



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

**Planning Commission
Meeting Agenda
October 1, 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 October 20, 2025.

3. Approval of the Meeting Minutes

- A. Approval of Meeting Minutes: September 3, 2025

4. New Business

- A. **LU2025-06** - Consideration for approval of a land use permit application submitted by Ali Jackson for the property located at 2800 Dominion Lane (20013901170). Said request is to obtain a home occupation business license to operate a cottage food business specializing in baking and selling cookies. Property is zoned RM-8, consists of 0.03 +/- acres, and lies in Land Lot 139, Tax Parcel 117.

5. Staff Comment

6. Adjourn

**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
September 3, 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, Phillip Jackson, Carolyn Greenall, Robert Trim

Absent: Rebecca Patterson

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

Speakers Present: Alberto Florido (Applicant), Robin Moroney (City Resident), Bruce Fallahi (Civil Engineer)

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

Chairman Bodenhamer called for a motion.

Motion to approve by Commissioner Trim.

Seconded by Vice Chair Vande Zande.

Chairman Bodenhamer proceeded with a roll call for approval.

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

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.

Ms. Chanelle Campbell introduced this agenda item. This is a land use application submitted by Ms. Dahlia Akar, who resides at 3409 English Oaks Drive. The applicant is seeking approval for a home occupation permit to operate a home bakery specializing in the preparation of breads and pastries for sale. The property is located within the English Oaks subdivision and is currently zoned Planned Unit Development - Residential (PUD-R). The property carries a future land use designation of Planned Unit Development consistent with the surrounding residential character. The proposed business footprint is limited to the existing kitchen and a small prep area. The equipment to be used includes standard household appliances such as an oven, baking ingredients, and an electronic mixer. Staff considers the use to be very low in commercial intensity. All operations will occur entirely within the residential structure with no signage and no external display of products. The proposed use is not expected to generate any adverse impacts or nuisances to adjacent properties. Additionally, Staff has received written correspondence from the HOA overseeing the English Oaks subdivision expressing support for the proposed home bakery at this location. For these reasons, Staff recommends approval with conditions as typically outlined for a land use permit, which includes: 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.

This application was advertised in the the Marietta Daily Journal (MDJ) on August 15, 2025, and a public notice sign was placed on the property. Ms. Campbell announced that the applicant was present and available to answer questions.

Chairman Bodenhamer asked if the applicant wished to speak. Ms. Dahlia Akar declined to speak.

Chairman Bodenhamer opened the floor for public comment.

Ms. Robin Moroney stated that she lived across the street from the applicant. She commented that she was concerned about more traffic in the neighborhood. She also asked if the land use permit would create the possibility of other commercial uses in the neighborhood like a doggy daycare or an auto body shop. Ms. Campbell responded that high intensity uses that change the character of the neighborhood, like a doggy daycare or an automobile shop, are not allowed under a land use permit. Ms. Campbell

also explained that the clients would not be coming to the applicant's property and that the applicant's intention was to sell products at pop-up locations and farmers markets.

Chairman Bodenhamer clarified that the land use conditions did not allow clients at the location. Ms. Campbell confirmed.

Hearing no additional public comment, Chairman Bodenhamer closed the floor for public comment and opened the floor for Commissioner comment.

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

Motion by Commissioner Jackson 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 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.

Seconded by Commissioner Greenall.

Chairman Bodenhamer proceeded with a roll call for approval.

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

- 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.

Ms. Chanelle Campbell presented this agenda item. This is a variance application for the property located at 2292 Bayswater Drive submitted by Mr. Alberto Florido. The request seeks relief from Section 2.01.03.04, Section D of the Unified Development Code, which outlines standards for residential zoning districts. Mr. Florido is requesting approval to allow a 14-foot encroachment into the required 30-foot rear setback to reconstruct a previously existing deck and balcony. The property is currently zoned R-15, Single Family Residential, and is located within the Fairfax subdivision. The property sits on an approximately 30,000 square foot lot and includes a stream and drainage easement that limits the buildable area. The home was constructed towards the rear of the lot to avoid encroachment into the easement, resulting in limited space for rear improvements. The proposed deck and balcony would remain within the footprint of the previous structure and not impact the stream buffer located on the site.

The applicant received a Stop Work Order on March 3, 2025, due to non-permitted construction involving the replacement of both the front and rear deck. The applicant has since tried to obtain the necessary permits to do the work. The applicant was able to obtain a permit for the replacement of the front deck, but due to the encroachment

into the setback, the application for the rear deck replacement is still under review pending a decision on this variance application.

The property is designated Residential Low-Medium under the city's comprehensive plan. The variance request maintains consistency with the designation and does not alter density, use, or neighborhood character. Staff finds that this meets the criteria for variance consideration under Section 9.02.00 of the Unified Development Code, noting that the site's specific constraints create practical difficulty not common to other parcels with the placement of the stream and easement on the property, relief would not be detrimental to the public welfare or the intent of the Unified Development Code, and the proposed encroachment is modest and maintains compatibility with adjacent properties. For these reasons, Staff recommends approval of the variance. The request was advertised in the Marietta Daily Journal on August 15, 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 asked if the original footprint of the deck was already encroaching on the setback. Ms. Campbell responded in the affirmative. Chairman Bodenhamer asked if the footprint would remain the same. Ms. Campbell responded in the affirmative. She explained that when the property was built, based on the tax assessor's footprint, the building footprint was already beyond the setback.

Chairman Bodenhamer commented that the house was set far back on the lot and noted that the property would have no rear deck if the rear setback requirement was adhered to.

Chairman Bodenhamer invited the applicant to speak.

Mr. Alberto Florido stated that he made a mistake working without a permit and apologized. He stated that the deck was beyond repair. He explained that the footprint of the new deck would be much smaller than the previous deck. The deck footprint would change from almost 600 square feet to twelve feet by fourteen feet. He reiterated that the position of the house on the property did not allow for a thirty-foot rear setback from the property line. Mr. Florido added that allowing the deck would provide the house with a second exit in case something happened at the front of the house.

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

Commissioner Jackson asked what the difference was between maintenance work and work that required a permit. Mr. Darryl Simmons responded that any time an existing structure with footings or supports is replaced, a permit is required. Commissioner Jackson sought clarification and asked if a full deck replacement would need a permit. Mr. Simmons responded that replacing a couple of boards or repainting was maintenance, but that altering the structure required a permit.

Chairman Bodenhamer commented that altering the structural integrity would likely be a safety issue. Mr. Simmons agreed. He added that the property was built between the late 1980s and early 1990s and is a non-conforming property. He stated that per the city code, as long as the applicant is not increasing the degree of non-conformity, modifications to the structure are permitted. Staff, therefore, recommends approval. Chairman Bodenhamer commented that the applicant would be making the size of the non-conformity smaller because the deck footprint was being reduced. Mr. Simmons agreed.

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

Motion to approve by Commissioner Jackson.

Seconded by Vice Chair Vande Zande.

Chairman Bodenhamer proceeded with a roll call for approval.

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

- 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.

Chairman Bodenhamer recused himself for this agenda item.

Ms. Chanelle Campbell presented this agenda item. This is a preliminary plat application for the proposed development of personal warehouse units, professional work units, and self storage spaces on approximately 2.14 acres. As part of the preparation for the new development on a vacant parcel, the applicant has submitted a Preliminary Plat to formally outline the proposed site layout and confirm addressing for the future units. An internal review of the submission was completed by Staff, which included Public Works, GIS, Cobb County Water, Cobb County Fire, and Planning and Zoning, and it was approved. The proposed layout is consistent with applicable development standards and zoning requirements for Heavy Industrial, which the property is currently zoned as. Staff recommends approval of the Preliminary Plat contingent upon the applicant addressing any outstanding development-related issues prior to submission and as-built plans with the Final Plat.

The applicant also initially had concerns pertaining to their site. Prior to moving forward, the applicant submitted a preliminary plat. Once the development is completed and finalized, the applicant will have a Final Plat that is then recorded with Cobb County Superior Court. Ms. Campbell announced that the applicant was present and available to answer any questions.

Vice Chair Vande Zande asked if the Final Plat application would have to come back before the Planning Commission. Ms. Campbell responded that the applicant would not come back before the Planning Commission with the Final Plat.

Vice Chair Vande Zande invited the property owner to speak. The property owner declined.

Vice Chair Vande Zande opened the floor for public comment. Hearing no public comment, he closed the floor to public comment and opened the floor to Commissioner comments.

Commissioner Greenall asked where the property was located. Ms. Campbell responded that the property was located off of Cobb International Boulevard and was the vacant lot below 4001 Cobb International Boulevard. Commissioner Greenall asked if the lot was near the airport. Commissioner Trim described the property as across Highway 41 and near a Cobb County School. Ms. Campbell stated that the property is in the industrial zoning district on that side of Cobb Parkway.

Commissioner Jackson commented that the plans appeared to show the detention ponds on top of the retaining wall. Mr. Bruce Fallahi, civil engineer for the project, responded that the detention pond would be underground. Commissioner Jackson asked if it was cheaper to place the detention ponds on top of the retaining wall rather than below the retaining wall. He asked if the property was steep. Mr. Fallahi responded that there was a twelve to thirteen foot elevation difference between the site and the natural drainage of the property. He stated that the detention pond was behind the retaining wall, not on top of it. He explained that in more detailed designs, the detention pond could be contained by the retaining wall, or it could be underground chambers behind the retaining wall.

Ms. Campbell explained that the plat was preliminary in nature and that the applicant would need to submit detailed engineering and civil plans for review by Public Works and other departments prior to receiving any permits. She stated that the applicant would also have to adhere to the Unified Development Code with regards to development.

Hearing no additional Commissioner comment, Vice Chair Vande Zande closed the floor to Commissioner comment and called for a motion.

Motion to approve by Commissioner Trim.

Seconded by Commissioner Greenall.

Chairman Bodenhamer proceeded with a roll call for approval.

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

- 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.

Ms. Chanelle Campbell introduced this agenda item. This is a proposed text amendment to Appendix A of the Unified Development Code (UDC). On July 21, 2025, Mayor and Council approved the adoption of an ordinance regulating Short Term Rentals.

