



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

**Planning Commission
Meeting Agenda
December 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 December 15, 2025.

3. Approval of the Meeting Minutes

- A. Approval of Meeting Minutes: October 1, 2025

4. New Business

- A. **MISC2025-07** - 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" Section 4.04.05, "Standards for Home Occupations" of said chapter as submitted by the City of Kennesaw.
- B. **PP2025-02** - Consideration for approval of a preliminary plat as submitted by David Harris located at 0 Ridenour Blvd (Parcel ID: 20021100120) for the development of seven (7) townhomes to the existing Touchstone at Ridenour.

The property is located on 0.45 +/- acres, and lies in land lot 211, tax parcel 12.

5. Staff Comment

6. Adjourn

**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
October 1, 2025
6:30 PM**

1. Call to Order / Roll Call

Vice Chair Vande Zande called the meeting to order at 6:30 p.m.

Roll Call: Todd Vande Zande, Robert Trim, Rebecca Patterson, Carolyn Greenall

Arrived Late: Phillip Jackson

Absent: Trey Bodenhamer

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

Speakers Present: Mark Jackson (Applicant's Proxy), Lexie Newhouse (HOA President)

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

Vice Chair Vande Zande called for a motion.

Motion to approve by Commissioner Trim.

Seconded by Commissioner Greenall.

Vice Chair Vande Zande proceeded with a roll call for approval.

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

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.

Commissioner Jackson arrived late at 6:33 p.m.

Ms. Chanelle Campbell presented this agenda item. This is a submittal by Ali Jackson, who currently resides at 2800 Dominion Lane. The property sits on 0.03 +/- acres of land currently zoned RM-8, Residential Multifamily. The applicant is interested in renewing her Land Use Permit for her Home Occupational Business License to bake and sell specialty-designed cookies. On October 16, 2023, Mayor and Council approved the applicant's request for a Land Use Permit, and the applicant has been operating the business from her home with no complaints from neighboring properties in relation to her home business. Per the City of Kennesaw's ordinance, a renewal requires reapplication, re-advertisement, and a new hearing. Staff finds the intensity of the proposed use to be very low and will continue to not produce excessive noise or hazards to the surrounding properties. For these reasons, staff recommends approval of the renewal with the same conditions that were placed on the previous approval. Those conditions include: (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.

Ms. Campbell stated that the application was advertised in the Marietta Daily Journal (MDJ) on September 12, 2025, and that a representative for the applicant was present to answer any questions from Commissioners. The applicant had a scheduling conflict with work, but someone familiar with her business, which is her dad, was present to answer any questions Commissioners may have.

Vice Chair Vande Zande asked if the applicant's proxy would like to speak in reference to the application. Mr. Mark Jackson declined, but noted that he would answer any questions from Commissioners.

Vice Chair Vande Zande asked staff if the conditions proposed by staff were the same conditions the applicant was under for the previous Land Use Permit. Ms. Campbell responded in the affirmative.

Vice Chair Vande Zande opened the floor for public comment.

Ms. Lexie Newhouse, president of The Dominion at Kennesaw HOA who also serves on the Kennesaw Downtown Development Authority, commented that her career is

focused on supporting small businesses and entrepreneurs. She stated that she wanted to show her support tonight on behalf of the HOA and the community that they are fully supportive of this item.

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

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

Motion by Commissioner Greenall 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 Trim.

Vice Chair Vande Zande proceeded with a roll call for approval.

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

5. Staff Comment

Vice Chair Vande Zande asked if there was any staff comment.

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

6. Adjourn

Vice Chair Vande Zande called for a motion to adjourn.

Motion to adjourn by Commissioner Greenall.

Seconded by Commissioner Trim.

Vice Chair Vande Zande proceeded with a roll call for approval.

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

Meeting adjourned at 6:38 p.m.



Item Report

TO: The Planning Commission
FROM: Darryl Simmons, Zoning Administrator
DATE: December 3, 2025
TITLE: **MISC2025-07** - 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" Section 4.04.05, "Standards for Home Occupations" of said chapter as submitted by the City of Kennesaw.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. MISC2025-07_Text Amendment_Standards for Home Occupation_ORDINANCE
2. MISC2025-07_MDJ Legal Ad

**CITY OF KENNESAW
GEORGIA**

ORDINANCE NO. 2025-___, 2025

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF
KENNESAW, GEORGIA, SECTION 4.04.05, "STANDARDS FOR HOME
OCCUPATIONS"**

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

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, 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.

NOW, THEREFORE, BE IT ORDAINED BY the Mayor and City of Kennesaw hereby amends Section 4.04.05 by deleting the existing provisions of Section 4.04.05 and replacing same as follows:

4.04.05 Standards for Home Occupations

- A. *Intent and Purpose.* Certain occupational uses termed "home occupations" are allowed in dwelling units on the basis that such uses are incidental to the use of the premises as a residence. ~~They~~ **Such uses** have special regulations that apply to ensure that home occupations will not be a detriment to the character and livability of the surrounding neighborhood. The regulations ensure that the accessory home occupation remains subordinate to the residential use and the residential viability of the dwelling is maintained. The regulations recognize that many types of jobs can be done in a home with little or no effect on the surrounding neighborhood and, as such, may be permitted provided such uses:

1. Are incidental to the use of the premises as a residence;
2. Are conducted within the bona fide residence of the principal practitioner;
3. Are compatible with residential uses;
4. Are limited in extent and do not detract from the residential character of the neighborhood.

B. *Definition of Accessory Home Occupations.* There are 2 types of home occupations, Type A and Type B. Permit requirements and uses allowed in each type vary and are allowed only if they comply with all of the requirements of this ordinance. Deviation from any standard requires approval of a land use permit from the City Council. For purposes of ~~the~~ this section, ~~Virtual Home Office~~ Virtual Home Office means a single computer and related accessories dedicated to business use.

