



**Commissioners:**  
Trey Bodenhamer  
Todd Vande Zande  
Rebecca Patterson  
Carolyn Greenall  
Robert Trim  
Douglas Butler

**Planning Commission  
Meeting Agenda  
April 1, 2026 6:30 PM  
Council Chambers  
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

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**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 April 20, 2026.

**3. Approval of the Meeting Minutes**

- A. Approval of Meeting Minutes: March 4, 2026

**4. New Business**

- A. **LU2026-01** - Consideration of approval of a land use request submitted by Leigh Anne Blades for the property located at 2970 Bancroft Glen (20008802440). Said request is to obtain a home occupation business license to create jewelry, accessories, handbags, and home decor. Property is zoned Planned Unit Development - Residential (PUD-R), consists of 0.22 +/- acres, and lies in land lot 88, tax parcel 244.
- B. **LU2026-02** - Consideration of approval of a land use request submitted by Wanda Hostick for the property located at 3154 Hartness Way (20008803530). Said request is to obtain a home occupational business license to create

jewelry, accessories, handbags, and home decor. Property is zoned Planned Unit Development - Residential (PUD-R), consists of 0.17 +/- acres, and lies in land lot 88, tax parcel 353.

**5. Staff Comment**

**6. Adjourn**

**MINUTES OF PLANNING COMMISSION MEETING  
CITY OF KENNESAW  
Council Chambers  
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)  
March 4, 2026  
6:30 PM**

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**1. Call to Order / Roll Call**

Chairman Bodenhamer called the meeting to order at 6:31 p.m.

Roll Call: Trey Bodenhamer, Todd Vande Zande, Robert Trim, Douglas Butler

Absent: Carolyn Greenall and Rebecca Patterson

Staff Present: Chanelle Campbell (Director of Planning and Zoning), and Rebecca Goldstein (Community Development Administrative Assistant)

Speakers Present: Matt Teague (Applicant, Director of New Development at Walton Communities), Bill Daniel (Cobb County resident), Alexis Daniel (Cobb County resident), Jim Martin (Marietta resident), Stephen Snow (Attorney, Cedar Creek Professional Office Association), Charles Barge (Applicant, President of Cedar Creek Professional Office Association), Adam Rozen (Attorney, DRB Group)

**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 March 16, 2026.

**3. Approval of the Meeting Minutes**

- A. Approval of meeting minutes: February 4, 2026

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 3-0. Motion carried.

**4. Old Business**

- A. **RZ2026-01** - Consideration to rezone the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel #20021200130 & 20021201560) from General Commercial (GC) and RM-12, Multiple-Family District to RM-16, Multiple-Family District as submitted by Walton Communities, LLC. Said request is to rezone the property for the development of a multi-family residential community. Property consists of 11.44 +/- acres and lies in land lot 140, tax parcels 13 & 156.

Ms. Chanelle Campbell presented this agenda item. This is a rezoning request submitted by Walton Communities, LLC. This item was postponed from the February agenda and is now before the Planning Commission for consideration. The applicant is seeking to rezone approximately 11.44 +/- acres to RM-16, Multi-Family Residential to allow the development of a new multifamily residential community. In addition to the rezoning, the application is requesting a variance to reduce the parking ratio from 1.75 spaces per unit to 1.5 spaces per unit. Ms. Campbell noted that staff would present both items as a single presentation, but each item would need to be voted on separately.

The properties are currently zoned General Commercial (GC) and RM-12, Multi-family Residential. The applicant is seeking to consolidate the lots and rezone it to RM-16. The original submittal proposed 182 units, but the actual number of units will be less because Section 1.09.02 of the Unified Development Code (UDC), defines developable acreage as excluding rivers, streams, floodplains, and natural lakes not created by man-made dams, reduces the developable land on the lot. When the undevelopable acreage was removed from the 11.44 +/- acres, the number of allowable units was reduced. As part of the current proposal, access to the site will be limited to interparcel connectivity through Ridenour Boulevard. The existing curb cut on Old 41 Highway will be closed to improve pedestrian connectivity to the Legacy at Walton Kennesaw Mountain, 62+ community. The site is surrounded by a mix of commercial, retail, office, and residential uses, and the comprehensive plan designates the property as Community Activity Center (CAC). The site also lies within the Ridenour Area, which envisions a multi-use environment combining four-story multi-family houses, and retail. This area is characterized by high density development, elevated building pads along Barrett Parkway and distinctive colorful architecture and facades. The combination of steep terrain, floodplain impacts, and limited access creates unique and extraordinary physical conditions not commonly found on surrounding properties. This parcel has seen multiple unsuccessful developments over the years due to the challenges and constraints mentioned above. Staff finds the proposed multifamily development to be an appropriate use for the site given its future land use and surrounding context. The same constraints also impair the reasonable use of the property under standard zoning requirements meeting the threshold for consideration of a variance. For these reasons, staff recommends approval of the variance and approval of the rezoning request with eleven conditions.

Public Notice of the applications was provided by advertisement in the Marietta Daily Journal (MDJ), and postage of signage on the property. Ms. Campbell stated that staff received a letter of opposition to the case on February 6, 2026. She announced that the

attorney of record was unable to attend due to a scheduling conflict, but Matt Teague, with Walton Communities, would be available to answer any questions. Ms. Campbell also announced her availability to answer questions.

Chairman Bodenhamer invited the applicant to speak on the application.

Mr. Matt Teague introduced himself as affiliated with Walton Communities. He explained that Walton Communities has been in the community since 2004 with Walton Ridenour apartments, a 238 affordable apartment development adjacent to the site. Walton Communities also built the Legacy at Kennesaw Mountain, which is also adjacent to the site. Mr. Teague expressed that Walton Communities was committed to the area and was excited to complete a third phase in the area. He stated that he would be available to answer any questions.

Chairman Bodenhamer opened the floor for public comment.

Mr. Bill Daniel introduced himself as a resident of Kennesaw. He stated that he was in opposition to the plans presented by Walton. He stated his main objection is because he does not believe there is a shortage of apartment buildings. He provided the Commissioners with an aerial map of the area which indicated the location of the proposed rezoning, the Publix, which is the only grocery store servicing the nearby apartments, and fourteen apartment complexes. He argued that the number of apartment complexes on the map, the number of apartment complexes with "Now Leasing" signs and two recently built apartment complexes in downtown Kennesaw meant there is not a shortage of housing. He stated that he did not see a need for housing. Mr. Daniel also expressed concern that the apartment complex would bring approximately 341 new tenants to the area and would add to traffic. He cited current traffic problems on Barrett Parkway, Stilesboro Road, Old 41 Highway, and Cobb Parkway. He also expressed concern that additional traffic would increase travel time to Kennestone Hospital. He stated that it can take 30 to 40 minutes to get to Kennestone Hospital, which is 3.6 miles away. He acknowledged that the traffic study indicated that the traffic impacts of the new development would be minimal, but found the results hard to believe. Mr. Daniel expressed his belief that the development would have a negative impact on residents and businesses. He stated that the Publix serving the area already has insufficient parking. He asked how Publix and the surrounding restaurants would manage the additional residents. Mr. Daniel summarized that he was concerned about the impact on residents, the impact on traffic, and the strain on businesses.

Mrs. Alexis Daniel introduced herself as wife to Mr. Bill Daniel. She stated that they live in The Reserve off Old 41 Highway where the complex is slated to be built. She explained that they moved to Kennesaw less than four years ago for a quieter, suburban quality of life with more space, more trees, and a safer environment. She stated that she was opposed to the rezoning because of the negative impact on traffic, the area's infrastructure, and the character of the community. She explained that Old 41 Highway, Barrett Parkway, Highway 41, and Stilesboro Road, all major thoroughfares to access the interstate, saw significant traffic during the morning, evening, and school pick-up times. She expressed concern that the additional trips added by the apartment

complex would increase congestion, accident risk, and emergency response delays. Mrs. Daniels understood that the complex would be built by Walton and acknowledged that the developer had done a nice job on other developments in the area, but was concerned about the stress the apartments would place on existing infrastructure. She commented that in the last four years, two townhome complexes and three apartment complexes were built near their home without any new grocery stores, pharmacies, parks, or schools to help with the influx of residents. Mrs. Daniels again expressed concern that without plans to expand infrastructure, the apartments would strain existing resources and add more residents to an area she believed to be designed for a low-density, suburban lifestyle. Mrs. Daniels also commented that the development would bring environmental and character impacts. She stated that the vacant lot currently acts as a natural buffer that provides green character, absorbs noise, and manages stormwater runoff. She argued that clear-cutting for a dense, multifamily complex would remove the buffer, increase the environmental impact, increase the noise impact on nearby homes, and destroy the residential character of the area. She requested that the Planning Commission deny the rezoning request due to the increased traffic, strain on local services, and a permanent loss of character. She thanked the Commission for listening to the people the development would impact the most.

Mr. Jim Martin introduced himself as a local attorney with a Kennesaw address that lives in the Marietta city limits. He stated that his understanding of the proposed rezoning was that it was a request to change the density to a higher density. His understanding was that the apartments could currently be built at a lower density. He apologized if he was incorrect, stating that he was not a real estate attorney. Mr. Martin claimed that the proposed access to the property was through a property owned by Cobb County. He stated that his brief research indicated that the property had previously been owned by Walton Communities but was now a non-taxable area for the City of Kennesaw. He asked if the property would only be accessed through Ridenour Boulevard. He commented that several developments have been proposed for the location but never happened but assumed that mixed use was appropriate for the site. He expressed his opinion that the subject property was a terrible piece of property, in part because it is adjacent to a high voltage power line. He agreed with Mr. Daniels that there was not a shortage of apartment housing, explaining that few single-unit residential homes were visible from Old 41 Highway. He also claimed that the City of Kennesaw had just annexed thirty-two acres for an apartment complex. He urged the Planning Commission to deny the zoning request for the reasons expressed by Mr. Daniel and Mrs. Daniel.

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

Vice Chair Vande Zande asked staff if Mr. Martin's statement that the density would increase with the proposal was accurate. He asked if the number of units decreased but the density increased. Ms. Campbell responded that one of the properties the applicant is seeking to rezone is zoned RM-12, but that the larger property is zoned General

Commercial (GC). She stated that the applicant is requesting to combine the parcels and rezone them to RM-16, which allows for a higher density. She explained that the actual unit count on the property would be significantly lower due to topography and floodplain challenges.

Commissioner Trim asked if the future land use on the property was CAC. Ms. Campbell responded in the affirmative. Commissioner Trim asked if CAC called for mixed use. Ms. Campbell again responded in the affirmative. Commissioner Trim sought clarification as to whether the proposal included a commercial component. Ms. Campbell responded that the CAC calls for a collection of mixed use, commercial, and residential uses. She explained that Ridenour already has a commercial component that is adjacent to the west portion. She stated that additional commercial uses were located along Barrett Parkway.

Ms. Campbell addressed the concerns expressed during public comments about the potential strain on commercial properties. She was skeptical that the businesses would see additional customers as a strain. She stated that staff included requirements for pedestrian connectivity along Old 41 Highway in the conditions. She explained that the condition could potentially reduce traffic because individuals would utilize sidewalks to access the surrounding businesses.

Commissioner Trim asked how far Whole Foods was from the site. Ms. Campbell stated that the Whole Foods was along Barrett Parkway and was about half a mile from the property. Commissioner Trim asked if there were two grocery stores within half a mile. Ms. Campbell responded in the affirmative.

Commissioner Butler asked if access to the property was through Ridenour Boulevard. Ms. Campbell responded in the affirmative. Commissioner Butler asked if the stipulations included measures to prevent access from Old 41 and Barrett Parkway directly. Ms. Campbell responded in the affirmative. She explained that a curb cut had previously been built on Old 41 Highway with the intention of using it as an access point to the property. She stated that the curb cut would be closed off, and the sidewalks would be connected due to traffic concerns.

Commissioner Butler asked if the remaining, smaller parcel would remain undisturbed. Ms. Campbell responded in the affirmative. Ms. Campbell oriented the Commissioners to where on the site the apartment complex would be located due to the presence of the floodplain. She explained that the trees in the flood zone would remain in place and that the developed area would be outside the flood zone.

Chairman Bodenhamer commented that he appreciated the feedback on the case. He reminded the public that the Planning Commission's role was not to deny or approve applications. He clarified that the Commission makes recommendations to Mayor and City Council and stated that Mayor and Council would approve or deny the application. He explained that the Commission's decision was taken into consideration but was not the final word on the case.

Chairman Bodenhamer called for a motion.

Motion by Commissioner Trim to approve with the following conditions as outlined by staff:

1. The rezoning of the Subject Property to RM-16, Multifamily zoning district shall be in accordance with the technical and conceptual site plans submitted concurrently with the application and shall comply with the required front, side, and rear setbacks, as well as the overall density as outlined in the UDC for RM-16 zoning district.
2. The architectural style and composition of the buildings to be constructed on the Subject Property shall be in reasonable conformity to the architectural renderings/elevations submitted with the application and compatible with surrounding development with the Ridenour/ Walton development.
3. Landscaping for the entrance area, signage areas, amenity and courtyard areas and all other common areas immediately surrounding the proposed buildings shall be professionally designed, implemented and maintained, which shall include the installation of an irrigation system in areas where appropriate.
4. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.
5. The applicant will be required to complete sidewalk connectivity along Old 41 Highway, extending the pedestrian network from the existing Legacy at Walton Kennesaw Mountain (62+) community.
6. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
7. All utilities servicing the residences with the proposed community shall be underground.
8. The proposed development shall include amenities for use and enjoyment of its residents as follows:
  - a. A Clubhouse
  - b. Community courtyards, gathering places, outdoor amenity space
  - c. Pedestrian connectivity
9. Dumpsters will be positioned so as to prevent visual intrusion from streets, connection points to the community spaces and, wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during their emptying.
10. Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or staff designee as needed or necessary.
11. The applicant agrees that construction will begin in 24 months of the approval date of the rezoning. If no land development activity is initiated, then the subject property will automatically revert back to the original zoning.

Seconded by Vice Chair Vande Zande

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken. Vice Chair Vande Zande, Commissioner Trim, and Commissioner Butler voted in favor. Motion unanimously approved 3-0. Motion carried.