In alignment with that ordinance, this amendment seeks to formally update the UDC to reflect the newly adopted provisions and ensure consistency across regulatory documents.

Ms. Campbell directed Commissioners to look in their packets to view the proposed updates. She stated that the changes included Chapter 1 Section 1.09.02 - Addition of a formal definition for Short Term Rentals, Chapter 2 Section 2.01.03- Inclusion of Short Term Rentals as a permitted use within various residential zoning districts, and Chapter 2 Section 2.02.03- Updates to the table of land uses for residential districts to reflect Short Term Rentals as permitted uses. Ms. Campbell stated that the Planning Commission did not hear the ordinance because it was added to the Business License portion of the Code of Ordinances, which is not required to come before the Planning Commission. She explained that Planning and Zoning was coming back to update the sections that relate to zoning ordinances to ensure consistency with the changes that were amended and adopted by Mayor and Council.

The application was advertised in the Marietta Daily Journal on August 15th, 2025, as required by the UDC.

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

Chairman Bodenhamer asked if a variance or zoning condition was required to allow a Short Term Rental before the new ordinance was adopted. Ms. Campbell responded that prior to the ordinance adoption, there was no regulatory document pertaining to Short Term Rentals. She stated that the new ordinance now regulates Short Term Rentals coming into the city, requiring them to have the necessary licenses and documents to be official in the city limits.

Commissioner Greenall asked what would be considered a Short Term Rental. Ms. Campbell responded that the rental period for a short-term rental is for less than 31 days.

Commissioner Jackson asked if the provision was for Airbnb and VRBO. Ms. Campbell responded in the affirmative. Commissioner Jackson asked if Short Term Rentals had to come before the Planning Commission for a hearing like a land use permit. Ms. Campbell responded that was not the case. She explained that applicants would only need to adhere to the ordinance requirements because Short Term Rentals would be handled by the business license department and are only allowed in certain zoning districts. She reiterated that a public hearing was not part of the requirements. Commissioner Jackson asked if there was an annual fee associated with Short Term Rentals. Ms. Campbell responded that there would be a fee that will be updated in the master fee schedule when it goes before Mayor and Council. Ms. Campbell offered to send the Commissioners a copy of the adopted Short Term Rental ordinance. Chairman Bodenhamer requested that the ordinance be sent.

Commissioner Jackson proposed a hypothetical where his neighbor wanted to rent out

their house for a football game. He asked if the neighbor would need a permit and inspections. Ms. Campbell responded that in the hypothetical, the neighbor would need to register their property to be used as a Short Term Rental. Once a license is obtained, similar to an Airbnb, the applicant can register to utilize the space for a period of time not exceeding 31 days. Ms. Campbell added that a Short Term Rental could not be used to host events or parties and that the intent is to have a dwelling space for a short period of time. Commissioner Jackson asked if the ordinance was for overnight stays. Ms. Campbell confirmed that it was for overnight stays in a personal dwelling unit.

Chairman Bodenhamer asked if the ordinance had already been adopted by Mayor and Council. Ms. Campbell confirmed that Mayor and Council already passed the ordinance. She reiterated that the text amendment is to amend the use and outline the permitted zoning districts so the zoning sections of the UDC align with the recently passed ordinance.

Chairman Bodenhamer asked if the zoning changes to allow Short Term Rentals in certain zoning designations had already been made by Mayor and Council. Ms. Campbell responded that the ordinance was already adopted by Mayor and Council and that applications would be formally accepted beginning October 1, 2025. Mr. Darryl Simmons added that the purpose of the text amendment was to align the business license and zoning UDC sections on Short Term Rentals. He stated that the text amendment was only to allow the Short Term Rental use in the zoning sections of the ordinance.

Chairman Bodenhamer clarified that he was asking if the annual zoning map update would be impacted. Mr. Simmons responded that this ordinance does not affect the zoning map.

Hearing no additional Commissioner comment, Chairman Bodenhamer called for a motion.

Motion to approve by Vice Chair Vande Zande.

Seconded by Commissioner Greenall.

Chairman Bodenhamer proceeded with a roll call for approval.

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

5. Staff Comment

6. Adjourn

Chairman Bodenhamer called for a motion to adjourn.

Motion to approve by Commissioner Trim.

Seconded by Commissioner Greenall.

Chairman Bodenhamer proceeded with a roll call for approval.

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



Item Report

TO: The Planning Commission
FROM: Darryl Simmons, Zoning Administrator
DATE: October 1, 2025
TITLE: **LU2025-06** - Consideration for approval of a land use permit application submitted by Ali Jackson for the property located at 2800 Dominion Lane (20013901170). Said request is to obtain a home occupation business license to operate a cottage food business specializing in baking and selling cookies. Property is zoned RM-8, consists of 0.03 +/- acres, and lies in Land Lot 139, Tax Parcel 117.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

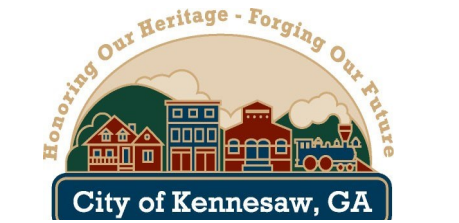
1. LU2025-06_2800 Dominion Ln_Staff Analysis
2. LU2025-06_2800 Dominion Ln_Application Packet

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



COMMUNITY DEVELOPMENT
Planning and Zoning

2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

MAYOR AND COUNCIL
OCTOBER 20, 2025

PLANNING COMMISSION
OCTOBER 1, 2025

LEGAL ADVERTISEMENTS
SEPTEMBER 12, 2025

PUBLIC NOTICE SIGN
SEPTEMBER 12, 2025

APPLICATION SUBMITTED
AUGUST 15, 2025

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-06

Property Addresses

2800 Dominion Lane

Applicant

Ali Jackson

Representative

N/A

Property Owner

Same as applicant

Current Zoning

RM-8, Residential – Multifamily, 8 units per acre

Current Future Land Use Category

Residential High (RH)

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: No

Historic District: No

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

Parcel ID #: 20013901170

Land Lot #: 139 **Tax Parcel #:** 117

Land Area: 0.03 +/- acres or 1,002 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

ADJACENT PROPERTY DETAILS

Surrounding Zoning Dist. and Future Land Use

North: Paulding Street

Zoning: R-15, Single Family Residential

Future Land Use: Residential Low/Medium (RL)

South: No Street

Zoning: Highway General Business (HGB)

Future Land Use: Community Activity Center (CAC)

East: Park Drive

Zoning: R-15, Single Family Residential

Future Land Use: Residential High (RH)

West: Jiles Road

Zoning: Office/Institutional (OI)

Future Land Use: Neighborhood Activity Center (NAC)

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

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-06

DESCRIPTION OF ZONING REQUEST

This is a land use permit request for a home occupational business license. The applicant is requesting to renew a home business license to operate a cottage food operation specializing in the baking and selling of cookies. This activity is known as a “cottage food operator.”

Please see page 7 for photos of the products
 Please see page 7 for photos of the equipment used
 Please see page 8 for sketch of work space in home

- **Pre-Application Meeting:** August 12, 2025
- **Application Submitted:** August 15, 2025
- **Fees Paid:** \$250.00
- **Certified Letters Mailed:** September 12, 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](#)

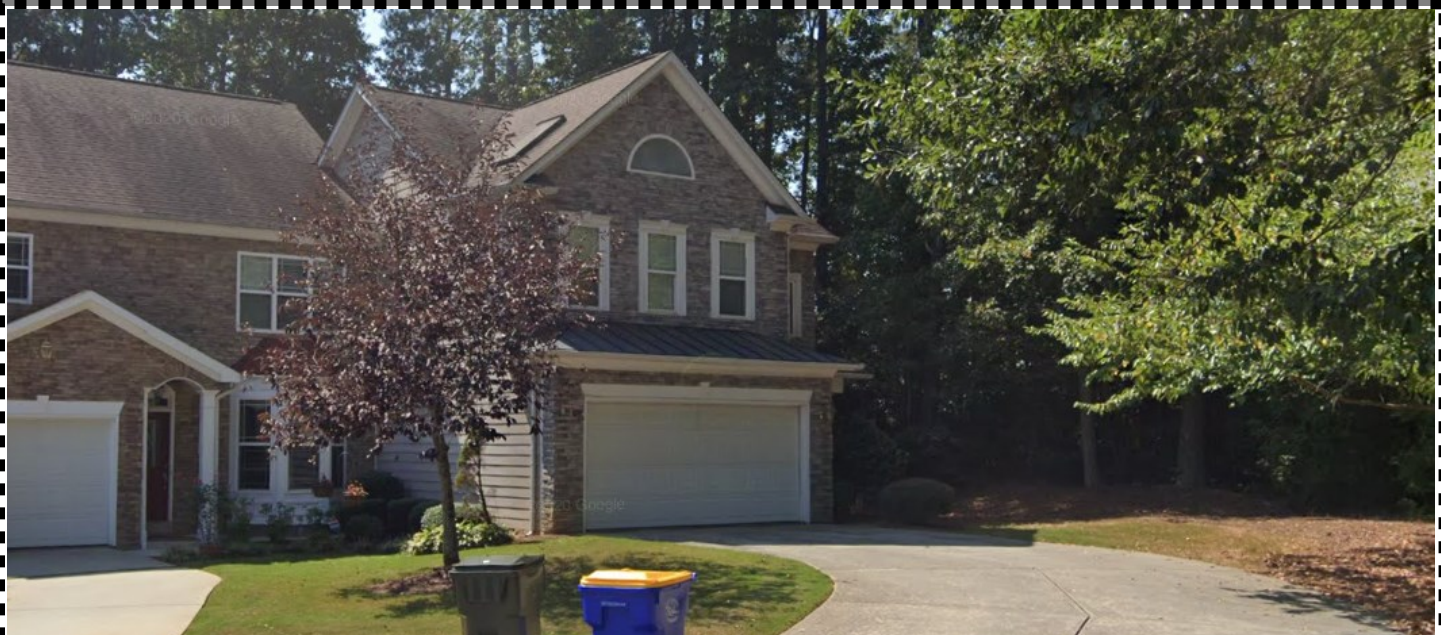
Site Visit: Yes No
Staff Member: Name: N/A
 Date of Visit: N/A

