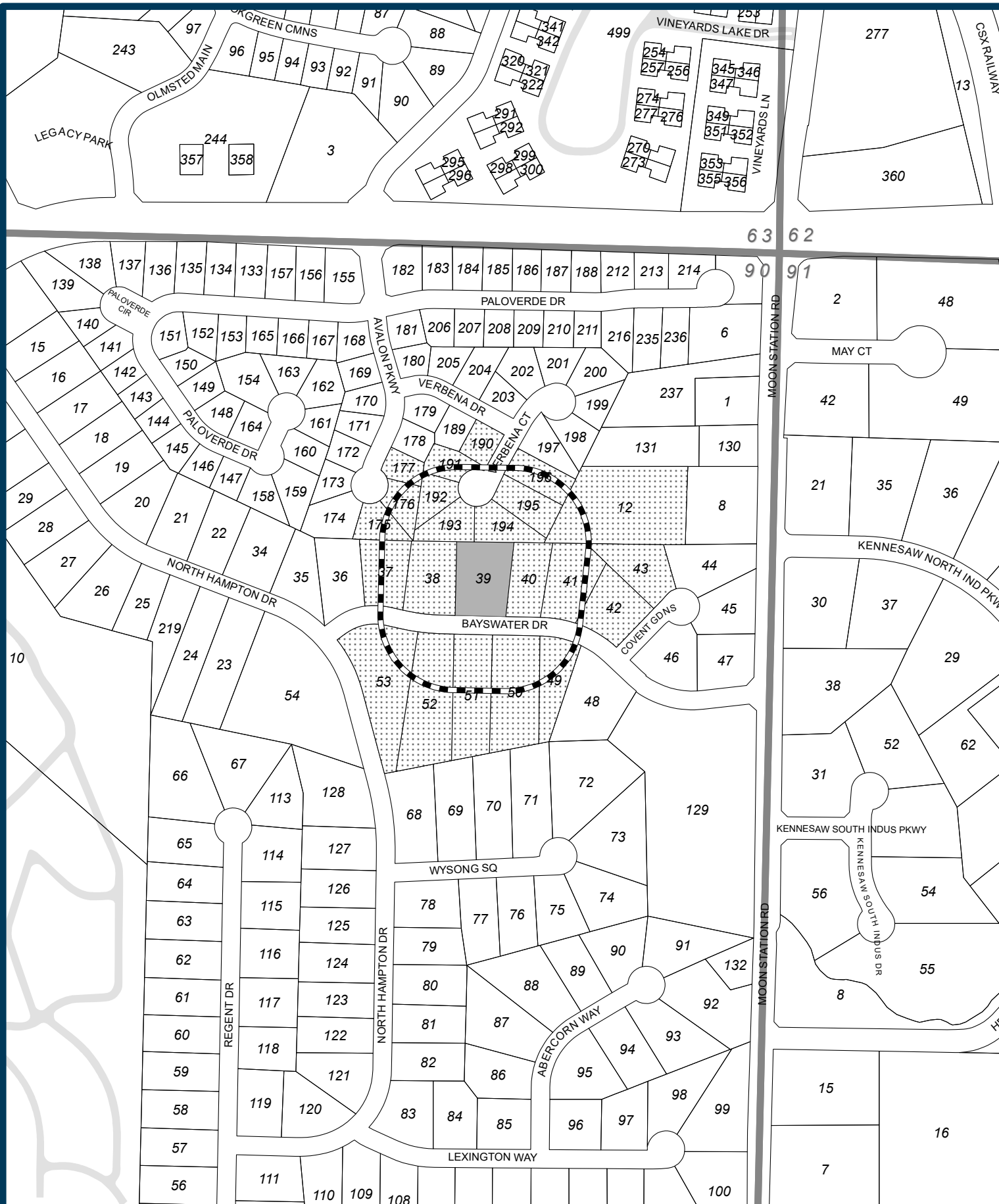
Both meetings occur in the City Hall Council Chambers located at 2529 J. O. Stephenson Avenue, Kennesaw, GA 30144. You may appear in person or be represented by an attorney to present any objections you may have. The application is enclosed for your review. This notice is being sent to you by order of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

Applicant Signature _____



Date _____

8/18/2025



-  Subject Parcel
-  200' Radius
-  Properties Notified

2292 Bayswater Drive
Land Lot 90,
Tax Parcel 39

ZV2025-002
200' PROPERTY NOTIFICATION



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

Derek Easton
 MANAGER
Lee Moore
 CITY CLERK

Date: 7/21/2025
 ZV2025-002


 1" = 338'

Tax Parcel - 20009001960

WEI DONG DONNA & HU LONGQIN
29 HUDNUT LN
BELLE MEAD NJ 08502

Tax Parcel - 20009000420

STICKNEY WILLIAM I & ELIZABETH ANNE
2262 BAYSWATER DR NW
KENNESAW GA 30144

Tax Parcel - 20009000370

GOOT JAMES S & LINDA REV TRUST 11/13/09
COOT JAMES S & LINDA TRUSTEES
2306 BAYSWATER DR
KENNESAW GA 30144

Tax Parcel - 20009001750

OPEN HOUSE ATLANTA REALTY &
INVESTMENTS LLC
5050 QUORUM DR
DALLAS, TX 75254

Tax Parcel - 20009000410

PINGREE III JOHN RANDOLPH
2272 BAYSWATER DR NW
KENNESAW GA 30144

Tax Parcel - 20009000490

KENNESAW CITY OF
2539 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20009001770

BOUNDS FREDERICK & BOUNDS MARY
4449 VILLAGE SPRINGS RUN
ATLANTA GA 30338

Tax Parcel - 20009001910

BROWN LYNWOOD & STEPHANIE
3994 VERBENA CT
KENNESAW GA 30144

Tax Parcel - 20009000510

LANDERS JAMIE
2293 BAYSWATER DR NW
KENNESAW GA 30144

Tax Parcel - 20009001760

HINES MICHAEL L JR & SHELIA K
4013 AVALON PKY
KENNESAW GA 30144

Tax Parcel - 20009001930

VERGARA-GALVAN EDUARDO
3990 VERBENA CT
KENNESAW GA 30144

Tax Parcel - 20009001900

ADAMS LESLIE R
3996 VERBENA DR NW
KENNESAW GA 30144

Tax Parcel - 20009001950

KELLY KIMBERLY
3986 VERBENA CT
KENNESAW, GA 30144

Tax Parcel - 20009000120

MARK 1241 LLC
393 RESOURCE PKWY
WINDER GA 30680

Tax Parcel - 20009000500

NIANG ABDOULAYE
2283 BAYSWATER DR
KENNESAW GA 30144

Tax Parcel - 20009000380

RODRIGUEZ DESIREE MARIE
2302 BAYSWATER DR NW
KENNESAW GA 30144

Tax Parcel - 20009000400

2018 1 IH BORROWER LP
1717 MAIN ST SUITE 2000
DALLAS TX 75201

Tax Parcel - 20009000520

STANCZAK KENNETH J & COLLEEN R
2301 BAYSWATER DR
KENNESAW GA 30144

Tax Parcel - 20009001920

UMERI BERNARD & CATHY
5101 OAK BRANCH LN
ACWORTH GA 30102

Tax Parcel - 20009000530

MELTON DANIEL THOMAS
3750 NORTH HAMPTON DR
KENNESAW GA 30144-1172

Tax Parcel - 20009001940

LALIWALA RITESH R & SONAL R
213 AUTUM TRL
ACWORTH GA 30102

Tax Parcel - 20009000430

MYRNA ZANE WARRICK REVOCABLE TRUST
3755 COVENT GDNS NW
KENNESAW GA 30144

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

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 08/11/25 11:31 by khick-tj

Acct #: 110016

Ad #: 501581

Status: New WHOLD

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

Start: 08/15/2025 Stop: 08/15/2025

Times Ord: 1

Times Run: ***

LEG 1.00 X 2.95 Words: 200

Total LEG 2.95

Class: 8003 PUBLIC HEARING

Rate: LEGL

Cost: 30.00

Ad Descrpt: PH-5994 ZV2025-02

Descr Cont: MDJ-5994 GPN-16 CITY OF K

Given by: REBECCA GOLDSTEIN

P.O. #: ZV2025-02

Created: khick 08/11/25 11:28

Last Changed: khick 08/11/25 11:31

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

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 08/15

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-5994
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE
Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for a variance request submitted by Alberto Florida. Said request is to vary from the minimum rear setback required for R-15, Single Family Residential. The applicant is requesting to reduce the minimum rear setback from 30 ft to 16 ft as outlined in the Unified Development Code under Appendix A, Section 4.01.02. The property is located at 2292 Bayswater Drive (20009000390) and lies in Land Lot 90, Tax Parcel 39, 20 th District, 2nd Section, Cobb County, Georgia.
Said meetings shall be held before the Planning Commission on September 3, 2025, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on September 15, 2025, at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, GA. 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/>
8:15-2025

**CITY OF KENNESAW
LAND USE NOTICE**
APPLICATION # **ZV2025-02**
PURPOSE Variance to reduce the minimum rear setback
required for R-15.
DATE OF PUBLIC MEETING: 9/3/2025 TIME: 6:30PM
DATE OF PUBLIC MEETING: 9/15/2025 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
FOR FURTHER INFORMATION PLEASE CALL :
PLANNING AND ZONING DEPARTMENT 770-590-8268



08.15.2025 09:40

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☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.78
Total Postage and Fees \$10.48

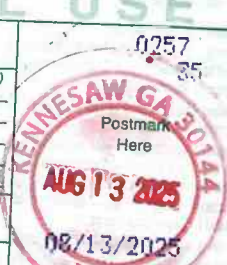


Sent To Open House Atlanta Realty & Investment
Street and Apt. No., or PO Box No.
5050 Quorum Dr.
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Dallas, TX 75254
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Postage \$0.78
Total Postage and Fees \$10.48

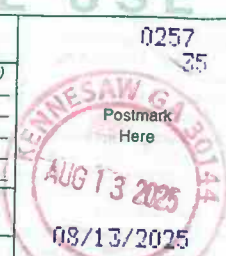


Sent To Niang Abdoulaye
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2283 Bayswater Dr.
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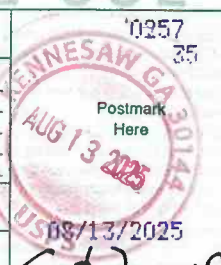


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☐ Adult Signature Required \$0.00
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Postage \$0.78
Total Postage and Fees \$10.48

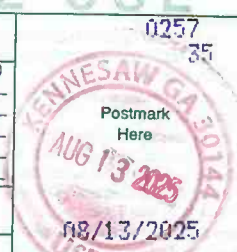


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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

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 Street and Apt. No., or PO Box No. 5101 Oak Branch Ln
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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

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 Street and Apt. No., or PO Box No. 213 Autumn trl
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Sent To **Adams Leslie R**
 Street and Apt. No., or PO Box No. **3996 Verbena Dr. NW**
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Postage	\$0.78
Total Postage and Fees	\$10.48

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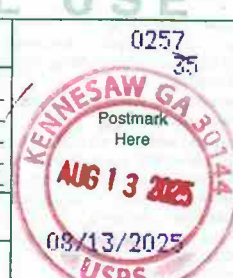
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Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To **Melton Daniel Thomas**
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 City, State, ZIP+4® **Kennesaw, GA 30144-1172**

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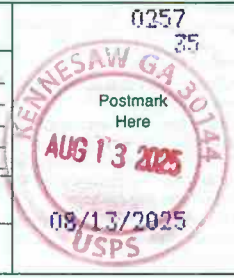
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Winder, GA 30680

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To **Mark 1241 LLC**
 Street and Apt. No., or PO Box No. **393 Resource Pkwy**
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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To **Stanczak Kenneth J & Colen R**
 Street and Apt. No., or PO Box No. **2301 Bayswater Dr.**
 City, State, ZIP+4® **Kennesaw GA 30144**

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent To **Myrna Zane Warrick Revocable trust**
 Street and Apt. No., or PO Box No. **3755 Court Gods NW**
 City, State, ZIP+4® **Kennesaw GA 30144**

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\$	\$4.40	35
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☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$0.78	
Total Postage and Fees	\$10.48	



Sent To Pingree III John Randolph
Street and Apt. No., or PO Box No. 2272 Bayswater Dr NW
City, State, ZIP+4® Kennesaw GA 30144

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\$	\$4.40	35
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☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$0.78	
Total Postage and Fees	\$10.48	



Sent To Stickney William I & Elizabeth Ann
Street and Apt. No., or PO Box No. 2262 Bayswater Dr. NW
City, State, ZIP+4® Kennesaw GA 30144

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®.

Kennesaw, GA 30144

Certified Mail Fee	\$5.30	0257
\$	\$4.40	35
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	\$0.78	
Total Postage and Fees	\$6.08	



Sent To Hines Michael L Jr & Shelia K
Street and Apt. No., or PO Box No. 4013 Avalon Pkwy
City, State, ZIP+4® Kennesaw GA 30144

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

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:

Vergara-Galvan
Eduardo
3990 Verbena Ct
Kennesaw, GA 30144



9590 9402 9620 5121 4748 69

2. Article Number (Transfer from service label)

9 0710 5270 2810 0184 56

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

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

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:

Brown Lynwood 2
Stephanie
3994 Verbena Ct.
Kennesaw, GA 30144



9590 9402 9620 5121 4747 91

2. Article Number (Transfer from service label)

9 0710 5270 2810 0184 56

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
☒ Adult Signature
B. Received by (Printed Name) ☐ Addressee
C. Date of Delivery 8/16/25

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

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

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:

Hines Michael L Jr 2
Shelia K
4013 Avalon Pky
Kennesaw, GA 30144



9590 9402 9620 5121 4747 84

2. Article Number (Transfer from service label)

9 0710 5270 2810 0185 48

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
☒ Adult Signature
B. Received by (Printed Name) ☐ Addressee
C. Date of Delivery 8/16/25

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

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

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

USPS TRACKING #



9590 9402 9420 5121 4748 69

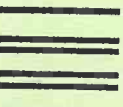
Zoning Case # ZV2025-02

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*

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



USPS TRACKING #



9590 9402 9420 5121 4747 84

Zoning Case # ZV2025-02

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

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



USPS TRACKING #



9590 9402 9420 5121 4747 91

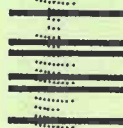
Zoning Case # ZV2025-02

United States
Postal Service

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

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Zoning
2529 J.O. Stephenson Ave.
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Postage & Fees Paid
USPS
Permit No. G-10



USPS TRACKING #



9590 9402 9420 5121 4747 39

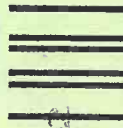
Zoning Case # ZV2025-02

United States
Postal Service

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

First-Class Mail
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USPS
Permit No. G-10



USPS TRACKING #



USPS TRACKING#



9590 1102 6201 512 4748 07

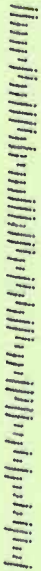
RECEIVED
Zoning Case # ZV2025-02

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

United States
Postal Service

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

AUG 11 2025
CITY OF KENNESAW
2529 J.O. Stephenson Ave.
Kennesaw, GA 30144



USPS TRACKING#



9590 9402 9120 912 4747 46

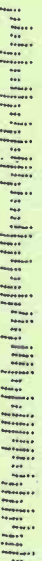
RECEIVED
Zoning Case # ZV2025-02

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

United States
Postal Service

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

AUG 11 2025
CITY OF KENNESAW
2529 J.O. 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:

Wei Dong Donald Hu
Lohrain
29 Hudnut Ln.
Belle Mead NJ 08502

9590 9402 9620 5121 4748 07



2. Article Number (Transfer from service label)

9589 0710 5270 2810 0187 08

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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- 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:

Stanczak Kenneth J B
Colleen R
2301 Bayswater Dr.
Kennessaw, GA 30144

9590 9402 9620 5121 4747 46



2. Article Number (Transfer from service label)

0710 5270 2810 0185 8b

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

Domestic Return Receipt

A. Signature
X Ken Stanczak

B. Received by (Printed Name)
Ken Stanczak

C. Date of Delivery
Agent
Addressee

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

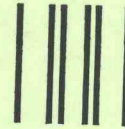
3. Service Type

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

USPS TRACKING #



9590 9402 9620 5121 4749 37



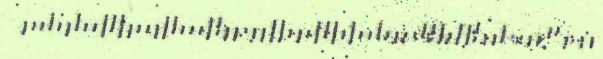
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

RECEIVED
AUG 22 2024
CITY OF KENNESAW

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

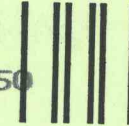
City of Kennesaw Planning &
Zoning
2529 J.O. Stephenson Ave.
Kennesaw, GA 30144



USPS TRACKING #



9590 9402 9620 5121 4748 21



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

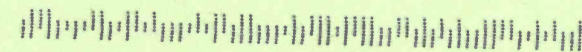
United States
Postal Service

RECEIVED
AUG 22 2024
CITY OF KENNESAW

• 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

44-278029



United States
Postal Service

9590 9402 9620 5121 4747 60



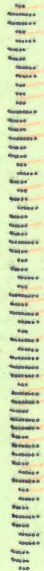
USPS TRACKING #

Zoning Case # ZV2025-02

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

• 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

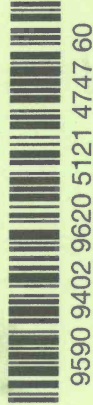


SENDER: COMPLETE THIS SECTION

- 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:

Mark 1241 LLC
393 Resource Pkwy
Winder, GA 30680



9590 9402 9620 5121 4747 60

2. Article Number (Transfer from service label)

9589 0710 5270 2810 0185 62

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
 B. Received by (Printed Name) ☒ Date of Delivery 8/15/25
 C. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail 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:

Open House Atlanta Realty &
Investments LLC
5050 Quorum Dr
Dallas, TX 75254



9590 9402 9620 5121 4748 21

2. Article Number (Transfer from service label)

0710 5270 2810 0187 15

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
 B. Received by (Printed Name) John Pingree ☒ Date of Delivery 8/20/25
 C. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
 B. Received by (Printed Name) Ryan Witt ☒ Date of Delivery 8/18/25
 C. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

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

Domestic Return Receipt



Item Report

TO: The Planning Commission

FROM:

DATE: September 3, 2025

TITLE: **PP2025-01** - Consideration for approval for a preliminary plat submitted by Greg Gardner for parcel 20020501270 for the development of personal warehouses, professional work suites and self storage spaces. Property consists of 2.14 +/- acres and lies in Land Lot 205, Tax Parcel 127.