## 5. New Business

- A. **ZV2026-01** - Consideration of a variance application submitted by Walton

Communities LLC for the properties located at 1600 Old 41 Hwy and 0 Old 41 Hwy (parcel # 20021200130, 20021201560). Said variance request is to reduce the minimum parking requirement for multi-family dwelling units from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit. Property consists of 11.44 +/- acres and lies in land lot 140, tax parcel 13 & 156.

Ms. Chanelle Campbell presented this agenda item. This is a variance request submitted by Walton Communities, LLC. The request is to reduce the parking ratio from 1.75 spaces per unit to 1.5 spaces per unit. Due to the challenges of the topography, the floodplain, and other constraints on the site, staff recommends approval of the variance as submitted. The application for the variance adheres to the stipulations and requirements as outlined in section 9 of the Unified Development Code (UDC).

Chairman Bodenhamer asked if the 1.75 ratio was based on the number of units on the parcel. Ms. Campbell responded that the requirement is 1.75 per unit per the UDC regardless of how many units are proposed. She stated that the ratio was the requirement for the number of parking spaces in a multifamily development. Chairman Bodenhamer asked for staff's recommendation for the variance. Ms. Campbell responded that staff recommended approval of the variance application. Chairman Bodenhamer asked if there were any stipulations. Ms. Campbell responded that there were no stipulations.

Chairman Bodenhamer invited the applicant to speak. Mr. Matt Teague stated that he had no further comments.

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

Chairman Bodenhamer opened the floor for Commissioner comments and questions.

Commissioner Butler commented that the applicant mentioned the project was an extension of The Walton at Ridenour. He asked the developer if the proposed development would have a similar mix of apartment styles targeting the same residential base as the adjacent development or if the anticipated clientele was different. Mr. Teague responded that it was undecided. He stated that the larger community of The Walton at Ridenour is an affordable community and that The Legacy is for active adults over 62. He stated that they were requesting zoning for multi-family with no stipulations on age or income. He also stated that the style of the buildings would be very similar to the other communities.

Hearing no additional Commissioner comments, Chairman Bodenhamer closed the floor to Commissioner comments.

Chairman Bodenhamer called for a motion  
Motion to approve by Vice Chair Vande Zande  
Seconded by Commissioner Butler  
Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken. Vice Chair Vande Zande, Commissioner Trim, and Commissioner Butler voted in favor. Motion unanimously approved 3-0. Motion carried.

- B. **RZ2026-03** - Consideration to amend the zoning conditions as outlined in Ordinance # 2006-20 as submitted by Cedar Creek Professional Office Association, Inc., - Alan Barge for the property located at 6095 Pine Mountain Rd (parcel # 20014001470). Said request is to amend the zoning conditions outlined in Ordinance # 2006-20 to eliminate stipulation #14. Property consists of 2.88 +/- acres and lies in land lot 140, tax parcel 147.

Ms. Chanelle Campbell presented this agenda item. This is a rezoning application submitted by Cedar Creek Professional Office Association Inc, in the care of Alan Barge, and their representative, attorney Stephen Snow. The application contains a request to amend the rezoning conditions approved under Ordinance # 2006-20, specifically eliminating condition number 14, which requires interparcel access and shared access drive. In 2006, Mayor and Council rezoned the 2.88 +/- acre parcel from General Commercial (GC) and R-20, Single Family, to Highway General Business to support the development of what is now known as the Cedar Creek Professional Center. At the time, the subject parcel and the adjacent 8.823 +/- acre tract were under the same ownership with the intent to expand the office complex across both properties. The first office building was completed in 2008, and continues to operate with multiple professional tenants. On February 16, 2026, the Mayor and Council approved the rezoning of the 8.8 +/- acre tract from HGB to Planned Unit Development - Residential (PUD-R) submitted by DRB Group Georgia, LLC for the development of 89 for-sale townhomes. Mayor and Council added the condition that the development would provide two access points to the proposed subdivision. The applicant's request to remove or modify the required access point would limit the functional use of the parcel for future development, thus reducing opportunities for shared circulation. The applicant's request also runs counter to the established policy framework that encourages coordinated access management along the corridor. For these reasons, staff recommends denial of the request. On February 5, 2026, staff received a letter of opposition. On March 4, 2026, staff additionally received a constitutional challenge. Public notice was provided through an advertisement in the Marietta Daily Journal (MDJ) and postage of signage on the property. Ms. Campbell announced that staff and the attorney of record, Mr. Snow, would be available to answer any questions.

Mr. Stephen Snow asked for a moment to review the constitutional challenge.

Chairman Bodenhamer asked if the applicant was looking to remove one of the two points of entry into the area. Ms. Campbell responded that the condition explicitly states that interparcel access and shared access drive shall be designated with adjoining vacant property once future development of adjoining parcel is pursued. She stated that the applicant is requesting to remove access to Pine Mountain Road. Commissioner Trim explained that the office park is trying to stop a second point of entry. Ms. Campbell further explained that there are currently two points of entry to the property, one through King's Crossing and one through the shared access drive that leads onto Pine Mountain Road.

Mr. Stephen Snow stated that he had previously presented to the Planning Commission and Mayor and City Council on behalf of Cedar Creek Professional Office Association. He sought to clarify the applicant's position. Mr. Snow stated that the applicant was no longer seeking to eliminate access to Pine Mountain Road as the request was deemed moot by the decisions of the Planning Commission and City Council. Instead, the applicant is seeking a clarification that no further action is required to be taken of Cedar Creek Professional Office Association with respect to the access point. He explained that the access drive had already been designed and constructed per the requirements of stipulation fourteen. Mr. Snow requested a recommendation from the Planning Commission that no further action is going to be required for Cedar Creek to comply with stipulation fourteen.

Mr. Snow stated that at the prior City Council meeting, an additional stipulation was added that required the planned development by DRB to have two access points. He stated that the applicant agreed with City Council that two access points were necessary. He explained that the applicant did not want DRB to end up with only a single access point through their property to Pine Mountain Road. He stated that there had been numerous meetings on whether DRB's development needed one or two access points. He commented that it was not lost on him that a larger apartment complex was just recommended for approval with one access point when two access points were available. He stated that like the proposed townhomes, the traffic study for the proposed apartment complex at 1600 Old 41 Highway stated that the development would have no impact. He questioned the legitimacy of the traffic study. Mr. Snow explained that he made the comparison because the cases had similar concerns, but the City was taking opposite approaches in stating that DRB's development needed two access points but other developments only needed one access point despite being twice the size.

Mr. Snow argued that decisions made by the Planning Commission and City Council were decisions to selectively enforce or selectively not enforce the stipulations in Ordinance # 2006-20. He stated that the ordinance specifically places conditions and requirements on the subject property, which is the 2.8 +/- acres that Cedar Creek sits on, and then specifically talks about the development project as being the entire 11.78 +/- acres. He stated that the ordinance talks about the entire development as the "subject development", talks about the 2.8 +/- acres as the "subject property", and talks about the adjacent property to be developed as the "future development". He claimed that the ordinance places specific requirements on the future development that were disregarded by the Planning Commission and City Council to allow the rezoning and currently planned development for the site. Mr. Snow provided several examples of conditions in Ordinance # 2006-20 that were not applied to DRB's new development including architectural standards, a forty-foot buffer, themed lighting in line with the architecture, muted lighting at the back of the property, dumpster locations, and no overnight parking. He claimed that only stipulation 14 of the Ordinance, which states that interparcel access and shared access drive shall be designed with adjoining vacant property once future development of the adjoining vacant property is pursued, was being enforced. Mr. Snow requested the Planning Commission delete stipulation 14 or

provide a recommendation to City Council that the access drive has been built, and no further action is required of Cedar Creek in further assisting the proposed development. He stated that DRB could use the private drive, as they were required to have two access points, but that Cedar Creek Professional Office Association should not be required to take further action to comply with stipulation 14.

Chairman Bodenhamer opened the floor to public comment

Mr. Adam Rozen introduced himself as the representative for DRB Group and stated that he had represented them in their rezoning application last month and their opposition to the current rezoning application. Mr. Rozen stated that he wanted to address why the access requirement and the stipulations of Ordinance # 2026-20 are binding on the applicant's property but not on DRB's property. He stated he also wanted to address why they believe DRB's application was appropriately approved and why removing this stipulation from Ordinance # 2006-20 is not appropriate. Mr. Rozen stated that DRB Group submitted an objection letter that outlined their opposition and concerns with the request. He explained that their rezoning hearing last month involved discussions of traffic, circulation issues, and reasons why DRB felt two access points were appropriate. City Council took the recommendations of the Planning Commission and staff and approved the application while adding the condition that DRB would need two access points. He stated that one of the concerns raised by Cedar Creek was that they might be left as the only access point. He explained that when City Council mandated that DRB have two access points, they required DRB to prove to the city that they have both access points to develop the property, thereby addressing one of Cedar Creek's main concerns. He stated that they heard again from Cedar Creek the suggestion that DRB should be left with only one access point, despite City Council's decision. Mr. Rozen then asserted that the points being made by Cedar Creek and Cedar Creek's objection to DRB's rezoning application were inaccurate. He claimed that the conditions in Ordinance # 2006-20 were binding only on the two-acre property. He acknowledged that there was a plan in 2006 that showed the eight acres, but stated that City Council could only have taken legislative action on the two-acre parcel when the application was heard in 2006. Mr. Rozen claimed that it was not selective enforcement to enforce the conditions on the two-acre property regarding access requirements and that it was not selective enforcement to not enforce the Ordinance conditions on DRB's eight acre property. Mr. Rozen asserted that while the ordinance gave DRB the benefit of access by binding Cedar Creek's two acres, DRB was not bound by the prior case. Mr. Rozen then moved to Cedar Creek's claim that the language in the Ordinance required access per stipulation 14 only if the future development was an office complex. He commented that stipulation 14 did not specify that the future development had to be pursued for office. He stated that prior to the rezoning, the property had been zoned for HGB with no conditions, which would have allowed multiple different uses aside from office. Mr. Rozen shifted his comment to discuss traffic and circulation issues regarding the property's access. He stated that since 2006, City Council had the vision and wisdom to know access to Pine Mountain Road made sense for this property from a traffic perspective and to ensure the property was not landlocked. He stated that DRB believes that both access points benefit the

property. He also stated that having two access points helps with traffic on Pine Mountain Road and Highway 41, and that limiting or removing the second access point would create conflicting traffic movements.

Mr. Snow interrupted public comment to state that the applicant was not taking the position that they were trying to limit the proposed development to a single access point as it had been mooted by the City Council's decisions. He stated that they were not seeking to eliminate a second access point.

Mr. Rozen responded that he thought the application was to remove the condition. Ms. Campbell stated that the applicant's presentation conflicted with their zoning application, which was to strike condition 14 from Ordinance # 2006-20. She stated that staff made a presentation and analyzed the application based on the request to strike condition 14. She explained that what the attorney was presenting was not the implication of what was outlined in their application. Ms. Campbell stated that if it was no longer the applicant's intent to request the removal of stipulation 14, then the submitted application was invalid and would have to be resubmitted to align with the actual request.

Commissioner Trim asked if there was any reason to remove stipulation 14 if the requirements have been met. Ms. Campbell responded that there was not a reason to remove the stipulation. Commissioner Trim commented that if stipulation 14 was removed, the property owner would have the right to put up a gate or other obstructions because the road would then be private with no stipulations. He asked if removing stipulation fourteen would remove the applicant's responsibility to make sure that the access road is designed and in place a second access point. Ms. Campbell stated that removing the stipulation could potentially allow the applicant to remove or block access. Commissioner Trim stated that it would be a problem to remove stipulation 14 because access that has been granted cannot be taken away if it was active. He commented that the hearing felt like a waste of the Commission's time because it was clear the applicant was presenting the case because they lost the vote on the last zoning case.

Ms. Campbell requested to pause for ten minutes as the applicant's presentation was not in line with what staff prepared. She stated that staff did not know what the applicant current intent was and requested additional time to discuss with the applicant. Chairman Bodenhamer stated that it would a good time to pause public comment to understand what the applicant is trying to accomplish.

Mr. Snow clarified that they submitted their rezoning application prior to the Planning Commission meeting and City Council meeting when DRB's rezoning application was heard as part of their objection to the rezoning. He stated that in the intervening time, the Commission had made a recommendation to City Council that generally moots the underlying point of eliminating access. He explained that the applicant is not requesting to eliminate access as the City Council ruled that there needs to be two access points. Mr. Snow stated that the request was to remove stipulation 14 because it had already been satisfied. He expressed that the applicant does not want to be required to make

additional improvements and upgrades to the road. He reiterated that stipulation fourteen had been satisfied, is no longer necessary, and no longer needed to exist.

Chairman Bodenhamer announced that a ten-minute recess would be taken to figure out the situation and reconvene with the proper staff recommendation.

Following the recess, Chairman Bodenhamer asked where the application stands with staff. Ms. Campbell stated that based on their discussions, it is the applicant's request to move forward with the request to remove condition 14. She stated that if the request was denied, then the applicant would request a recommendation that they met their conditions for stipulation 14 and that nothing else is required on their part.

Chairman Bodenhamer asked if there were currently two points of entry to the property. Ms. Campbell responded that there were physically two points of entry but currently no official easements. She stated that DRB is now tasked with obtaining documentation to obtain easement access.

Chairman Bodenhamer reopened the floor to public comment and invited Mr. Adam Rozen to continue.

Mr. Rozen thanked the Commissioners for the additional time. He commented that Cedar Creek's view was that they fulfilled their responsibilities for stipulation 14 by building the road. He noted that private easement work still needed to be completed and that building a road was not the same as providing access. He stated that removing the condition because the road has already been built forgets that the purpose of the stipulation is interparcel access. Mr. Rozen acknowledged that there was a difference between the real estate and easement issues and requested that the issue not be made worse by removing the access condition. Mr. Rozen presented to the Planning Commission the Plan Review Committee checklist for 6205 and 6095 Pine Mountain Road that was discovered and presented to City Council but not the Planning Commission at last month's rezoning hearings. He directed the commissioners to signatures, notes, mark-ups, and stamps by staff that verified an access easement was in place, referenced recorded and unrecorded parking easements, identified the location of shared access, and approved Land Disturbance Permit plans. He explained that both properties came to the City and agreed to the access condition in order to build. He stated that now that the buildings were built and have earned income, Cedar Creek wants to deny DRB access use. He expressed that they wanted to get along with Cedar Creek but found it difficult to ignore that Cedar Creek does not want to grant access. Mr. Rozen stated that they wanted access to build what they think is a good development and get rid of what has been a blight for the City. He requested that the Planning Commission follow staff's recommendation and deny the application.