Land Use Recommendation:
Home occupational use is compatible

Historic Preservation:
 Not in a historic district

Cemetery Preservation:
 No cemeteries on site

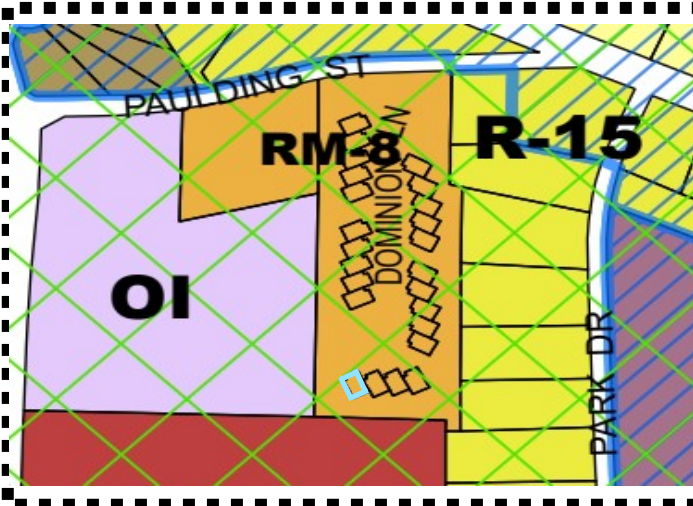
GOOGLE STREET VIEW OF THE RESIDENCE



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-06

ZONING MAP



LEGEND

CBD	HGB	NRC	R-15
CRC	HI	NS	RM-8
FST	LI	OI	RM-12
GC	MHP	PBSH	RM-16
		PSC	UVC
			Airport Hazard District

BACKGROUND:

The site is currently zoned RM-8, Multifamily-Residential with stipulations and is located within The Dominion subdivision. In 2001, the property was rezoned from MF-1, Multifamily –1 to RM-8, Multifamily Residential for the development of 24 townhouse condominiums.

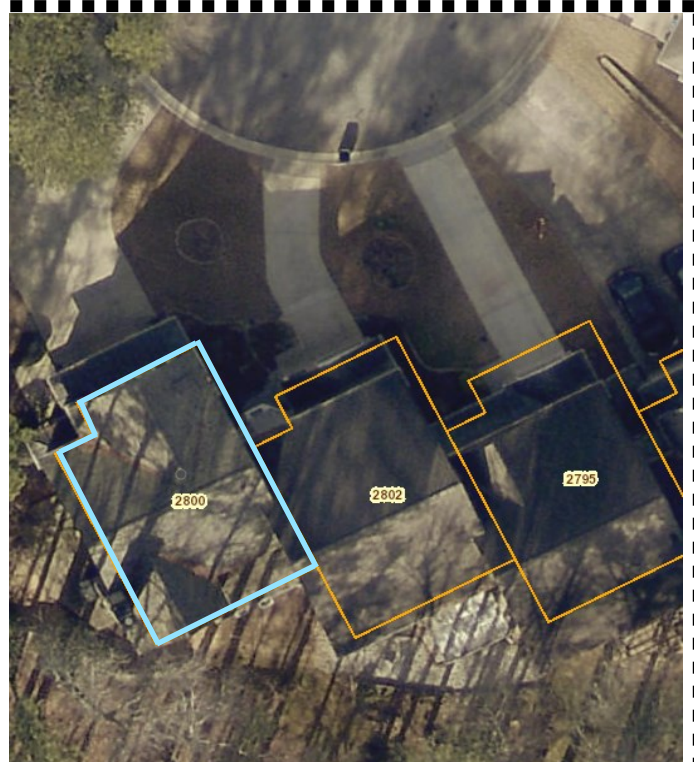
The subdivision was developed by Esculade Development and officially established in 2003. The property was built according to the outlined development standards:

- Total Area: 3.26 +/- acres
- Total Coverage: 19.6%
- Common Area: 2.62 +/- acres
- Density: 7.36 units/ acres
- Parking Required (2 spaces/unit): 48 spaces
- Minimum square footage: 1,400 sq. ft.

LOCATION:

The subject property, approximately 0.03 ± acres, is located off Dominion Lane within The Dominion subdivision. It is situated in a transitional area surrounded by a mix of zoning districts that reflect a blend of residential, institutional, and commercial uses:

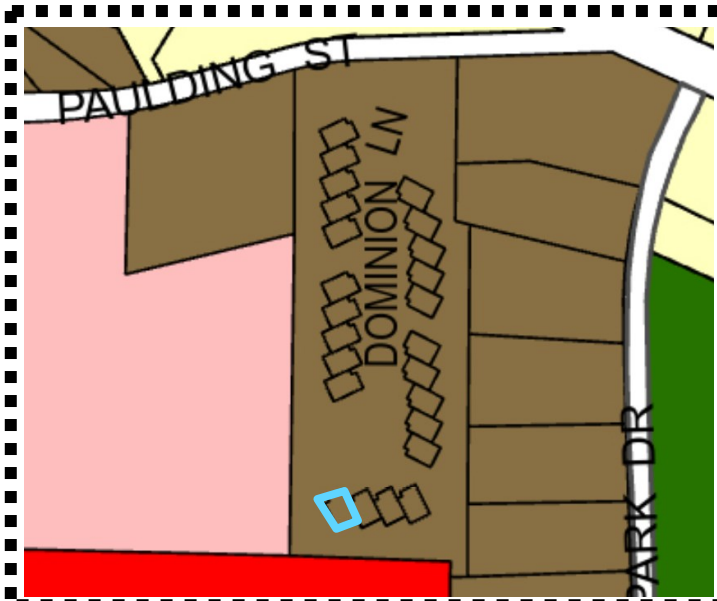
- **West:** Zoned Office Institutional (OI), adjacent to Kennesaw Village Senior Living, an assisted living community
- **North and East:** Zoned R-15, Single Family Residential, consisting of traditional single-family lots
- **South:** Zoned Highway General Business (HGB), home to the Kennesaw Commons shopping center



STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-06

2022 COMPREHENSIVE PLAN UPDATE



LEGEND

- RH - Residential High
- RL - Residential Low/Medium
- PRC - Park/Recreation/Conservation
- NAC - Neighborhood Activity Center
- CAC - Community Activity Center

Residential High (RH)

There 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 surrounding development.

Recommendations:

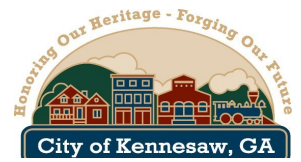
- Density: 4-16 units per acre
- Internal amenities
- Walkable; connectivity to adjacent parcels
- Conservation of natural resource
- Percentage of housing dedicated to being affordable*

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

FUTURE LAND USE ANALYSIS

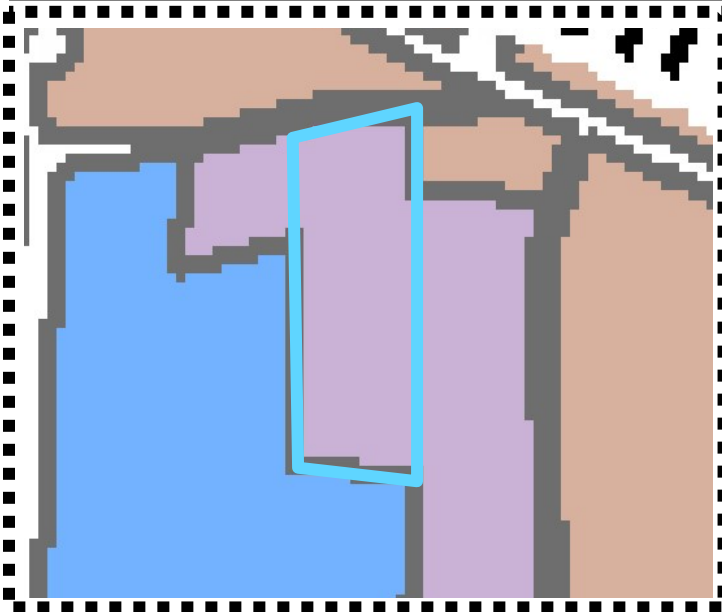
The Comprehensive Plan designates the future land use for the property as Residential High Density (RH). The intent of the RH is to support compact, diverse housing options that promote efficient land use and connectivity. The applicant's property will adhere to the Comprehensive Plan as there are no 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 #: LU2025-06

COMPREHENSIVE PLAN - AREAS



LEGEND

- Jiles and Baker**
- Historic Central Business District**
- Cobb Parkway Commercial Corridor**

COMPATIBLE FUTURE LAND USE

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

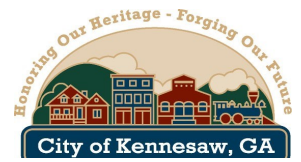
In addition to the established Future Land Use Map, the City would like to further define an appropriate development atmosphere to ensure compatible and unified development within specified areas of the City.