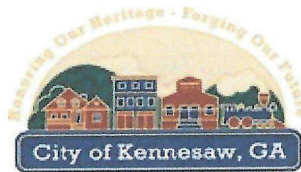
Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. PP2025-01_4001 Cobb International Blvd_Application Packet



Date Received 08/05/25
Staff's Initials CMC

PRELIMINARY, FINAL AND REVISE PLAT APPLICATION

Preliminary Plat X Final Plat _____ Revised Plat _____ Parcel Combination _____ Parcel Split _____

Is this property located within the Kennesaw Historic District (yes) _____ (no) X

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND PLAN REVIEW STAFF PRIOR TO THE SUBMISSION OF THE APPLICATION IS MANDATORY.

Date of Consultation June 5, 2025

Staff Initials CMC

DEVELOPMENT NAME

Number of Units

EZ Warehouse and Storage

PURPOSE OF DEVELOPMENT To provide: Personal Warehouses, Professional Work Suites, and Self-Storage spaces.

WHAT IS THE REVISION BEING MADE This is a new project

ADDRESS OF PROPERTY Part of 4001 Cobb International Boulevard, Kennesaw, GA. 30152

Parcel ID 20020501270 Lot Size 2.14 Acres Present Zoning Heavy Industrial (HI)

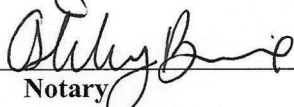
Current Use Vacant Lot Proposed Use Personal Warehouses

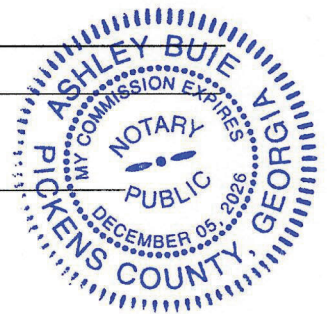
APPLICANT Mr. Greg Gardner

Applicant address 8555 Steeple Chase Dr. Roswell, GA 30076

(Phone #) [REDACTED] Email Address [REDACTED]

Applicant Signature Greg Gardner 

Signed, sealed and delivered in presence of:  8/1/25
Notary Date

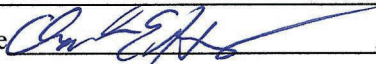


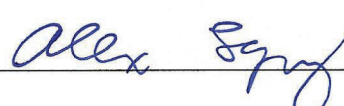
REPRESENTATIVE N/A (Phone #) _____ Email Address _____

Representative Signature _____

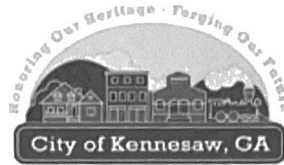
Signed, sealed and delivered in presence of: _____
Notary Date

TITLEHOLDER Charles Eric Hart (Phone #) [REDACTED]

Titleholder Signature  Address 1200 Earnest Barrett Pkwy., Kennesaw, GA 30144

Signed, sealed and delivered in presence of Notary  Date 8/4/25





CAMPAIGN DISCLOSURE REPORT ¹ 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? 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:

None

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 4th day of AUGUST, 2025

Grex Gardner
Applicants 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.



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**

J.C. Stephenson

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Return Recorded Document to:
PERRIE & COLE, LLC
135 JOHNSON FERRY ROAD
MARIETTA, GA 30068

2/12

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF COBB

FILE #: 02-0137J

THIS INDENTURE, Made the 24th day of January, 2002, between CHARLES HART AND LAURA HART, of the County of COBB, and the State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and CHARLES E. HART of the county of COBB, and the State of Georgia, 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).

WITNESSETH that : Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the
presence of:

Laura Hart for Charles Hart attorney in fact

(Seal)
CHARLES HART

[Signature]

(Unofficial witness)

Laura Hart

(Seal)
LAURA HART

[Signature]

(Notary Public)

(Seal)



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 159 OF THE 20TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS PROPOSED LOT 24 OF KINGS GATE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE NORTHEAST RIGHT OF WAY OF MARS HILL CHURCH ROAD (A 50 FOOT RIGHT OF WAY THAT VARIES), SAID IRON PIN BEING 852.30 FEET FROM THE INTERSECTION OF SAID MARS HILL CHURCH ROAD AND THE NORTH LAND LOT LINE OF SAID LAND LOT 159; RUNNING THENCE NORTH 55 DEGREES 76 MINUTES 51 SECONDS EAST A DISTANCE OF 10.21 FEET TO A POINT LOCATED ON SAID MARS HILL CHURCH ROAD AS THE RIGHT OF WAY VARIES, SAID POINT BEING LOCATED AT THE NORTHWEST CORNER OF SAID PROPOSED LOT 24 AND THE TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 55 DEGREES 76 MINUTES 51 SECONDS EAST ALONG THE NORTHWEST LOT LINE OF SAID PROPOSED LOT 24 A DISTANCE OF 135.95 FEET TO A POINT LOCATED AT THE NORTHEAST CORNER OF SAID PROPOSED LOT 24; RUNNING THENCE SOUTH 48 DEGREES 27 MINUTES 26 SECONDS EAST ALONG THE LINE DIVIDING SAID PROPOSED LOT 24 AND LOT 23 OF SAID SUBDIVISION A DISTANCE OF 195.98 FEET TO A POINT LOCATED ON THE NORTHWEST RIGHT OF WAY OF PROPOSED KINGSGATE WAY (A 50 FOOT RIGHT OF WAY), SAID POINT BEING LOCATED AT THE SOUTHEAST CORNER OF SAID PROPOSED LOT 24; RUNNING THENCE SOUTH 43 DEGREES 01 MINUTES 08 SECONDS WEST ALONG SAID PROPOSED KINGSGATE WAY A DISTANCE OF 113.06 FEET TO A POINT ON SAID KINGSGATE WAY; RUNNING THENCE SOUTH 86 DEGREES 43 MINUTES 34 SECONDS WEST ALONG THE INTERSECTION OF SAID PROPOSED KINGSGATE WAY AND MARS HILL CHURCH ROAD A DISTANCE OF 21.59 FEET TO A POINT LOCATED ON SAID MARS HILL CHURCH ROAD; RUNNING THENCE NORTH 49 DEGREES 33 MINUTES 59 SECONDS WEST ALONG SAID MARS HILL CHURCH ROAD A DISTANCE OF 189.45 FEET TO A POINT ON SAID MARS HILL CHURCH ROAD; RUNNING THENCE NORTH 48 DEGREES 52 MINUTES 12 SECONDS WEST ALONG SAID MARS HILL CHURCH A DISTANCE OF 20.62 FEET TO A POINT LOCATED AT THE NORTHWEST CORNER OF SAID PROPOSED LOT 24 AND THE POINT OF BEGINNING.

SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED ON A SURVEY FOR DOEKES GUNNING HOMES, INC. DATED JULY 13, 2001 PREPARED BY CENTERLINE SURVEYING SYSTEMS, INC.



Printed: 8/1/2025

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:
Laura Hart

HART LAURA ANN & CHARLES ERIC

Payment Date: 10/12/2024

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	20020501270	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	\$3,320.96	\$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 #						
20020501270	3/3-BOND - KENNESAW CITY		273785						
Property Owner/Location/Description			Fair Market Value	Taxable Value					
HART LAURA ANN & CHARLES ERIC COBB INTERNATIONAL BLVD			275,370	110,148					
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	110,148		0		110,148		7.7500000000		\$853.65
BOND	110,148		0		110,148		1.5000000000		\$165.22
Exemptions:									
Temporary bills reflect 85% of the estimated tax under appeal. The remaining 15% will be billed after the appeal is finalized and should be forwarded to your mortgage company, if applicable.									
Pay online at: www.municipalonlinepayments.com/kennesawga									
For ownership/address changes, contact Cobb County Tax Commissioner at (770) 528-8600.									
			Current Year Tax		\$1,018.87				
			Interest		\$0.00				
			Penalty		\$0.00				
			Other Fees		\$0.00				
			Payments Received		\$1,018.87				
			Other Amounts Due		\$0.00				
			Total Due		\$0.00				
			Due Date		12/01/2024				



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

Parcel ID: 20020501270
Amount Due: \$0.00
Bill#: 273785
Due Date: 12/01/2024

AMOUNT PAID

HART LAURA ANN & CHARLES ERIC
2590 MARS HILL CHURCH RD
ACWORTH, GA 30101

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



Preliminary Plat Review Cover letter

City of Kennesaw
Attn: Mr. Darryl Simmons, Zoning Administrator
Mr. Scott Banks, Building Official
Subject: Preliminary plat review request
Kennesaw Personal Warehouses

July 28, 2025

Dear Sirs,

I would like to hereby request a preliminary plat review of the proposed personal warehouses project on Cobb International Parkway, Kennesaw, Georgia.

Development Name: Kennesaw Personal Warehouses
Type of development: Commercial
Address/Location: Part of 4001 Cobb International Boulevard, Kennesaw, GA
Property Area: 2.14 Acres
Disturbed acres: 0.9 Acres
Land Lot Numbers: 205 and 214
Parcel No. : 20020501270
Zoned: HI

Documents provided: Preliminary Plat
Topographic Survey

Developer/Owner: Mr. Greg Gardner; Email: [REDACTED]
Mailing Address (include zip):

Engineering Company: Neelu Inc. (consulting engineers)

Contact Name/Phone: Bruce Fallahi, [REDACTED]
(Main point of contact): Email: [REDACTED]

The following documents are attached:

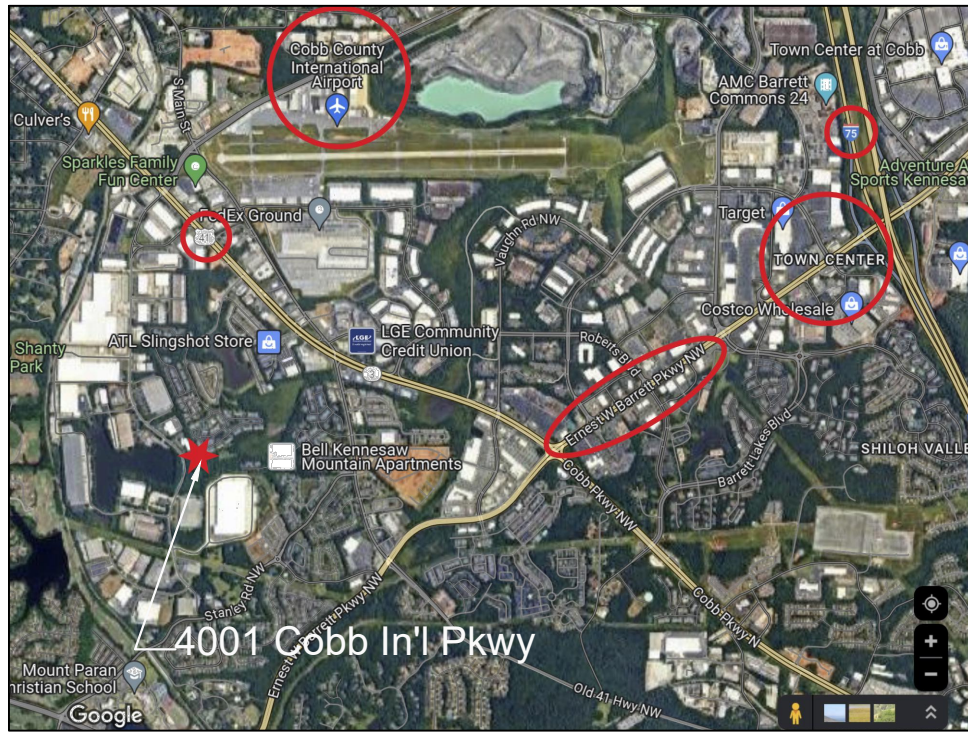
1. Property Survey and Deed
2. Site Plan
3. Grading plan (with water and sewer and storm sewer shown)

Please review the submissions and schedule to be presented to the planning commission.

Regards,

Bruce Fallahi

Bruce Fallahi, PE
Neelu Inc.
[REDACTED]



VICINITY MAP

4 UNITS: 40' X 30' (1,200 SF)
2 UNITS: 45' X 25' (1,125 SF)
2 UNITS: 50' X 25' (1,250 SF)
2 UNITS: 55' X 25' (1,375 SF)
10 PARKING SPACES
TOTAL WAREHOUSE AREA: 12,300 SF

Personal Warehouses, Professional Work Suites, and Self-Storage spaces.

PARCEL # 20020501270
LAND LOTS 205 AND 214 OF THE 20TH DISTRICT, SECTION 2
PART OF 4001 Cobb International Boulevard, Kennesaw, GA. 30152
ZONING: HI, HEAVY INDUSTRIAL

DESIGNER: NEELU INC.
CONTACT NAME: BRUCE FALLAHI
TITLE OR POSITION: PROJECT MANAGER
PHONE NUMBER: (678) 428 5685
EMAIL: bruce.neeluinc@gmail.com
OWNER / DEVELOPER / PRIMARY PERMITEE
Mr. Greg Gardner
EMAIL: ggardner@atforsale.com
PHONE: (404) 610-1971

SITE NOTES:

- TAX PARCEL ID #: 20020501270
- ADDRESS: PART OF 4001 Cobb International Boulevard, Kennesaw, GA. 30152
- TOTAL SITE AREA: 93,178 SF. OR 2.14 ACRES
TOTAL AREA BEING DEVELOPED: 0.9 Acres
- ZONING- HI, HEAVY INDUSTRIAL DISTRICT
- PROPOSED LAND USE - PERSONAL WAREHOUSES
- TOTAL GREEN SPACE: +/- 1.49 ACRES OR 70%
TOTAL IMPERVIOUS AREA : +/-0.65 ACRES OR 30%
- BUILDING SETBACKS: FRONT (50 FT.), REAR (40 FT.), SIDES (20 FT.)

- BUFFER REQUIREMENT:**
50' OF BUFFER IS PROVIDED IN THE REAR ABUTTING PLANNED VILLAGE COMMUNITY (PVC) ZONING.
10' OF LANDSCAPED BUFFER IS PROVIDED IN PROPERTY FRONTAGE.
25' OF STATE STREAM BANK BUFFER IS PROVIDED.
25' OF KENNESAW CITY STREAM BUFFER IS PROVIDED.
25' OF IMPERVIOUS SURFACE BUFFER IS PROVIDED.
ALL LAND WITHIN FLOODPLAIN SHALL REMAIN UNDISTURBED.

- PARKING SUMMARY:**
REQUIRED: WAREHOUSE AND STORAGE FACILITIES 1 SPACE PER 2,000 SQ. FT. (NET) OF STORAGE SPACE, WITH A MINIMUM OF 5 SPACES.
13,000 SF/2000 SF= 6.5, MIN. REQUIRED PARKING: 7 SPACES
PROVIDED: 9 SPACES PLUS 1 ADA PARKING

- SURVEY REFERENCE**
BOUNDARY AND TOPOGRAPHIC DATA USED FOR THIS SITE PLAN WAS OBTAINED FROM INFORMATION PROVIDED ON THE SURVEY DATED MARCH 1, 2024, PREPARED BY ACCESS CONSULTANTS.

- FLOODPLAIN**
F.E.M.A. NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.), OFFICIAL FLOOD INSURANCE RATE MAP, MAP NO. 13067C0101H, REVISED 03-04-13, SHOWS PART OF THIS PROPERTY TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
ACRAGE IN FLOODPLAIN: +/- 0.9 ACRES
ACRAGE TO BE DISTURBED IN FLOOD PLAIN: NONE

- STATE WATERS**
STATE WATERS ARE PRESENT ON THIS SITE AND SHALL REMAIN UNDISTURBED.

- WETLANDS**
THERE ARE NO WETLANDS PRESENT ON THIS SITE.

- UTILITIES**
POTABLE WATER & SANITARY SEWER SERVICES TO BE PROVIDED BY COBB COUNTY WATER SYSTEM.
ALL PROPOSED SANITARY SEWER TO BE GRAVITY FLOW.