1. In Type A home occupations, resident(s) use their home as a Virtual Home Office only. Employees, clients, or customers are prohibited from coming to the residence. Examples include writers, consultants and graphic designers.
2. In Type B home occupations, resident(s) use their home for work, home office, sales, deliveries, or business mailing address ~~which~~ that ~~requires or~~ results in one (1) additional employee, consultant, agent, subcontractor, customer, or delivery personnel coming to the residence. Type B home occupations are also required for any activity that involves the physical production or creation of a product at subject residential property. Examples are counseling, production of cottage food items and merchandise such as shirts, candles, crafts and any other physical items assembled at the residential location, tutoring, and certain office uses. Type B home occupations must obtain a land use permit from the Mayor and City Council. ~~due to their greater possible impact on the surrounding neighborhood as a result of individuals and visitors from outside the neighborhood coming to the property.~~

C. *General Provisions and Prohibited Uses.* All home occupations shall meet the following:

1. A home occupation shall be incidental and accessory to the use of a dwelling as a residence. No more than 750 square feet or 25% of the floor space of the principle building ~~dwelling unit~~, whichever is less (including attached garages), may be used for the occupation.
2. There shall be no exterior evidence of the home occupation or alteration of the residence and/or accessory buildings to accommodate the home occupation. Internal or external changes ~~which~~ that will make the dwelling appear less residential in nature or function are prohibited. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, or adding commercial-like exterior lighting. Any alteration or addition which expands the floor area of the principal structure dedicated to the home occupation use shall void the existing business license and require a new business license be obtained, subject to property compliance verification by the Planning and Zoning Department.
3. There shall be no outside operations or exterior storage of inventory or materials to be used in conjunction with a home occupation.

4. ~~Off-site employees of the resident shall not congregate on the premises for any purpose concerning the home occupation nor park their personal vehicles at the location.~~ Personal vehicles of off-site employees shall be parked only in off-street parking spaces expressly designated for the home occupation.
 5. No article, product, or service used or sold in connection with such activity shall be other than those normally found on the premises. consistent with the established residential use of the premises.
 6. No more than 1 vehicle associated with the home occupation may be parked at the site. Such vehicle is limited to 1½-ton carrying capacity and must be used exclusively by the resident and parked on a valid improved surface.
 7. No use or activity may create a nuisance, including but not limited to, noise, dust, glare, vibration, smoke, smell, electrical interference or any fire hazard.
 8. All home occupations shall be subject to periodic inspections by the Business License Department or Code Enforcement.
 9. Any type of repair or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, marine engines, lawnmowers, chain saws and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts is prohibited.
 10. Group instruction, assembly, or activity shall be prohibited.
 11. Accessory home occupations may not serve as headquarters or dispatch centers where employees come to the site and are dispatched to other locations.
 12. ~~Such use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed in such occupation.~~
 13. ~~The Business License Department must approve all business licenses which shall be recertified annually.~~
- D. *Specific Criteria for Type A Home Occupations.* In addition to the general criteria established in Subsection C., Type A home occupations are subject to the following restrictions:
1. No clients, non-resident employees, or customers are allowed on the premises.
 2. No signage regarding the home occupation is permitted on the property.
 3. No advertisement shall be placed in any media (including flyers soliciting business) containing the address of the property.
 4. No more than one Type A home occupation per dwelling is permitted.
 5. Type A home occupation applications shall be submitted to the Business License Manager for approval. The denial of an application by the Business License Manager may appeal to the Mayor and City Council.
- E. *Specific Criteria for Type B Home Occupations.* In addition to the general criteria established in Subsection C., Type B home occupations are subject to the following restrictions:

1. A Land Use Permit must be obtained through approval from Mayor and City Council following a public hearing, which shall follow the same procedures and fees set forth in Chapter 10 of the UDC and be advertised in the same manner as applications for rezoning, and that public hearing will be held thereon in the same manner as applications for rezoning are so conducted. City Council shall consider the desires of the immediate neighborhood, the nature of the proposed business, the availability of parking, traffic generation, and any other issue that may detract from the residential character of the area and property values.
2. No more than one Type B home occupation per dwelling is permitted.
3. Uses that may be permitted as Type B home occupations include those in which only the occupants of the dwelling and 1 additional employee or consultant or agent or subcontractor shall be authorized to work on the premises. Visitation by clients in conjunction with a home occupation shall be limited to 2 per week; provided however, that the following exception is made for purposes of meeting overriding public goals of education:

Tutoring or the instruction of music, dance, arts and crafts and similar subjects, limited to 2 students in home at 1 time.
4. The following uses are specifically prohibited as Type B home occupations (list not all-inclusive): auto sales or auto repair; restaurants; ~~or~~ any preparation of food or drink not permitted under the cottage food operator provisions as outlined in sections 1.09.02 and 2.01.03 the Unified Development Code; animal hospitals; veterinary clinics; kennels or the keeping of animals; funeral homes; retail or wholesale shops; personal service establishments; or special events facilities; ~~lodging services~~; or ~~day care~~.
5. Customers may visit the site only between the hours of 8:00 a.m. and 8:00 p.m.
6. In no event shall the Mayor and City Council grant a land use permit for a period in excess of 24 months; upon expiration of the initial term, continued operation as a Type B home occupation shall require formal renewal of the permit. ~~except on re-application, re-advertisement, and public hearing.~~
7. In addition to the approval of a land use permit, the Business License Department must approve all business licenses associated with the business which shall be recertified annually.