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 #: LU2025-06

TRANSPORTATION DATA



Roadway Name

Dominion Lane

Roadway Classification

Local

Speed Limit

25 - MPH

Jurisdictional Control

City of Kennesaw—Privately Owned Street

Minimum Right-of-Way Requirement

40-foot minimum

STAFF ANALYSIS REPORT

ZONING CASE #: LU2025-06

TYPE OF EQUIPMENT USED - PHOTOS PROVIDED BY THE APPLICANT



PHOTOS OF PRODUCT PRODUCED - PHOTOS PROVIDED BY THE APPLICANT



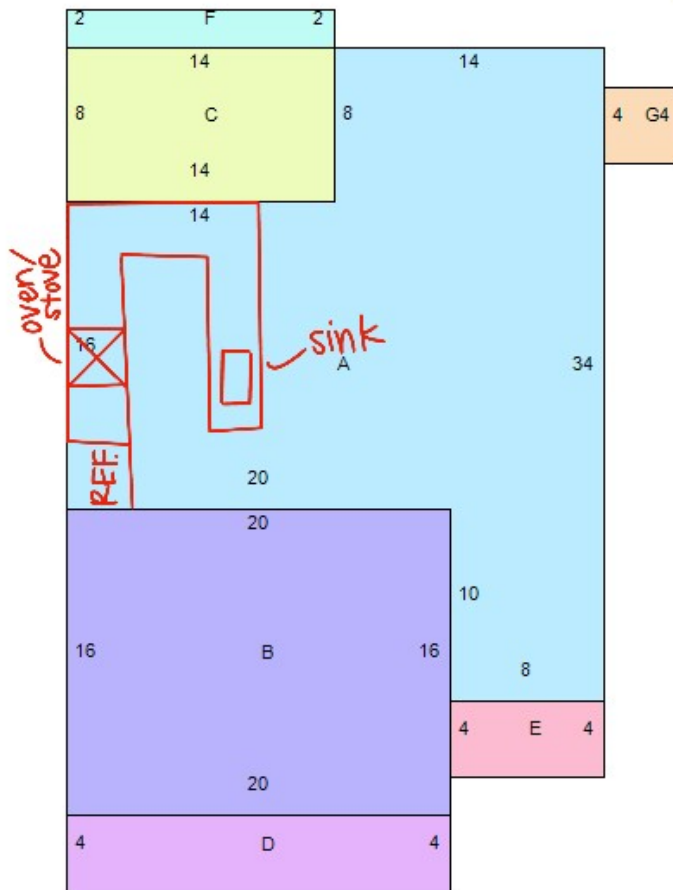
STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-06

PROPOSED FLOOR PLAN OF WORKSPACE LOCATED IN THE KITCHEN

Room Type	Area
A Main Area	640
B 1 STORY FRAME/FRAME GARAGE	320
C 1 STORY FRAME/UNFIN BASEMENT	112
D FRAME GARAGE	80
E OPEN PORCH	32
F FRAME OVER HANG	28
G WOOD DECK	16



STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-06

HOA MANAGEMENT APPROVAL LETTER



August 15, 2025

To whom it may concern:

According to the Dominion at Kennesaw Covenants, Ms. Ali Jackson who resides at 2800 Dominion Lane, Kennesaw, GA 30144 is allowed to have an office for business purposes out of her home as long as it does not create regular customer traffic. Please see the specific rule below:

Section 1. Residential Use. All Lots shall be restricted exclusively to single-family residential use. The use of a portion of a dwelling as an office by an Owner shall not be considered to be a violation of this covenant if such use does not create regular customer, client or employee traffic. The use of a dwelling or a portion thereof for business meetings, entertainment, or the enjoyment or business of the Owner's employees, trustees, agents, clients, or customers shall not be considered to be a violation of this covenant if such use does not create regular customer, client or employee traffic. Nothing herein shall be construed to prohibit or prevent Declarant or any builder of residences on the Property from using any Lot owned by Declarant or such builder for the purpose of carrying on business related to the development and sale of Lots and/or new homes on Lots.

If you have any questions, please do not hesitate to contact me.

Thank you!

Janine Long
Community Association Manager for Dominion at Kennesaw
Homeside Properties
900 North Point Parkway
Suite 325
Alpharetta, GA 30005

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-06

STAFF ANALYSIS:

- The applicant, Ali Jackson, is requesting a Land Use Permit for the operations of a home occupation at the property located at 2800 Dominion Lane, zoned RM-8. The applicant is requesting to renew the land use permit for a home business to operate a home bakery.
- 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 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 have the items delivered to customers.
- **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**
All ingredients and supplies for the business will be sourced through Amazon or similar standard delivery services. There will be no large delivery trucks beyond what is typical for residential areas.
- **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 intends to operate the business during weeknights and weekends, outside of her full-time employment hours. Operations will be conducted privately, with no publicly posted hours and no walk-in.
- **8. Existing business uses in the vicinity**
The property is zoned residential, there are no other existing business in the vicinity.
- **9. Effect on property values of surrounding property**
The home occupation will not affect the property value of the surrounding properties as there will be no significant alteration to the exterior of the dwelling unit nor will the designated zone be adjusted from residential.
- **10. Circumstances surrounding neighborhood complaints**
Staff has not identified any negative impacts that could be cause for complaints from surrounding property owners. 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.

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-06

STAFF ANALYSIS:

11. Intensity of the proposed business use

The intensity of the proposed use is very low and would be compatible to the surrounding zoning districts.

12. Location of use within the neighborhood

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

On October 16, 2023 the applicant was approved for a Land use Permit with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or additional employees at this location. Nor shall there be any evidence of a home based business visible from the public right-of-way.
3. In no event shall the Mayor and City Council grant a land use permit for a period of time in excess of 24 months except on re-application, re-advertisement, and public hearing.

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

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

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 #LU2025-06.

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.

STAFF ANALYSIS REPORT



ZONING CASE #: LU2025-06

PLANNING COMMISSION RECOMMENDATION:






To be determined on October 1, 2025

MAYOR AND COUNCIL DECISION:

To be determined on October 20, 2025



Maxar, Microsoft

CASE NUMBER	LAND USE OR ZONING		FROM	TO	<p>2800 Dominion Lane Land Lot 139, Tax Parcel 117</p> <p> Subject Property</p>	
	LU 2025-006					
AV	LU 2025-006				<p>CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268</p> <p><i>Derek Easterday</i> <small>MAJOR</small> <i>Lisa Alvarez</i> <small>CITY CLERK</small></p>	<p>Scale: 1" = 54'</p> <p>Print Date: 8/18/2025</p> <p>LU2025_006</p>
AX	RZ					
DX	AV – Administrative Variance	 ZONING				
HBR	AX – Annexation	 KENNESAW CITY LIMITS				
SLUP	DX – De-annexation	 COBB COUNTY				
ZV	HBR – Historic Board Review	 LAND LOT				
	LU – Land Use					
	RZ – Re-zoning					
	SLUP – Special Land Use					
	ZV – Variance					



**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 (petitioner is owner)**
- Completed application and supporting documents listed must be submitted through the [iWorg 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.

✓Floor plan sketch
✓Photos of workspace, equipment, finished product(s) HOA Letter - requested



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 08/15/2025

Staff's Initials RG

LAND USE APPLICATION

SPECIAL LAND USE APPLICATION

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

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY. (Applicant or agent must be present at all public hearings)

Date of Consultation 8/12/2025

Staff's Initials RG

PURPOSE OF LAND USE REQUEST Land Use Permit Renewal (approved 2023); to maintain home occupational business license for cottage food operation.

LAND USE PROPERTY ADDRESS 2800 Dominion Lane, Kennesaw, GA 30144

Land Lot 139 Tax Parcel 117 Lot Size .023 Current Zoning RM-8

APPLICANT Ali Jackson

APPLICANT EMAIL [REDACTED]

Applicant address 2800 Dominion Lane, Kennesaw, GA 30144

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

(Cell#) [REDACTED]

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature] 8/15/25
Notary Date

REPRESENTATIVE William Mark Jackson

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

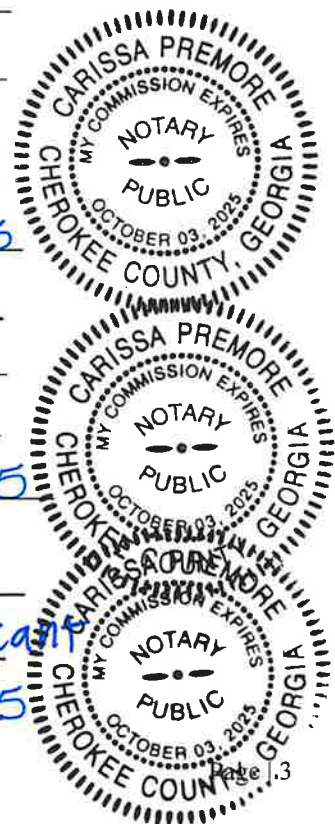
Representative Signature [Signature]

Signed, sealed and delivered in presence of: [Signature] 8/15/25
Notary Date

TITLEHOLDER: Same as Applicant Telephone: Same as Applicant

Signature: [Signature] Address: Same as Applicant

Signed, sealed and delivered in presence of: [Signature] 8/15/25
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? **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 15 day of August, 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.



CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on or before September 12, 2025 in accordance with the application requirements.

09/12/25
Date

Applicant or Authorized Agent Signature

Sworn and subscribed before me this 12th day of September 20 25

Notary Public





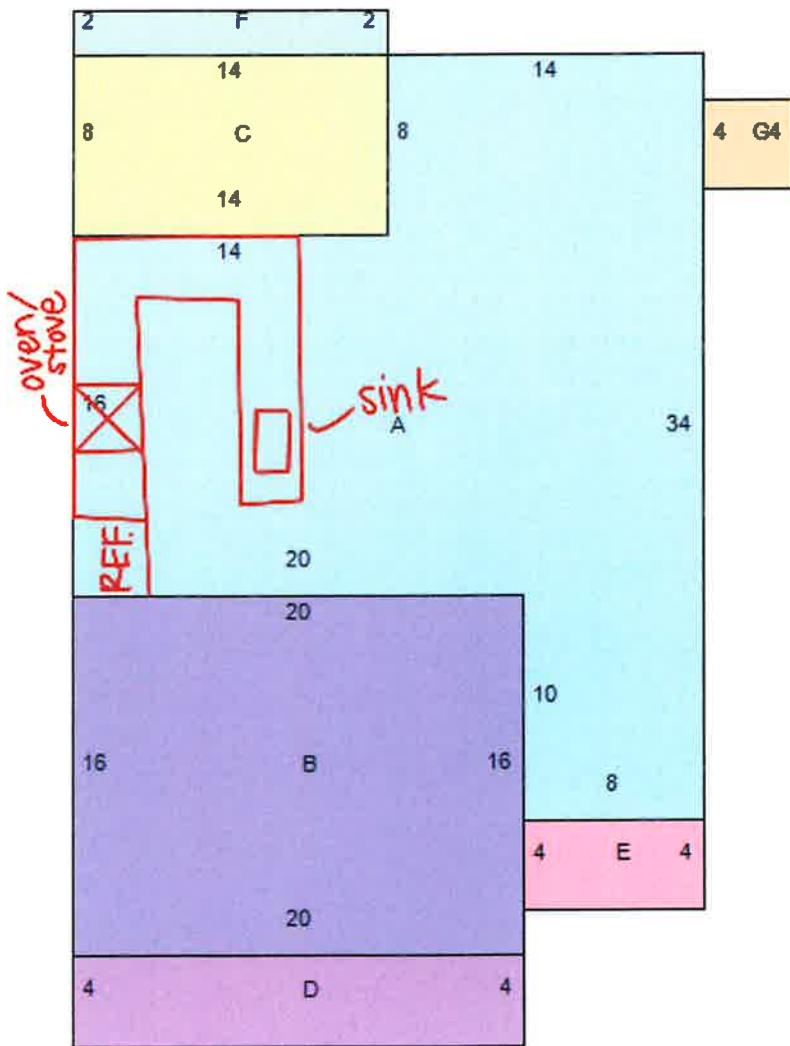
Section 2100, Part 5 Standards for Decisions – Only Land Use Permits