Chairman Bodenhamer asked if there was any additional public comment. Hearing no additional public comment, he closed the floor to public comment and opened the floor to Commissioner comment.

Chairman Bodenhamer asked who maintains the entrance road off of Pine Mountain

Road, if the road was maintained by any municipality, and if the road was going to remain private. Ms. Campbell responded that the road would remain a private road. She expressed the City's hope that the property owners will come up with an agreement for cost and maintenance of the easements.

Commissioner Trim asked if the stamped approved plans shown on screen gave the applicant the authority to start construction. Ms. Campbell responded that the document shown on screen was the site plan review process for Fivestar Building Solutions. Commissioner Trim asked if the documents were stamped, signed, and approved plans for the two existing office buildings. Ms. Campbell responded in the affirmative. Commissioner Trim asked if the plans allowed the applicant to move forward with building. Ms. Campbell responded that the document was a checklist of items from 2016 that needed to be fulfilled based on staff review. She explained that one of the requirements was access location that was met during the review process. Since those conditions were met, the developer was able to obtain the necessary documents to move forward with the development.

Commissioner Trim asked if it was Ms. Campbell's understanding that it was the intent of the city at the time to ensure access to the back parcel. Ms. Campbell stated that based on the notes and illustration, that intent was implied. Commissioner Trim asked what remedies were available if the applicant refused access to the back parcel. Ms. Campbell responded that the City had legal ramifications to go against the applicant for not fulfilling the requirements for condition 14 if they did not allow access. She noted that infrastructure for both the 2.88 +/- and 8.82 +/- acre properties, including sewer access and a detention pond, is shared and that not allowing access would negatively impact the property owner of the 2.88 +/- acres. Ms. Campbell expressed that the intent of the development and the site was for the properties to coexist with a shared access, detention pond, and sewer.

Commissioner Trim asked the applicant if he was the original builder or developer. Mr. Charles Barge responded that he was not. Commissioner Trim asked if the applicant researched the details prior to purchasing the property. He asked if the applicant was aware of the checklist and the sign-off. Mr. Barge responded that the drawing was for 6205 Pine Mountain Road, and it had nothing to do with 6095 Pine Mountain Road. He stated that he had never seen the drawing before and stated that the access easement for the rear of the property could be for Bank of America and did not know what verifying access easement to the rear property referred to. Commissioner Trim stated that the Commission was told a similar checklist goes with the applicant's property. Commissioner Trim asked the applicant if, during his research prior to purchasing the property, he learned about the document and expressed comments or concerns when it was discovered. Mr. Charles Barge responded that he did not research it.

Mr. Stephen Snow stated that the applicant would withdraw the rezoning application. Commissioner Trim asked staff if the applicant was allowed to withdraw or if the Commission needed to move forward. Ms. Campbell requested a five-minute recess. Chairman Bodenhamer stated that a five-minute recess would be permitted.

After returning from the five-minute recess, Ms. Campbell stated that since the applicant requested to withdraw the application, the Planning Commission would have to make a motion to recommend the withdrawal with or without prejudice and then vote on it. The recommendation would then continue to Mayor and Council. Commissioner Trim asked if the Planning Commission had to vote on the request to withdraw or if they could continue and deny the request. Ms. Campbell stated that the Commission could vote on either but that the applicant put in a request to withdraw and the Planning Commission would have to make a decision on the request.

Chairman Bodenhamer called for a motion to the deny the request, approve the request, or approve the request to withdraw.

Motion to deny the rezoning request by Commissioner Trim

Motion dies for lack of a second. Chairman Bodenhamer called for a new motion.

Motion to approve the request to withdraw without prejudice by Vice Chair Vande Zande

Seconded by Commissioner Butler

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken. Vice Chair Vande Zande, Commissioner Trim, and Commissioner Butler voted in favor. Motion to approve the request to withdraw without prejudice unanimously approved 3-0. Motion carried.

Ms. Campbell stated that in their presentation to Mayor and Council, staff would notate that the applicant requested the withdrawal of their application and that the Planning Commission recommended approval for the request for the application to be withdrawn.

## **6. Staff Comment**

Ms. Campbell stated that staff had no additional comment. She welcomed Commissioner Butler to the Planning Commission, congratulated him on his new position, and thanked him for his time.

## **7. Adjourn**

Chairman Bodenhamer called for a motion to adjourn.

Motion to adjourn by Vice Chair Vande Zande

Seconded by Commissioner Butler

Chairman Bodenhamer adjourned the meeting at 7:53 p.m.



## Item Report

**TO:** The Planning Commission

**FROM:** Chanelle Campbell, Planning and Zoning Director

**DATE:** April 1, 2026

**TITLE:** **LU2026-01** - Consideration of approval of a land use request submitted by Leigh Anne Blades for the property located at 2970 Bancroft Glen (20008802440). Said request is to obtain a home occupation business license to create jewelry, accessories, handbags, and home decor. Property is zoned Planned Unit Development - Residential (PUD-R), consists of 0.22 +/- acres, and lies in land lot 88, tax parcel 244.

---

**Summary:**

**Recommendation:**

**Fiscal Impact:**

**Attachments:**

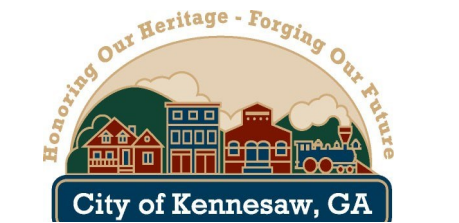
1. LU2026-01\_2970 Bancroft Glen\_ Staff Analysis
2. LU2026-01\_2970 Bancroft Glen\_ Application\_Packet

**PLANNING AND ZONING DIRECTOR**  
CHANELLE CAMPBELL

**ASSISTANT ZONING ADMINISTRATOR/PLANNER**  
PRISCILLA COLEY

**CONTACT US**

**OFFICE:** (770) 590-8268  
**WEBSITE:** [www.kennesaw-ga.gov](http://www.kennesaw-ga.gov)  
**EMAIL:** [zoningdept@kennesaw-ga.gov](mailto:zoningdept@kennesaw-ga.gov)



**COMMUNITY DEVELOPMENT**  
Planning and Zoning

2529 J.O. Stephenson Avenue  
Kennesaw, GA 30144

**MAYOR AND COUNCIL**  
APRIL 20, 2026

**PLANNING COMMISSION**  
APRIL 1, 2026

**LEGAL ADVERTISEMENTS**  
MARCH 13, 2026

**PUBLIC NOTICE SIGN**  
MARCH 13, 2026

**APPLICATION SUBMITTED**  
JANUARY 23, 2026

# STAFF ANALYSIS REPORT

## ZONING CASE #: LU2026-01

**Property Addresses**

2970 Bancroft Glen

**Applicant**

Leigh Anne Blades (Three Generations Custom Creation, LLC)

**Representative**

N/A

**Property Owner**

Christian Blades

**Current Zoning**

Planned Unit Development - Residential (PUD-R)

**Future Land Use Category**

Planned Unit Development (PUD)

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

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



**Aerial Map of subject property**

### PROPERTY DETAILS

**Within 1/2 mi from Unincorporated Cobb Co:** Yes  
**Historic District:** No  
**Cemetery:** No    **Floodplain:** No    **Stream:** No  
**Parcel ID #:** 20008802440  
**Land Lot #:** 88    **Tax Parcel #:** 244  
**Land Area:** 9,000 sq. ft. or 0.22 +/- acre  
**Proposed Building SQFT:** N/A  
**Proposed Streets:** N/A

### RECOMMENDATION

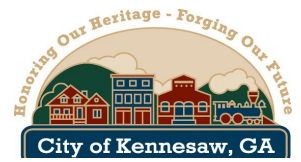
**Staff Recommendation**  
**Approval with conditions**  
**Planning Commission Recommendation**  
**To be determined on April 1, 2026**  
[Please see page 13 for basis for recommendation.](#)

### ADJACENT PROPERTY DETAILS

**Surrounding Zoning Dist. and Future Land Use**

**North:** No Street  
**Zoning:** Planned Unit Development - Residential  
**Future Land Use:** Planned Unit Development  
**South:** No Street  
**Zoning:** Planned Unit Development - Residential  
**Future Land Use:** Planned Unit Development  
**East:** No Street  
**Zoning:** Planned Unit Development - Residential  
**Future Land Use:** Planned Unit Development  
**West:** Bancroft Gln & Kirkwood Run  
**Zoning:** Planned Unit Development - Residential  
**Future Land Use:** Planned Unit Development  
[Please see pages 3 for zoning map.](#)

# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-01

### DESCRIPTION OF ZONING REQUEST

This is a land use permit request for a home occupational business license. The applicant is requesting to obtain a home business license to create jewelry, accessories, handbags and home décor.

[Please see page 8 for photos of the equipment used](#)

[Please see page 9 for examples of products](#)

- **Pre-Application Meeting:** October 13, 2025
- **Application Submitted:** January 23, 2026
- **Fees Paid:** \$250.00
- **Certified Letters Mailed:** March 13, 2026

### 4.04.05 HOME OCCUPATION

- Home Occupation are allowed in dwelling units on the basis that such uses are incidental to the use of the premises as a residence. They have special regulations that apply to ensure that home occupations will not be a detriment to the character and livability of the surrounding neighborhood.
- There are two (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.
  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.
  2. In Type B home occupations resident(s) use their home for work, home office, sales, deliveries, or business mailing address results in one (1) additional employee, consultant, agent, subcontractor, customer, or delivery personnel coming to the residence. Type B home occupation are also required for any activity that involves the physical production or creation of a product at subject residential property. Type B home occupations must obtain a land use permit from the 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.

**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

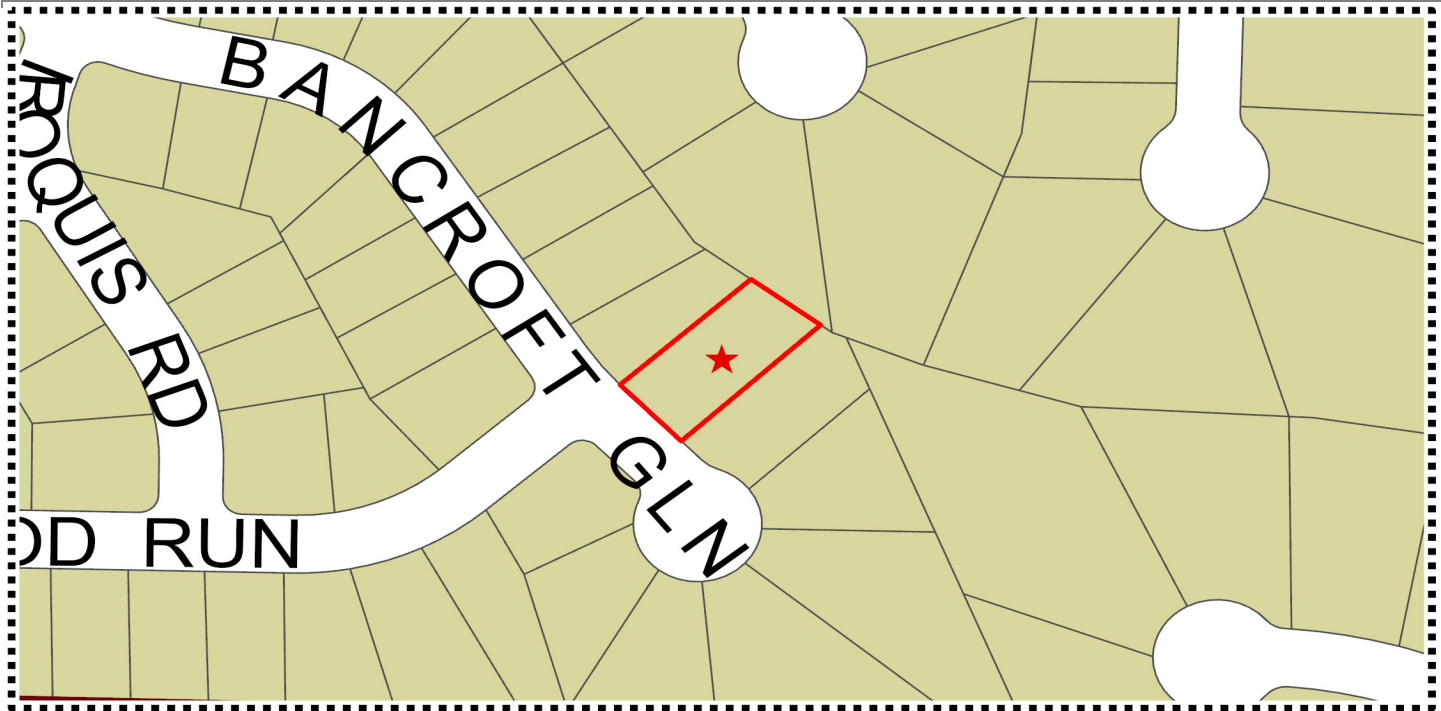
### GOOGLE STREET VIEW OF THE RESIDENCE



# STAFF ANALYSIS REPORT

## ZONING CASE #: LU2026-01

### ZONING MAP



### LEGEND

| Zoning Districts |       |  | Form Based Code |  |  | Zoning Overlays |                               |
|------------------|-------|--|-----------------|--|--|-----------------|-------------------------------|
|                  | CBD   |  | HI              |  |  |                 | Airport Hazard District       |
|                  | CRC   |  | LI              |  |  |                 | Conservation Subdivision      |
|                  | FST   |  | MHP             |  |  |                 | Historic Districts            |
|                  | GC    |  | NRC             |  |  |                 | Historic Preservation Village |
|                  | HGB   |  | NS              |  |  |                 | Senior Living                 |
|                  | OI    |  | R-12            |  |  |                 | Open Space                    |
|                  | PBSH  |  | R-15            |  |  |                 | T-3                           |
|                  | PSC   |  | R-20            |  |  |                 | T-4L                          |
|                  | PUD-R |  | R-30            |  |  |                 | T-4O                          |
|                  | PVC   |  | R-40            |  |  |                 | T-5                           |
|                  | R-10  |  | RA-4            |  |  |                 |                               |
|                  | R-12  |  | RA-5            |  |  |                 |                               |
|                  | R-15  |  | RA-6            |  |  |                 |                               |
|                  | R-20  |  | RM-8            |  |  |                 |                               |
|                  | R-30  |  | RM-12           |  |  |                 |                               |
|                  | R-40  |  | RM-16           |  |  |                 |                               |
|                  | RA-4  |  | UVC             |  |  |                 |                               |

## BACKGROUND

The site is currently zoned Planned Unit Development – Residential (PUD-R) and is surrounded by the same residential zoning district. The property is located on Lot 43 within the subdivision and contains a detached single-family home situated on approximately 0.22 +/- acres ( 9,000 sq. ft.). The lot was recorded in 1997 as part of Pod H, known as Lullwater. The structure was built by D.R. Horton, Inc., as part of the Legacy Park development.