F. Renewals of Home Occupation uses.

1. Planning and Zoning Administrator will have administrative authority to approve the renewal of Type B home occupation previously approved through the Land Use Permit process under the prescribed conditions:
 - a. No nuisance was created during the initial approval period under the Land Use Permit approved by the Mayor and City Council.
 - b. The business ownership, corporate structure, and the service or product offered have not expanded or changed in scope beyond what was originally issued under the Land Use Permit approved by the Mayor and City Council.

2. In no event shall the Planning and Zoning Administrator grant an administrative renewal for a previously approved land use permit in excess of 24 months.
3. In the event that the conditions for administrative renewal are not satisfied, the applicant shall have the right to appeal the decision to the Mayor and City Council in accordance with the procedures outlined in Section 10.05.00 of the Unified Development Code.

- G. Standards for decision. The Mayor and City Council shall consider, at a minimum, the following in its determination of whether or not to grant a land use permit:
1. Safety, health, welfare, and moral concerns involving the surrounding neighborhood;
 2. Parking and traffic considerations;
 3. Number of nonrelated employees;
 4. Number of commercial and business deliveries;
 5. The city's general presumption that residential neighborhoods should not allow non-compatible business uses;
 6. Compatibility of the business use to the neighborhood;
 7. Hours of operation;
 8. Existing business uses in the vicinity;
 9. Effect on property values of surrounding property;
 10. Circumstances surrounding neighborhood complaints;
 11. Intensity of the proposed business use; and
 12. Location of use within the neighborhood.
- H. A land use permit is a privilege permit and may be revoked by the Mayor and City Council following notice and hearing should the use be deemed to be a nuisance or create a safety hazard.
- I. A land use permit does not guarantee that the proposed use by the applicant complies with homeowners associations' declarations and covenants or lease agreements. Said covenants or lease agreements may contain additional provisions that limit the applicant's ability to operate a home occupation. It shall be the sole duty of the applicant to determine whether said declaration or agreements allow a home occupation. This section is not intended to interfere with any contractual provision contained in said covenants or agreements.

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 _____, 2025.

ATTEST:

CITY OF KENNESAW:

Lea Alvarez, City Clerk

Derek Easterling, Mayor

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

ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 11/12/25 09:19 by rmill-tj

Acct #: 110016

Ad #: 520161

Status: New WHOLD

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

Start: 11/14/2025 Stop: 11/14/2025
Times Ord: 1 Times Run: ***
LEG 1.00 X 2.55 Words: 200
Total LEG 2.55

Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 30.00
Ad Descrpt: PH-8047 MISC2025-07

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

Descr Cont: MDJ-8047 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: MISC2025-07
Created: rmill 11/12/25 09:14
Last Changed: rmill 11/12/25 09:18

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 11/14

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-8047
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold public hearings to amend the Unified Development Code. The proposed amendment is to amend Appendix A "Unified Development Code" CHAPTER 4, Section 4.04.05 "Standards for Home Occupations". A copy of the amendment to the Unified Development Code is on file in the Office of Planning and Zoning during normal business hours, Monday-Friday from 8 a.m. to 5 p.m. for public viewing.

Said meeting shall be held before the Planning Commission on December 3, 2025, at 6:30 p.m. and the Mayor and Council will hold a public hearing on December 15, 2025, at 6:30 p.m. both meetings to be held at 2529 J. O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative hereto.

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/>
11:14-2025



Item Report

TO: The Planning Commission
FROM: Darryl Simmons, Zoning Administrator
DATE: December 3, 2025
TITLE: **PP2025-02** - Consideration for approval of a preliminary plat as submitted by David Harris located at 0 Ridenour Blvd (Parcel ID: 20021100120) for the development of seven (7) townhomes to the existing Touchstone at Ridenour. The property is located on 0.45 +/- acres, and lies in land lot 211, tax parcel 12.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. PP2025-02_0 Ridenour Blvd_Application Packet
2. PP2025-02_0 Ridenour Blvd_Preliminary Plat



Date Received 11/26/25
Staff's Initials CMC

PRELIMINARY, FINAL AND REVISE PLAT APPLICATION

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

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

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 _____ Staff Initials _____

DEVELOPMENT NAME Overlook at Ridenow Number of Units 7

PURPOSE OF DEVELOPMENT Split Lots 1-8 units / 7 townhomes

WHAT IS THE REVISION BEING MADE Split 1 Lot into 8 Lots

ADDRESS OF PROPERTY Barrett Pkwy

Parcel ID 20021100120 Lot Size .5 Present Zoning PVD (Planned Village Commercial)

Current Use Land Proposed Use Townhome

APPLICANT David Clinton Harris

Applicant address _____

(Phone #) _____ Email Address _____

Applicant Signature [Signature]

ERIKA GILMAN
NOTARY PUBLIC
Paulding County
State of Georgia
My Comm. Expires Oct. 10, 2026

Signed, sealed and delivered in presence of: [Signature] 10-10-2026
Notary Date

REPRESENTATIVE David Clinton Harris (Phone #) _____ Email Address _____

Representative Signature [Signature]

Signed, sealed and delivered in presence of: Erika Gilman 11-25-2025
Notary Date

TITLEHOLDER David Clinton Harris (Phone #) _____
Titleholder Signature [Signature] Address _____

Signed, sealed and delivered in presence of Notary Erika Gilman [Signature] Date 11-25-2025

ERIKA GILMAN
NOTARY PUBLIC
Paulding County
State of Georgia
My Comm. Expires Oct. 10, 2026



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:

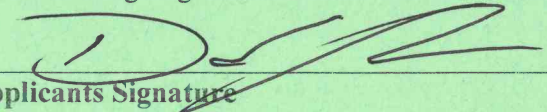
N/A

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

N/A

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

I certify that the foregoing information is true and correct, this _____ day of _____, 20_____

* 
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.