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

COMMENTS:

(1) Safety, health, welfare, and moral concerns involving the surrounding neighborhoods.	Very low impact type of establishment. All activities indoors. No toxic materials or heavy equipment. No additional traffic or clients coming to the property.
(2) Parking and traffic considerations.	None. Products delivered to the house by FedEx/Amazon/UPS. No customers visiting the property, therefore no additional traffic generated.
(3) Number of non-related employees.	None. Zero non-related employees.
(4) Number of commercial and business deliveries.	None. Supplies ordered through Amazon. No large delivery trucks. Supplies are delivered by Amazon, FedEx, or UPS.
(5) The City's general presumption that residential neighborhoods should not allow non-compatible business uses.	Low impact business. All activities conducted inside. No traffic generated or customers coming to property.
(6) Compatibility of the business use to the neighborhood.	Business is compatible with the neighborhood. The HOA allows home offices. Letter attached.
(7) Hours of operation.	I bake and decorate outside of my full-time job. Hours of operations are weeknights and weekends. Operations take place inside. Operations take place in the privacy of my own home. No posted business hours to the public.
(8) Existing business uses in the vicinity.	To my knowledge, there are no existing businesses operating out of the surrounding neighborhood properties.
(9) Effect on property value of surrounding property.	None. No effect to the value of the surrounding properties.
(10) Circumstances surrounding neighborhood complaints.	To my knowledge, there are no complaints and have been no complaints since my last application for land use permit (2023).
(11) Intensity of the proposed business use; and	Low intensity business. All activities take place inside.
(12) Location of use within the neighborhood.	Utilizing kitchen inside my house. Property is last unit in the neighborhood.

Room Type	Area
A Main Area	640
B 1 STORY FRAME/FRAME GARAGE	320
C 1 STORY FRAME/UNFIN BASEMENT	112
D FRAME GARAGE	80
E OPEN PORCH	32
F FRAME OVER HANG	28
G WOOD DECK	16





August 15, 2025

To whom it may concern:

According to the Dominion at Kennesaw Covenants, Ms. Ali Jackson who resides at 2800 Dominion Lane, Kennesaw, GA 30144 is allowed to have an office for business purposes out of her home as long as it does not create regular customer traffic. Please see the specific rule below:

Section 1. Residential Use. All Lots shall be restricted exclusively to single-family residential use. The use of a portion of a dwelling as an office by an Owner shall not be considered to be a violation of this covenant if such use does not create regular customer, client or employee traffic. The use of a dwelling or a portion thereof for business meetings, entertainment, or the enjoyment or business of the Owner's employees, trustees, agents, clients, or customers shall not be considered to be a violation of this covenant if such use does not create regular customer, client or employee traffic. Nothing herein shall be construed to prohibit or prevent Declarant or any builder of residences on the Property from using any Lot owned by Declarant or such builder for the purpose of carrying on business related to the development and sale of Lots and/or new homes on Lots.

If you have any questions, please do not hesitate to contact me.

Thank you!

Janine Long
Community Association Manager for Dominion at Kennesaw
Homeside Properties
900 North Point Parkway
Suite 325
Alpharetta, GA 30005

Return to: MCMANAMY MCLEOD HELLER, LLC
3520 PIEDMONT RD, SUITE 110
ATLANTA, GA 30305
File # 20-01-11425
Parcel ID: 20-0139-0-117-0

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this **13th day of November, 2020** between

Wesley Matthew Jackson

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

Ali Sikes Jackson

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 other good and valuable consideration (\$10.00) 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:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 139, OF THE 20TH DISTRICT, 2ND SECTION, OF COBB COUNTY, GEORGIA, BEING LOT NO. 2800 A/K/A UNIT 11, THE DOMINION AT KENNESAW TOWNHOMES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 210, PAGES 47-48, COBB COUNTY, GEORGIA RECORDS, AS REVISED AT PLAT BOOK 240, PAGES 32-33, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY, BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS 2800 DOMINION LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN COBB COUNTY, GEORGIA.
MAP PARCEL NUMBER 20-0139-0-117-0**

Subject to all easements and restrictive covenants of record.

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

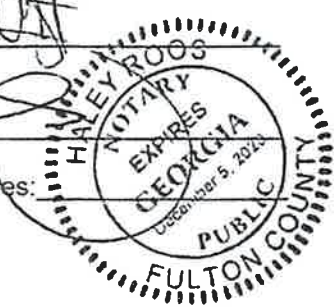
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims passing by or through Grantor.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission expires:



[Notary Seal]

W. Matthew Jackson (Seal)

Wesley Matthew Jackson

(Seal)

(Seal)



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

2024 Property Tax Bill

PAID

Parcel ID	Tax District	Bill #
20013901170	3/3-BOND - KENNESAW CITY	278965
Property Owner/Location/Description		Taxable Value
JACKSON ALI SIKES 2800 DOMINION LN UNIT 3		120,028
		Fair Market Value
		300,070

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
KENNESAW CITY	120,028		40,144		79,884		7.7500000		\$619.10
BOND	120,028		0		120,028		1.5000000		\$180.04

Exemptions:
 111 - Floating Exemption

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	\$799.14
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$799.14
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: 20013901170
 Amount Due: \$0.00
 Bill#: 278965
 Due Date: 12/01/2024

AMOUNT PAID

JACKSON ALI SIKES
 2800 DOMINION LN NW
 KENNESAW, GA 30144

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



Printed: 9/23/2025

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
 WELLS FARGO BANK 936

JACKSON ALI SIKES

Payment Date: 10/14/2024

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	20013901170	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	\$3,007.62	\$0.00	



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

Final Plat for:
A Townhome Community

THE DOMINION AT KENNESAW

Paulding Street at Dominion Lane
Land Lot 139, 20th District, 2nd Section
Kennesaw, Cobb County, Georgia

Plans Prepared by:
ROBERT S. SHOEMAKER & ASSOCIATES
Architectural Engineering Construction Consultants
2200 Commerce Tower
Kansas City, Missouri 64105
816-333-8700

Owner / Developer:
ESCLADE DEVELOPMENT, LLC
211 Frasier Street, Suite 201
Marietta, Georgia 30060
770-421-0049

SHEET INDEX

Cover Sheet
C1 Final Plat Plan

GENERAL NOTES

This Plat is subject to the covenants set forth in the documents recorded on July 25, 2002 in Deed Book 13566, commencing on Page 3226, which hereby becomes a part of this Plat.

The property is **not** in an area having special flood hazards per FEMA Map for Cobb County, Georgia Community Panel, 130055 0030 F, revised August 18, 1992.

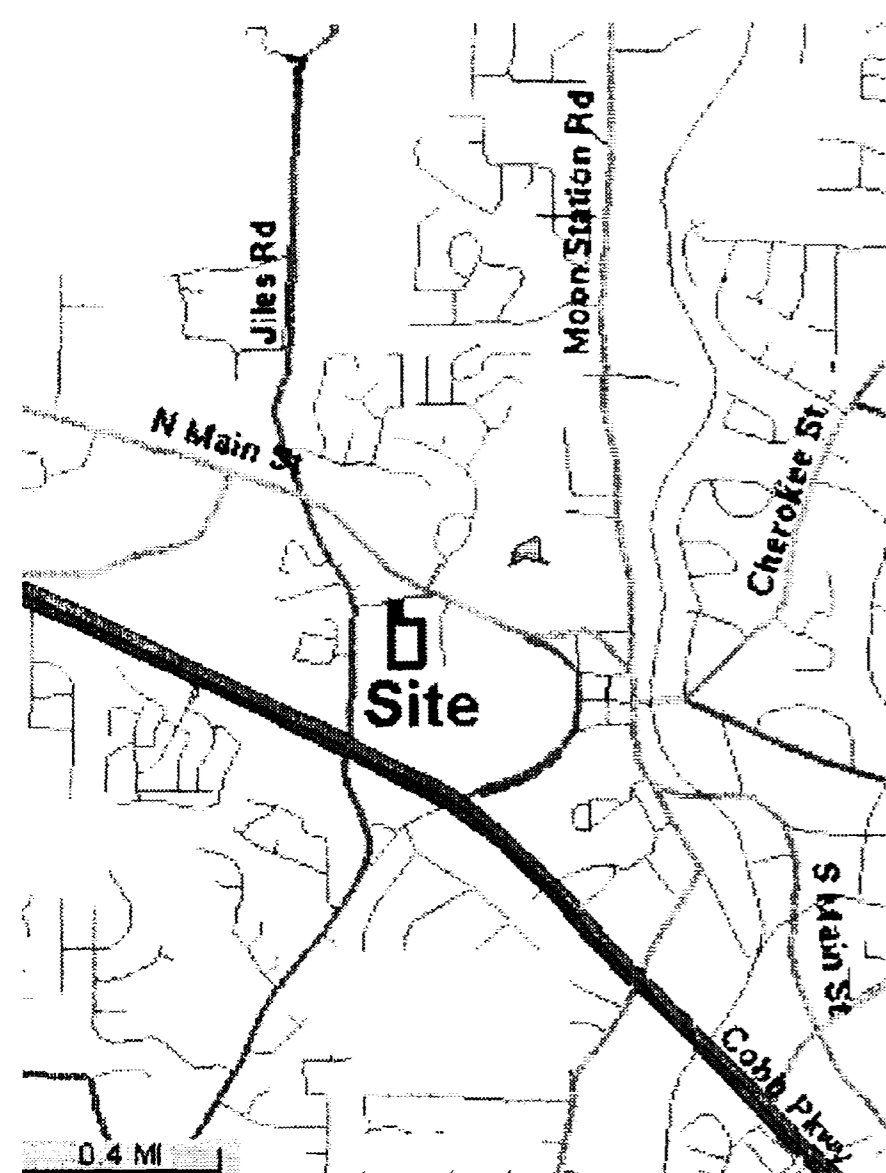
No cemetery was found on the property.