- SOURCE OF PROJECT FUNDING: PRIVATE**

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

LEGEND:

- I.P.S. - IRON PIN SET
- I.P.F. - IRON PIN FOUND
- R. - REINFORCING BAR
- A - ARC
- RAD. - RADIUS
- C.M.F. - CONCRETE MONUMENT FOUND
- (NR) - NOT RADIAL
- SSMH - SANITARY SEWER MANHOLE
- D.I. - DROP INLET
- B.L. - BUILDING LINE
- R/W - RIGHT OF WAY
- J.B. - JUNCTION BOX
- F.H. - FIRE HYDRANT
- L.L.L. - LAND LOT LINE
- C.B. - CHORD BEARING
- C.D. - CHORD DISTANCE
- N./F. - NOW OR FORMERLY
- S.S. - SANITARY SEWER
- S.S.E. - SANITARY SEWER EASEMENT
- P.P. - POWER & (OR) PHONE POLE
- D.E. - DRAINAGE EASEMENT
- C - CENTERLINE
- P - PROPERTY LINE
- O - OVERHEAD POWER LINE
- T - OVERHEAD PHONE LINE
- X - FENCE (APPROX. LOC.)
- - - - - C. STREAM (APPROX. LOC.)
- - - - - C. DITCH (APPROX. LOC.)
- - - - - IRON PIN ON LINE
- P.O.B. - POINT OF BEGINNING

A. Engineer and owner certify:

"I certify that all measurements are correct and were prepared from an actual survey of the property made under my supervision, that monument locations are correctly shown and that the property will drain as shown. Monuments are shown by

Signed _____ (Seal) Date _____
Engineer, (Surveyor), (Architect), Georgia Regs. No. _____

We, the undersigned, owner(s) and/or mortgagee(s) of the _____ subdivision, hereby offer to dedicate and/or reserve for public use the rights of way, easements and other ground so shown on this plat."

Owner	Date	Mortgage	Date

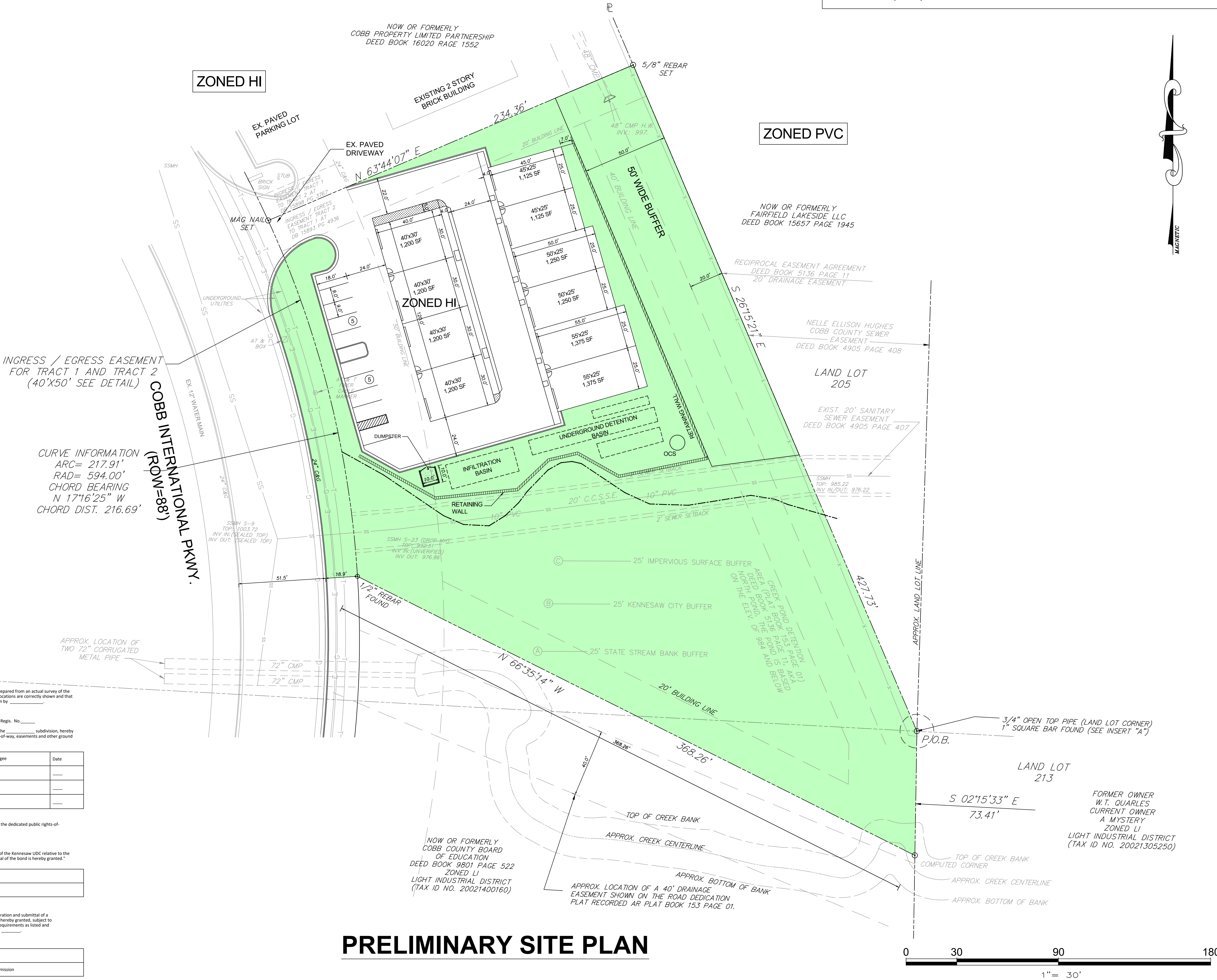
"The offer contained herein shall not constitute acceptance of the dedicated public rights of Way, easement and other ground by the City of Kennesaw."

B. Certificate of preliminary plat approval. "All requirements of the Kennesaw UDC relative to the posting of a performance bond having been fulfilled, approval of the bond is hereby granted."

Date of Execution	City Engineer

"All requirements of the Kennesaw UDC relative to the preparation and submittal of a preliminary plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said regulation and to such additional requirements as listed and attached hereto. This certificate shall expire _____ (date)"

Date of Execution	Chairman, Planning Commission



4001 COBB
INTERNATIONAL BLVD
KENNESAW, GA.

CIVIL ENGINEER:
BEHROOZ FALLAHI, PE
3466 NEW FAWN LN.
MILTON, GA 30004



PROJECT NO: 25-10
DATE:

PRELIMINARY
SITE PLAN

SHEET 1

NO STREET PARKING HAS
BEEN APPROVED FOR THIS
DEVELOPMENT

Kennesaw, GA Code of Ordinances	
Shelters (homeless)	1 space per employee
Signs and outdoor advertising facilities	1 space per 300 sq. ft. (net) of floor space, 1 space per employee
Single-family dwelling units (attached)	2 spaces per dwelling unit minimum, plus .35 parking spaces per new unit for overall new development
Single-family dwelling units (detached)	2 spaces per dwelling unit minimum, plus .35 parking spaces per new unit for overall new development
Studios and supplies	1 space per 250 sq. ft. (net) of floor space
Theaters	1 space per 100 sq. ft. (net) of floor space
Tire retreading and recapping facilities	1 space per employee, 1 space per vehicle parked on site
Townhouse dwelling units (attached)	2 spaces per dwelling unit
Trailer salesrooms and sales lots	1 space per 500 sq. ft. of site area
Transportation equipment storage and maintenance facilities	1 space per employee
Truck terminals	1 space per employee
Two-family dwelling units	4 spaces per dwelling unit (duplex)
Utility facilities (private)	1 space per 500 sq. ft. (net) of floor space, 1 space per loading dock
Vending machine sales, service, rental, or repair establishments	1 space per 500 sq. ft. (net) of floor space, 1 space per loading dock
Vocational schools (commercial)	1 space per 2,000 sq. ft. of site area
Warehouse and storage facilities	1 space per 2,000 sq. ft. (net) of storage space, with a minimum of 5 spaces
Wholesale sales offices	1 space per 300 sq. ft. (net) of floor space
Wholesale trade and distribution facilities	1 space per 300 sq. ft. (net) of floor space, 1 space per loading dock
Wholesale trade offices in conjunction with office showrooms	1 space per 300 sq. ft. (net) of floor space, 1 space per loading dock
Zoos	1 space per 2,000 sq. ft. of impervious surface

(Ord. No. 2012-03, 5-7-12; Ord. No. 2015-05, § 12, 4-20-15; Ord. No. 2016-18, § 6, 8-15-16; Ord. No. 2020-09, § 4, 8-17-20; Ord. No. 2021-07, § 11(E)(h), F1), 6-21-21)

6.06.10 - Restricted Parking Areas for Business and Industrial Uses

The establishment and operation of a restricted parking area shall be permitted in such parts of any residential district except the HPV, R-40, R-30, R-20, R-15, R-12, and R-10 districts as abut, either directly or across an alley or street, a commercial or industrial district subject to the conditions and requirements of this section.

about blank

15/2/243

H. *Buffer required.*

1. A buffer shall be required for the following:

- a. **All property zoned for commercial, office professional, and industrial uses shall have a buffer along any rear and side property lines abutting a residential district or a front property line abutting a public street across from a residential district.**
- b. All property zoned for multifamily and mixed uses shall have a buffer along any rear and side property lines abutting a single-family residential district or a front property line abutting a public street across from a single-family residential district.
- c.

2/23/25, 3:26 PM

Kennecook, GA Code of Ordinances

All commercial, office-professional and industrial property in the mixed use district shall have a buffer along any rear and side property line abutting a multifamily use or district or a front property line abutting a public street across from a multifamily use or district.

2. All buffers shall consist of a landscaped open space area and, if required by this section, screening. All landscaped open space areas and screening shall be established in accordance with the following requirements:

- Landscaped open space areas shall be established and maintained along required property lot lines in accordance with general landscaping policies, standards and specifications established and approved by the City Council.
- Landscaped open space areas shall meet the following minimum requirements for each district where abutting residential district: single-family:
 - LI, LI-1, LI-2: Fifty (50) feet;**
 - PVC, PSC, HGB, GC, and Mixed Use (except for multifamily uses) - Forty (40) feet.
 - CRC, NRC - thirty-five (35) feet.
 - RM-8, RM-12, RM-16, MHP, and multifamily uses in the mixed district - twenty-five (25) feet.
 - OL-NS - twenty (20) feet.
 - PUD-R, RA-4, FST, HPV, and UVC - ten (10) feet.
 - WIS — See historic district regulations.

c. Landscaped buffers are subject to review and approval by Plan Review Committee and applicable city staff in accordance with the following standards:

- Plantings are to be a mix of evergreen trees and shrubs;**
- Species are to be ecologically compatible to site and appropriate for design situation;
- When public safety concerns dictate otherwise, buffer should maximize visual barrier to height of six (6) feet within two (2) years of planting;
- Minimum height of plant materials at installation is to be five (5) feet for trees and two (2) feet for shrubs;
- Fencing or walls are to be a minimum six (6) feet in height;
- Trees included in buffer plantings may be counted toward site density calculations as required by the tree preservation ordinance;
- Buffers shall be regularly maintained by the property owner(s) to ensure that the above objectives and standards are met; and
- When topography and existing conditions allow, the required buffer should be an undisturbed buffer.

d. Berms are subject to review and approval by city staff in accordance with the following standards:

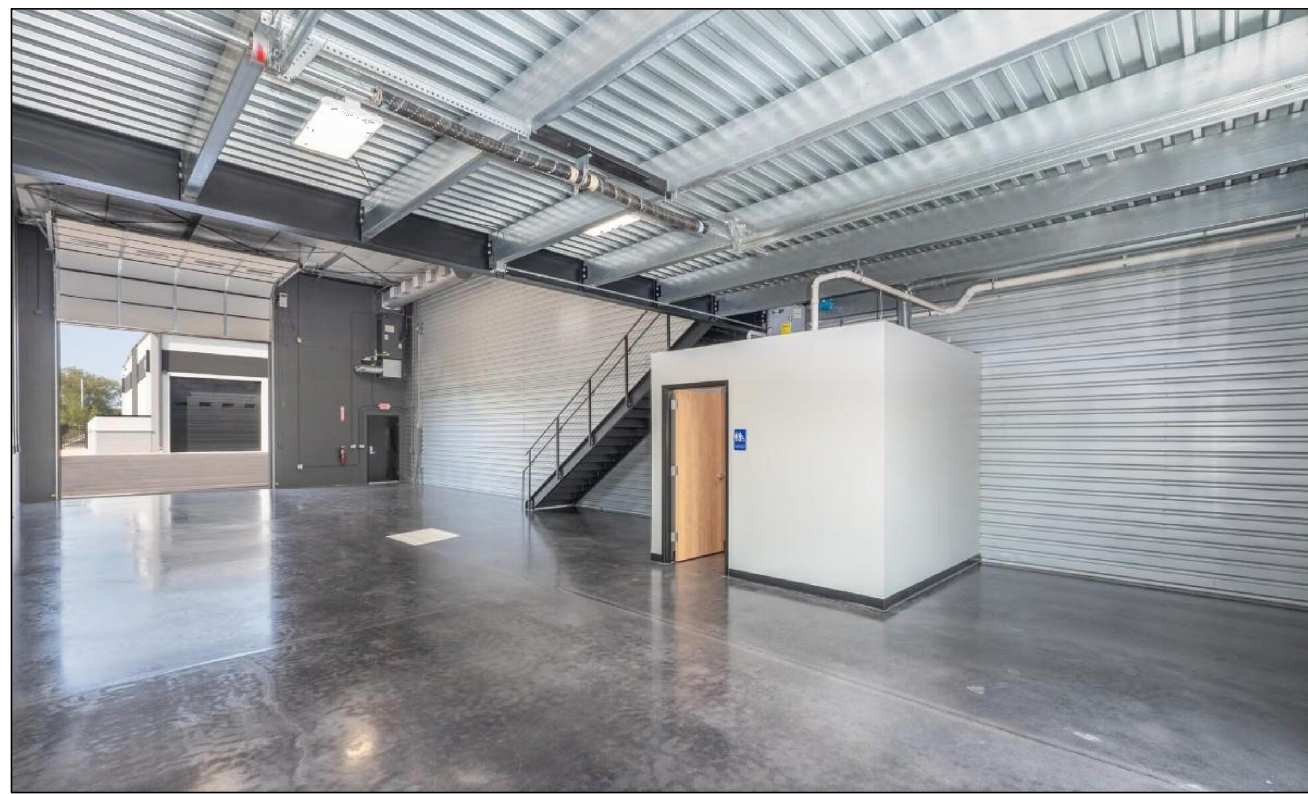
- Berms shall be utilized when consistent with surrounding property features;
- Berms shall be stabilized;
- Berms shall be constructed to be consistent with natural or proposed drainage patterns; and
- Berms shall be regularly maintained by the property owner.

3. The City of Kennecook Plan Review Committee and staff may require additional screening outside required landscaped area for purposes of obscuring features, such as parking lots, rear entrances, utility and maintenance structures, loading facilities, swimming pools and recreation areas within any multifamily, commercial, office-professional, light industrial and multistate district.