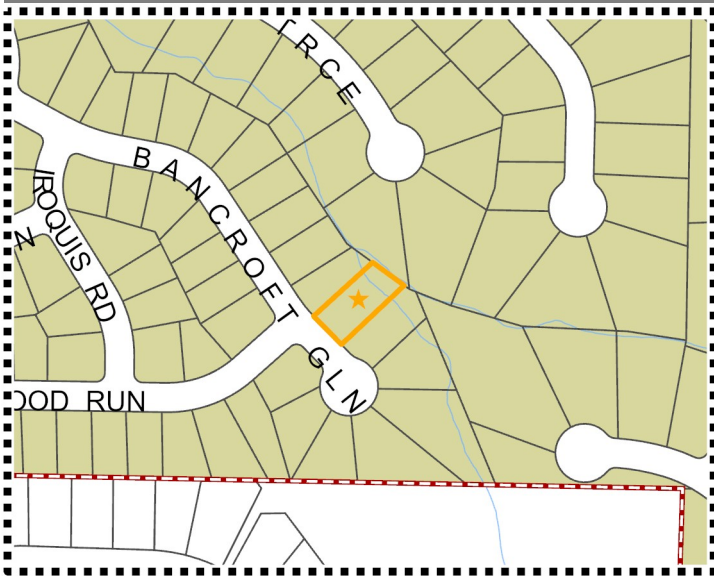
The property was built according to the outlined development standards:

- Minimum Lot Area: 6,000 sq. ft.
- Setbacks:
  - Front: 25'
  - Rear: 25'
  - Side: 5' (12.5' Between Houses)

# STAFF ANALYSIS REPORT












## ZONING CASE #: LU2026-01

### 2022 COMPREHENSIVE PLAN UPDATE



#### LEGEND

##### Future Land Use

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

### Planned Unit Development (PUD)

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

#### Recommendations:

- Internal amenities
  - Walkable; connectivity to adjacent parcels
  - Conservation of natural resource
  - Percentage of housing dedicated to being affordable\*
- \*Affordable based on the definitions and standards provided by the United States Housing and Urban Development.

## FUTURE LAND USE ANALYSIS

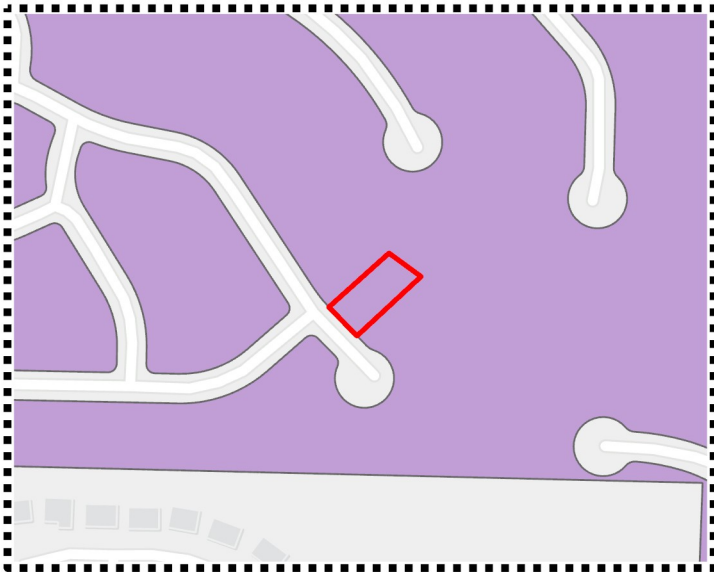
The Comprehensive Plan designates the future land use for the property as Planned Unit Development (PUD). The intent of the PUD is to encourage efficient land use by integrating various land uses into a cohesive plan, reducing sprawl, and preserving green spaces while fostering a sense of community cohesion.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

# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-01

### COMPREHENSIVE PLAN - AREAS



#### LEGEND

##### Kennesaw Areas

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

### COMPATIBLE FUTURE LAND USE

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

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

Furthermore, please refer to the Policy Matrix which should be used for new development within each of the described areas.

### JILES AND BAKER

The Jiles and Baker area is a unique blend of older and newer housing developments mixed with neighborhood-compatible retail. This is the largest of the residential character areas in land area and in population. Located in the northwest quadrant of the City, the area spans from Moon Station Road west to near the Acworth city limits and from Main Street north to Baker Road. Single-family detached residential is the predominant land use. Most of the homes are part of a neighborhood or planned unit developments. Notable public features of the area include the Kennesaw Community Trail and being adjacent to Swift-Cantrell Park.

# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-01

### ENVIRONMENTAL

### FEMA FLOOD ZONE MAP

#### Floodplain:

- Yes
- No
- Not Verified

#### Wetlands:

- Yes
- No
- Not Verified

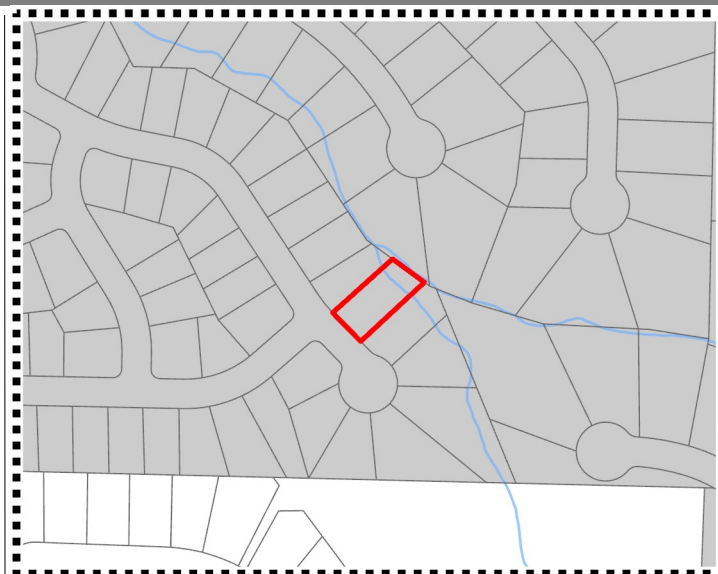
#### Drainage Basin:

- None
- FEMA 100-year floodplain area
- Flood Damage Prevention Ordinance<sup>1</sup>
- Project subject to Cobb County Damage Prevention Requirements
- Dam Breach Zone (Upstream)<sup>2</sup>
- Owner/Developer is responsible for obtaining any required wetland permits from the United States Army Corps of Engineers

#### Streams and Creeks:

- Metropolitan River Protection Area<sup>3</sup>
- Chattahoochee River Corridor Tributary Area<sup>4</sup>
- Georgia Erosion-Sediment Control Law and County Ordinance<sup>5</sup>
- Georgia DNR Variance for work being done in 25-foot stream bank buffers (may be required)
- City Stream Buffer Required
- No Stream Buffer Required

1. Designated flood hazard
2. Need to keep residential buildings out of hazard.
3. Within 2000-feet of the Chattahoochee River. ARC review 35-foot undisturbed buffer each side of waterway.
4. Cobb County review ( \_\_\_-feet undisturbed buffer on each side)
5. State of Georgia and Cobb County review.



#### LEGEND

##### Special Flood Hazard Areas

##### 2018 Flood Zones

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

### ADDITIONAL COMMENTS REGARDING PROJECT:

Applicant will be responsible to meet all City of Kennesaw Development & Zoning Ordinance Standards, State, County and applicable Federal regulations as part of the plan review approval process. All conceptual representations submitted with the application and acted on by Mayor and Council does not relieve applicant and property owners from meeting all development standards.

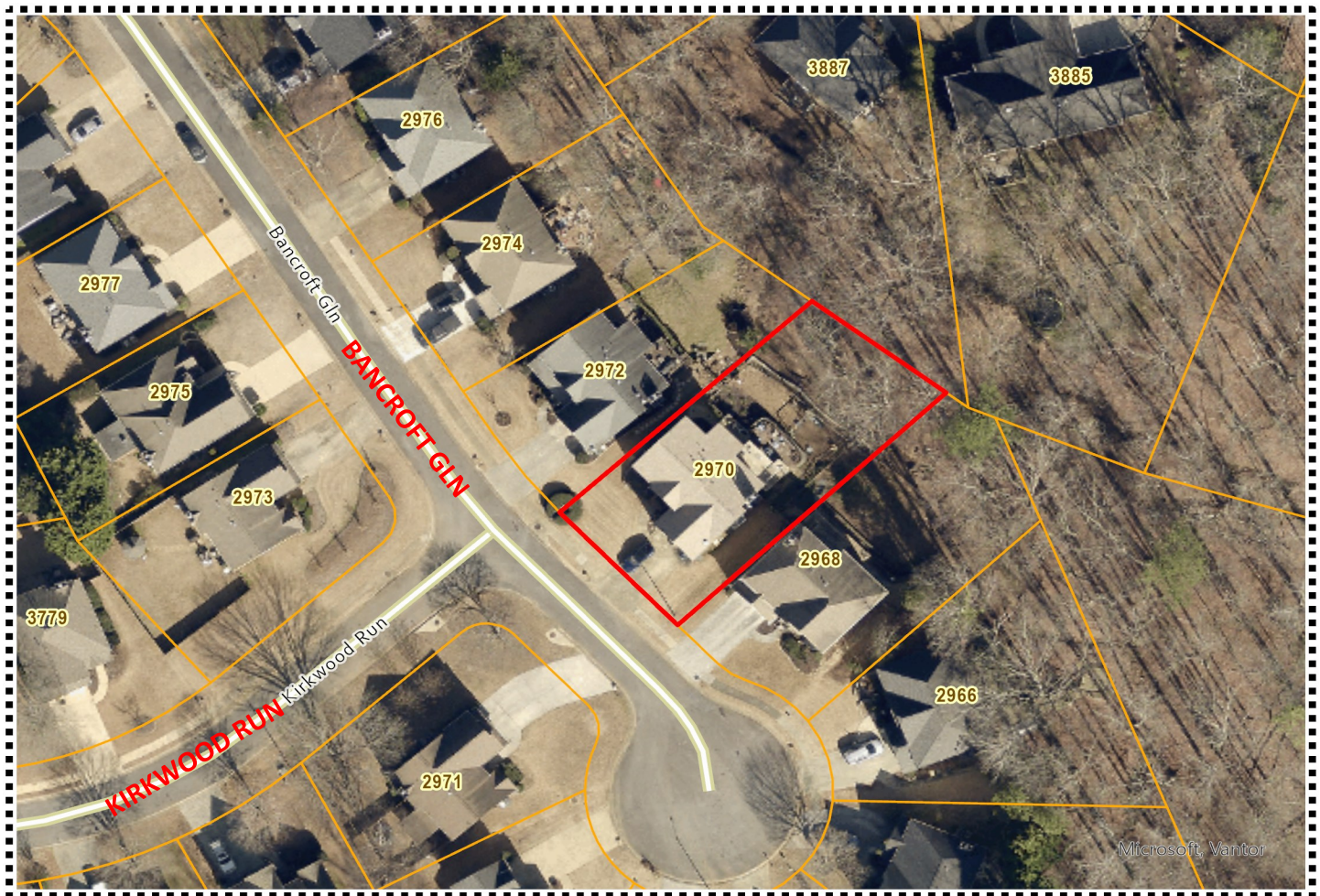
# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-01

### TRANSPORTATION DATA

#### AERIAL OF ROAD #1



**Roadway Name**

Bancroft Gln & Kirkwood Dr

**Roadway Classification**

Local

**Speed Limit**

25-MPH

**Minimum Right-of-Way Requirement**

50-feet minimum

# STAFF ANALYSIS REPORT

## ZONING CASE #: LU2026-01

### TYPE OF EQUIPMENT USED - PHOTOS PROVIDED BY THE APPLICANT



Filament for 3D Printer



Workshop



Laser Cutter

# STAFF ANALYSIS REPORT

ZONING CASE #: LU2026-01

PRODUCT EXAMPLES- PHOTOS PROVIDED BY THE APPLICANT



Earrings



Etched Tumbler



Tumbler



Monogram Lazy Susan

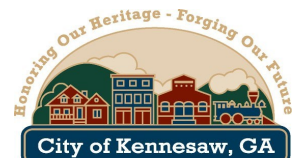


Family Name Decor




Family Name Decor

# STAFF ANALYSIS REPORT

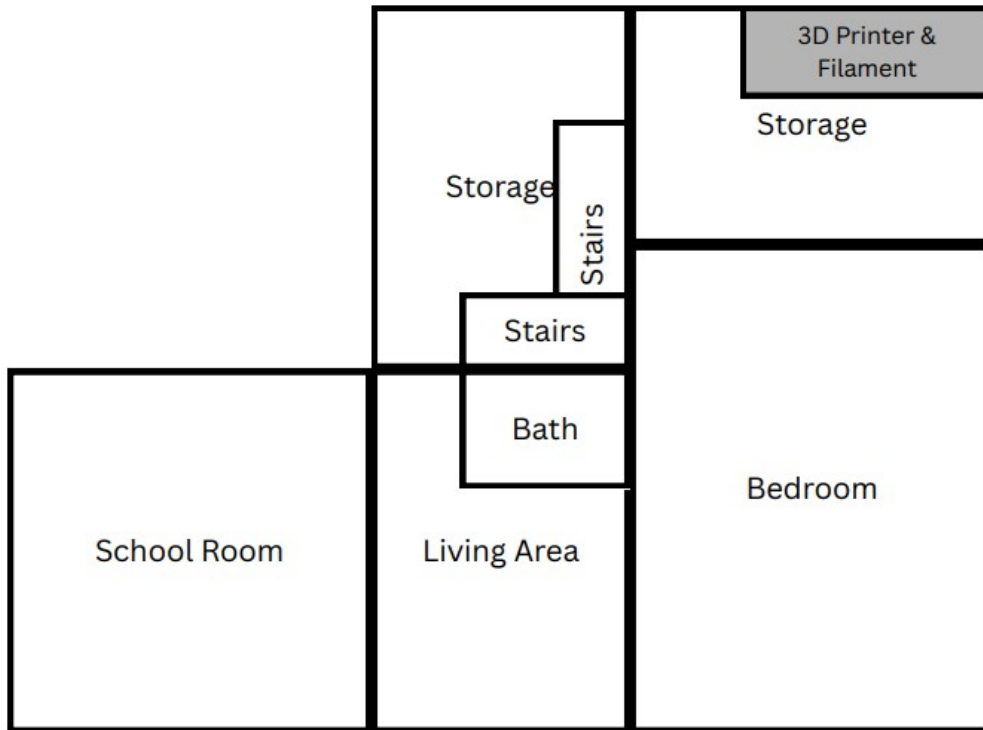


ZONING CASE #: LU2026-01

PROPOSED FLOOR PLAN OF WORKSPACE LOCATED IN THE KITCHEN

Areas with business equipment/supplies = 

Front



Front Door



# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-01

### HOA MANAGEMENT APPROVAL LETTER



October 15, 2025

Leigh Ann Blades  
2970 Bancroft Glen  
Kennesaw, Georgia 30144

Wanda Hostick  
3154 Hartness Way  
Kennesaw, GA 30144

**Re: 2970 Bancroft Glen**

Dear Ms. Blades:

We understand that you are starting a business (Three Generations Custom Creations LLC) and will be using the residence at 2970 Bancroft Glen as a home office. Legacy Park is a covenant-guided community, and Exhibit C paragraph 2(r) of the Declaration provides:

Any business, trade, or similar activity, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (i) the existence or operation of the business activity is *not apparent* or detectable by sight, sound, or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Properties; (iii) the business activity does not involve regular visitation of the Unit by clients, customers, suppliers, or other business invitees or door-to door solicitation of residents of the Properties; and (iv) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

We appreciate your commitment to ensuring that your business operates within the guidelines outlined above. As always, any violation of the Covenants would result in a notice and appropriate action from the HOA.

Best of luck with your new endeavor! Please don't hesitate to reach out to the HOA office if you need any further information or assistance.

Sincerely,

Candace Cole  
Property Manager

4201 Legacy Park Circle, Kennesaw, Georgia 30144  
770-919-2556 \* Fax 770-919-0066\* [www.legacypark.org](http://www.legacypark.org)

# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-01

### STAFF ANALYSIS:

The applicant, Leigh Anne Blades of Three Generations Customs Creations, LLC, is requesting a Land Use Permit for the operations of a home occupation at the property located at 2970 Bancroft Glen zoned Planned Unit Development - Residential (PUD - R). The applicant has applied for a Land Use Permit to create jewelry, accessories, handbags and home décor.

Under current regulation, [section 4.04.05](#) Standards for Home Occupation, home occupations are permitted with the approval of a Land Use Permit by Mayor and Council. "*Home occupation*" is defined as being those occupations which can ordinarily be carried on out of a residence or other structure without having any significant effect on the neighborhood or area from which such home occupation is carried on.

Staff has analyzed the request based on the standards for decision outlined in [section 4.04.05](#) with the following observations :

- 1. Safety, health, welfare, and moral concerns involving the surrounding neighborhood**

The proposed use will not generate excessive noise, nor will it emit smoke, odor, dust or vibrations detectable to the normal senses outside the dwelling unit that will affect the safety, health, welfare and moral concerns of the surrounding property owners.
- 2. Parking and traffic consideration**

No additional traffic shall be generated by the home occupation other than would normally be expected in a residential neighborhood, products will be sold online or at craft markets.
- 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**

There will be minimal delivery through the USPS.
- 5. The city's general presumption that residential neighborhoods should not allow non-compatible business uses**

Staff finds that the residential nature of the community will not be affected as there will be no clients visiting the property or external indication that a business exist.
- 6. Compatibility of the business use to the neighborhood**

Staff finds that if granted the land use permit, the business will not be detrimental to the character or livability of the surrounding homes and the residential viability of the dwelling is maintained with the home occupation being minor to the use of the premises as a residence. There will be no exterior indication of the home occupation or variation from the residential character of the principal use or foot traffic that would indicate the presence of a business.
- 7. Hours of operation**

The applicant plans to operate the business from Monday-Friday between the hours of 9 a.m. - 5 p.m.
- 8. Existing business uses in the vicinity**

The property is zoned Planned Unit Development – Residential (PUD-R) and is surrounded exclusively by single-family residential homes.

# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-01

### STAFF ANALYSIS:

#### 9. Effect on property values of surrounding property

The home occupation will not affect the property value of the surrounding properties as there will be no significant alteration to the exterior of the dwelling unit nor will the designated zone be adjusted from residential.

#### 10. Circumstances surrounding neighborhood complaints

Staff has not identified any negative impacts that could be cause for complaints from surrounding property owners. To ensure compliance with the standards listed in the Unified Development Code, staff has included proposed conditions of approval that are listed in the recommendation body of this report.

#### 11. Intensity of the proposed business use

The intensity of the proposed use is very low and would be compatible to the surrounding zoning districts of Planned Unit Development - Residential.

#### 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 basement and designated office space of the principal residential structure and will not be bleed into other areas of the subdivision.

Staff finds that approval of the request for a land use permit will not affect the current zoning and will continue to align with the goal outlined in the Comprehensive Plan. The property will maintain its residential nature and the character of the neighborhood and surrounding properties will go unchanged.

### ZONING ADMINISTRATOR'S RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Based on the analysis completed by Staff, the Zoning Administrator, recommends **approval with the following conditions** for case #LU2026-01.

#### **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 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 approval.

### PLANNING COMMISSION RECOMMENDATION:

**To be determined on April 1, 2026**

### MAYOR AND COUNCIL DECISION:

**To be determined on April 20, 2026**



**LAND USE & SPECIAL LAND USE APPLICATION**

Required Fee \$250.00

Date Received 01/23/26

Staff's Initials CMC

**LAND USE APPLICATION**

**SPECIAL LAND USE APPLICATION**

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

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

Date of Consultation \_\_\_\_\_ Staff's Initials \_\_\_\_\_

**PURPOSE OF LAND USE REQUEST** create jewelry, accessories, handbags, and home decor using purchased supplies & various equipment (embroidery & sewing machine, 3D printer, laser cutter)

**LAND USE PROPERTY ADDRESS** 2970 Bancroft Glen NW, Kennesaw, Ga 30144

Land Lot 88 Tax Parcel 244 Lot Size 0.22+/- acres Current Zoning PUD-R

**APPLICANT** Leigh Anne Blades/Three Generations Custom Creations LLC

**APPLICANT EMAIL** \_\_\_\_\_

Applicant address 2970 Bancroft Glen NW, Kennesaw Ga 30144

(Home#) \_\_\_\_\_ (Fax#) \_\_\_\_\_ (Work#) \_\_\_\_\_

(Cell#) \_\_\_\_\_

→ Applicant Signature Leigh Anne Blades

Signed, sealed and delivered in presence of: \_\_\_\_\_

Notary Shelly S

Date 1/17/26

**REPRESENTATIVE** \_\_\_\_\_

(Fax #) \_\_\_\_\_ (Work#) \_\_\_\_\_ (Cell#) \_\_\_\_\_

Representative Signature \_\_\_\_\_

Signed, sealed and delivered in presence of: \_\_\_\_\_

Notary \_\_\_\_\_ Date \_\_\_\_\_

**TITLEHOLDER:** Christina Blades Telephone: \_\_\_\_\_

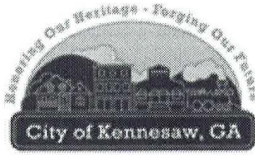
Signature: \_\_\_\_\_ Address: 2970 Bancroft Glen

Signed, sealed and delivered in presence of: \_\_\_\_\_

Notary Judi E. Asch

Date 03/06/26





**CAMPAIGN DISCLOSURE REPORT<sup>1</sup> BY APPLICANT<sup>2</sup>**

**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 14 day of Jan, 2026

[Handwritten Signature]  
Applicant's Signature

<sup>1</sup> 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.

<sup>2</sup> 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

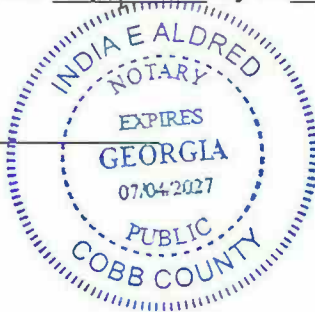
I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on 3/12/26 in accordance with the application requirements.

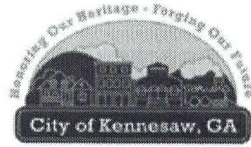
3/19/26  
Date

Leigha Blacker  
Applicant or Authorized Agent

Sworn and subscribed before me this 19th day of March 2026

India E. Aldred  
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.                         | equipment contained in the home, poses no risk to neighbors                                       |
| (2) Parking and traffic considerations.  | no customers will be visiting location, so no parking or traffic issues                           |
| (3) Number of non-related employees.   | There will be no non-related employees  |
| (4) Number of commercial and business deliveries.  | 1-2 deliveries per week   |
| (5) The City's general presumption that residential neighborhoods should not allow non-compatible business uses. | All work is done in the home, sold online or at craft markets, so not visible in the neighborhood |
| (6) Compatibility of the business use to the neighborhood.   | All work is done in the home, sold online or at craft markets, so not visible in the neighborhood |
| (7) Hours of operation.  | Hours will be 9-5 M-F   |
| (8) Existing business uses in the vicinity.  |   |
| (9) Effect on property valued of surrounding property.   | I don't anticipate any impact to property value   |
| (10) Circumstances surrounding neighborhood complaints.  | I don't anticipate any complaints. Most of my neighbors are excited about my business.            |
| (11) Intensity of the proposed business use; and   |   |
| (12) Location of use within the neighborhood.  | Inside my home  |

Return to: MCMANAMY MCLEOD HELLER, LLC  
3520 Piedmont Road, Ste. 110  
Atlanta, GA 30305  
File # 21-23-0031  
Parcel ID: 20008802440

STATE OF GEORGIA  
COUNTY OF FULTON

**LIMITED WARRANTY DEED**

THIS INDENTURE made this **22nd day of April, 2021** between

**Theodore L. Livingston**

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

**Christian Jared Blades**

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:

**See exhibit "A" attached hereto**

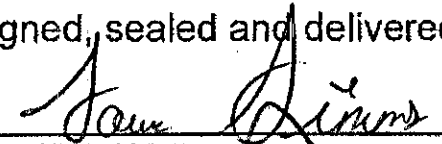
Subject to all easements and restrictive covenants of record.

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.

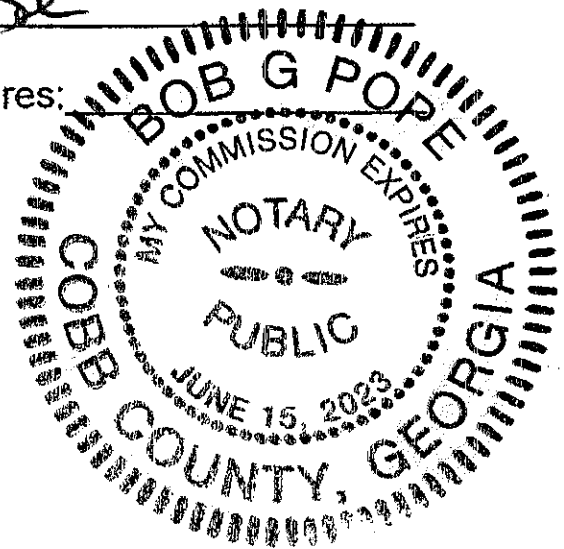
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

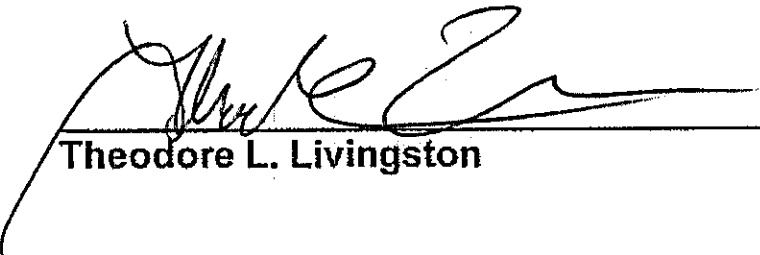
Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Notary Public  
My Commission expires:

[Notary Seal]



  
\_\_\_\_\_  
Theodore L. Livingston (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)



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

# 2025 Property Tax Bill

|   |                          |               |
|---|--------------------------|---------------|
| Parcel ID                                   | Tax District             | Bill #        |
| 20008802440                                 | 3/3-BOND - KENNESAW CITY | 291936        |
| Property Owner/Location/Description         |                          | Taxable Value |
| BLADES CHRISTIAN JARED<br>2970 BANCROFT GLN |                          | 184,528       |

| Levies           | Taxable Value | - | Exemptions | = | Net Assessment | X | Tax Rate     | = | Net Tax  |
|------------------|---------------|---|------------|---|----------------|---|--------------|---|----------|
| CITY OF KENNESAW | 184,528       |   | 68,740     |   | 115,788        |   | 7.7500000000 |   | \$897.36 |
| BOND             | 184,528       |   | 0          |   | 184,528        |   | 1.4000000000 |   | \$258.34 |

**Exemptions:**  
 111 - Floating Exemption

Printed January 2026 | Settled Value Bill: You are receiving this bill due to the finalization of your appeal.

For properties under appeal with Cobb County, an initial temporary bill was issued based on 85% of the estimated tax value due 12/1/2025. Now that your appeal has been finalized, this bill reflects the full amount due for 2025.

