

**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.