

**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
January 7, 2026
6:30 PM**

1. Call to Order / Roll Call

Chairman Bodenhamer called the meeting to order at 6:50 p.m.

Roll Call: Trey Bodenhamer, Rebecca Patterson, Carolyn Greenall, Todd Vande Zande

Absent: Robert Trim

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

Speakers Present: Adam Rozen (Applicant Representative), Dave Schwickerath (HOA President, The Village at Pine Mountain)

2. Election of Officers

Commissioner Vande Zande nominated Commissioner Bodenhamer as Chair.

Commissioner Bodenhamer accepted the nomination for Chairman.

Commissioner Bodenhamer nominated Commissioner Vande Zande as Vice Chair.

Commissioner Vande Zande accepted the nomination for Vice Chairman.

3. 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 January 20, 2026.

4. Approval of the Meeting Minutes

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

Chairman Bodenhamer called for a motion.

Motion to approve by Vice Chair Vande Zande

Seconded by Commissioner Patterson

Chairman Bodenhamer proceeded with a roll call for approval.

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

5. New Business

- A. **RZ2025-03** - Consideration to rezone the property located at 6095 Pine Mountain Rd (parcel #20014001380) from Highway General Business (HGB) to Planned Unit Development - Residential (PUD-R) as submitted by DRB Group Georgia, LLC. Said request is to rezone the property for the development of fee simple townhomes. Property consists of 8.823 +/- acres and lies in land lot 140, tax parcel 138.

Ms. Chanelle Campbell presented this agenda item. This is a rezoning application submitted by DRB Group Georgia, LLC, with a request to rezone the 8.823 +/- acres of land located at 6095 Pine Mountain Road from Highway General Business (HGB) to Planned Unit Development-Residential (PUD-R) for the development of a town home subdivision. On December 31, 2025, staff received a letter from the applicant's representative, Rozen, Rozen & Reilly, LLP, with a request to postpone the rezoning case until the February cycle. The additional time will allow the applicant to address concerns and comments raised during the community meeting held by the applicant on December 8, 2025. Staff advertised the case in the Marietta Daily Journal on December 12, 2025, and signage has been placed on the property. Because the application was legally advertised, a public hearing is required to take formal action on the applicant's request to postpone. Staff recommended approval of the request to postpone to allow the applicant and property owners additional time to discuss the matter. If the request to postpone is approved, the rezoning case will come before the Planning Commission at the February meeting. Ms. Campbell announced that the applicant was available to answer any Commissioner questions.

Chairman Bodenhamer invited the applicant to speak. Mr. Adam Rozen, the applicant's representative, stated that the applicant requested to postpone the hearing. He explained that the applicant has been in ongoing discussions with an adjoining property owner regarding access to the property. He stated that a meeting is scheduled to be held on Monday between the applicant, city staff, the city attorney, the adjoining property owner, and the adjoining property owner's representative to further discuss the issue. The applicant is requesting to postpone to allow additional time to discuss the issue.

Chairman Bodenhamer opened the floor for public comment. Dave Schwickerath, President of The Village at Pine Mountain Homeowner's Association (HOA), noted that The Village at Pine Mountain subdivision was directly behind the proposed subdivision. He stated that the HOA did not have an objection to anything proposed by the applicant at this point.

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

Chairman Bodenhamer asked for clarification on the difference between tabling an

agenda item and postponing an agenda item. He asked if tabling meant there was no new hearing date and if postponement meant there was a new hearing date. Ms. Campbell responded that the Commissioner was correct. Ms. Campbell explained that the applicant was requesting to postpone until the February hearing dates.

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

Motion to table by Vice Chair Vande Zande

Vice Chair Vande Zande amended the motion to postpone the agenda item to the February 4, 2026, Planning Commission meeting.

Seconded by Commissioner Greenall

Chairman Bodenhamer proceeded with a roll call for approval.

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

6. Staff Comment

Ms. Campbell announced that there would be five items, including three rezoning cases, on the February Planning Commission agenda. She requested that all Commissioners be present for the meeting so the cases can move forward to Mayor and Council for review and consideration.

Chairman Bodenhamer asked what the process would be for swearing in new Planning Commissioners if people were found to fill the two vacancies on the Planning Commission. Ms. Campbell responded that new Planning Commissioners would need to be sworn in at a Mayor and Council session. She explained that there were multiple Mayor and Council meetings before the February Planning Commission meeting. She stated that if a new commissioner was sworn in at those meetings, they could be present for the next Planning Commission meeting.

7. Adjourn

Chairman Bodenhamer called for a motion to adjourn.

Motion to approve by Commissioner Greenall

Seconded by Vice Chair Vande Zande

Chairman Bodenhamer proceeded with a roll call for approval.

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