No wetlands are on the property.

Maintenance of Street by Homes Association.

Each home owner will be responsible for trash..

LOCATION MAP



LEGAL DESCRIPTION

All that tract or parcel of land in Land Lot 139, 20th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

Beginning at a point located on the south right-of-way line of Paulding Street, 520 feet east as measured along the south right-of-way line, from it's intersection with the west Land Lot Line of Land Lot 139; thence east along the south right-of-way line of Paulding Street and following the curvature thereof, 210 feet to an iron pin; thence south 0°49'46" east 210 feet to an iron pin; thence south 77°10'59" east, 19.30 feet to an iron pin; thence south 1°14'39" east, 364.70 feet to an iron pin; thence south 1°36'55" east, 90 feet to an iron pin; thence south 86°40'44" west, 22.70 feet to an iron pin; thence north 0°37'27" east, 20.33 feet to an iron pin; thence north 89°40'17" west, 208.25 feet to an iron pin; thence north 0°49'46" west, 629 feet to the point of beginning, and being approximately 3.26 acres; being a portion of the property shown on Plat of Survey by J. P. Phillips, Georgia Registered Land Surveyor, dated September 15, 1952, recorded in Plat Book 10, Page 126, and Survey by James Flanders, Georgia Registered Land Surveyor #1320, dated August 16, 1972, recorded in Deed Book 1357, Page 724, in the Cobb County, Georgia records; and represents data compiled and verified by a boundary survey by P.E., Georgia Registered Land Surveyor #1373 dated 9/25/02. The precision of the error of closure for the Boundary Survey is 1: 2,953,822

SURVEYOR'S CERTIFICATION

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.

By (refer to the attached Plat of Survey)
Registered Georgia Land Surveyor

SITE DATA

Total Area: 142,191 SF / 3.26 Ac
Total Coverage: 19.6% 27,872 SF / 0.64 Ac
Common Area: 114,319 SF / 2.62 Ac
Parking Required (2 Spaces / Unit): 48 Spaces
Paved Off-Street Parking Provided: 76 Spaces
Zoning: RM-8 w/ Stipulations as per Moore Ingram Johnson & Steele 9/17/01 Letter
Allowable Density: 8 Units / Ac
Actual Density: 7.36 Units / Ac
Land Use: Townhouse Condominiums
Number of Units: 24
Unit A: 1,029 (1st) + 904 (2nd) = 1,933 SF
Unit A1: 1,029 (1st) + 742 (2nd) = 1,772 SF
Unit B: 1,086 (1st) + 1,017 (2nd) = 2,103 SF
Unit B1: 1,016 (1st) + 811 (2nd) = 1,828 SF

Calculation of Total Building Area will not be available until selection of unit types prior to the final application for Building Permits.

OWNER'S 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 the right-of-way shown hereon in fee simple to the City of Kennesaw. 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, and sewer lines within the purposed right-of-way shown: and on account of backwater, 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 claims or damages resulting from the construction or maintenance of drives, structures, street, culverts, curbs or sidewalks, the changing of courses of streams, 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 owners subsequent in title to defend by virtue of these presence.

By (Signature)
Esculade Development, LLC.

DEVELOPMENT CERTIFICATION

This Plat, having been submitted to Kennesaw and having been found to comply with the Kennesaw Development Standards and the Kennesaw Zoning Ordinance, is approved subject to the installation of all streets, utilities and other improvements in accordance with the Standard Design Specifications. AND THE POSTING OF A ONE YEAR MAINTENANCE BOND.

(Signature) 9/03/02
Kennesaw Public Works Division Date

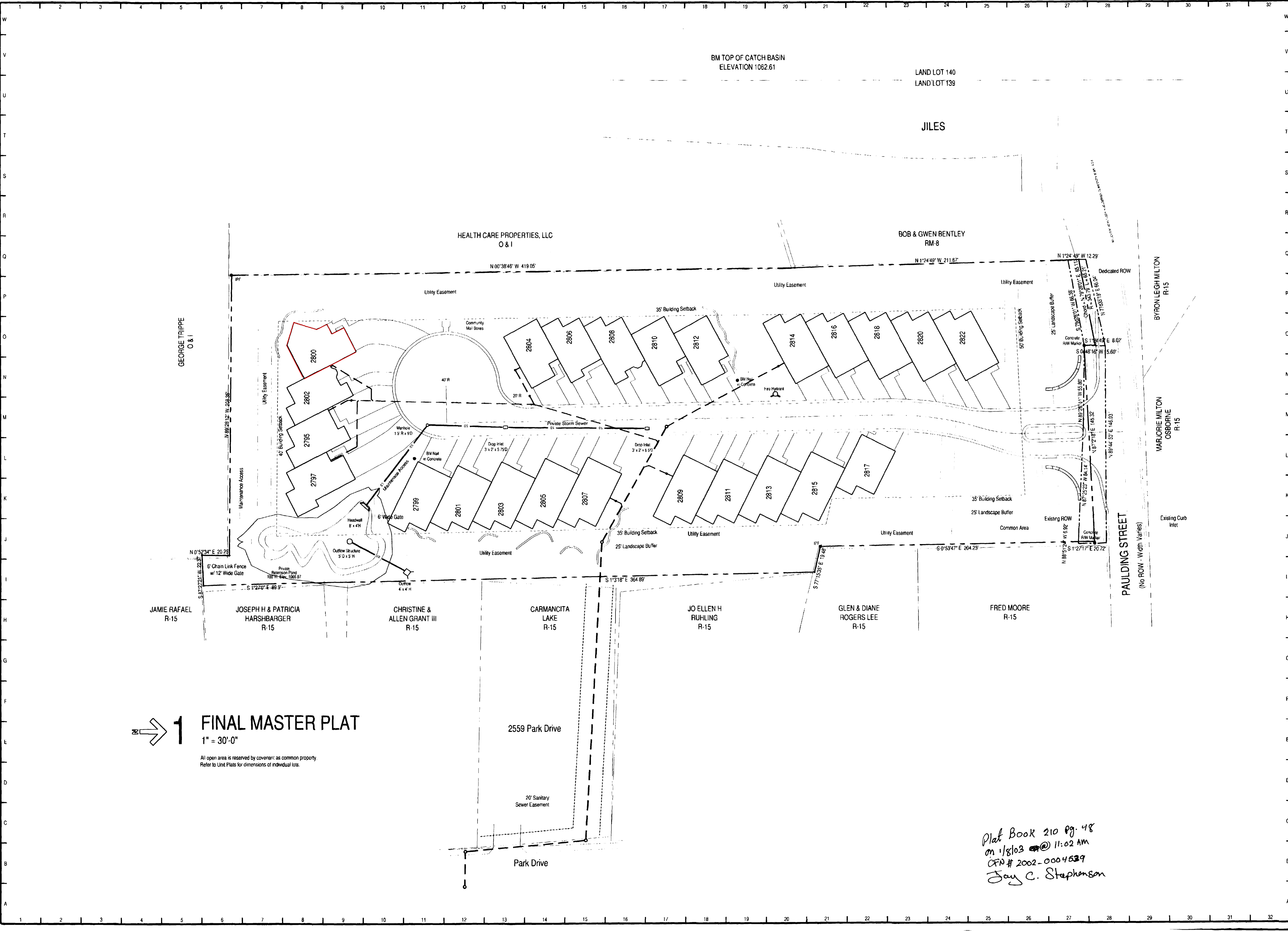
(Signature) 10-2-02
Planning and Zoning Division Date

(Signature) 9/30/02
City Engineer Date

(Signature) 1-05-03
Construction & Development Division Date

(Signature) 1-6-03
Kennesaw Mayor and City Council Date

Plat Book 210 pg. 47
on 1/8/03 @ 11:02 AM
CFN # 2003-0004529
Jay C. Stephenson, Clerk



1 FINAL MASTER PLAT
 1" = 30'-0"
 All open area is reserved by covenant as common property.
 Refer to Unit Plats for dimensions of individual lots.

Plat Book 210 pg. 48
 on 1/8/03 @ 11:02 AM
 CFD # 2002-0004529
 Jay C. Stephenson

DRAWN BY: SAB
 CHECKED BY: RSS
 ISSUE DATE: 02/16/2001
 REVISIONS:
 Final Plat: 07/25/2002
 Committee Mtg: 09/24/2002

ROBERT S. SHOEMAKER & ASSOCIATES
 ARCHITECTURAL, ENGINEERING, CONSTRUCTION CONSULTANTS
 2220 COMMERCE TOWER
 KANSAS CITY, MISSOURI 64108
 816.333.8700

Plats for a Townhouse Community by Escalade Development:
DOMINION AT KENNESAW
 Paulding and Dominion Lane
 Kennesaw, Georgia

C1
 OF 1 SHEETS
 PROJECT NO. 1365

September 12, 2025

Subject: Please Take Notice - Notification of Nearby Zoning Application
2800 Dominion Lane, Kennesaw, GA, 30144 – 20013901170

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: Ali Jackson

Property Address: 2800 Dominion Lane

Parcel Identification Number: 20013901170

Description of Proposal: Consideration for approval of a land use request to obtain a home occupation business license to operate a cottage food business specializing in baking and selling cookies.