Return Recorded Document to:
Ohlson & Medlock, LLC
6335 Amherst Court
Peachtree Corners, GA 30092
OM24.1583
Map or Parcel Number: 20021100120

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF GWINNETT**

THIS INDENTURE, made the 27th day of August, 2024, between

Anda, LLC,

party of the first part, and

Clinton David Harris,

party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 211, 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING THAT CERTAIN PARCEL OF LAND BOUNDED AS FOLLOWS: ON THE NORTH BY THE NORTH LINE OF LAND LOT 211, SAID DISTRICT AND SECTION; ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY OF RIDENOUR BOULEVARD; ON THE EAST BY THE SOUTHWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 41 (A/K/A COBB PARKWAY); AND ON THE WEST BY THE NORTHEASTERLY LINE OF LOT 30, TOUCHSTONE AT RIDENOUR, PHASE ONE & TWO, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 253, PAGES 66-70, COBB COUNTY, GEORGIA RECORDS.

Parcel ID: 20021100120

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 party of the second part, his heirs and assigns, forever, in **FEE SIMPLE**.

Ernest Barrett Pkwy, Kennesaw, GA 30144

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of: **Anda, LLC**



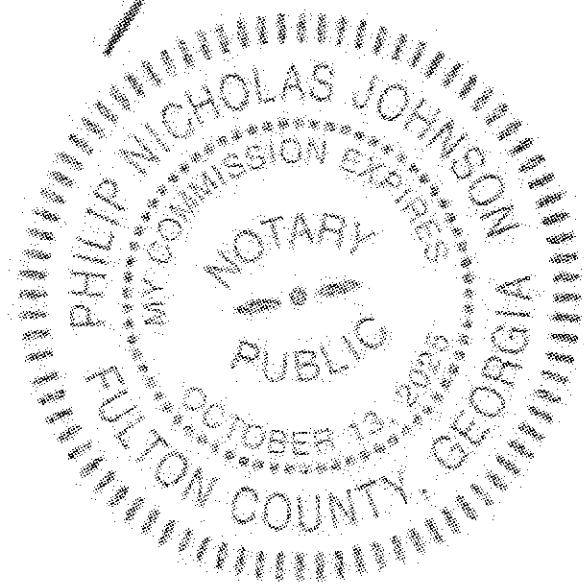
Pings He, Manager



Unofficial Witness



Notary Public



LEGAL DESCRIPTION – 0 RIDENOUR BOULEVARD – 0.45 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 211 of the 20th District, 2nd Section, of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point (Iron Pin Found, #4 Re-Bar) located at the intersection westerly right-of-way of U.S. Highway 41 (a/k/a Cobb Parkway) (Variable R/W) and the northern Land Lot Line of Land Lot 211, said District and Section, said point being the True Point of Beginning.

THENCE, from said Point of Beginning thus established, proceed along said right-of-way of Highway 41 South $45^{\circ}28'55''$ East a distance of 151.20 feet to a point (Iron Pin Set, #4 Capped Re-Bar) on the northern right-of-way of Ridenour Boulevard (64' R/W); Thence proceeding along said northern right-of-way of Ridenour Boulevard along a curve to the right having a radius of 104.24 feet an arc distance of 64.27 feet (said curve being subtended by a chord bearing of North $87^{\circ}31'25''$ West and a chord distance of 63.26 feet) to a point; Thence continuing along said northern right-of-way of Ridenour Boulevard along a curve to the left having a radius of 421.63 feet an arc distance of 207.15 feet (said curve being subtended by a chord bearing of North $83^{\circ}56'06''$ West and a chord distance of 205.08 feet) to a point; Thence leaving said right-of-way proceed North $18^{\circ}10'04''$ West a distance of 89.09 feet to a point (Iron Pin Set, #4 Capped Re-Bar) on the northern line of Land Lot 211; Thence proceed along said Land Lot Line South $89^{\circ}04'13''$ East a distance of 187.12 feet to a point, said point being the TRUE POINT OF BEGINNING.

Tract described herein containing 0.45 acres of land (19,599 Square feet), more or less, described on a Boundary Retracement and Topographic Survey by Frontline Surveying & Mapping, Inc., job number 82065 dated 12/26/23.



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 #
20021100120	3/3-BOND - KENNESAW CITY	274289
Property Owner/Location/Description		Taxable Value
HARRIS CLINTON DAVID 0 ERNEST BARRETT PKWY		29,612

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	29,612		0		29,612		7.7500000000		\$229.49
BOND	29,612		0		29,612		1.5000000000		\$44.42

Exemptions:

You are receiving this bill due to the finalization of your appeal.

Interest will accrue monthly at a rate of .96% per month, based on an annual calculation of Federal Prime Rate (8.5%) plus 3%. To arrive at the new monthly interest rate divide the Federal Prime Rate by 12. This annual interest rate will change when the Federal Reserve announces the new bank prime loan rate each January (House Bill 960). Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960).

Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542 or taxoffice@kennesaw-ga.gov.

Current Year Tax	\$273.91
Interest	\$5.03
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$278.94
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: 20021100120
 Amount Due: \$0.00
 Bill#: 274289
 Due Date: 12/01/2024

AMOUNT PAID

HARRIS CLINTON DAVID
 3020 CANTON RD
 MARIETTA, GA 30066

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



Printed: 2/6/2025

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:
 OHLSON & MEDLOCK LLC

ANDA LLC

Payment Date: 9/18/2024

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2024	20021100120	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	\$892.80	\$0.00



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

PRELIMINARY PLAT - NOT TO BE RECORDED.