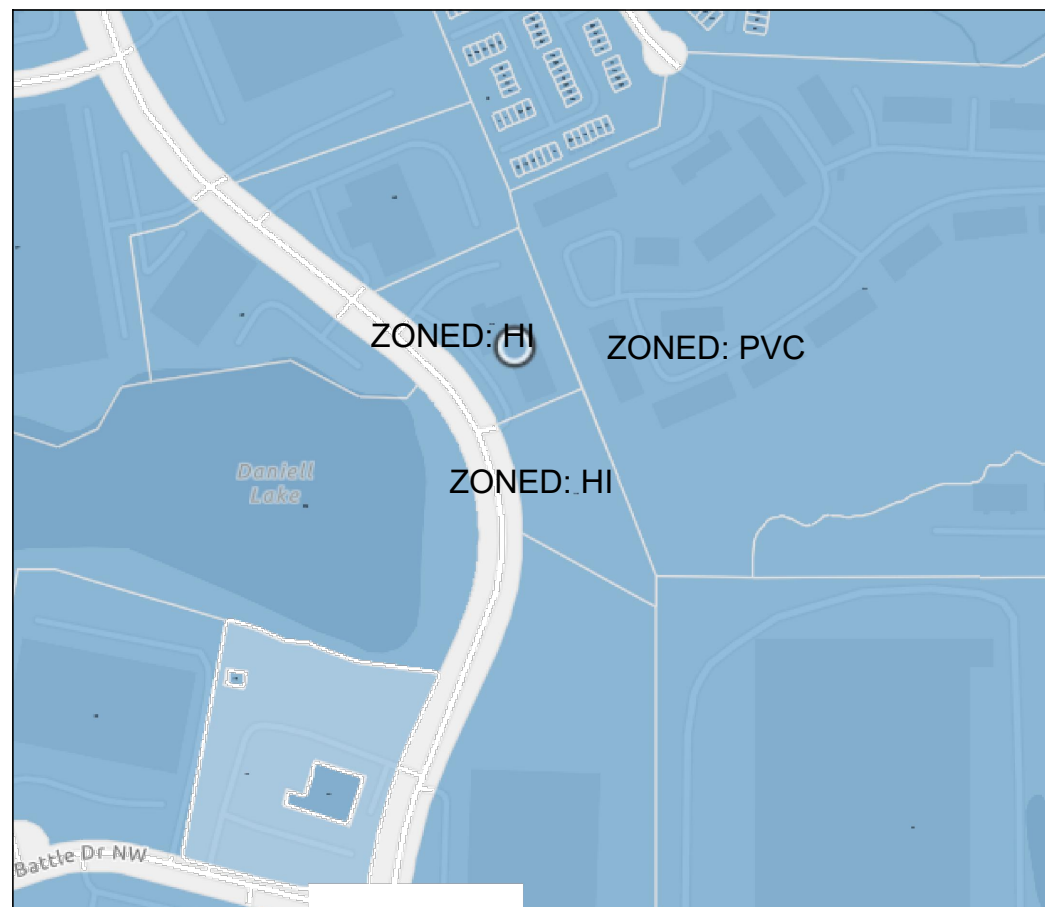
4. **The screening requirements of this section may be waived or varied by the Mayor and the City Council, if and only if:**

- It can be clearly demonstrated that existing topography and/or vegetation achieve the purpose and intent of this section)**
- It can be clearly demonstrated in a specific instance, that for topographic reasons, a fence, wall and/or other screening device would be required but not possibly screen activities conducted on ground level from view from the normal level of a first story window on any lot in a residential district abutting the use.**

5. All buffers shall be designated on the property plat and recorded as a permanent buffer.

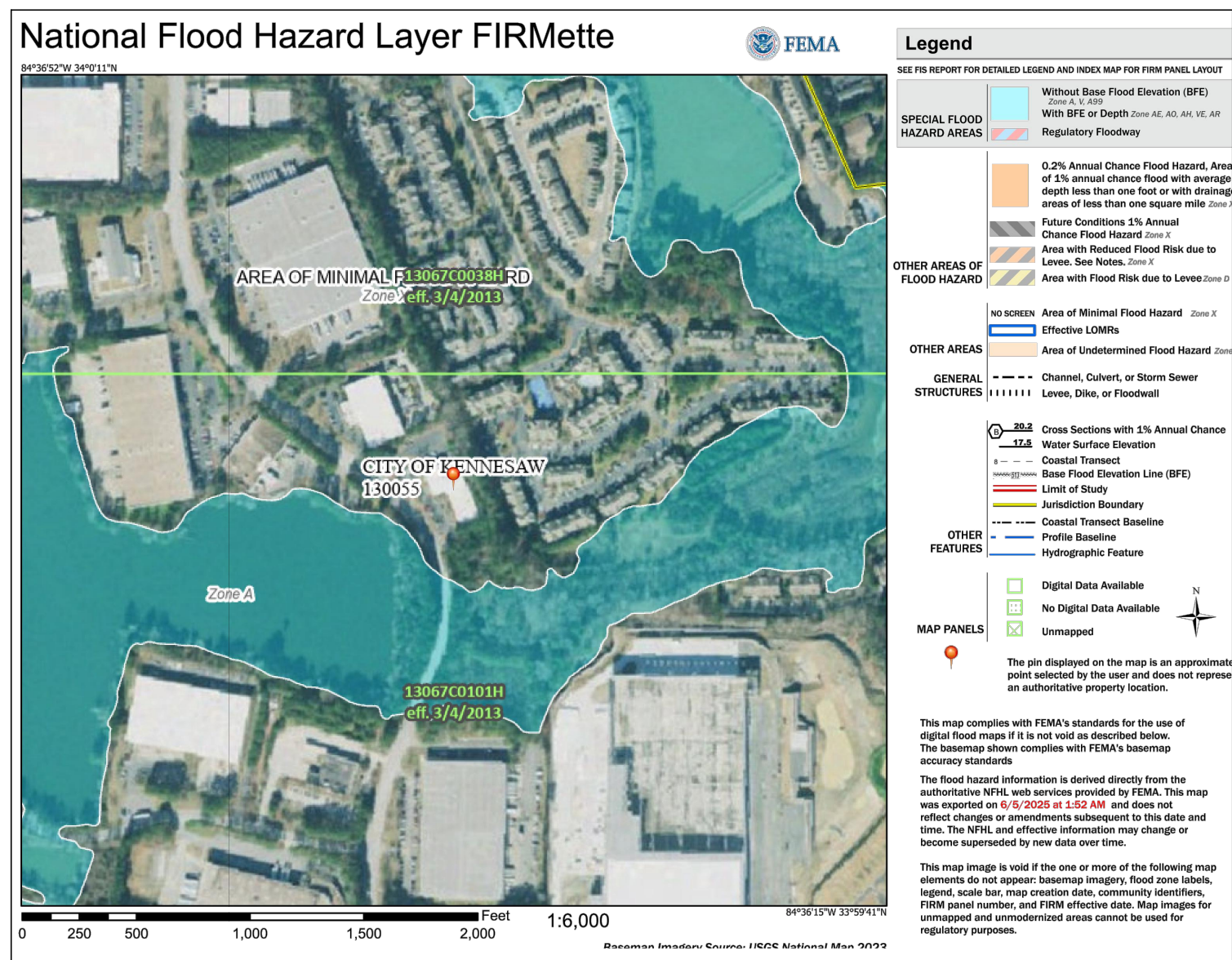


FRONT VIEW OF THE WAREHOUSE BUILDING



OBJESTID	185188
Zoning_1	PVC
CALCAcres	32.330000
Classification	Mixed Use
PIN	20020601020
Juris	3
InKDDA	No

OBJESTID	191039
Zoning_1	HI
CALCAcres	4.640000
Classification	Industrial
PIN	20020500070
Juris	3
InKDDA	No



WETLANDS MAP

[illegible]

135STAGHOUND CT.
ALPHARETTA, GA.

CIVIL ENGINEER:
BEHROOZ FALLAHI, PE
3466 NEW FAWN LN.
MILTON, GA 30004



PROJECT NO: 24-06

DATE:

SHEET 3

F.E.M.A. NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.), OFFICIAL FLOOD INSURANCE RATE MAP, MAP NO. 13067C0101H, REVISED 03-04-13, SHOWS PART OF THIS PROPERTY TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

NOTES:

- 1.) SOME UNDERGROUND UTILITIES AND UTILITY EASEMENTS, IF ANY, MAY NOT BE SHOWN.
- 2.) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, BOTH RECORDED AND UN-RECORDED.
- 3.) OVERHEAD UTILITY EASEMENTS, MAY NOT BE SHOWN.
- 4.) SOME EXISTING IMPROVEMENTS MAY NOT BE SHOWN.
- 5.) SOME FENCES MAY NOT BE SHOWN.

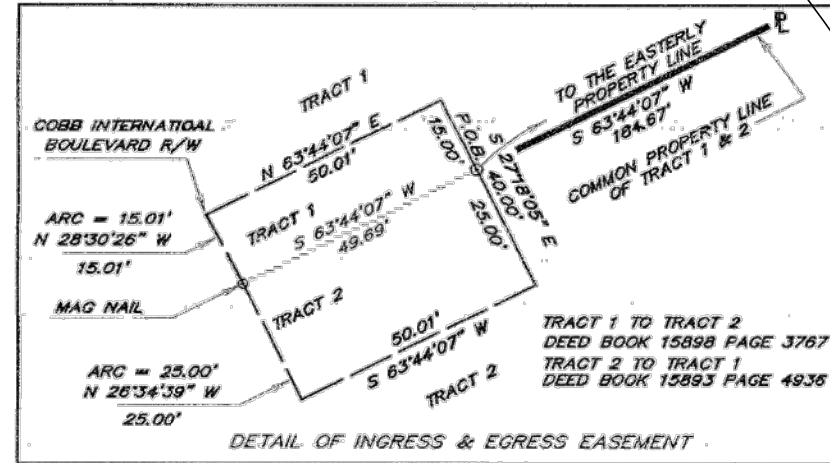
REFERENCE PLATS:

- 1) RETRACEMENT SURVEY FOR A TWO LOT SPLIT OF THE CHARLES E. ROLLINS PROPERTY FOR LAURA ANN HART & CHARLES ERIC HART, DATED: FEBRUARY 04, 2021 BY: RUHLING & RUHLING LAND SURVEYORS, INC.

LEGEND:

- 1) I.P.S. - IRON PIN SET
- 2) I.P.F. - IRON PIN FOUND
- 3) R. - REINFORCING BAR
- 4) A - ARC
- 5) RAD. - RADIUS
- 6) C.M.F. - CONCRETE MONUMENT FOUND
- 7) (NR) - NOT RADIAL
- 8) SSMH - SANITARY SEWER MANHOLE
- 9) D.I. - DROP INLET
- 10) B.L. - BUILDING LINE
- 11) R/W - RIGHT OF WAY
- 12) J.B. - JUNCTION BOX
- 13) F.H. - FIRE HYDRANT
- 14) L.L.L. - LAND LOT LINE
- 15) C.B. - CHORD BEARING
- 16) C.D. - CHORD DISTANCE
- 17) N./F. - NOW OR FORMERLY
- 18) S.S. - SANITARY SEWER
- 19) S.S.E. - SANITARY SEWER EASEMENT
- 20) P.P. - POWER & (OR) PHONE POLE
- 21) D.E. - DRAINAGE EASEMENT
- 22) C. - CENTERLINE
- 23) P.L. - PROPERTY LINE
- 24) - OVERHEAD POWER LINE
- 25) - OVERHEAD PHONE LINE
- 26) - FENCE (APPROX. LOC.)
- 27) - STREAM (APPROX. LOC.)
- 28) - DITCH (APPROX. LOC.)
- 29) - IRON PIN ON LINE
- 30) P.O.B. - POINT OF BEGINNING

GLOBAL POSITIONING SYSTEMS ACCURACY STATEMENT:
CERTAIN DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS. EQUIPMENT USED TO OBTAIN THIS DATA WAS A CHONAV 190 GNSS RECEIVER WITH A XPAD DATA COLLECTOR/SOFTWARE RECEIVING RTK CORRECTIONS VIA AN INTERNET CONNECTION WITH GPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.08 FEET HORIZONTAL AND 0.10 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.



INGRESS / EGRESS EASEMENT FOR TRACT 1 AND TRACT 2 (40' X 50' SEE DETAIL)

CURVE INFORMATION
ARC = 217.91'
RAD = 594.00'
CHORD BEARING N 17°16'25" W
CHORD DIST. 216.69'

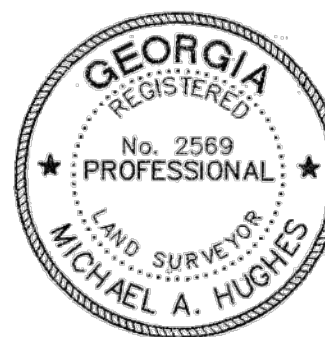
COBB INTERNATIONAL
BOULEVARD
88' R/W

LAND LOT 205
LAND LOT 214
APPROX. LAND LOT LINE

BOUNDARY AND TOPOGRAPHIC NOTES:
- BOUNDARY INFORMATION SHOWN WITH IMPROVEMENTS WAS OVERLAYED FROM REFERENCE PLAT NO. 1 WITH PERMISSION OF RUHLING & RUHLING LAND SURVEYORS, INC.
- BOUNDARY INFORMATION IS ROTATED TO GRID NORTH.
- TOPOGRAPHIC MAP GENERATED FROM LIDAR DATA GA_STATEWIDE_2018_B18 DATED: 2022-05-02.

NOTE: NEARBY HYDRANT WAS ADDED BY NEELU INC. ON 8-20-25

THIS IS NOT A BOUNDARY SURVEY
DO NOT RECORD



ACCESS
CONSULTANTS
104 HAYGOOD DRIVE
WOODSTOCK, GA 30188
TELEPHONE (770) 560-8849
MEMBER - SURVEYING & MAPPING SOCIETY OF GEORGIA

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN $\frac{1}{N/A}$ FEET AND AN ANGULAR ERROR OF $\frac{1}{N/A}$ PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN $\frac{1}{N/A}$ FEET.
EQUIPMENT USED FOR MEASUREMENTS:
TRIMBLE 5603 ROBOTIC & CHONAV 190 W/EGPS RTK
"ALL MATTERS OF TITLE ARE EXCEPTED"

TOPOGRAPHICAL MAP FOR
**LAURA ANN HART
CHARLES ERIC HART**
LAND LOTS - 205 & 214, DISTRICT - 20, SECTION - 2
CITY: KENNESAW COBB COUNTY, GEORGIA
DATE OF FIELD WORK: FEBRUARY 19-28, 2024
DRAWING PREPARED: MARCH 01, 2024
REVISED:
DRAWN BY: M.A.H./M.C.M. SCALE: 1" = 40 FT.
JOB NO. 24-HART-TOPO DWG FILE: COBBINT2.dwg

ADDRESS: (PART OF)
4001 COBB INTERNATIONAL BLVD.
KENNESAW, GA 30152



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
OR CALL 800-282-7411
THREE WORKING DAYS PRIOR TO CONSTRUCTION.

0' 20' 40' 80' 120' 160'
GRAPHIC SCALE - FEET SCALE: 1"=40'

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Item Report

TO: The Planning Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: September 3, 2025

TITLE: **MISC2025-06** - Consideration for approval of a text amendment request as submitted by the City of Kennesaw. Said request is to amend the Unified Development Code, Appendix A, "Unified Development Code" Chapter 1 Section 1.09.02, Chapter 2 Section 2.01.03, and Chapter 2 Section 2.02.03 of said chapters as submitted by the City of Kennesaw.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. MISC2025-06_Text Amendment_ORDINANCE

**CITY OF KENNESAW
GEORGIA**

ORDINANCE NO. 2025-____, 2025

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF
KENNESAW, GEORGIA, SECTION 1.09.02, “DEFINITIONS”; SECTION 2.01.03,
“RESIDENTIAL ZONING DISTRICT”; AND SECTION 2.02.03, “TABLE OF LAND
USES – RESIDENTIAL DISTRICTS”**

WHEREAS, the Unified Development Code of the City of Kennesaw is designed for the purpose of promoting the health, safety, morals, convenience, order, prosperity and general welfare of the City of Kennesaw and its individual and corporate citizens;

WHEREAS, the Unified Development Code contains ordinances that regulate the use of land and also contains standards that regulate the development of land;

WHEREAS, the City periodically reviews said ordinances and said standards in order to ensure that the ordinances and standards are clear, concise, plainly stated and constitutional so that the objectives of the ordinances and standards can be achieved while simultaneously giving citizens and the public access to a user-friendly Code.

WHEREAS, the City finds that the ordinance amendments attached hereto and as more fully set forth herein in Exhibits A1, B1, and B2 are a necessary and desired update to the City’s Unified Development Code;

WHEREAS, public hearing were duly advertised in the Marietta Daily Journal; and

WHEREAS, the City and the Planning Commission held a public hearing in connection with the passage of this Ordinance;

WHEREAS, pursuant to Section 1-4 of the Code of Ordinances, Kennesaw, Georgia, the Code of Ordinances of Kennesaw, Georgia is hereby amended.

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW,
COBB COUNTY, GEORGIA, AS FOLLOWS:**

SECTION 1

THAT SECTION 1.09.02 of this Unified Development Code of the Code of Ordinances Kennesaw, Georgia, is hereby amended to read as follows: by adding the text that is underlined and written in red, as more fully set forth on **“Exhibit A1”**, copies of which are attached hereto and incorporated herein by reference.

SECTION 2

THAT SECTION 2.01.03 of this Unified Development Code of the Code of Ordinances Kennesaw, Georgia, is hereby amended to read as follows: by adding the text that is underlined and written in red, as more fully set forth on **“Exhibit B1”**, copies of which are attached hereto and incorporated herein by reference.

SECTION 3

THAT SECTION 2.02.03 (Table of Land Uses – Residential Zoning Districts) of this Unified Development Code of the Code of Ordinances Kennesaw, Georgia, is hereby amended to read as follows: by adding the text that is underlined and written in red, as more fully set forth on **“Exhibit B2”**, copies of which are attached hereto and incorporated herein by reference.

SECTION 4

BE IT FURTHER ORDAINED THAT this ordinance shall be effective on and after its adoption and execution by the mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

PASSED AND ADOPTED by the Kennesaw City Council on this ____ day of _____, 2023.

ATTEST:

CITY OF KENNESAW:

Lea Alvarez, City Clerk

Derek Easterling, Mayor

Exhibit A1

1.09.02 Definitions

Shelter (homeless): Charitable, nonprofit, short-term housing and/or room and board accommodations for poor, transient, or needy individuals which must meet the following minimum criteria:

1. Adequate showers and restroom facilities must be provided at the location to meet the needs of the overnight guests;
2. Beds must be provided for all overnight guests excluding staff and volunteer workers;
3. No shelter shall be located closer than 1,000 feet to the nearest single-family residence;
4. Guests of the shelter shall be required to leave the shelter premises no later than 7:00 a.m.;
5. All premises shall be maintained in a clean, safe, and sanitary fashion;
6. Adequate provisions for transporting and parking guests shall be submitted to and approved by the zoning administrator or his/her designee.

Shopping Center: A group of commercial establishments, planned, developed, owned and managed as a unit, with off-street parking provided on the property and related in its location, size and type of shops to the trade area which the unit serves.

Short Term Rentals (STR): An accommodation for transient guests, rented for the purpose of overnight lodging for a period of less than thirty (30) days.

Side Lights: A vertical line of small glass panes flanking a doorway.

Sign: Any name, identification, description, display, illustration, banner, string of lights or device which is affixed to or represented directly or indirectly upon a building, structure, vehicle or land in view of the general public and which directs attention to an idea, opinion, product, place, activity, person, institution or business.