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

Planning Commission Meeting

Date: 10/1/25

Time: 6:30 p.m.

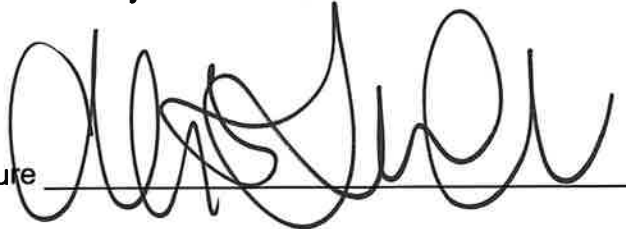
Mayor & Council Meeting

Date: 10/20/25

Time: 6:30 p.m.

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

Applicant Signature



Date

09/12/25



LAND CASES	LAND USE OR ZONING	
	FROM	TO
AV	LU2023-02	
AX	RZ	
DX	AV – Administrative Variance AX – Annexation DX – De-annexation	
HBR	HBR – Historic Board Review	
SLUP	LU – Land Use RZ – Re-zoning SLUP – Special Land Use	
ZV	ZV – Variance	
	ZONING	
	KENNESAW CITY LIMITS	
	COBB COUNTY	
	LAND LOT	

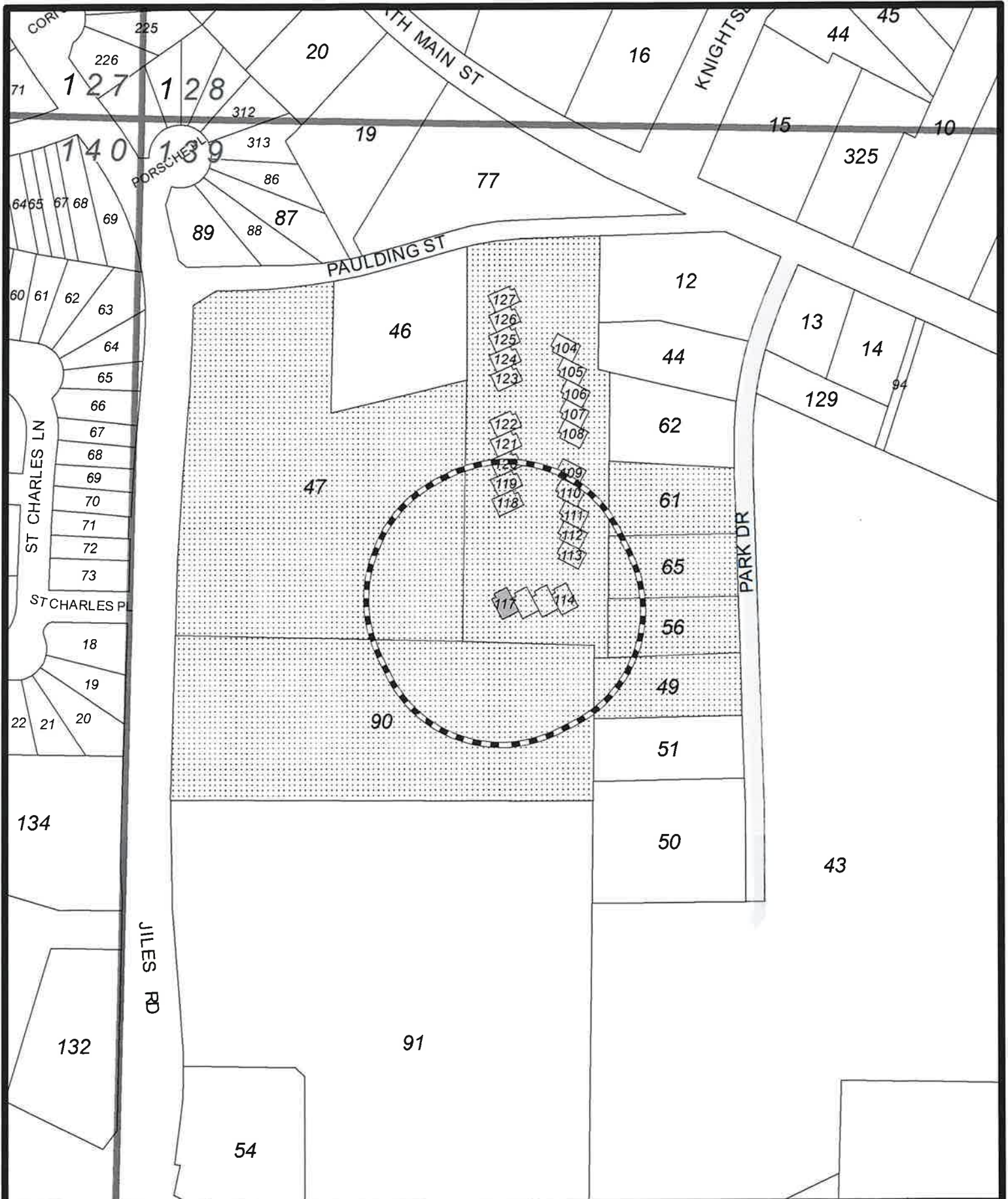
2800 Dominion Lane
Land Lot 139, Tax Parcel 117




Subject Property

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

David Bostering
 MAYOR
Lisa Harvey
 CITY CLERK

Scale: 1" = 100'
 Print Date: 8/22/2023
 LU2023-02_Aerial Map



-  Subject Parcel
-  200' Radius
-  Properties Notified

2800 Dominion Lane
Land Lot 139,
Tax Parcel 117

LU2023-02
200' PROPERTY NOTIFICATION

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

Date: 8/22/2023
 LU2023-02 Notification Map

North Eastering
 MUR
Lee Harvey
 CITY CLERK


 1" = 200'

Tax Parcel - 20013900470
KENNESAW PROPCO LLC
50 CHESNUT RIDGE RD STE 107
MONTVALE NJ 76445

Tax Parcel - 20013901150
BURKES REMY Y
2795 DOMINION LN NW
KENNESAW GA 30144

Tax Parcel - 20013900900
SAFFARI INVESTMENT LLC
2750 JILES RD STE 100
KENNEAW GA 30144

Tax Parcel - 20013901100
MCAFFEE TIPHANIE & BRENDA JOYCE
2805 DOMINION LN
KENNESAW GA 30152

Tax Parcel - 20013900650
MORTON DEBORAH & MORTON WALLACE D JR
5145 ORTEGA TRL NW
ACWORTH GA 30101

Tax Parcel - 20013901190
ELLISON RENEE
2806 DOMINION LN NW
KENNESAW GA 30144

Tax Parcel - 20013900560
WILLIAMS KENNETH F II
3561 WENNINGTON TRACE 26
ALPHARETTA GA 30004

Tax Parcel - 20013901200
KELLY SHERI D
2808 DOMINION LN NW
KENNESAW GA 30144

Tax Parcel - 20013901090
THOMAS MARIA KAY & THOMAS STEVEN JOHN
336 SUMMER CREEK DR
DALLAS GA 30157

Tax Parcel - 20013901140
MORRIS KEITH S
2797 DOMINION LN
KENNESAW GA 30144

Tax Parcel - 20013901110
CAMPBELL DAVID B
2619 SANDY PLAINS RD
MARIETTA GA 30066

Tax Parcel - 20013901160
RODRIGUEZ HECTOR F & PARRA MARTHA L
2802 DOMINION LN NW
KENNESAW GA 30144

Tax Parcel - 20013901180
RANDALL ROBERT IV
9024 ENDICOTT PL
LORTON VA 22079

Tax Parcel - 20013901120
GONZALEZ EMILIO
2801 DOMINION LN
KENNESAW GA 30144

Tax Parcel - 20013900610
THE TANOJO FAMILY LIVING TRUST
11 FINCH
LAKE FOREST CA 92630

Tax Parcel - 20013901280
DOMINION AT KENNESAW HOA INC
117 TOWNELAKE PKWY STE 300
WOODSTOCK GA 30188

Tax Parcel - 20013901130
SILVA MITZI Y MANZO
2799 DOMINION LN NW
KENNESAW GA 30144

Tax Parcel - 20013900490
KUMAR HERSH
2519 PARK DR NW
KENNESAW GA 30144-2740



LAND USE & SPECIAL LAND USE APPLICATION

Required Fee \$250.00

Date Received 08/15/2025

Staff's Initials RG

LAND USE APPLICATION

SPECIAL LAND USE APPLICATION

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

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY. (Applicant or agent must be present at all public hearings)

Date of Consultation 8/12/2025

Staff's Initials RG

PURPOSE OF LAND USE REQUEST Land Use Permit Renewal (approved 2023); to maintain home occupational business license for cottage food operation.