If your taxes are paid through escrow, please forward the attached bill to your mortgage company for prompt processing.

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](mailto:taxoffice@kennesaw-ga.gov).

|                   |               |
|-------------------|---------------|
| Current Year Tax  | \$1,155.70    |
| Interest          | \$0.00        |
| Penalty           | \$0.00        |
| Other Fees        | \$0.00        |
| Payments Received | \$1,155.70    |
| Other Amounts Due | \$0.00        |
| <b>Total Due</b>  | <b>\$0.00</b> |
| Due Date          | 12/01/2025    |



**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: 20008802440  
 Amount Due: \$0.00  
 Bill#: 291936  
 Due Date: 12/01/2025

|             |
|-------------|
| AMOUNT PAID |
|             |

BLADES CHRISTIAN JARED  
 2970 BANCROFT GLEN NW  
 KENNESAW, GA 30144

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



Printed: 1/23/2026

# 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:  
 LEIGH ANNE BLADES

**BLADES CHRISTIAN JARED**

**Payment Date: 10/2/2025**

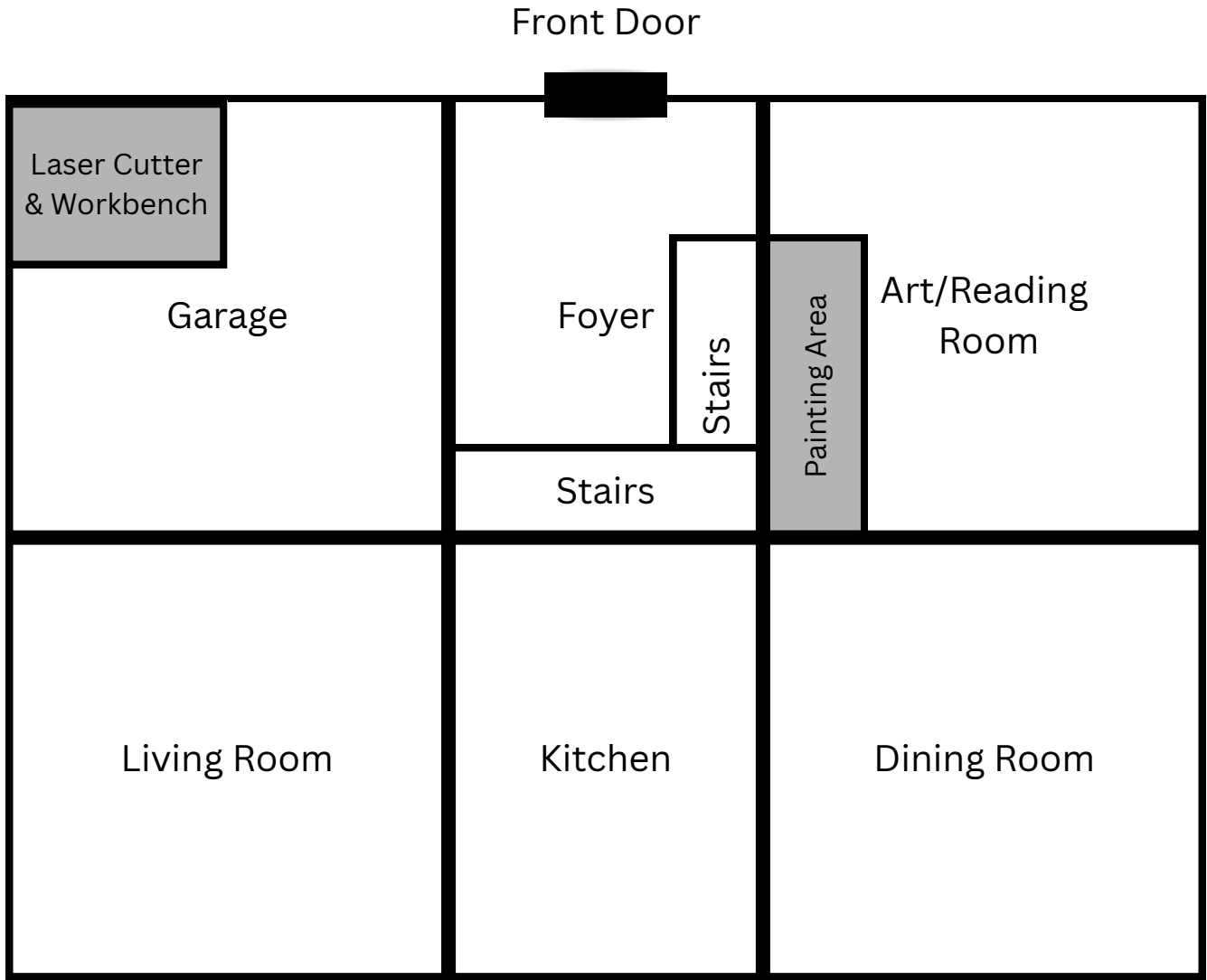
| Tax Year | Parcel ID   | Due Date   | Appeal Amount |             | Taxes Due     |
|----------|-------------|------------|---------------|-------------|---------------|
| 2025     | 20008802440 | 10/15/2025 | Pay:          | N/A or      | \$0.00        |
| Interest | Penalty     | Fees       | Total Due     | Amount Paid | Balance       |
| \$0.00   | \$0.00      | \$0.00     | \$0.00        | \$4,706.69  | <b>\$0.00</b> |