Sign with electronic display: A sign in which the message may be changed at intervals by computer controller, microprocessor controller or by remote control, and whose message is displayed through the use of LED, LDC, plasma or other similar type of panels or screens, including devices known as commercial electronic message signs or similar devices.

Significant: Possessing importance to a particular building, structure, site or district; essential to maintaining the full integrity of a particular building, structure, site or district.

Signs during vacancy: Signs permitted for developments with vacant lots, units, and/or tenant spaces.

Silviculture: A branch of forestry which deals with the establishment, development, care and reproduction of stands of timber.

Single Housekeeping unit: Means that the occupants of a dwelling unit have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, lease agreement or ownership of the property, expenses and responsibilities; membership in the single housekeeping unit is fairly stable as opposed to transient, and members have some control over who becomes a member of the single housekeeping unit.

Site: A plot of land intended or suitable for development; also the ground or area on which a building has been built.

Slope: A degree of deviation of surface from the horizontal usually expressed in percent or degree.

Soffit: The underside of a structural part, as of a beam, arch, etc.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Exhibit B1

2.01.03 Residential Zoning Districts

The following residential zoning districts are established:

2.01.03.01 The regulations for the R-40 Single-Family residential district (40,000-square-foot lot size) are as follows:

- A. *Purpose and intent.* The R-40 single-family residential district is established to provide locations for single-family detached dwellings or residentially compatible institutional and recreational uses at low densities, as defined under the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time, with access both to public water and sewerage.
- B. *Uses.* Any use not permitted as of right, or not permitted by Special Exception, or not permitted by land use permit is prohibited. To the extent there is a conflict between the permitted use table and this subsection, this section shall control for purposes of determining whether the use is allowed. See Section 4.04.01 for standards associated with Special Exception uses. Any conflict between the standards set forth in this district and those set forth in Section 4.04.01, the standards in Section 4.04.01 shall control for purposes of developing a Special Exception use.

The following uses are permitted:

- Clubs or lodges (noncommercial)
- Community fairs
- Designated recycling collection locations
- Executive golf courses
- Fruit trees, nuts and vegetables for personal consumption (not for commerce)
- Golf courses (18-hole regulation, public and private use)
- Golf course (Par-3)
- Group homes
- Limited Home Occupation
- Nonprofit riding stables
- Nonprofit (seasonal use) fishing lake
- Private parks
- Recreation grounds other than tennis courts and golf courses
- Religious assemblies
- Single family dwelling units (detached)
- Short Term Rentals (STR)
- Temporary uses

The following uses are permitted by special exception (refer to section 4.04.01)

- Cemeteries
- Mausoleums
- Private community centers
- Private schools of general and special education

The following uses are permitted by land use permit or special land use permit:

Cottage food operators (refer to section 4.04.05 Standards for Home Occupation)

Home Occupations (refer to section 4.04.05)

Family child care learning home (refer to section 4.04.05 Standards for Home Occupation)

Manufactured Homes (refer to section 4.04.04)

Radio, television and other communication towers and antennas (refer to section 4.04.06)

C. *Requirements for certain uses.* The following uses shall have the requirements as ascribed to them in this subsection.

1. *Cottage Food Operators:*

- (a) Cottage food operators shall adhere to all rules and regulations imposed by the Georgia Department of Agriculture.
- (b) There shall be no signage or other exterior evidence of the cottage food operator.
- (c) Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely deliver mail/internet order products to residents.
- (d) No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
- (e) There shall be no employees parking on the site unless approved by the Mayor and City Council in accordance with Section 4.04.05.
- (f) A home occupation land use permit shall be required.

2. *Limited Home Occupations:*

- (a) There shall be no exterior evidence of the home occupation, including but not limited to any type of identifying signs.
- (b) No article, product or service used or sold in connection with such activity shall be other than those normally found on the premises.
- (c) No mechanical equipment shall be used for such occupation except such equipment as is customary for purely household and hobby purposes.
- (d) Such use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed in such occupation.
- (e) No more than 25 percent of the dwelling unit may be used for the operation.
- (f) No materials, equipment or business vehicles may be stored or parked on the premises, except that one business vehicle, used exclusively by the resident may be parked in a carport, garage, or rear or side yard.
- (g) The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of the home occupation.
- (h) There shall be no deliveries of supplies for use in the home occupation or pickups of the items produced by the occupant by commercial carriers.
- (i) No clients or customers are allowed on the premises on a regular basis.
- (j) The limited home occupation shall not create a nuisance.

3. *Designated Recycling Collection Locations:*

- (a) Must be maintained in a safe, clean, neat, and sanitary fashion;
- (b) Such location shall be visually screened and maintained;
- (c) Such location shall be within the building setbacks unless otherwise approved by the zoning administrator or his/her designee due to topography, safety, internal traffic flow, site distance, or for other site-related circumstances not created by the property owner.

4. *Group Home:*

- (a) A group home shall be shared by four or fewer persons, excluding resident staff;
- (b) The group home must provide the City of Kennesaw with a copy of its scheduled activity plan, a copy of the group home rules, and, if applicable, evidence of active enforcement under the Georgia Association of Recovery Residence standards;
- (c) The group home must be under the direction and guidance of a designated managing caregiver that resides at the group home;
- (d) The designated managing caregiver or his or her designee shall be available on a 24-hour basis in the event of emergencies or complaints; and
- (e) A group home must submit to random inspections by the City Code Enforcement;
- (f) A group home shall comply with all applicable regulations by the Board of Behavioral Health and Developmental Disabilities and the Department of Behavioral Health and Developmental Disabilities.

5. *Family childcare learning home:*

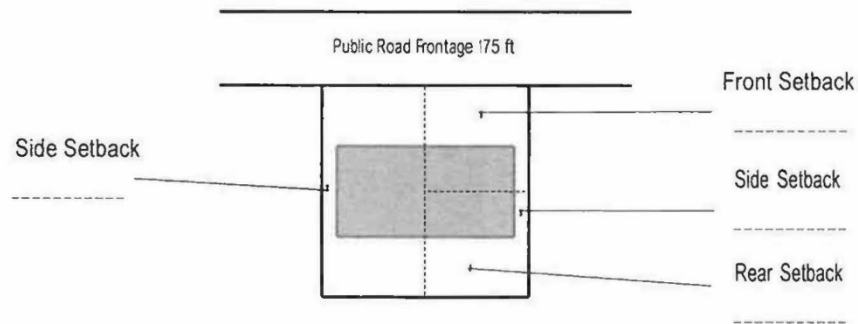
- (a) Maximum of six children under 13 years of age at one time for pay or not for pay;
- (b) For purpose of this section only, children who are related by direct blood kin or adoption to the childcare provider shall not be included in the calculation of the six children limitation;
- (c) The childcare shall not create a nuisance to immediately adjacent property owners;
- (d) Off-street parking must be provided for childcare pick-up and drop-off; and
- (e) No employees;
- (f) Proof of a Family child care learning home license under O.C.G.A. § 20-1A-10(v), or as amended from time to time, by the Department of Early Care and Learning or its successor agency;
- (g) A home occupation land use permit shall be required.

6. *Temporary Uses:*

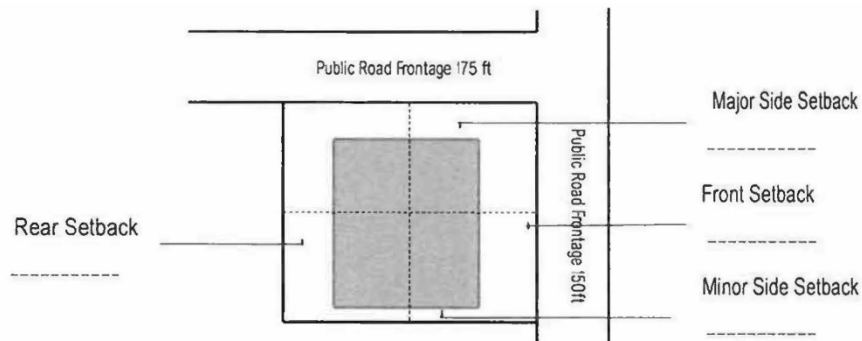
- (a) An approved temporary use shall not exceed 30 days and may be renewed for not more than one additional 30-day period.
- (b) Adequate off-street parking shall be provided.

- (c) Application for a temporary use shall be made with the City Business License division.
- D. *Dimensional standards for Development.* Setback shall be measured from the property line of the parcel. The property with the shortest amount of road frontage shall be the front setback for determining other setbacks (major side, side, rear).
1. *Minimum lot size:* 40,000 square feet. The Zoning Administrator shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
 2. *Minimum floor area:* 1,600 square feet.
 3. *Minimum lot width at front setback line:* 75 feet; cul-de-sac, 60 feet.
 4. *Minimum public road frontage:* 75 feet; cul-de-sac, 50 feet.
 5. *Maximum cover:* 35%
 6. *Maximum building height:* 35 feet.
 7. A basement shall be counted as a story if the ceiling is six feet or more above the grade and is either subdivided or used for dwelling or business purposes. A basement is a portion of the building partly underground which has more than one-half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground.
 8. Please refer to Site Design Standards for Base Zoning Districts set forth in Section 4.01.00 of the Unified Development Code, as amended from time to time, for additional regulations.
 9. *Minimum building setbacks:*
 - (a) Front yard as measured from arterial: 45 feet.
 - (b) Front yard as measured from collector: 45 feet.
 - (c) Front yard as measured from local: 45 feet.
 - (d) Side yard (aka minor side yard): 12 feet.
 - (e) Rear yard: 40 feet.
 - (f) Major side: 25 feet.
 10. *Measuring building setbacks:* The number and type of setbacks is determined based on the number and type of public road frontages for the lot as follows and as shown on the following diagram:
 - (a) One public road frontage: The front yard setback is measured from the one public road frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the other two yards are side yards.
 - (b) Two public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The major side yard setback is measured from the road with the longer frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the yard opposite the major side yard is the minor side yard.
 - (c) Three public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The two major side yard setbacks are measured from the other two road frontages (arterial, collector, or local). The remaining yard is a minor side yard.
 - (d) Building setbacks apply to both principal and accessory buildings and structure except where it explicitly states otherwise.

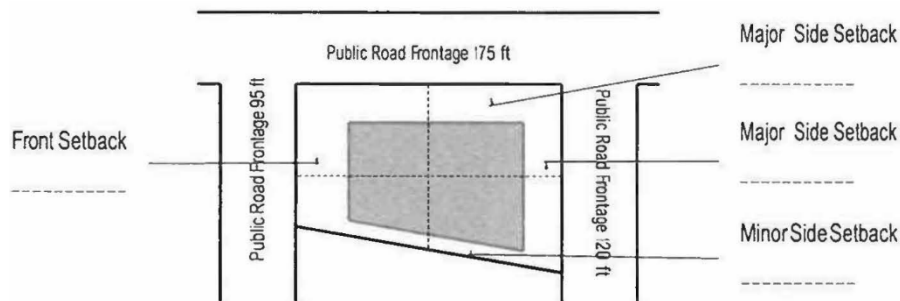
- (e) Irregular shaped lots: The Planning and Zoning Administrator will determine setbacks for irregular shaped lots adhering to the spirit and intent of this section.



Example for Property with one (1) Public Road Frontage



Example for Property with two (2) Public Road Frontages



Example for Property with three (3) Public Road Frontages

2.01.03.02 The regulations for the R-30 Single-Family residential district (30,000-square-foot lot size) are as follows:

- A. *Purpose and intent.* The R-30 single-family residential district is established to provide locations for single-family detached dwellings or residentially compatible institutional and recreational uses at low to moderate densities, as defined under the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time, with access both to public water and sewerage.
- B. *Uses.* Any use not permitted as of right, or not permitted by Special Exception, or not permitted by land use permit is prohibited. To the extent there is a conflict between the permitted use table

and this subsection, this section shall control for purposes of determining whether the use is allowed. See Section 4.04.01 for standards associated with Special Exception uses. Any conflict between the standards set forth in this district and those set forth in Section 4.04.01, the standards in Section 4.04.01 shall control for purposes of developing a Special Exception use.

The following uses are permitted:

- Clubs or lodges (noncommercial)
- Community Fairs
- Designated Recycling Collection locations
- Executive golf courses
- Fruit Trees, Nuts and Vegetables for personal consumption (not for commerce)
- Golf Courses (Par 3)
- Golf Courses (18-hole regulation; private and public)
- Group homes
- Limited home occupation
- Nonprofit riding stables
- Nonprofit (seasonal use) fishing lakes
- Private parks
- Recreation grounds other than tennis courts and golf courses
- Religious assemblies
- Single family dwelling units (detached)
- Short Term Rentals (STR)
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The following uses are permitted by special exception (refer to section 4.04.01):

- Cemeteries
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- Private community centers
- Private schools of general and special education

The following uses are permitted by land use permit or special land use permit:

- Cottage food operator (refer to section 4.04.05 Standards for Home Occupation)
- Family childcare learning home (refer to section 4.04.05 Standards for Home Occupation)
- Home occupation (refer to section 4.04.05)
- Radio, television, and other communication towers and antennas (refer to section 4.04.06)

C. *Requirements for certain uses.* The following uses shall have the requirements as ascribed to them in this subsection.

1. *Cottage Food Operators:*

(a) Cottage food operators shall adhere to all rules and regulations imposed by the Georgia Department of Agriculture.

- (b) There shall be no signage or other exterior evidence of the cottage food operator.
- (c) Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely deliver mail/internet order products to residents.
- (d) No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
- (e) There shall be no employees parking on the site unless approved by the Mayor and City Council in accordance with Section 4.04.05.
- (f) A home occupation land use permit shall be required.

2. *Limited Home Occupations:*

- (a) There shall be no exterior evidence of the home occupation, including but not limited to any type of identifying signs.
- (b) No article, product or service used or sold in connection with such activity shall be other than those normally found on the premises.
- (c) No mechanical equipment shall be used for such occupation except such equipment as is customary for purely household and hobby purposes.
- (d) Such use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed in such occupation.
- (e) No more than 25 percent of the dwelling unit may be used for the operation.
- (f) No materials, equipment or business vehicles may be stored or parked on the premises, except that one business vehicle, used exclusively by the resident may be parked in a carport, garage, or rear or side yard.
- (g) The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of the home occupation.
- (h) There shall be no deliveries of supplies for use in the home occupation or pickups of the items produced by the occupant by commercial carriers.
- (i) No clients or customers are allowed on the premises on a regular basis.
- (j) The limited home occupation shall not create a nuisance.

3. *Designated Recycling Collection Locations:*

- (a) Must be maintained in a safe, clean, neat, and sanitary fashion;
- (b) Such location shall be visually screened and maintained;
- (c) Such location shall be within the building setbacks unless otherwise approved by the zoning administrator or his/her designee due to topography, safety, internal traffic flow, site distance, or for other site-related circumstances not created by the property owner.

4. *Group Home:*

- (a) A group home shall be shared by four or fewer persons, excluding resident staff;
- (b) The group home must provide the City of Kennesaw with a copy of its scheduled activity plan, a copy of the group home rules, and, if applicable,

evidence of active enforcement under the Georgia Association of Recovery Residence standards;

- (c) The group home must be under the direction and guidance of a designated managing caregiver that resides at the group home;
- (d) The designated managing caregiver or his or her designee shall be available on a 24-hour basis in the event of emergencies or complaints; and
- (e) A group home must submit to random inspections by the City Code Enforcement;
- (f) A group home shall comply with all applicable regulations by the Board of Behavioral Health and Developmental Disabilities and the Department of Behavioral Health and Developmental Disabilities.

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- (a) Maximum of six children under 13 years of age at one time for pay or not for pay;
- (b) For purpose of this section only, children who are related by direct blood kin or adoption to the childcare provider shall not be included in the calculation of the six children limitation;
- (c) The childcare shall not create a nuisance to immediately adjacent property owners;
- (d) Off-street parking must be provided for childcare pick-up and drop-off; and
- (e) No employees;
- (f) Proof of a Family child care learning home license under O.C.G.A. § 20-1A-10(v), or as amended from time to time, by the Department of Early Care and Learning or its successor agency;
- (g) A home occupation land use permit shall be required.

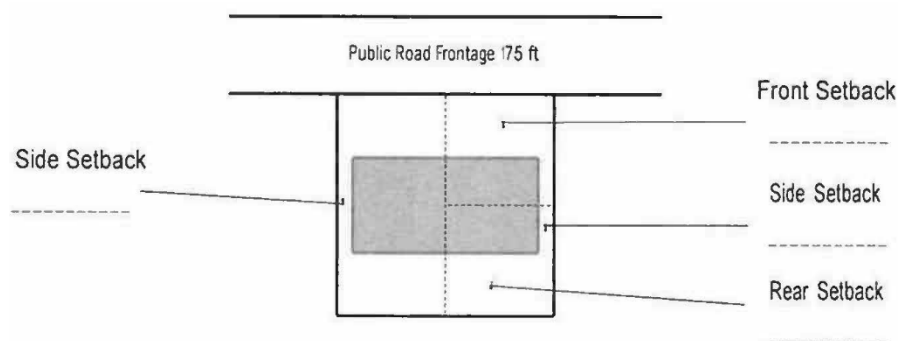
6. *Temporary Uses:*

- (a) An approved temporary use shall not exceed 30 days and may be renewed for not more than one additional 30-day period.
- (b) Adequate off-street parking shall be provided.
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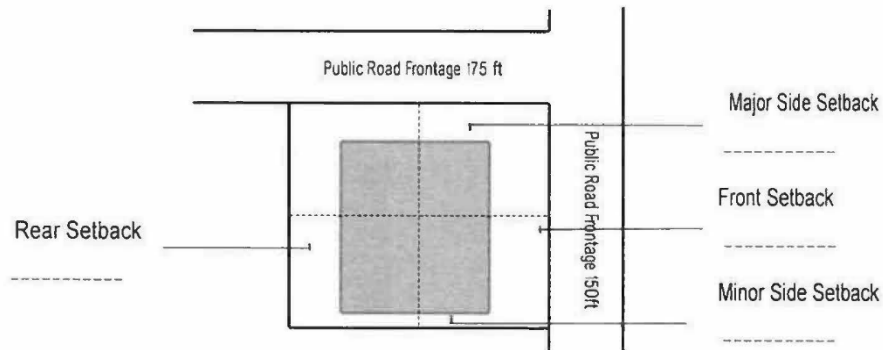
D. Dimensional standards for Development. Setback shall be measured from the property line of the parcel. The property with the shortest amount of road frontage shall be the front setback for determining other setbacks (major side, side, rear).