OWNER:
CLINTON DAVID HARRIS
3022 CANTON ROAD
SUITE 116
MARIETTA, GA 30066

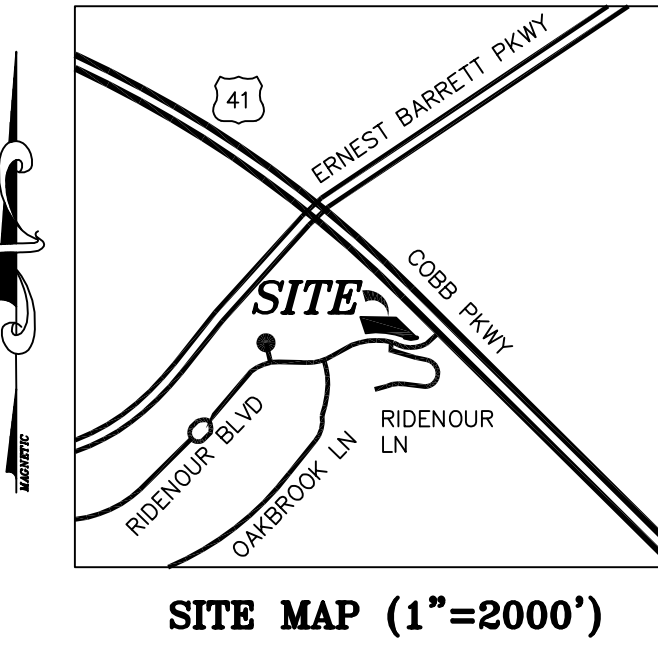
DEVELOPER:
JOHN CAMPBELL
DAVID HARRIS
3208 CANTON ROAD
SUITE 116
MARIETTA, GA 30066
24 HOUR CONTACT
JOHN CAMPBELL
770-363-7845

PRELIMINARY PLAT FOR:
TOUCHSTONE AT RIDENOUR
PHASE THREE

0 RIDENOUR BOULEVARD
LAND LOT 211
20th DISTRICT - 2nd SECTION
COBB COUNTY, GEORGIA
CITY OF KENNESAW
EXISTING ZONING: PVC
PIN: 20021100120
TOTAL AREA
19,599 SQ. FT.
0.45 ACRES

PROJECT ADDRESS: 0 RIDENOUR BOULEVARD
(20021100120)
ZONING CASE #: PP2025-02

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE
PARCEL 20021100120 INTO 8 TRACTS.



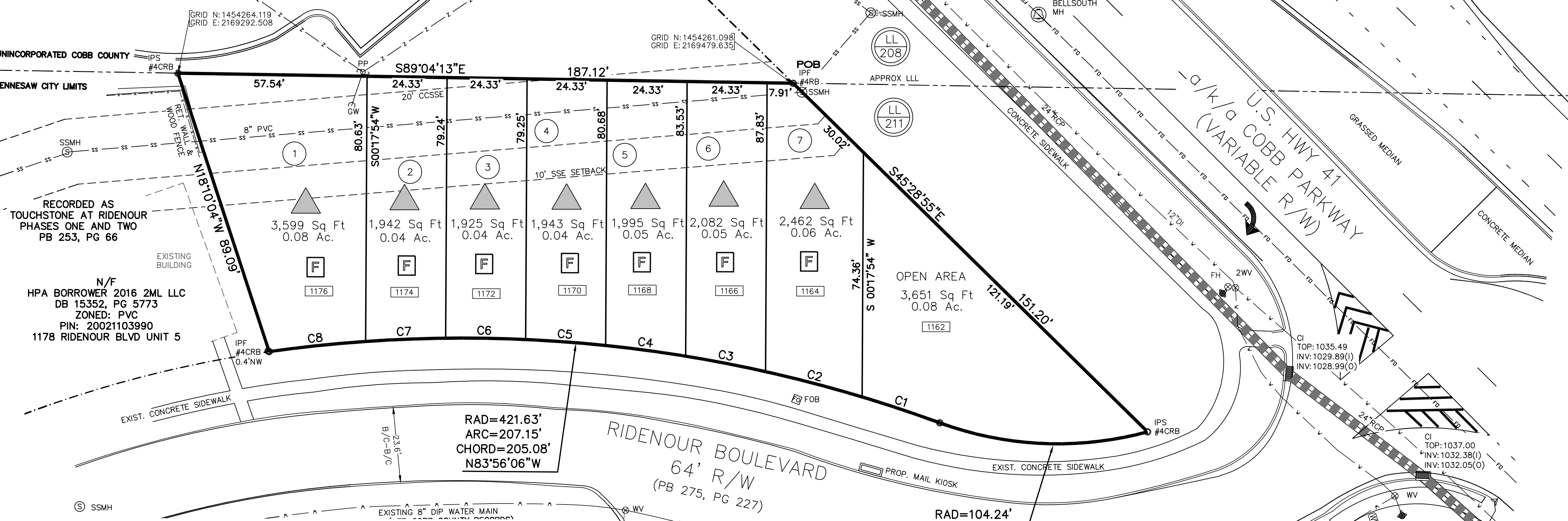
LEGEND:

IPS	IRON PIN SET	BSL	BUILDING SETBACK LINE
IPF	IRON PIN FOUND	HC	HAND-CAP
OT	OPEN TOP PIN	CMF	CONCRETE MONUMENT FOUND
CT	CRIMP TOP PIN	SSMH	SANITARY SEWER MAN HOLE
RE-BAR	REINFORCING BAR	MHT	MAN HOLE TELEPHONE
CRB	CAPPED RE-BAR	DWC/B	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LLL	LAND LOT LINE	CI	CURB INLET
L	LINE	CMP	CORRUGATED METAL PIPE
R	RADIUS	CPP	CORRUGATED PLASTIC PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
GW	GUY WIRE	UE	UTILITY EASEMENT
PP	POWER POLE	FH	FIRE HYDRANT
GV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS MANHOLE	WV	WATER VALVE
LP	LAMP POLE	PV	POST INDICATOR VALVE
SS	SANITARY SEWER	WM	WATER METER
FC	FENCE CORNER	CO C/O	SANITARY SEWER CLEANOUT
AE	ACCESS EASEMENT	POB	POINT OF BEGINNING
PROP	PROPOSED	NTS	NOT TO SCALE
AC	AIR-CONDITIONER	SWCB	SINGLE WING CATCH BASIN
GA	GAS POWER MANHOLE	UE	UTILITY EASEMENT
PB	POWER BOX	PM	POWER METER
CATV	CABLE TELEVISION JUNCTION BOX	CLF	CLF CHAIN-LINK FENCE
TB	TELEPHONE JUNCTION BOX	CTW	CROSS-TIE WALL
FOB	FIBER OPTIC BOX	CHS	HAND-CAP SIGN
FOB	PARCEL BOUNDARY	LOT LINE	LOT LINE

A MAIL KIOSK WILL BE CONSTRUCTED
IN FRONT OF THE OPEN SPACE LOT TO
MATCH CONDITIONS OF THE EXISTING
DEVELOPMENT.

NO STREET PARKING HAS
BEEN APPROVED FOR THIS
DEVELOPMENT.

N/F
GOKO PROPERTIES LLC
DB 16032, PG 2274
ZONED: GC
PIN: 20020800030
1881 N COBB PKWY



RECORDED AS
TOUCHSTONE AT RIDENOUR
PHASES ONE AND TWO
PB 253, PG 66

N/F
HPA BORROWER 2016 2ML LLC
DB 15352, PG 5773
ZONED: PVC
PIN: 20021103990
1178 RIDENOUR BLVD UNIT 5

RAD=421.63'
ARC=207.15'
CHORD=205.08'
N83°56'06"W

RAD=104.24'
ARC=64.27'
CHORD=63.26'
N87°31'25"W

Fire Apparatus access shall meet the following:

- Driveway must have a minimum 12' driving surface width (CCDS 402.07.01) with minimum 25' turning radius. (CCDS Detail 116R)
- Show driveway of each parcel. (CCDS 103.31.4)
- The radii or flare shall be a minimum of 15' (CCDS 402.07.01)
- Fully developed landscaping shall be at least 70" from center of drive (14' clear width) and 136" vertical clearance.
- Maximum grade for local residential streets shall not exceed 18% and the angle of departure shall not exceed 8.5% (CCDS 401.11.2)
- Driveway must extend to within 150' of the structure.
- Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided.

Approved turnarounds include the following:

- Residential cul-de-sac without an island shall have a 38-foot outside radius. (CCDS Detail 104A) A cul-de-sac with an island reverts to the commercial standards (96' diameter with a minimum 25ft radius).
- Hammer head turn-around: total of 102 feet needed (45ft + 12 ft drive + 45ft) with the turn-around leg to be a minimum of 20 ft wide.

• Driveway must support 25 Tons (50,000 lbs.)

Fire Hydrant access and flow shall meet the following:

- Hydrant must be located within 500' of all single-family homes (CD 410.5.2)
- Fire Flow Test from closest existing hydrant shall be provided meeting the minimum, 1000 gpm @ 20 psi (CD 410.5.2)
- An alternate equivalency for the above requirements, subject to approval by the Cobb County Fire Marshal's Office is a NFFA 130 sprinkler system.

Add this symbol and legend where fire sprinklers are added

F/S

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	24.88'	421.63'	24.88'	N71°33'01"W
C2	30.38'	421.63'	30.37'	N75°18'17"W
C3	24.76'	421.63'	24.76'	N79°03'05"W
C4	24.54'	421.63'	24.53'	N82°24'03"W
C5	24.40'	421.63'	24.39'	N85°43'32"W
C6	24.34'	421.63'	24.33'	N89°02'13"W
C7	24.36'	421.63'	24.36'	S87°39'15"W
C8	29.50'	421.63'	29.49'	S83°59'40"W

TOTAL AREA: 0.45 ACRES
TOTAL NO. OF UNITS: 7
DENSITY/YIELD: 15.6 UNITS PER ACRE
PRESENT ZONING: PVC
MIN. FRONT YARD: 0'
MIN. SIDE YARD: 0' (INT.); 0' (EXT.)
MIN. BETWEEN DETACHED BUILDINGS: 15'
MIN REAR YARD: 0'

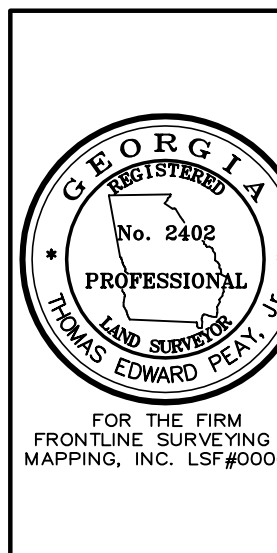
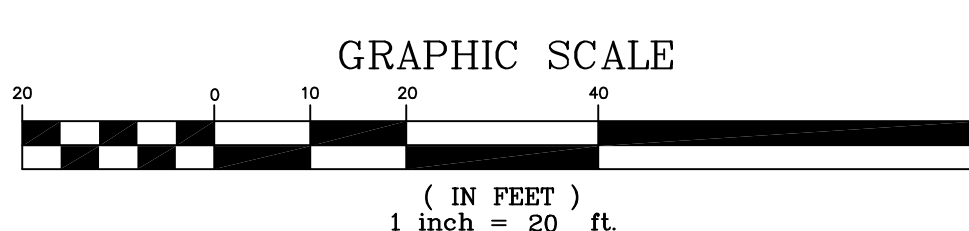
SURVEY NOTES:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE OF COBB COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ARE HORIZONTAL.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 130670102J; EFFECTIVE DATE: 10-05-2018.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB# (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 12-26-2023 BY FRONTLINE SURVEYING & MAPPING, INC.
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/GPS NETWORK.
- ANGULAR ERROR: 9 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:9,748.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:258,826.