LAND USE PROPERTY ADDRESS 2800 Dominion Lane, Kennesaw, GA 30144

Land Lot 139 Tax Parcel 117 Lot Size .023 Current Zoning RM-8

APPLICANT Ali Jackson

APPLICANT EMAIL [REDACTED]

Applicant address 2800 Dominion Lane, Kennesaw, GA 30144

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

(Cell#) [REDACTED]

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature] 8/15/25
Notary Date

REPRESENTATIVE William Mark Jackson

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

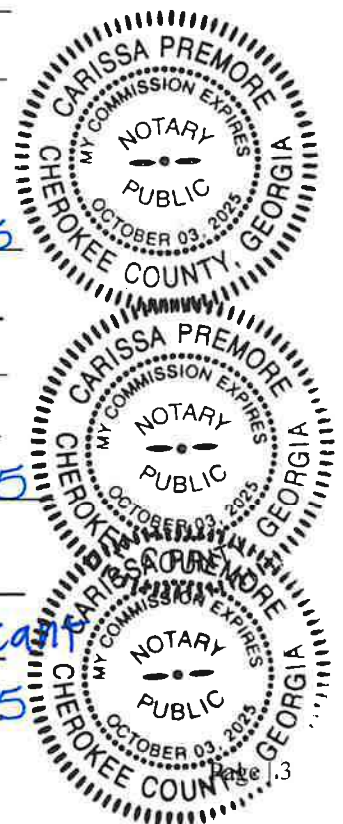
Representative Signature [Signature]

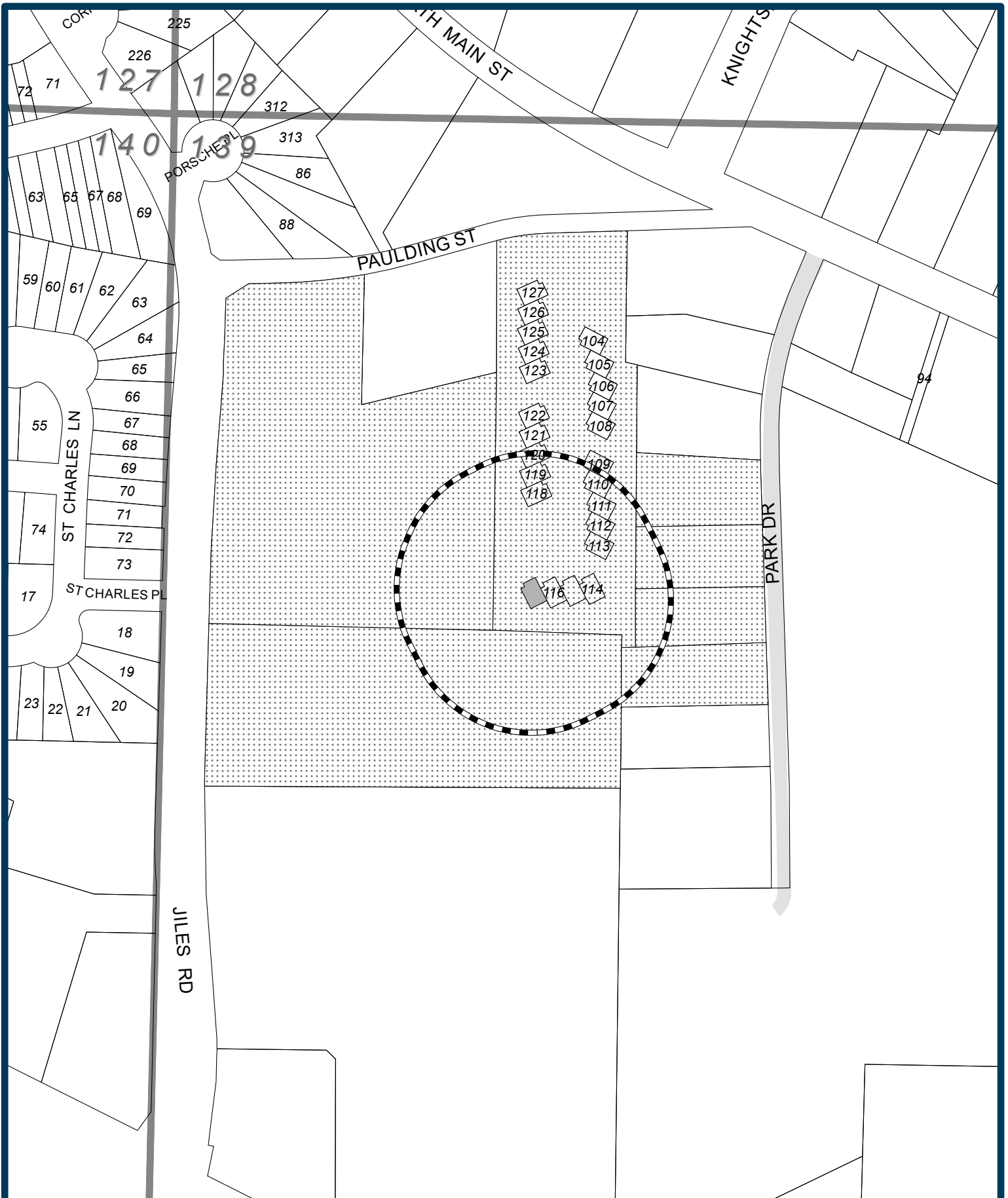
Signed, sealed and delivered in presence of: [Signature] 8/15/25
Notary Date




TITLEHOLDER: Same as Applicant Telephone: Same as Applicant

Signature: [Signature] Address: Same as Applicant

Signed, sealed and delivered in presence of: [Signature] 8/15/25
Notary Date





-  Subject Parcel
-  200' Radius
-  Properties Notified

2800 Dominion Lane
Land Lot 139,
Tax Parcel 117

LU2025-006
200' PROPERTY NOTIFICATION



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

Derek Easton
 MANOR
Lisa Alvarez
 CITY CLERK

Date: 8/18/2025
 LU2025-006



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

ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 09/03/25 14:24 by rmill-tj

Acct #: 110016

Ad #: 506529

Status: New WHOLD

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

Start: 09/12/2025 Stop: 09/12/2025

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-6548 2800 DOMINION LAN

Descr Cont: MDJ-6548 GPN-16 CITY OF K

Given by: REBECCA GOLDSTEIN

P.O. #: 2800 DOMINION LANE

Created: rmill 09/03/25 14:22

Last Changed: rmill 09/03/25 14:24

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

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 09/12

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-6548
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 Ali Jackson for property located at 2800 Dominion Lane (20013901170). Said request is to obtain a home occupational business license to operate a cottage food business specializing in baking and selling cookies. Property consists of 0.03 +/- acres, lies in Land Lot 139, Tax Parcel 117, and is zoned RM-8.
Said meeting shall be held before the Planning Commission on October 1, 2025, at 6:30 p.m. and the Mayor and Council will hold a public hearing on October 20, 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/9:12-2025>

CITY OF KENNESAW LAND USE NOTICE

APPLICATION # **LU2025-06**

PURPOSE **Home based business license to operate a cottage food business specializing in baking and selling cookies**

DATE OF PUBLIC MEETING: **10/1/2025** TIME: **6:30PM**

DATE OF PUBLIC MEETING: **10/20/2025** 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**

09.12.2025 11:06

9589 0710 5270 2636 3628 56
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Certified Mail Fee \$5.30
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 \$1.07
Total Postage and Fees \$10.77
Send To: McAttee Thomas & Joyce
2605 Dominion Ln
Kennesaw, GA 30144
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2636 3629 79
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Alpharetta, GA 30004
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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
Postage \$1.07
Total Postage and Fees \$10.77
Send To: Williams Kenneth P II
356 Worthington Trace 26
Alpharetta, GA 30004
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2636 3629 55
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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 \$1.07
Total Postage and Fees \$10.77
Send To: Sofian Investment
2150 Jiles Rd, Ste 100
Kennesaw, GA 30144
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2636 3629 86
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London, VA 22078
Certified Mail Fee \$5.30
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 \$1.07
Total Postage and Fees \$10.77
Send To: Randall Robert
9024 Endicott Place
London, VA 22078
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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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 \$1.07
Total Postage and Fees \$10.77
Send To: Kelly Sheri
1805 Dominion Ln
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
Send To: Bokala Emilio
1400 Dominion Ln
Kennesaw, GA 30144
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Marietta, GA 30066
Certified Mail Fee \$5.30
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 \$1.07
Total Postage and Fees \$10.77
Send To: Campbell David
2419 Sandy Plains Rd
Marietta, GA 30066
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 \$1.07
Total Postage and Fees \$10.77
Send To: Rodriguez Hector & Parra Marina
2802 Dominion Ln
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 \$1.07
Total Postage and Fees \$10.77
Send To: Silva Mitzi Y Manzu
2199 Dominion Ln
Kennesaw, GA 30144
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Lake Forest, CA 92680
Certified Mail Fee \$5.30
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 \$1.07
Total Postage and Fees \$10.77
Send To: Ono Family Living Trust
Lake Forest, CA 92680
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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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 \$1.07
Total Postage and Fees \$10.77
Send To: Ellison Renee
2805 Dominion Ln
Kennesaw, GA 30144
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2636 3629 82
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com™.
Montvale, NJ 07645
Certified Mail Fee \$5.30
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 \$1.07
Total Postage and Fees \$10.77
Send To: Pennessaw Procco
Soches Rd, Ste 107
Montvale, NJ 07645
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2636 3629 93
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
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Kennesaw, GA 30144
Certified Mail Fee \$5.30
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 \$1.07
Total Postage and Fees \$10.77
Send To: Kumar Hersh
299 Park Dr NW
Kennesaw, GA 30144
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2636 3629 31
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
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Dallas, GA 30157
Certified Mail Fee \$5.30
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 \$1.07
Total Postage and Fees \$10.77
Send To: Thomas Maria & Thomas Steven
330 Summer Creek Ct
Dallas, GA 30157
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2636 3628 58
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
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Kennesaw, GA 30144
Certified Mail Fee \$5.30
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
Send To: Minnie Keth
1519 Dominion Ln
Kennesaw, GA 30144
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



COUNCIL

Mayor Pro Tem Tracey Viars

Lynette Burnette

Pat Ferris

Antonio Jones

Trey Sinclair

October 17, 2023

Ali Jackson
2800 Dominion Lane
Kennesaw, GA 20144

Subject: Land Use Permit Approval Letter (Case #LU2023-02)

2800 Dominion Lane, Kennesaw, GA 30144 - Parcel ID 20013901170

Dear Ms. Jackson,

The City of Kennesaw Mayor and Council held their regularly scheduled meeting on October 16, 2023 to review the above subject application. This letter is written to inform you of their actions.

Your case sought an approval for a land use permit to obtain a home occupational business license to decorate cookies in the RM-8 (multi-family residential) zoning district. Mayor and Council voted to **approve the application with the following conditions:**

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or employees at this location. Nor shall there be any evidence of a home based business visible from the public right-of-way.
3. In no event shall the Mayor and City Council grant a land use permit for a period of time in excess of 24 months except on re-application, re-advertisement, and public hearing.

Please keep a copy of this letter for your records. If you have any questions, please contact me at (770) 590-8268 or zoningdept@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Zoning Administrator