- 1. *Minimum lot size:* 30,000 square feet. The Zoning Administrator shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
- 2. *Minimum floor area:* 1,600 square feet.
- 3. *Minimum lot width at front setback line:* 60 feet; cul-de-sac, 60 feet.
- 4. *Minimum public road frontage:* 75 feet; cul-de-sac, 50 feet.
- 5. *Maximum cover:* 35%
- 6. *Maximum building height:* 35 feet.

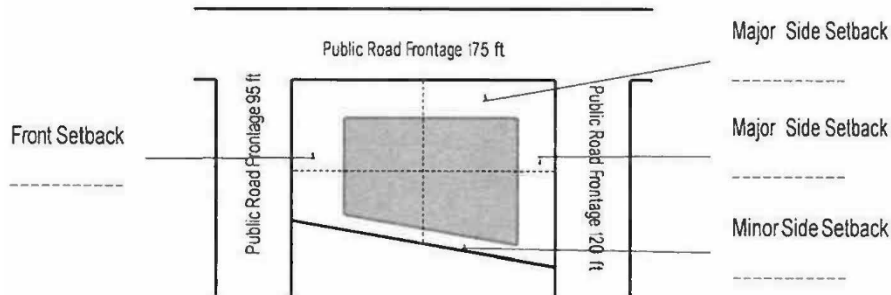
7. A basement shall be counted as a story if the ceiling is six feet or more above the grade and is either subdivided or used for dwelling or business purposes. A basement is a portion of the building partly underground which has more than one-half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground.
8. *Minimum building setbacks:*
 - (a) Front yard as measured from arterial: 50 feet.
 - (b) Front yard as measured from collector: 50 feet.
 - (c) Front yard as measured from local: 40 feet.
 - (d) Side yard (aka minor side yard): 10 feet.
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 - (d) Building setbacks apply to both principal and accessory buildings and structure except where it explicitly states otherwise.
 - (e) Irregular shaped lots: The Planning and Zoning Administrator will determine setbacks for irregular shaped lots adhering to the spirit and intent of this section.



Example for Property with one (1) Public Road Frontage



Example for Property with two (2) Public Road Frontages



Example for Property with three (3) Public Road Frontages

2.01.03.03 The regulations for the R-20 Single-Family residential district (20,000-square-foot lot size) are as follows:

- A. *Purpose and intent.* The R-20 single-family residential district is intended to provide suitable areas for single-family, detached dwellings at medium densities as defined under the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time, with access to both public water and sewerage.
- B. *Uses.* Any use not permitted as of right, or not permitted by Special Exception, or not permitted by land use permit is prohibited. To the extent there is a conflict between the permitted use table and this subsection, this section shall control for purposes of determining whether the use is allowed. See Section 4.04.01 for standards associated with Special Exception uses. Any conflict between the standards set forth in this district and those set forth in Section 4.04.01, the standards in Section 4.04.01 shall control for purposes of developing a Special Exception use.

The following uses are permitted:

- Clubs or lodges
- Community Fairs
- Designated Recycling Collection locations
- Executive golf courses
- Fruit Trees, Nuts and Vegetables for personal consumption (not for commerce)
- Golf courses (Par 3)
- Golf courses (18-hole regulation; private and public)

Group homes
Limited home occupations
Nonprofit riding stables
Nonprofit (seasonal use) fishing lakes
Private parks
Recreation grounds other than tennis courts and golf courses
Religious assemblies
Single family dwelling units (detached)

Short Term Rentals (STR)

Temporary uses

The following uses are permitted by special exception (refer to [section 4.04.01](#)):

Cemeteries
Mausoleum
Private community centers
Private schools of general and special education

The following uses are permitted by land use permit or special land use permit:

Cottage food operator (refer to [section 4.04.05](#) Standards for Home Occupation)
Family childcare learning home (refer to [section 4.04.05](#) Standards for Home Occupation)
Home occupations (refer to [section 4.04.05](#))
Manufactured Homes
Radio, television and other communication towers and antennas (refer to [section 4.04.06](#))

C. *Requirements for certain uses.* The following uses shall have the requirements as ascribed to them in this subsection.

1. *Cottage Food Operators:*

- (a) Cottage food operators shall adhere to all rules and regulations imposed by the Georgia Department of Agriculture.
- (b) There shall be no signage or other exterior evidence of the cottage food operator.
- (c) Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely deliver mail/internet order products to residents.
- (d) No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
- (e) There shall be no employees parking on the site unless approved by the Mayor and City Council in accordance with Section 4.04.05.
- (f) A home occupation land use permit shall be required.

2. *Limited Home Occupations:*

- (a) There shall be no exterior evidence of the home occupation, including but not limited to any type of identifying signs.

- (b) No article, product or service used or sold in connection with such activity shall be other than those normally found on the premises.
- (c) No mechanical equipment shall be used for such occupation except such equipment as is customary for purely household and hobby purposes.
- (d) Such use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed in such occupation.
- (e) No more than 25 percent of the dwelling unit may be used for the operation.
- (f) No materials, equipment or business vehicles may be stored or parked on the premises, except that one business vehicle, used exclusively by the resident may be parked in a carport, garage, or rear or side yard.
- (g) The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of the home occupation.
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- (i) No clients or customers are allowed on the premises on a regular basis.
- (j) The limited home occupation shall not create a nuisance.

3. *Designated Recycling Collection Locations:*

- (a) Must be maintained in a safe, clean, neat, and sanitary fashion;
- (b) Such location shall be visually screened and maintained;
- (c) Such location shall be within the building setbacks unless otherwise approved by the zoning administrator or his/her designee due to topography, safety, internal traffic flow, site distance, or for other site-related circumstances not created by the property owner.

4. *Group Home:*

- (a) A group home shall be shared by four or fewer persons, excluding resident staff;
- (b) The group home must provide the City of Kennesaw with a copy of its scheduled activity plan, a copy of the group home rules, and, if applicable, evidence of active enforcement under the Georgia Association of Recovery Residence standards;
- (c) The group home must be under the direction and guidance of a designated managing caregiver that resides at the group home;
- (d) The designated managing caregiver or his or her designee shall be available on a 24-hour basis in the event of emergencies or complaints; and
- (e) A group home must submit to random inspections by the City Code Enforcement;
- (f) A group home shall comply with all applicable regulations by the Board of Behavioral Health and Developmental Disabilities and the Department of Behavioral Health and Developmental Disabilities.

5. *Family childcare learning home:*

- (a) Maximum of six children under 13 years of age at one time for pay or not for pay;
- (b) For purpose of this section only, children who are related by direct blood kin or adoption to the childcare provider shall not be included in the calculation of the six children limitation;

- (c) The childcare shall not create a nuisance to immediately adjacent property owners;
- (d) Off-street parking must be provided for childcare pick-up and drop-off; and
- (e) No employees;
- (f) Proof of a Family child care learning home license under O.C.G.A. § 20-1A-10(v), or as amended from time to time, by the Department of Early Care and Learning or its successor agency;
- (g) A home occupation land use permit shall be required.

6. *Temporary Uses:*

- (a) An approved temporary use shall not exceed 30 days and may be renewed for not more than one additional 30-day period.
- (b) Adequate off-street parking shall be provided.
- (c) Application for a temporary use shall be made with the City Business License division.

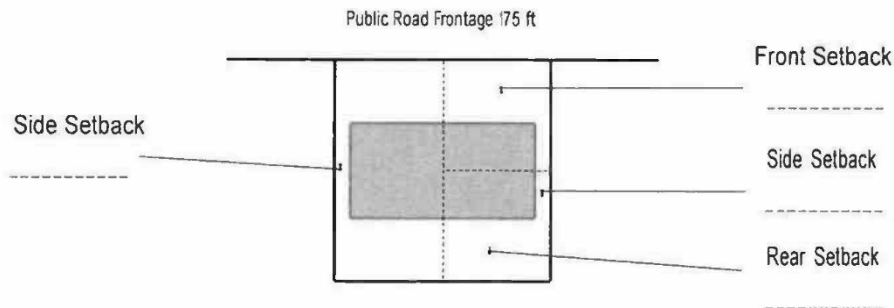
D. *Dimensional standards for Development.* Setback shall be measured from the property line of the parcel. The property with the shortest amount of road frontage shall be the front setback for determining other setbacks (major side, side, rear).

1. Minimum lot size: 20,000 square feet. The Zoning Administrator shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
2. Minimum floor area: 1,500 square feet.
3. Minimum lot width at front setback line: 75 feet; cul-de-sac, 60 feet.
4. Minimum public road frontage: 75 feet; cul-de-sac, 50 feet.
5. Maximum cover: 35%
6. Maximum building height: 35 feet.
7. A basement shall be counted as a story if the ceiling is six feet or more above the grade and is either subdivided or used for dwelling or business purposes. A basement is a portion of the building partly underground which has more than one-half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground.
8. *Minimum building setbacks:*
 - (a) Front yard as measured from arterial: 40 feet.
 - (b) Front yard as measured from collector: 40 feet.
 - (c) Front yard as measured from local: 35 feet.
 - (d) Side yard (aka minor side yard): 10 feet.
 - (e) Rear yard: 35 feet.
 - (f) Major side: 25 feet.

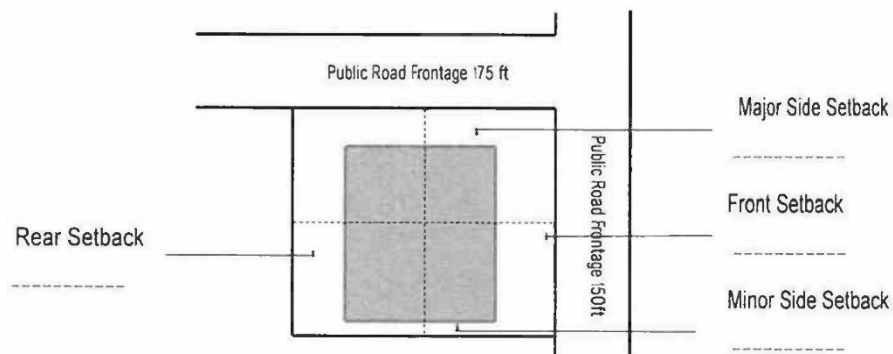
9. *Measuring building setbacks:* The number and type of setbacks is determined based on the number and type of public road frontages for the lot as follows and as shown on the following diagram:

- (a) One public road frontage: The front yard setback is measured from the one public road frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the other two yards are side yards.

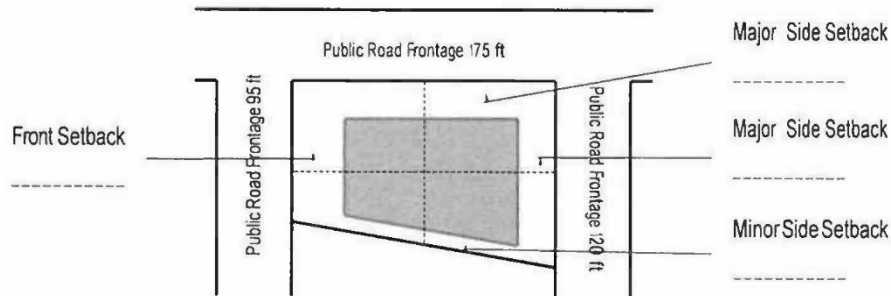
- (b) Two public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The major side yard setback is measured from the road with the longer frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the yard opposite the major side yard is the minor side yard.
- (c) Three public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The two major side yard setbacks are measured from the other two road frontages (arterial, collector, or local). The remaining yard is a minor side yard.
- (d) Building setbacks apply to both principal and accessory buildings and structure except where it explicitly states otherwise.
- (e) Irregular shaped lots: The Planning and Zoning Administrator will determine setbacks for irregular shaped lots adhering to the spirit and intent of this section.



Example for Property with one (1) Public Road Frontage



Example for Property with two (2) Public Road Frontages



Example for Property with three (3) Public Road Frontages

2.01.03.04 The regulations for the R-15 Single-Family residential district (15,000-square-foot lot size) are as follows:

- D. *Purpose and intent.* The R-15 single-family residential district is intended to provide suitable areas for single-family, detached dwellings at medium densities as defined under the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time, with access to both public water and sewerage.
- E. *Uses.* Any use not permitted as of right, or not permitted by Special Exception, or not permitted by land use permit is prohibited. To the extent there is a conflict between the permitted use table and this subsection, this section shall control for purposes of determining whether the use is allowed. See Section 4.04.01 for standards associated with Special Exception uses. Any conflict between the standards set forth in this district and those set forth in Section 4.04.01, the standards in Section 4.04.01 shall control for purposes of developing a Special Exception use.

The following uses are permitted:

- Clubs or lodges
- Community Fairs
- Designated Recycling Collection locations
- Executive golf courses
- Golf courses (Par 3)
- Golf courses (18-hole regulation; private and public)
- Group homes
- Limited home occupations
- Nonprofit riding stables
- Nonprofit (seasonal use) fishing lakes
- Private parks
- Recreation grounds other than tennis courts and golf courses
- Religious assemblies
- Single family dwelling units (detached)
- Short Term Rentals (STR)
- Temporary uses

The following uses are permitted by special exception (refer to [section 4.04.01](#)):

- Cemeteries
- Mausoleum
- Private community centers
- Private schools of general and special education

The following uses are permitted by land use permit or special land use permit:

- Cottage food operator (refer to [section 4.04.05](#) Standards for Home Occupation)
- Family childcare learning home (refer to [section 4.04.05](#) Standards for Home Occupation)
- Home occupations (refer to [section 4.04.05](#))
- Manufactured Homes
- Radio, television and other communication towers and antennas (refer to [section 4.04.06](#))

F. *Requirements for certain uses.* The following uses shall have the requirements as ascribed to them in this subsection.

1. *Cottage Food Operators:*

- (a) Cottage food operators shall adhere to all rules and regulations imposed by the Georgia Department of Agriculture.
- (b) There shall be no signage or other exterior evidence of the cottage food operator.
- (c) Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely deliver mail/internet order products to residents.
- (d) No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
- (e) There shall be no employees parking on the site unless approved by the Mayor and City Council in accordance with Section 4.04.05.
- (f) A home occupation land use permit shall be required.

2. *Limited Home Occupations:*

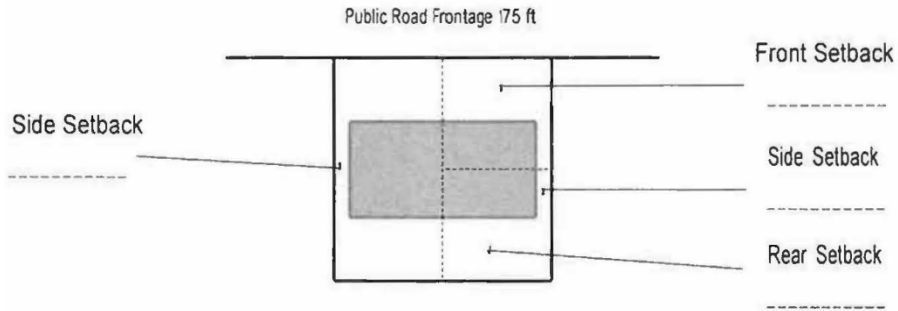
- (a) There shall be no exterior evidence of the home occupation, including but not limited to any type of identifying signs.
- (b) No article, product or service used or sold in connection with such activity shall be other than those normally found on the premises.
- (c) No mechanical equipment shall be used for such occupation except such equipment as is customary for purely household and hobby purposes.
- (d) Such use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed in such occupation.
- (e) No more than 25 percent of the dwelling unit may be used for the operation.
- (f) No materials, equipment or business vehicles may be stored or parked on the premises, except that one business vehicle, used exclusively by the resident may be parked in a carport, garage, or rear or side yard.
- (g) The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of the home occupation.