TO ENSURE COMPLIANCE WITH WATER/SEWER EASEMENT SETBACKS, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO AND APPROVED BY THE COBB COUNTY WATER SYSTEM FOR THE FOLLOWING LOTS PRIOR TO ISSUANCE OF BUILDING PERMIT (1-7).

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

WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-125.



SURVEYOR'S CERTIFICATION:
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY JUDICIAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE. THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

By: Thomas E. Peay, Jr., Registered Ga. Land Surveyor #2402 Date: 11-19-25
Frontline Surveying & Mapping, Inc.
3595 Canton Road
Suite 312, PMB-272
Marietta, Ga. 30066

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. NAMING PERSONS, OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR, AND NO SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

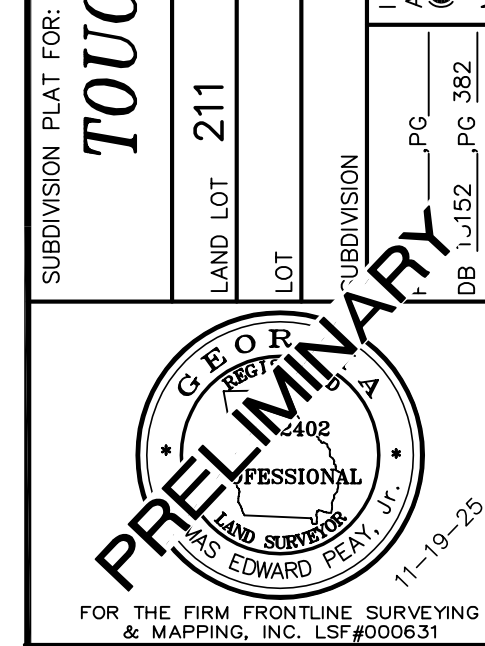
FRONTLINE SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

DATE OF SURVEY: 12/26/2023
SCALE: 1" = 20'

REVISION	DATE	BY	DATE
ADDED WATER & SEWER	1/14/25	TEP	1/14/25
CITY, COUNTY COMMENTS	6/17/25	TLA	6/17/25
CIENT COMMENTS	6/23/25	TLA	6/23/25
CITY COMMENTS	9/29/25	TLA	9/29/25
CITY COMMENTS	11/19/25	TLA	11/19/25

TOUCHSTONE AT RIDENOUR
20th DISTRICT
BLOCK
UNIT
PHASE THREE

I HAVE THIS DATE EXAMINED THE "TA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC RECORDING ONLY THE REFERENCE PARCEL (S-RO) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID: 130670102J EFFECTIVE DATE: 10/05/2018



FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631
JOB # 82065

PRELIMINARY PLAT - NOT TO BE RECORDED.

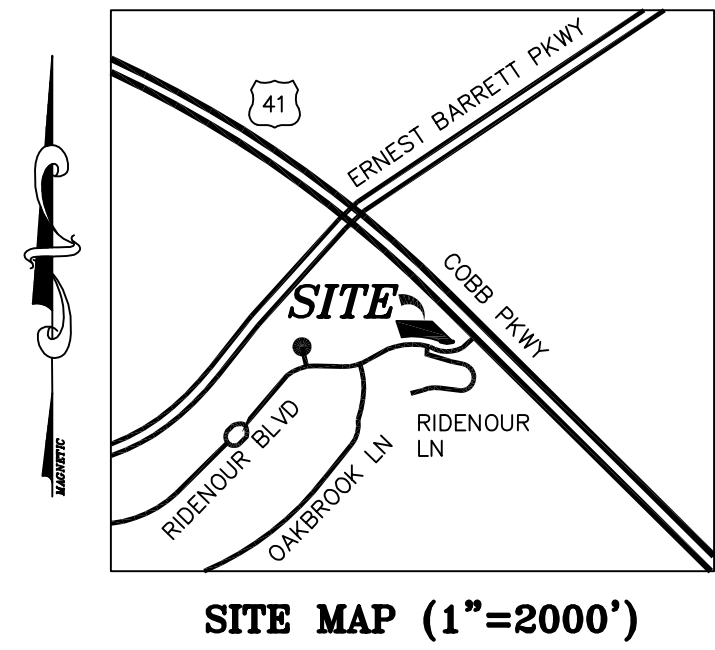
OWNER: CLINTON DAVID HARRIS 3020 CANTON ROAD SUITE 116 MARIETTA, GA 30066

DEVELOPER: JOHN CAMPBELL DAVID HARRIS 3208 CANTON ROAD SUITE 116 MARIETTA, GA 30066

PRELIMINARY PLAT FOR: TOUCHSTONE AT RIDENOUR PHASE THREE 0 RIDENOUR BOULEVARD LAND LOT 211

PROJECT ADDRESS: 0 RIDENOUR BOULEVARD (20021100120) ZONING CASE #: PP2025-02

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 20021100120 INTO 8 TRACTS.



NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

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 on to such additional requirements as listed and attached hereto.