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

# Main Floor - 2970 Bancroft Glen NW, Kennesaw Ga 30144

Areas with business equipment/supplies = 



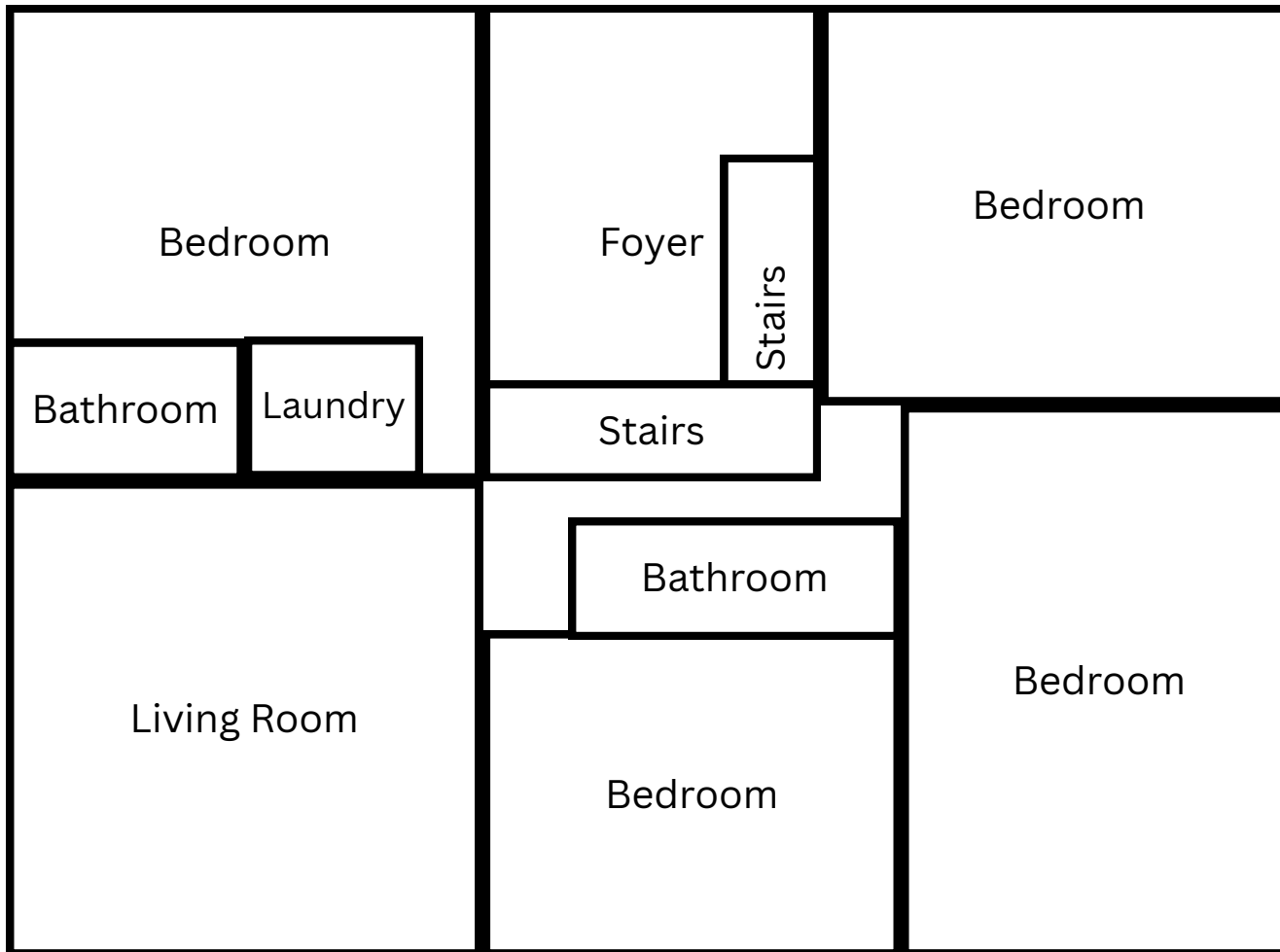
Please note: Drawing not to scale

# Upper Floor - 2970 Bancroft Glen NW, Kennesaw Ga 30144

Areas with business equipment/supplies =



Front

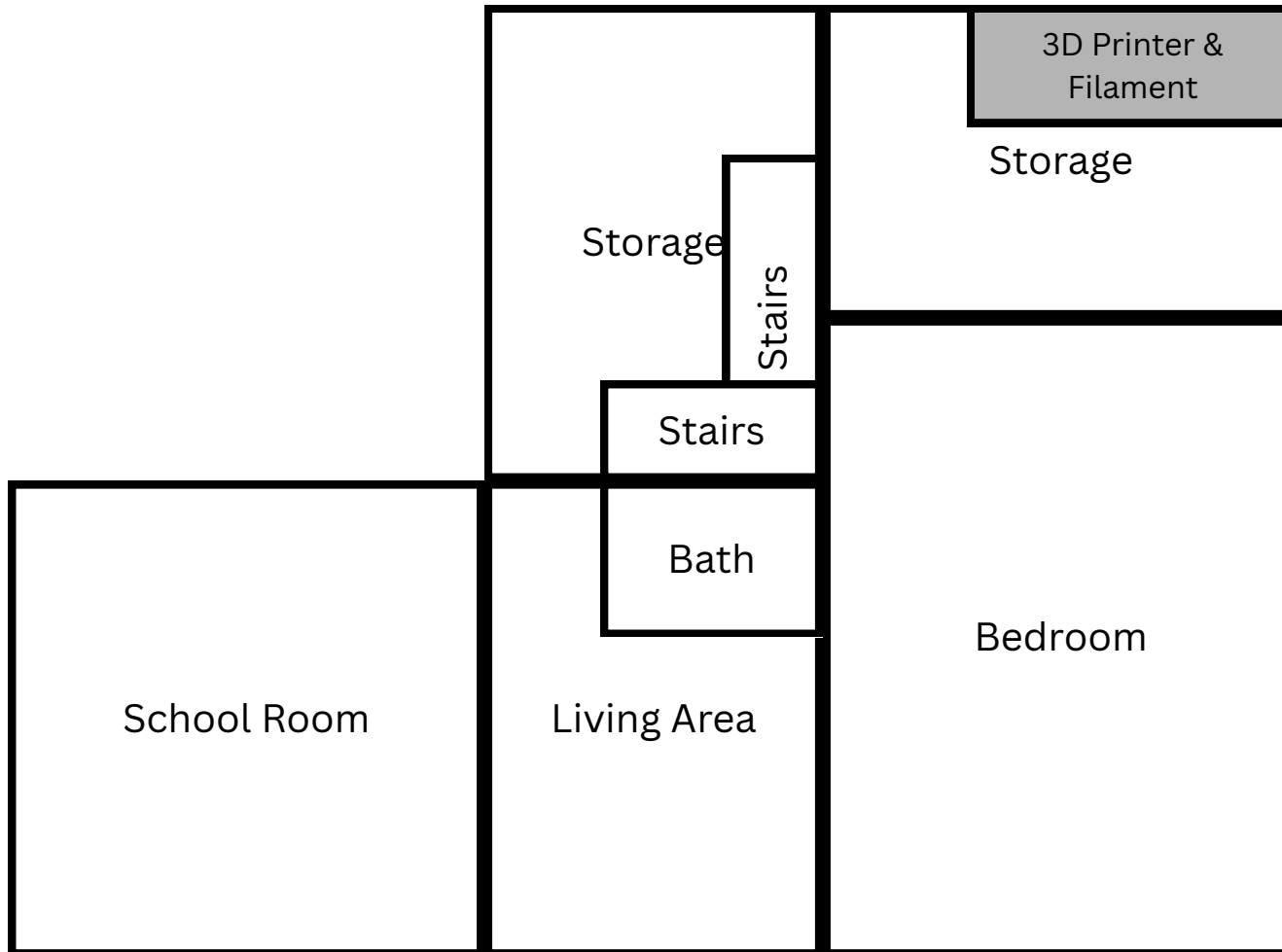


Please note: Drawing not to scale

# Basement - 2970 Bancroft Glen NW, Kennesaw Ga 30144

Areas with business equipment/supplies = 

Front



Please note: Drawing not to scale







XTOOL

















Mitchell

Sheri

SOTTO

family

Dana

Adalyn

Emily

Amy

ROAD POWER RACKS  
R10  
ROAD FAT TIRE WHEEL LOCK AM  
SECURITY CHAIN (S&D) S&D  
OVERVIEW

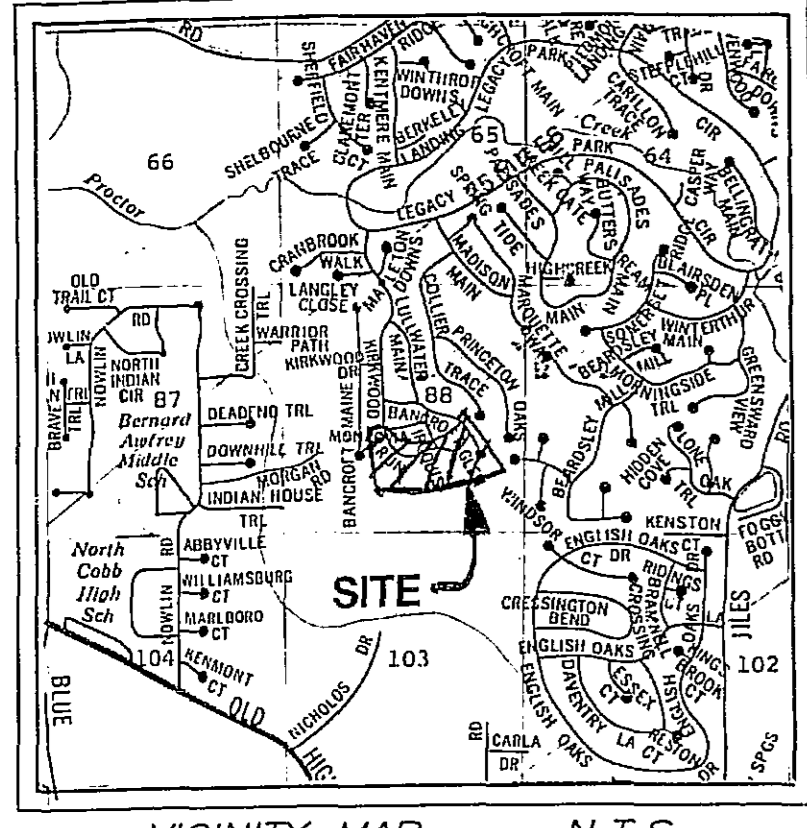
140V











**LOT LINE/RIGHT OF WAY DATA**

| #  | CHORD BEARING | CHORD  | ARC    | RADIUS  |
|----|---------------|--------|--------|---------|
| 1  | S02°07'17"W   | 24.28' |        |         |
| 2  | S03°45'09"E   | 35.82' | 35.88' | 175.00' |
| 3  | S16°25'18"E   | 41.41' | 41.51' | 175.00' |
| 4  | S12°20'40"W   | 13.96' | 14.90' | 12.00'  |
| 5  | S42°38'31"W   | 9.17'  | 9.19'  | 50.00'  |
| 6  | S07°28'55"W   | 49.84' | 52.18' | 50.00'  |
| 7  | S44°46'14"E   | 38.04' | 39.02' | 50.00'  |
| 8  | N81°07'17"E   | 52.62' | 55.42' | 50.00'  |
| 9  | N48°09'09"E   | 2.12'  | 2.12'  | 50.00'  |
| 10 | N82°29'50"E   | 13.96' | 14.90' | 12.00'  |
| 11 | S69°36'57"E   | 46.74' | 46.88' | 175.00' |
| 12 | S82°24'15"E   | 31.20' | 31.24' | 175.00' |
| 13 | S87°31'07"E   | 28.88' |        |         |
| 14 | S87°31'06"E   | 60.00' |        |         |
| 15 | S87°31'07"E   | 60.00' |        |         |
| 16 | S87°31'06"E   | 60.00' |        |         |
| 17 | S87°31'07"E   | 60.00' |        |         |
| 18 | S87°31'07"E   | 60.00' |        |         |
| 19 | S87°31'07"E   | 60.00' |        |         |
| 20 | S87°31'06"E   | 60.00' |        |         |
| 21 | S87°31'06"E   | 3.63'  |        |         |
| 22 | N86°03'06"E   | 50.39' | 50.50' | 225.00' |
| 23 | N72°46'44"E   | 53.62' | 53.74' | 225.00' |
| 24 | N69°05'36"E   | 53.62' | 53.74' | 225.00' |
| 25 | N51°09'32"E   | 8.57'  | 8.57'  | 225.00' |
| 26 | N50°04'02"E   | 89.18' |        |         |
| 27 | S86°54'41"E   | 16.37' | 18.02' | 12.00'  |
| 28 | S43°53'25"E   | 46.10' |        |         |
| 29 | S06°50'50"E   | 14.46' | 15.52' | 12.00'  |
| 30 | S15°35'11"W   | 25.22' | 25.50' | 50.00'  |
| 31 | S26°06'29"E   | 45.53' | 47.27' | 50.00'  |
| 32 | S73°44'59"E   | 35.11' | 35.88' | 50.00'  |
| 33 | N65°08'17"E   | 35.11' | 35.88' | 50.00'  |
| 34 | N24°01'12"E   | 35.11' | 35.88' | 50.00'  |
| 35 | N20°41'44"W   | 40.94' | 42.18' | 50.00'  |
| 36 | N65°57'35"W   | 19.25' | 19.37' | 50.00'  |
| 37 | N55°28'28"E   | 4.82'  | 4.85'  | 12.00'  |
| 38 | S43°53'25"E   | 56.08' |        |         |

**LOT LINE/RIGHT OF WAY DATA**

| #  | CHORD BEARING | CHORD  | ARC     | RADIUS  |
|----|---------------|--------|---------|---------|
| 39 | N42°55'53"W   | 9.20'  | 9.20'   | 274.99' |
| 40 | N36°52'59"W   | 48.79' | 48.86'  | 275.00' |
| 41 | S31°47'36"E   | 26.58' |         |         |
| 42 | S31°47'36"E   | 62.49' |         |         |
| 43 | S31°47'36"E   | 62.27' |         |         |
| 44 | S31°47'36"E   | 60.00' |         |         |
| 45 | N31°47'36"W   | 61.34' |         |         |
| 46 | N31°47'36"W   | 57.07' |         |         |
| 47 | N31°47'36"W   | 44.12' |         |         |
| 48 | S32°42'41"E   | 10.41' | 10.41'  | 325.00' |
| 49 | S08°13'08"W   | 16.01' | 17.53'  | 12.00'  |
| 50 | N50°04'02"E   | 89.45' |         |         |
| 51 | S92°20'29"W   | 13.89' | 13.89'  | 175.00' |
| 52 | S89°02'35"W   | 87.21' | 88.13'  | 175.00' |
| 53 | S87°58'34"W   | 27.49' | 27.52'  | 175.00' |
| 54 | S87°31'07"E   | 40.44' |         |         |
| 55 | N42°31'07"W   | 16.97' | 18.85'  | 12.00'  |
| 56 | S02°28'53"W   | 30.36' |         |         |
| 57 | N03°56'53"W   | 50.39' | 50.50'  | 225.00' |
| 58 | S05°00'51"E   | 45.66' | 45.79'  | 175.00' |
| 59 | N02°25'53"E   | 30.36' |         |         |
| 60 | S47°28'53"W   | 16.97' | 18.85'  | 12.00'  |
| 61 | S87°31'07"E   | 91.03' |         |         |
| 62 | S87°31'06"E   | 60.00' |         |         |
| 63 | S87°31'07"E   | 60.00' |         |         |
| 64 | S87°31'06"E   | 60.00' |         |         |
| 65 | S87°31'06"E   | 60.00' |         |         |
| 66 | N87°31'08"W   | 7.03'  |         |         |
| 67 | N66°00'38"W   | 91.85' | 93.85'  | 125.00' |
| 68 | N21°11'28"W   | 98.93' | 101.72' | 125.00' |
| 69 | N02°07'15"E   | 2.94'  |         |         |

**KENNESAW 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 AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE YEAR MAINTENANCE BOND.

*United P. Bl.*  
KENNESAW WATER WORKS DIVISION/  
COBB COUNTY WATER SYSTEM  
DATE: 8/19/97

*Diane H. Caber*  
PLANNING AND ZONING DIVISION  
DATE: 8-19-97

*Wales Superior & Associates, Inc.*  
CITY ENGINEER (M.W.)  
DATE: 8/1/97

*John R. Humie*  
CONSTRUCTION AND DEVELOPMENT DIVISION  
DATE: 8-19-97

N/A  
COBB COUNTY DEPARTMENT OF TRANSPORTATION  
DATE:

*John R. Humie*  
MAYOR AND CITY COUNCIL  
DATE: 8-4-97

*James C. Jones*  
CLERK, COBB COUNTY SUPERIOR COURT.  
DATE: 8-4-97

PLAT FILED IN OFFICE 8-24-97, RECORDED IN PLAT BOOK 169, PAGE 67

**SURVEYOR'S ACKNOWLEDGEMENT**

I HEREBY CERTIFY THAT THIS PLAT 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 CITY OF KENNESAW SUBDIVISION REGULATIONS.

*James C. Jones*  
JAMES C. JONES #2298, REGISTERED GEORGIA LAND SURVEYOR.  
DATE: 8-20-97  
PLAT FILED IN OFFICE 8-20-97, RECORDED IN PLAT BOOK 169, PAGE 14

*John C. Stephenson*  
CLERK, COBB COUNTY SUPERIOR COURT

**NOTES**

- TOTAL SITE AREA = 9.287 ACRES.
- ZONING = PUD.
- BUILDING SETBACKS: (UNLESS OTHERWISE NOTED) REAR = 25' FRONT = 25' SIDE = 5' (12.5' BETWEEN HOUSES) (CORNER LOT) = 20'
- MINIMUM LOT AREA: 6,000 SQUARE FEET.
- IRON PIPES SET (1/2" REBAR) AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAPS FOR THE CITY OF KENNESAW, COUNTY OF COBB, STATE OF GEORGIA, COMMUNITY PANEL NO. 130067 0010 F, EFFECTIVE DATE: AUGUST 18, 1992.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE (1) FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 294,187 FEET. A TOPCON GTS-300 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
- AREA OF LOTS = 7.479 ACRES; AREA OF ROADWAY = 1.808 ACRES.
- ALL LOTS UPSTREAM OF CULVERT ROAD CROSSINGS, SHALL HAVE A FINISHED FLOOR ELEVATION OF NO LESS THAN 1 FOOT ABOVE THE LOW POINT IN THE ROAD.
- ALL LOTS ADHERE TO THE MINIMUM LOT WIDTH REQUIREMENTS OF 50' AT THE BUILDING SETBACK LINE.
- STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING OF OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY, THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE PROPERTY OWNERS.

Surveyor / Engineer:  
Rochester & Associates, Inc.  
625 Green Street  
Gainesville, Georgia 30501  
Phone: (404) 577-4432

Developer:  
D.R. HORTON, INC. - TORREY  
5400 Highlands Pkwy.  
 Smyrna, Georgia 30082  
 Phone: (404) 431-8311

- LEGEND**
- MH - MANHOLE
  - S/W - SIDEWALK
  - LL - LAND LOT
  - HW - HEADWALL
  - W - WATER LINE
  - DI - DROP INLET
  - CL - CENTER LINE
  - WV - WATER VALVE
  - WM - WATER METER
  - FD - FIRE HYDRANT
  - R/W - RIGHT OF WAY
  - JB - JUNCTION BOX
  - LL - LAND LOT LINE
  - BC - BACK OF CURB
  - PL - PROPERTY LINE
  - IPF - IRON PIN FOUND
  - DB, PG - DEED BOOK, PAGE
  - C&G - CURB AND GUTTER
  - N/F - NOW OR FORMERLY
  - POB - POINT OF BEGINNING
  - SPR - SITE PLAN REQUIRED
  - DE - DRAINAGE EASEMENT
  - SS - SANITARY SEWER LINE
  - R/B - REINFORCING IRON BAR
  - BL - BUILDING SETBACK LINE
  - CMP - CORRUGATED METAL PIPE
  - G - IRON PIN SET (1/2" R/B)
  - SWCB - SINGLE-WING CATCH BASIN
  - DWCB - DOUBLE-WING CATCH BASIN
  - SSE - SANITARY SEWER EASEMENT
  - RCP - REINFORCED CONCRETE PIPE
  - ACCPM - ASPHALT COATED CORRUGATED METAL PIPE
  - BCCMP - BITUMINOUS COATED CORRUGATED METAL PIPE
  - WE - WATER EASEMENT
  - BL - BUILDING SETBACK LINE

**NOTE**

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGES OF A PERMANENT WATER OR SANITARY SEWER EASEMENT, ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2) FEET ON SIDE SETBACKS. (SEE COBB COUNTY CODE SECTION 3-26-53).