- (h) There shall be no deliveries of supplies for use in the home occupation or pickups of the items produced by the occupant by commercial carriers.
 - (i) No clients or customers are allowed on the premises on a regular basis.
 - (j) The limited home occupation shall not create a nuisance.
- 3. *Designated Recycling Collection Locations:*
 - (a) Must be maintained in a safe, clean, neat, and sanitary fashion;
 - (b) Such location shall be visually screened and maintained;
 - (c) Such location shall be within the building setbacks unless otherwise approved by the zoning administrator or his/her designee due to topography, safety, internal traffic flow, site distance, or for other site-related circumstances not created by the property owner.
- 4. *Group Home:*
 - (a) A group home shall be shared by four or fewer persons, excluding resident staff;
 - (b) The group home must provide the City of Kennesaw with a copy of its scheduled activity plan, a copy of the group home rules, and, if applicable, evidence of active enforcement under the Georgia Association of Recovery Residence standards;
 - (c) The group home must be under the direction and guidance of a designated managing caregiver that resides at the group home;
 - (d) The designated managing caregiver or his or her designee shall be available on a 24-hour basis in the event of emergencies or complaints; and
 - (e) A group home must submit to random inspections by the City Code Enforcement;
 - (f) A group home shall comply with all applicable regulations by the Board of Behavioral Health and Developmental Disabilities and the Department of Behavioral Health and Developmental Disabilities.
- 5. *Family childcare learning home:*
 - (a) Maximum of six children under 13 years of age at one time for pay or not for pay;
 - (b) For purpose of this section only, children who are related by direct blood kin or adoption to the childcare provider shall not be included in the calculation of the six children limitation;
 - (c) The childcare shall not create a nuisance to immediately adjacent property owners;
 - (d) Off-street parking must be provided for childcare pick-up and drop-off; and
 - (e) No employees;
 - (f) Proof of a Family child care learning home license under O.C.G.A. § 20-1A-10(v), or as amended from time to time, by the Department of Early Care and Learning or its successor agency;
 - (g) A home occupation land use permit shall be required.
- 6. *Temporary Uses:*
 - (a) An approved temporary use shall not exceed 30 days and may be renewed for not more than one additional 30-day period.
 - (b) Adequate off-street parking shall be provided.

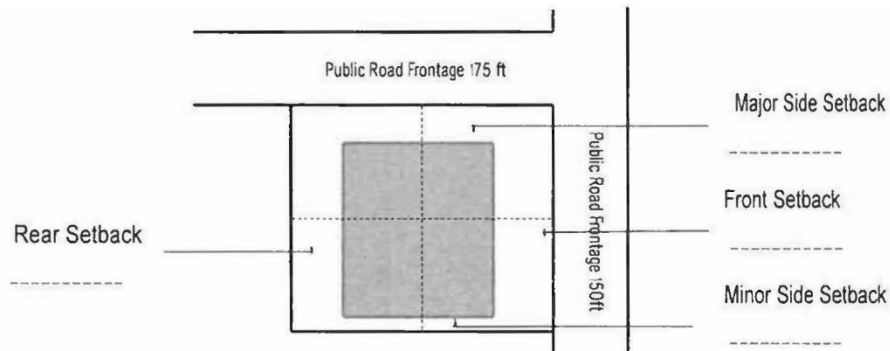
(c) Application for a temporary use shall be made with the City Business License division.

D. *Dimensional standards for Development.* Setback shall be measured from the property line of the parcel. The property with the shortest amount of road frontage shall be the front setback for determining other setbacks (major side, side, rear).

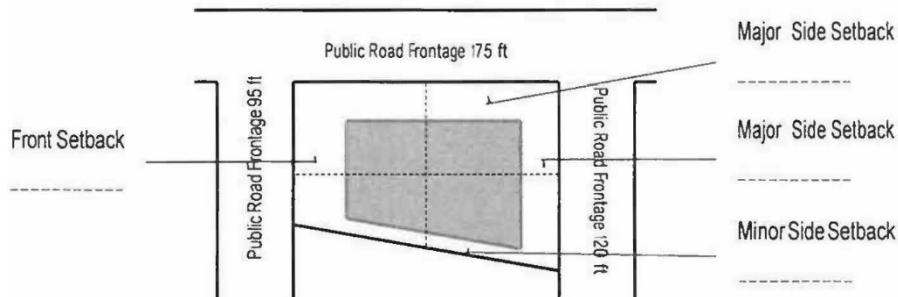
1. Minimum lot size: 15,000 square feet. The Zoning Administrator shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
2. Minimum floor area: 1,400 square feet.
3. Minimum lot width at front setback line: 75 feet; cul-de-sac, 60 feet.
4. Minimum public road frontage: 75 feet; cul-de-sac, 50 feet.
5. Maximum cover: 35%
6. Maximum building height: 35 feet.
7. A basement shall be counted as a story if the ceiling is six feet or more above the grade and is either subdivided or used for dwelling or business purposes. A basement is a portion of the building partly underground which has more than one-half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground.
8. *Minimum building setbacks:*
 - (a) Front yard as measured from arterial: 40 feet.
 - (b) Front yard as measured from collector: 40 feet.
 - (c) Front yard as measured from local: 35 feet.
 - (d) Side yard (aka minor side yard): 10 feet.
 - (e) Rear yard: 30 feet.
 - (f) Major side: 25 feet.
9. *Measuring building setbacks:* The number and type of setbacks is determined based on the number and type of public road frontages for the lot as follows and as shown on the following diagram:
 - (a) One public road frontage: The front yard setback is measured from the one public road frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the other two yards are side yards.
 - (b) Two public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The major side yard setback is measured from the road with the longer frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the yard opposite the major side yard is the minor side yard.
 - (c) Three public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The two major side yard setbacks are measured from the other two road frontages (arterial, collector, or local). The remaining yard is a minor side yard.
 - (d) Building setbacks apply to both principal and accessory buildings and structure except where it explicitly states otherwise.
 - (e) Irregular shaped lots: The Planning and Zoning Administrator will determine setbacks for irregular shaped lots adhering to the spirit and intent of this section.



Example for Property with one (1) Public Road Frontage



Example for Property with two (2) Public Road Frontages



Example for Property with three (3) Public Road Frontages

2.01.03.05 The regulations for the R-12 Single-Family residential district (12,000-square-foot lot size) are as follows:

- G. *Purpose and intent.* The R-12 single-family residential district is intended to provide suitable areas for single-family, detached dwellings at medium densities as defined under the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time, with access to both public water and sewerage.
- H. *Uses.* Any use not permitted as of right, or not permitted by Special Exception, or not permitted by land use permit is prohibited. To the extent there is a conflict between the permitted use table and this subsection, this section shall control for purposes of determining whether the use is allowed. See Section 4.04.01 for standards associated with Special Exception uses. Any conflict between the standards set forth in this district and those set forth in Section 4.04.01, the standards in Section 4.04.01 shall control for purposes of developing a Special Exception use.

The following uses are permitted:

- Clubs or lodges
- Community Fairs
- Designated Recycling Collection locations
- Executive golf courses
- Golf courses (Par 3)
- Golf courses (18-hole regulation; private and public)
- Group homes
- Limited home occupations
- Nonprofit riding stables
- Nonprofit (seasonal use) fishing lakes
- Private parks
- Recreation grounds other than tennis courts and golf courses
- Religious assemblies
- Single family dwelling units (detached)
- Short Term Rentals (STR)
- Temporary uses

The following uses are permitted by special exception (refer to [section 4.04.01](#)):

- Cemeteries
- Mausoleum
- Private community centers
- Private schools of general and special education

The following uses are permitted by land use permit or special land use permit:

- Cottage food operator (refer to [section 4.04.05](#) Standards for Home Occupation)
- Family childcare learning home (refer to [section 4.04.05](#) Standards for Home Occupation)
- Home occupations (refer to [section 4.04.05](#))
- Manufactured Homes
- Radio, television and other communication towers and antennas (refer to [section 4.04.06](#))

I. *Requirements for certain uses.* The following uses shall have the requirements as ascribed to them in this subsection.

1. *Cottage Food Operators:*

- (a) Cottage food operators shall adhere to all rules and regulations imposed by the Georgia Department of Agriculture.
- (b) There shall be no signage or other exterior evidence of the cottage food operator.
- (c) Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely deliver mail/internet order products to residents.

- (d) No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
- (e) There shall be no employees parking on the site unless approved by the Mayor and City Council in accordance with Section 4.04.05.
- (f) A home occupation land use permit shall be required.

2. *Limited Home Occupations:*

- (a) There shall be no exterior evidence of the home occupation, including but not limited to any type of identifying signs.
- (b) No article, product or service used or sold in connection with such activity shall be other than those normally found on the premises.
- (c) No mechanical equipment shall be used for such occupation except such equipment as is customary for purely household and hobby purposes.
- (d) Such use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed in such occupation.
- (e) No more than 25 percent of the dwelling unit may be used for the operation.
- (f) No materials, equipment or business vehicles may be stored or parked on the premises, except that one business vehicle, used exclusively by the resident may be parked in a carport, garage, or rear or side yard.
- (g) The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of the home occupation.
- (h) There shall be no deliveries of supplies for use in the home occupation or pickups of the items produced by the occupant by commercial carriers.
- (i) No clients or customers are allowed on the premises on a regular basis.
- (j) The limited home occupation shall not create a nuisance.

3. *Designated Recycling Collection Locations:*

- (a) Must be maintained in a safe, clean, neat, and sanitary fashion;
- (b) Such location shall be visually screened and maintained;
- (c) Such location shall be within the building setbacks unless otherwise approved by the zoning administrator or his/her designee due to topography, safety, internal traffic flow, site distance, or for other site-related circumstances not created by the property owner.

4. *Group Home:*

- (a) A group home shall be shared by four or fewer persons, excluding resident staff;
- (b) The group home must provide the City of Kennesaw with a copy of its scheduled activity plan, a copy of the group home rules, and, if applicable, evidence of active enforcement under the Georgia Association of Recovery Residence standards;
- (c) The group home must be under the direction and guidance of a designated managing caregiver that resides at the group home;
- (d) The designated managing caregiver or his or her designee shall be available on a 24-hour basis in the event of emergencies or complaints; and
- (e) A group home must submit to random inspections by the City Code Enforcement;

- (f) A group home shall comply with all applicable regulations by the Board of Behavioral Health and Developmental Disabilities and the Department of Behavioral Health and Developmental Disabilities.

5. *Family childcare learning home:*

- (a) Maximum of six children under 13 years of age at one time for pay or not for pay;
- (b) For purpose of this section only, children who are related by direct blood kin or adoption to the childcare provider shall not be included in the calculation of the six children limitation;
- (c) The childcare shall not create a nuisance to immediately adjacent property owners;
- (d) Off-street parking must be provided for childcare pick-up and drop-off; and
- (e) No employees;
- (f) Proof of a Family child care learning home license under O.C.G.A. § 20-1A-10(v), or as amended from time to time, by the Department of Early Care and Learning or its successor agency;
- (g) A home occupation land use permit shall be required.

6. *Temporary Uses:*

- (a) An approved temporary use shall not exceed 30 days and may be renewed for not more than one additional 30-day period.
- (b) Adequate off-street parking shall be provided.
- (c) Application for a temporary use shall be made with the City Business License division.

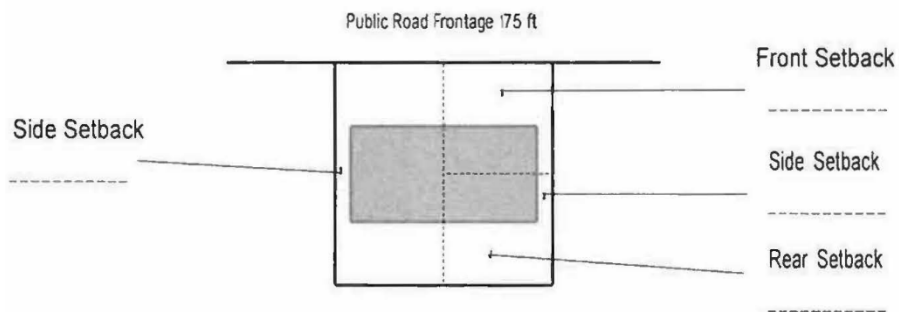
D. *Dimensional standards for Development.* Setback shall be measured from the property line of the parcel. The property with the shortest amount of road frontage shall be the front setback for determining other setbacks (major side, side, rear).

1. Minimum lot size: 12,000 square feet. The Zoning Administrator shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
2. Minimum floor area: 1,200 square feet.
3. Minimum lot width at front setback line: 75 feet; cul-de-sac, 60 feet.
4. Minimum public road frontage: 75 feet; cul-de-sac, 50 feet.
5. Maximum cover: 30%
6. Maximum building height: 35 feet.
7. A basement shall be counted as a story if the ceiling is six feet or more above the grade and is either subdivided or used for dwelling or business purposes. A basement is a portion of the building partly underground which has more than one-half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground.
8. *Minimum building setbacks:*
 - (a) Front yard as measured from arterial: 40 feet.
 - (b) Front yard as measured from collector: 40 feet.
 - (c) Front yard as measured from local: 35 feet.
 - (d) Side yard (aka minor side yard): 10 feet.

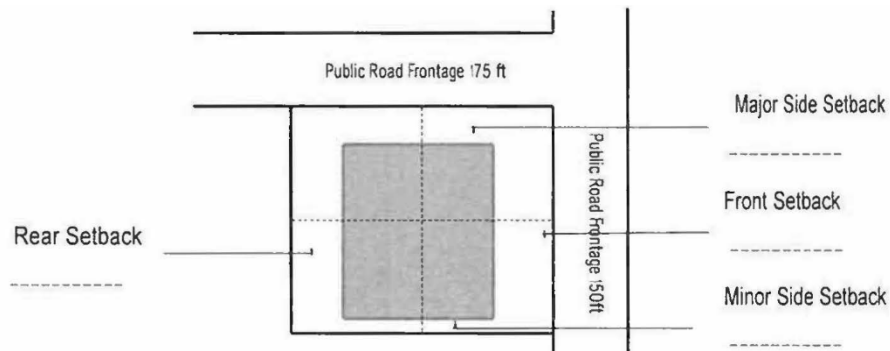
- (e) Rear yard: 20 feet.
- (f) Major side: 25 feet.

9. *Measuring building setbacks:* The number and type of setbacks is determined based on the number and type of public road frontages for the lot as follows and as shown on the following diagram:

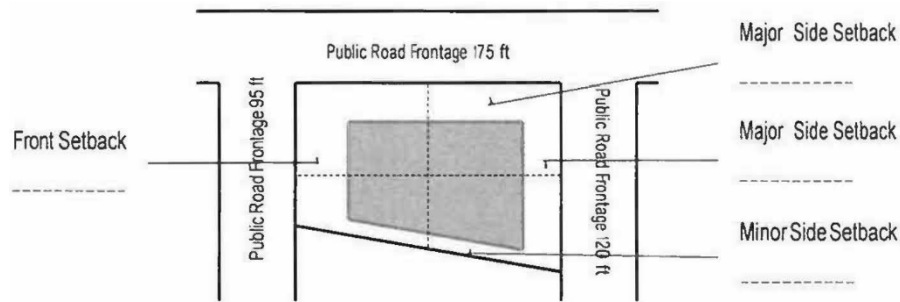
- (a) One public road frontage: The front yard setback is measured from the one public road frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the other two yards are side yards.
- (b) Two public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The major side yard setback is measured from the road with the longer frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the yard opposite the major side yard is the minor side yard.
- (c) Three public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The two major side yard setbacks are measured from the other two road frontages (arterial, collector, or local). The remaining yard is a minor side yard.
- (d) Building setbacks apply to both principal and accessory buildings and structure except where it explicitly states otherwise.
- (e) Irregular shaped lots: The Planning and Zoning Administrator will determine setbacks for irregular shaped lots adhering to the spirit and intent of this section.



Example for Property with one (1) Public Road Frontage



Example for Property with two (2) Public Road Frontages



Example for Property with three (3) Public Road Frontages

2.01.03.06 The regulations for the R-10 Single-Family residential district (10,000-square-foot lot size) are as follows:

- A. *Purpose and intent.* The R-10 single-family residential district is intended to provide suitable areas for single-family, detached dwellings at medium densities as defined by the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time, with access to both public water and sewerage. The 289 parcels developed as a 10,000 square foot lot within the Woodland Acres subdivision which met the conditions of the ordinance prior to 1994, shall be deemed to a lawful conforming use and the Official Zoning Map of the City of Kennesaw, shall be amended to reflect that these lots and homes thereon shall be rezoned as lawful and conforming and subject to the regulations contained herein.
- B. *Uses.* Any use not permitted as of right, or not permitted by Special Exception, or not permitted by land use permit is prohibited. To the extent there is a conflict between the permitted use table and this subsection, this section shall control for purposes of determining whether the use is allowed. See Section 4.04.01 for standards associated with Special Exception uses. Any conflict between the standards set forth in this district and those set forth in Section 4.04.01, the standards in Section 4.04.01 shall control for purposes of developing a Special Exception use.

The following uses are permitted:

- Clubs or lodges
- Community Fairs
- Designated Recycling Collection locations
- Executive golf courses
- Golf courses (Par 3)
- Golf courses (18-hold regulation; private and public)
- Group homes
- Limited home occupations
- Nonprofit riding stables
- Nonprofit (seasonal use) fishing lakes
- Private parks
- Recreation grounds other than tennis courts and golf courses
- Religious assemblies
- Single family dwelling units (detached)

Short Term Rentals (STR)

Temporary uses

The following uses are permitted by special exception (refer to [section 4.04.01](#)):

- Cemeteries
- Mausoleum
- Private community centers
- Private schools of general and special education

The following uses are permitted by land use permit or special land use permit:

- Cottage food operator (refer to [section 4.04.05](#) Standards for Home Occupation)
- Family childcare learning home (refer to [section 4.04.05](#) Standards for Home Occupation)
- Home occupations (refer to [section 4.04.05](#))
- Manufactured Homes
- Radio, television and other communication towers and antennas (refer to [section 4.04.06](#))

C. *Requirements for certain uses.* The following uses shall have the requirements as ascribed to them in this subsection.