Date of Execution Chairman, Planning Commission

Pursuant to the Land Subdivision sections of this UDC of the City of Kennesaw, Georgia, all the requirements of approval having been fulfilled, this final plat was given final approval by the Mayor and Council of Kennesaw, Georgia on (Date).

Mayor, Kennesaw, Georgia

COBB COUNTY WATER SYSTEM CERTIFICATION

THIS PLAT, HAVING BEEN SUBMITTED TO THE COBB COUNTY WATER SYSTEM AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS, IS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM DATE

SUBDIVISION PLAT REFERENCES:

- 1) PLAT BOOK 248, PAGE 61-63 (RIDENOUR TOWNHOMES TRACT 1)
2) PLAT BOOK 253, PAGE 66 (TOUCHSTONE AT RIDENOUR)
3) PLAT BOOK 265, PAGE 67 (RIDENOUR TOWNHOMES TRACT 3 - AMENDED)
4) PLAT BOOK 275, PAGE 227-229 (THE VIEWS AT RIDENOUR - FKA RIDENOUR TOWNHOMES TRACT 3)

Owner's Acknowledgment

The owner of the land shown on this plat whose name is subscribed thereto, and in person or through duly authorized agents, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, parks, drains, easements and public grounds thereon shown, which comprises a total of 0.45 acres, for the purposes therein expressed.

Provided, however, that nothing herein nor acceptance shall create liability on the part of Cobb County and the City of Kennesaw, its officers, agents or employees for flooding or erosion from storm drains or from flooding from high water of natural creeks or rivers, and Cobb County and the City of Kennesaw are hereby specifically released from any such liability or from liability for the negligent construction or maintenance of all drainage structures, roads, sediment control facilities and all other work performed by the owner or developer of the property, their agent, servants, employees or contractors.

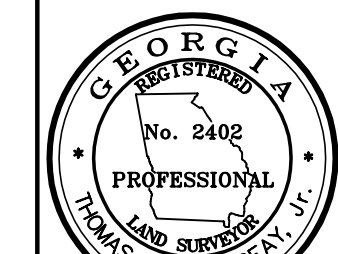
Subdivider Printed Name Date
Owner Printed Name Date

TOTAL AREA: 0.45 ACRES
TOTAL NO. OF UNITS: 7
DENSITY/YIELD: 15.6 UNITS PER ACRE
PRESENT ZONING: PVC
MIN. FRONT YARD: 0'
MIN. SIDE YARD: 0' (INT.); 0' (EXT.)
MIN. BETWEEN DETACHED BUILDINGS: 15'
MIN REAR YARD: 0'

Surveyor's Acknowledgment

It is hereby certified that this plat is true and correct and was prepared from an actual survey made of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked "future", and their size, type and material are correctly shown; and that all engineering requirement of the Kennesaw Subdivision Regulations have been fully complied with.

THOMAS EDWARD PEAY, JR. 11-19-25
Signature Printed Name Date
Registered Ga. Land Surveyor No. 2402
Engineer:
Signature Printed Name Date



SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF THE PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

By: Thomas E. Peay, Jr., Registered Ga. Land Surveyor #2402 Date 11-19-25
Frontline Surveying & Mapping, Inc.
3595 Canton Road, Suite 312, PMB 822, Marietta, Ga.

See Ordinance #2006-05 dated 2/6/06 amending the rezoning CITY OF KENNESAW, GEORGIA ORDINANCE NO. 2002-42 AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT DESIGNATION FROM COUNTY PVC TO CITY PVC w/ STIPULATIONS FOR PROPERTY LOCATED AT THE INTERSECTION OF BARRETT PARKWAY AND U.S. HIGHWAY 41

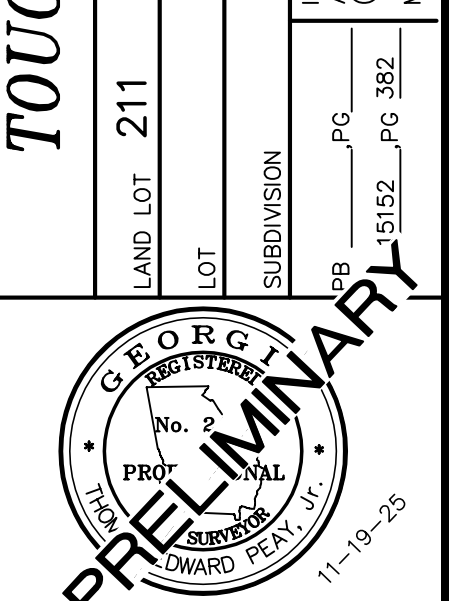
CITY OF KENNESAW, GEORGIA ORDINANCE NO. 2006-05, 2006 AN ORDINANCE AMENDING STIPULATION OF REZONING ORDINANCE #2002-42 (RIDENOUR PROJECT) WHEREAS, notice was advertised in the Marietta Daily Journal on November 25, 2005, of a public hearing before the Kennesaw Planning Commission held on December 12, 2005, and the Mayor and Council on January 3, 2006; and

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

DATE OF SURVEY 12/26/2023

Table with columns: REVISION, CITY COMMENTS, CLIENT COMMENTS, CITY COMMENTS. Includes dates and initials for various revisions.

TOUCHSTONE AT RIDENOUR 20th DISTRICT UNIT PHASE THREE



FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631 JOB # 82065

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. NAMING SERVICE REMAINS THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

FRONTLINE SURVEYING & MAPPING, INC. 3595 Canton Road Suite 116, PMB 272 Marietta, GA 30066 Ph. (678) 355-9905 Fax (678) 355-9905 www.frontlinesurveying.com