1. *Cottage Food Operators:*

- (a) Cottage food operators shall adhere to all rules and regulations imposed by the Georgia Department of Agriculture.
- (b) There shall be no signage or other exterior evidence of the cottage food operator.
- (c) Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely deliver mail/internet order products to residents.
- (d) No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
- (e) There shall be no employees parking on the site unless approved by the Mayor and City Council in accordance with Section 4.04.05.
- (f) A home occupation land use permit shall be required.

2. *Limited Home Occupations:*

- (a) There shall be no exterior evidence of the home occupation, including but not limited to any type of identifying signs.
- (b) No article, product or service used or sold in connection with such activity shall be other than those normally found on the premises.
- (c) No mechanical equipment shall be used for such occupation except such equipment as is customary for purely household and hobby purposes.
- (d) Such use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed in such occupation.
- (e) No more than 25 percent of the dwelling unit may be used for the operation.

- (f) No materials, equipment or business vehicles may be stored or parked on the premises, except that one business vehicle, used exclusively by the resident may be parked in a carport, garage, or rear or side yard.
 - (g) The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of the home occupation.
 - (h) There shall be no deliveries of supplies for use in the home occupation or pickups of the items produced by the occupant by commercial carriers.
 - (i) No clients or customers are allowed on the premises on a regular basis.
 - (j) The limited home occupation shall not create a nuisance.
3. *Designated Recycling Collection Locations:*
- (a) Must be maintained in a safe, clean, neat, and sanitary fashion;
 - (b) Such location shall be visually screened and maintained;
 - (c) Such location shall be within the building setbacks unless otherwise approved by the zoning administrator or his/her designee due to topography, safety, internal traffic flow, site distance, or for other site-related circumstances not created by the property owner.
4. *Group Home:*
- (a) A group home shall be shared by four or fewer persons, excluding resident staff;
 - (b) The group home must provide the City of Kennesaw with a copy of its scheduled activity plan, a copy of the group home rules, and, if applicable, evidence of active enforcement under the Georgia Association of Recovery Residence standards;
 - (c) The group home must be under the direction and guidance of a designated managing caregiver that resides at the group home;
 - (d) The designated managing caregiver or his or her designee shall be available on a 24-hour basis in the event of emergencies or complaints; and
 - (e) A group home must submit to random inspections by the City Code Enforcement;
 - (f) A group home shall comply with all applicable regulations by the Board of Behavioral Health and Developmental Disabilities and the Department of Behavioral Health and Developmental Disabilities.
5. *Family childcare learning home:*
- (a) Maximum of six children under 13 years of age at one time for pay or not for pay;
 - (b) For purpose of this section only, children who are related by direct blood kin or adoption to the childcare provider shall not be included in the calculation of the six children limitation;
 - (c) The childcare shall not create a nuisance to immediately adjacent property owners;
 - (d) Off-street parking must be provided for childcare pick-up and drop-off; and
 - (e) No employees;
 - (f) Proof of a Family child care learning home license under O.C.G.A. § 20-1A-10(v), or as amended from time to time, by the Department of Early Care and Learning or its successor agency;
 - (g) A home occupation land use permit shall be required.

6. *Temporary Uses:*

- (a) An approved temporary use shall not exceed 30 days and may be renewed for not more than one additional 30-day period.
- (b) Adequate off-street parking shall be provided.
- (c) Application for a temporary use shall be made with the City Business License division.

D. *Dimensional standards for Development.* Setback shall be measured from the property line of the parcel. The property with the shortest amount of road frontage shall be the front setback for determining other setbacks (major side, side, rear).

- 1. Minimum lot size: 10,000 square feet. The Zoning Administrator shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
- 2. Minimum floor area: 1,050 square feet.
- 3. Minimum lot width at front setback line: 75 feet; cul-de-sac, 60 feet.
- 4. Minimum public road frontage: 75 feet; cul-de-sac, 50 feet.
- 5. Maximum cover: 30%
- 6. Maximum building height: 35 feet.
- 7. A basement shall be counted as a story if the ceiling is six feet or more above the grade and is either subdivided or used for dwelling or business purposes. A basement is a portion of the building partly underground which has more than one-half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground.

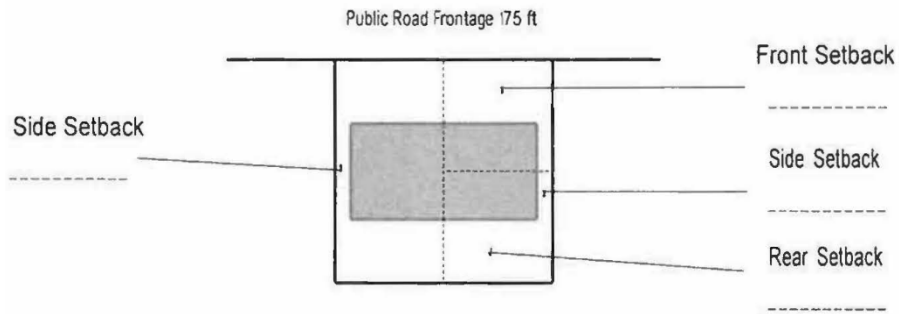
8. *Minimum building setbacks:*

- (a) Front yard as measured from arterial: 40 feet.
- (b) Front yard as measured from collector: 40 feet.
- (c) Front yard as measured from local: 35 feet.
- (d) Side yard (aka minor side yard): 10 feet.
- (e) Rear yard: 20 feet.
- (f) Major side: 25 feet.

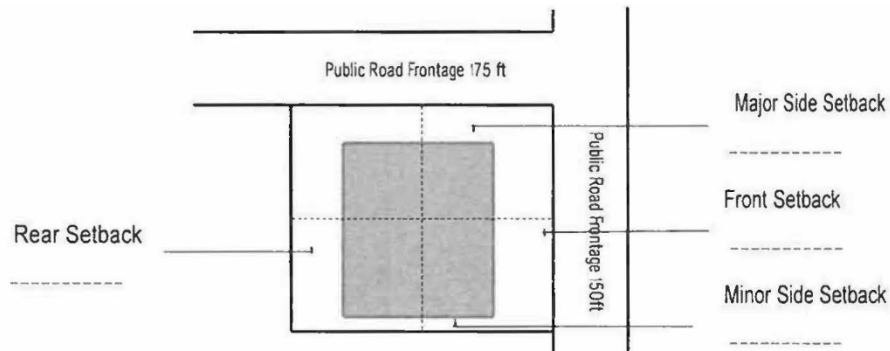
9. *Measuring building setbacks:* The number and type of setbacks is determined based on the number and type of public road frontages for the lot as follows and as shown on the following diagram:

- (a) One public road frontage: The front yard setback is measured from the one public road frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the other two yards are side yards.
- (b) Two public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The major side yard setback is measured from the road with the longer frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the yard opposite the major side yard is the minor side yard.
- (c) Three public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The two major side yard setbacks are measured from the other two road frontages (arterial, collector, or local). The remaining yard is a minor side yard.

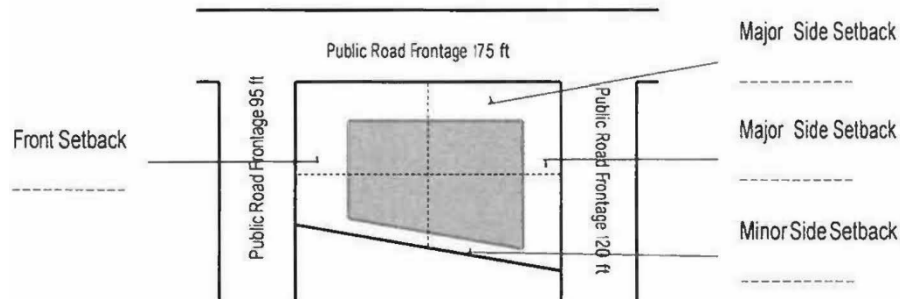
- (d) Building setbacks apply to both principal and accessory buildings and structure except where it explicitly states otherwise.
- (e) Irregular shaped lots: The Planning and Zoning Administrator will determine setbacks for irregular shaped lots adhering to the spirit and intent of this section.



Example for Property with one (1) Public Road Frontage



Example for Property with two (2) Public Road Frontages



Example for Property with three (3) Public Road Frontages

Exhibit B2

2.02.03 Table of Land Uses — Residential Districts

CBD - Central Business District Uses to be found under Chapter 4.02.03(C)

TYPE OF USE	HPV	CBD	R-40	R-30	R-20	R-15	R-12	R-10	PUD-R	RA-4	RA-5	RA-6	RM-8	PBSH	RM-12	RM-16	FST	MHP	PVC	SLO
Accessory retail sales and service		P																		
Agricultural produce stands																				
Ambulance Services																				
Ambulance Services if accessory to hospitals and funeral homes																			P	
Amphitheaters		P																	P	
Amusement Park																				
Ancillary retail sales		P																		
Animal hospitals		P																	P	
Appliance Repair (major)																				
Arcades																				
Asphalt plants																				
Assembly halls																				
Associated low intensity and limited retail uses	P																			
Athletic and health clubs		P																	P	
Automobile, truck, and trailer lease and rental facilities (accessory use)																				
Automobile, truck, and trailer lease and																				

rental facilities (principal use)																				
Automobile and truck sales and service facilities																				
Automotive paint and body repair shops																				
Automobile parking lots or garages																		P		
Automotive repair and maintenance facilities																				
Automotive salvages and wrecking yards																				
Automotive storage yards and wrecker service																				
Automotive upholstery shops																				
Aviation airports (private)																		P		
Banks/Financial institutions with drive-in establishments and/or automated transfer machines																		P		
Bar																		P		
Billiards and pool halls																				
Biomedical waste transfer and disposal facilities																				
Boat sales and service establishments																				

Breeding and boarding kennels																				
Building materials stores																			P	
Buildings of historic significance	P	P																		
Bus Stations																				
Bus stations for freight																				
Car washes																			P	
Cemeteries	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE		SE	
Check cashing establishments																				
Chemical plants or storage facilities																				
Cigar, smoke shops, tobacco stores																				
Clinics																			P	
Clubs or lodges (noncommercial)			P	P	P	P	P	P	P										P	
Coliseums, stadiums and convention centers (privately owned)																				
Colleges and universities (private), including but not limited to research and training facilities																			P	
Commercial greenhouses and plant nurseries																			P	
Commercial indoor recreation uses																			P	
Commercial outdoor recreation uses																			P	

Commercial recreation restaurant																				
Community fairs			P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	
Community retail uses																				
Composting plants																				
Concrete plants																				
Condo-miniums													P							
Consumer fireworks retail sales facility																				
Contractors (general, heavy, special) (office/warehouse)																				
Convenience food stores with self-service fuel sales																				
Corporate or administrative offices for any permitted use																			P	
Cottage Food Operator			LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP					LUP	LUP		
Crematories, human or animal																				
Cultural facilities (private)																			P	
Dairies																				
Designated recycling collection locations			P	P	P	P	P	P	P	P	P	P	P		P	P	P		P	
Drive in theaters																				
Dry cleaning plants																				
Eating and drinking establishments (including drive in																			P	

fast food restaurants)																				
Electric supply stores																				
Emission/inspection stations (not to exceed five months)																				
Executive golf courses			P	P	P	P	P	P	P	P	P	P	P		P	P	P		P	
Exterminating facilities (insect or rodent)																				
Family child care learning home			LUP	LUP	LUP	LUP	LUP	LUP	LUP										LUP	
Farm and garden supply stores																				
Farm equipment stores/repair facilities																				
Farmers markets (fully enclosed)		P																		
Fast food restaurants																			P	
Field crops																				
Film developing and printing facilities																			P	
Flea markets																				
Fraternity and sorority houses and residence halls		P											P		P	P			P	
Freight terminals																				
Fruit stores, markets																				
Fruit trees, nuts and vegetables			P	P	P											P	P			
Fuel and ice dealers																				
Full service gasoline stations																				

Funeral homes																				
Golf courses (Par-3)			P	P	P	P	P	P	P	P	P	P	P		P	P	P		P	
Golf courses (18-hole regulation; private and public)			P	P	P	P	P	P	P	P	P	P	P		P	P	P		P	
Growlers																			P	
Group homes			P	P	P	P	P	P		P	P	P					P			
Halfway houses																				
Hazardous waste sites																				
Heavy automotive repair establishments																				
Heavy manufacturing establishments																				
Heavy repair service and trade shops																				
Helicopter landing areas																			P	
Hookah bar																				
High rise apartments																				
Home occupation	LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP		LUP	LUP	LUP	LUP	LUP	
Hospitals																			P	
Hotels																			P	
Instant cash loan establishments																				
Landfills (private)																				
Laundry and dry cleaning pick-up establishments																			P	
Light automotive repair establishments																				
Limited home occupations			P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	

Light manufacturing establishments																				
Limited retail uses																				
Livestock, nondomestic and wild animals, and poultry																				
Livestock sales pavilions																				
Machine shops																				
Manufactured homes			P	P	P	P	P	P			P	P						P		
Massage therapy																				
Massage therapy associated with medical, chiropractic and sports medicine establishments		P																		
Mausoleums	SE		SE	SE	SE	SE	SE	SE	SE										SE	
Medical and dental laboratories, provided that no chemicals are manufactured on site																				
Mining operations																				
Mobile home																		P		
Mobile food vending unit																				
Motels																			P	
Motorcycle, ATV, and three-wheel vehicle sales and service facilities																				
Multifamily dwelling units		P											P		P	P			P	
Museums	P	P																		

Neighborhood retail uses																			P	
Newspaper publishing facilities																				
Nightclubs																				
Nonautomotive repair service establishments																			P	
Nonprofit riding stables			P	P	P	P	P	P	P	P	P	P	P		P	P	P			
Nonprofit (seasonal use) fishing lakes			P	P	P	P	P	P	P	P	P	P	P		P	P	P		P	
Nursery schools and child day care centers																			P	
Offices not elsewhere classified																				
Office service and supply establishments																			P	
Other service establishments																				
Outdoor commercial racing (motorcycle, automobile, truck, tractor and motorized vehicles)																				
Outdoor golf driving ranges																				
Overnight travel trailer parks																				
Pain management clinic																				
Parking for vehicles		P																	P	
Pawn shops																				

Payday loan establishments																				
Petroleum or bulk storage stations																				
Photography studios																			P	
Plumbing and/or heating equipment dealers																				
Poultry hatcheries																				
Printing, publishing and lithography establishments																			P	
Private community centers	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE		SE		SE	
Private parks	P		P	P	P	P	P	P	P	P	P	P	P		P		P	P	P	P
Private schools of general and special education	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE		SE	
Pro shops (accessory to driving ranges/golf courses)																			P	
Professional offices																			P	
Pub																			P	
Purpose built student housing														P						
Quarry or mining operation																				
Radio and televisions stations																				
Radio, television and other communication towers and antennas			SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP	SLUP		SLUP	SLUP	SLUP	SLUP	SLUP	
Rail stations (commuter)																				

Railroad car classification yards																				
Railroad stations for freight																				
Recreation grounds other than tennis courts and golf courses			P	P	P	P	P	P	P	P	P	P	P		P	P	P			P
Recycling centers																				
Regional shopping center																				
Religious assemblies	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
Research and development centers																				
Medical research centers																				
Research testing laboratories																				
Rest/personal care/convalescent homes																			P	
Restaurants - sit down dining		P																	P	
Re-upholstery and furniture repair establishments																				
Rooming houses and boarding houses																				
Sawmills (temporary)																				
Self-service laundry facilities																			P	
Self-service storage facilities																				
Shelters (homeless)																				

<u>Short Term Rentals (STR)</u>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>												
Signs and outdoor advertising facilities (not sure if this should be on the chart at all)																				
Sports/medical physical therapy																				
Take out restaurant																			P	
Sexually oriented businesses																				
Single-family dwelling units (attached)		P							P	P	P	P	P		P	P	P		P	P
Single-family dwelling units (detached)		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P			P
Studios and supplies																				
Tattoo business																				
Taxi stands and dispatching agencies																				
Telephone business offices																				
Temporary uses			P	P	P	P	P	P	P	P	P	P	P		P	P	P			
Theaters (movies, live performing arts)																				
Title loan establishments																				
Tire retreading and recapping facilities																				
Townhouse dwelling units (attached)									P								P		P	
Trailer salesrooms and sales lots																				

Transpiration equipment storage and maintenance facilities																				
Truck terminals																				
Two-family dwelling units Utility facilities (private)									P				P		P		P			P
Vending machine sales, service, rental, or repair establishments																				
Vocational schools (commercial)																				
Warehouse and storage facilities																				
Waste transfer station																				
Wholesale sales offices																				
Wholesale trade and distribution facilities																				
Wholesale trade offices in conjunction with office showrooms																				
Wireless telecommunication facilities																				
Zoos																				

This chart is provided for the convenience of the user; however, please consult the permitted uses (P) or special exception use (SE) sections of the specific zoning district(s) for possible use limitations for specific permitted uses or special exception uses.

(Ord. No. 2012-03, 5-7-12; Ord. No. 2015-05, § 2, 4-20-15; Ord. No. 2020-09, § 3, 8-17-20; Ord. No. 2021-07, § 4(Exh. B3), 6-21-21)