COBB COUNTY WATER SYSTEM  
*Romy Bunn*  
DATE: 8-15-97

**PROTECTIVE COVENANTS**

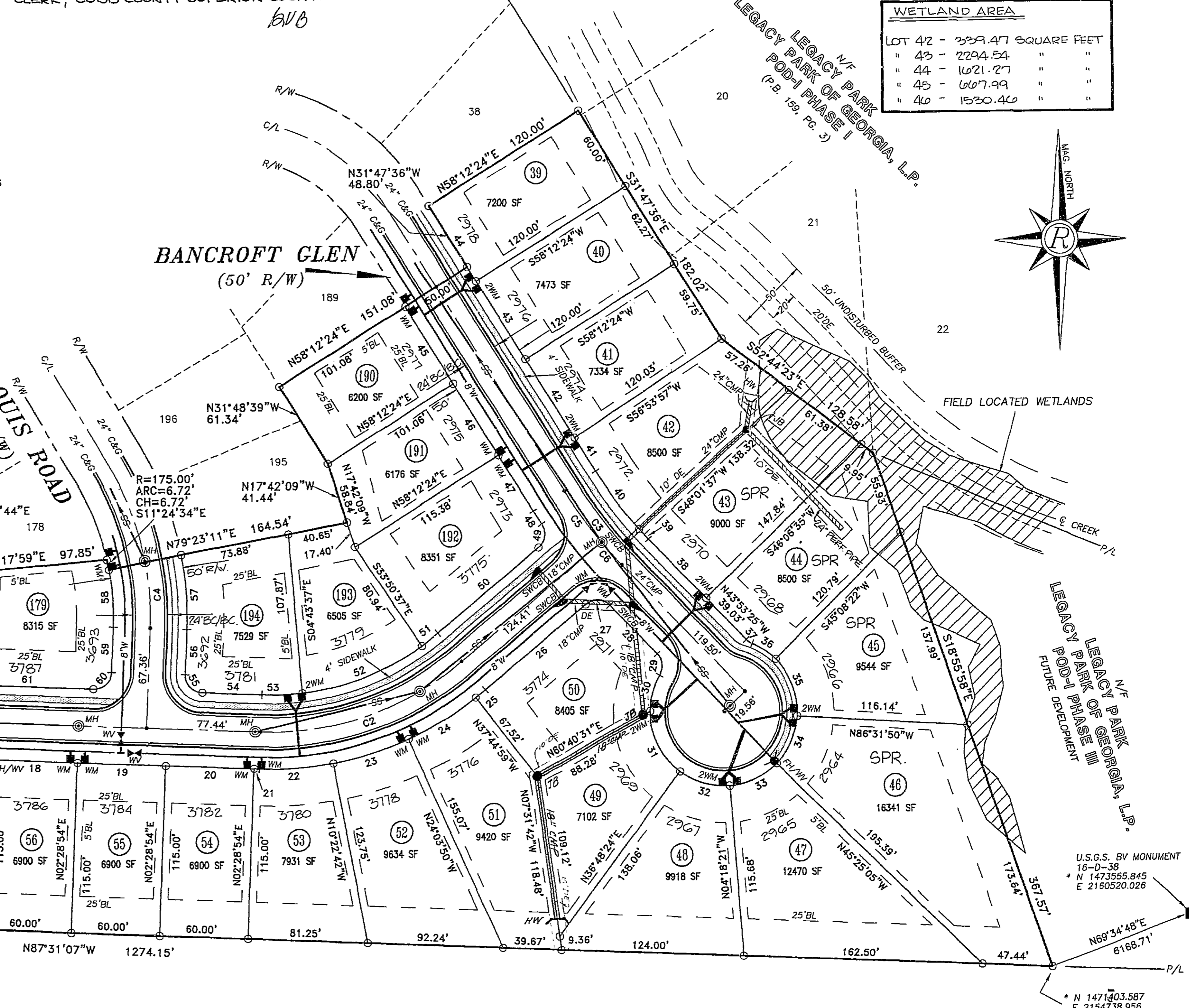
THIS PLAT IS SUBJECT TO THE PROTECTIVE COVENANTS SET FORTH IN SEPARATE DOCUMENTS, WHICH HEREBY BECOME A PART OF THIS PLAT AND ARE RECORDED IN DEED BOOK 8357, PAGES 0417 THROUGH 0501, COBB COUNTY DEED RECORDS, AND SIGNED BY THE OWNER.

CITY OF KENNESAW ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

**OWNER'S ACKNOWLEDGEMENT**

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 SURVEY 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 CROSS DRAIN EXTENSIONS, DRAINS, STRUCTURES, STREET, CULVERTS, CURBS OF SIDEWALK, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

*Anna F. Howard*  
OWNER  
DATE: July 31, 1997



**rochester**  
Rochester & Associates, Inc.  
425 Oak Street N.W.  
Gainesville, Georgia 30501  
Atlanta (770) 781-0800 • Gainesville (770) 534-5106  
Buckleyville (706) 745-3916

FINAL SUBDIVISION PLAT FOR  
**LULLWATER**  
BEING  
**LEGACY PARK POD "H", PHASE III**  
LOCATED IN  
LAND LOT 88, 20th DISTRICT, 2nd SECTION,  
CITY OF KENNESAW, COBB COUNTY, GEORGIA

NO. DATE DESCRIPTION REVISIONS

|   |         |                       |  |
|---|---------|-----------------------|--|
| 1 | 9-19-20 | SEE REVISIONS NOTE #1 |  |
|---|---------|-----------------------|--|

GRAPHIC SCALE  
0' 25' 50' 100' 150'

U.S.G.S. BY MONUMENT  
16-D-38  
N 1473555.845  
E 2180520.026

\* N 1471903.587  
E 2154738.956

\* NOTE: COORDINATES SHOWN ARE BASED ON GRID NORTH GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM.

DATE: 07/01/97  
SCALE: 1"=50'  
JOB NO. 95228.04  
DRAWN BY: SCM  
FILE NO. S-000820.DWG

SHEET 1 OF 1

JOB NO. 95228.04-2086

**Christian Jared Blades**

2970 Bancroft Glen NW  
Kennesaw Ga 30144  
678-894-5064  
[REDACTED]

10th February 2025

**City of Kennesaw**

Planning and Zoning  
2529 J O Stephenson Ave  
Kennesaw, GA 30144

To whom it may concern:

I, Christian Jared Blades, homeowner of 2970 Bancroft Glen NW, Kennesaw GA 30144, do hereby declare that my wife, Leigh Anne Blades, President of Three Generations Custom Creations LLC, may operate this business within my home.

Sincerely,



**Christian Jared Blades**



March 13, 2026

**Subject: Please Take Notice - Notification of Nearby Zoning Application**  
2970 Bancroft Glen, Kennesaw, GA, 30144 – 20008802440

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:** Leigh Anne Blades

**Property Address:** 2970 Bancroft Glen

**Parcel Identification Number:** 20008802440

**Description of Proposal:** Consideration for approval of a land use request to obtain a home occupation business license to create jewelry, accessories, handbags, and home décor.

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: 4/1/26

Time: 6:30 p.m.

**Mayor & Council Meeting**

Date: 4/20/26

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

3/19/26



|                    |                              |  |   |  |                       |
|--------------------|------------------------------|--|---|--|-----------------------|
| <b>CASE NUMBER</b> | LAND USE OR ZONING           |  | <b>2970 Bancroft Glen</b><br><b>Land Lot 88, Tax Parcel 244</b><br> Subject Property |               |                       |
| AV                 | <b>LU 2026-001</b>           | <b>PUD-R</b> Home Based Business   |   |  |                       |
| AX                 | RZ                           |  | <b>CITY OF KENNESAW</b><br>PLANNING & ZONING DEPT.<br>770-590-8268  | <i>Derek Easterday</i><br><small>MAJOR</small><br><i>Lisa Alvarez</i><br><small>CITY CLERK</small> |                       |
| DX                 | AV – Administrative Variance |  ZONING               |   |  | Scale: 1" = 84'       |
| HBR                | AX – Annexation              |  KENNESAW CITY LIMITS |   |  | Print Date: 1/28/2026 |
| SLUP               | DX – De-annexation           |  COBB COUNTY          |   |  | LU2026_001            |
| ZV                 | HBR – Historic Board Review  |  LAND LOT             |   |  |                       |
|                    | LU – Land Use                |  |   |  |                       |
|                    | RZ – Re-zoning               |  |   |  |                       |
|                    | SLUP – Special Land Use      |  |   |  |                       |
|                    | ZV – Variance                |  |   |  |                       |



**LAND USE & SPECIAL LAND USE APPLICATION**

Required Fee \$250.00

Date Received 01/23/26

Staff's Initials CMC

**LAND USE APPLICATION**

**SPECIAL LAND USE APPLICATION**

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

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

Date of Consultation \_\_\_\_\_ Staff's Initials \_\_\_\_\_

**PURPOSE OF LAND USE REQUEST** create jewelry, accessories, handbags, and home decor using purchased supplies & various equipment (embroidery & sewing machine, 3D printer, laser cutter)

**LAND USE PROPERTY ADDRESS** 2970 Bancroft Glen NW, Kennesaw, Ga 30144

Land Lot 88 Tax Parcel 244 Lot Size 0.22+/- acres Current Zoning PUD-R

**APPLICANT** Leigh Anne Blades/Three Generations Custom Creations LLC

**APPLICANT EMAIL** \_\_\_\_\_

Applicant address 2970 Bancroft Glen NW, Kennesaw Ga 30144

(Home#) \_\_\_\_\_ (Fax#) \_\_\_\_\_ (Work#) \_\_\_\_\_

(Cell#) \_\_\_\_\_

→ Applicant Signature Leigh Anne Blades

Signed, sealed and delivered in presence of: \_\_\_\_\_

Notary Shelly S

Date 1/17/26

**REPRESENTATIVE** \_\_\_\_\_

(Fax #) \_\_\_\_\_ (Work#) \_\_\_\_\_ (Cell#) \_\_\_\_\_

Representative Signature \_\_\_\_\_

Signed, sealed and delivered in presence of: \_\_\_\_\_

Notary \_\_\_\_\_ Date \_\_\_\_\_

**TITLEHOLDER:** Christina Blades Telephone: \_\_\_\_\_

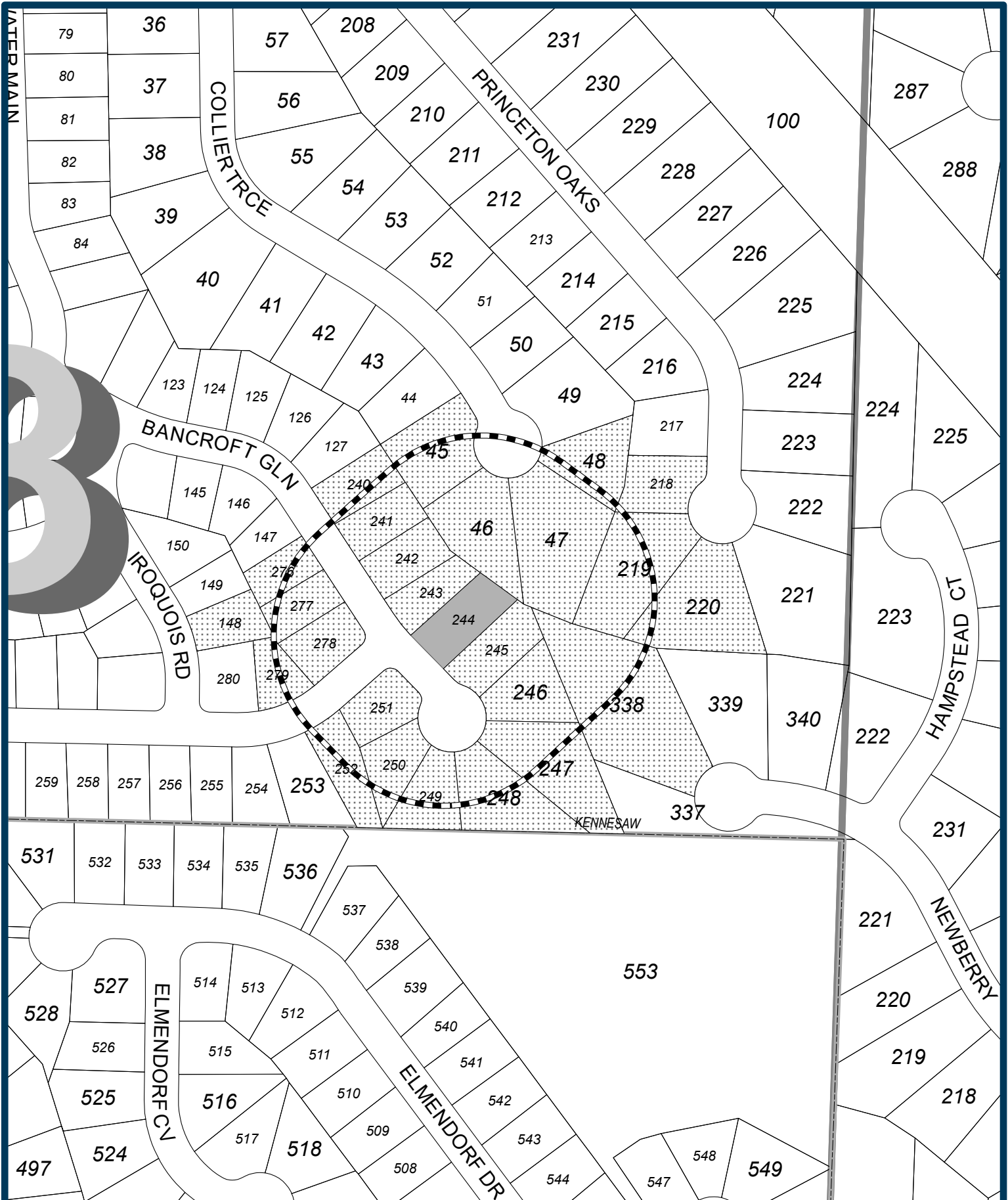
Signature: \_\_\_\_\_ Address: 2970 Bancroft Glen




Signed, sealed and delivered in presence of: \_\_\_\_\_

Notary Judi E. Asch

Date 03/06/26





-  Subject Parcel
-  200' Radius
-  Properties Notified


**2970 Bancroft Glen**  
**Land Lot 88,**  
**Tax Parcel 244**

**LU2026-001**  
**200' PROPERTY NOTIFICATION**

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

*Derek Easton*  
 MANUK  
*Lisa Alvarez*  
 CITY CLERK

Date: 1/28/2026  
 LU2026-001

  
 1" = 184'

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

ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 03/11/26 14:35 by rmill-tj

Acct #: 110016

Ad #: 542624

Status: New WHOLD

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

Start: 03/13/2026 Stop: 03/13/2026  
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-1535 2970 BANCROFT GLE

Descr Cont: MDJ-1535 GPN-16 CITY OF K

Given by: REBECCA GOLDSTEIN

P.O. #: 2970 BANCROFT GLEN

Created: rmill 03/11/26 14:32

Last Changed: rmill 03/11/26 14:35

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

PUB ZONE EDT TP RUN DATES  
MDJ A 95 S 03/13

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-1535  
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 Leigh Anne Blades for the property located at 2970 Bancroft Glen. Said request is to obtain a home occupational business license to create jewelry, accessories, handbags, and home decor. Property consists of 0.22 +/- acres, lies in Land Lot 88, Tax Parcel 244 and is zoned Planned Unit Development-Residential (PUD-R).  
Said meetings shall be held before the Planning Commission on April 1, 2026 at 6:30 p.m. and the Mayor and Council will hold a public hearing on April 20, 2026 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 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/>  
3-13-2026

**CITY OF KENNESAW  
LAND USE NOTICE**  
APPLICATION # **LU2026-02**  
PURPOSE Home based business license to create jewelry,  
accessories, handbags, and home decor  
DATE OF PUBLIC MEETING: 4/1/2026 TIME: 6:30PM  
DATE OF PUBLIC MEETING: 4/20/2026 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](http://www.kennesaw-ga.gov)  
FOR FURTHER INFORMATION PLEASE CALL:  
PLANNING AND ZONING DEPARTMENT 770-590-8268

03.13.2026 09:59

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Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To: COLENBAUGH ROBERT B & LOWE  
 Street an: COLENBAUGH KE LLEY TRUSTEES  
 City, State: 3831 PRINCETON OAKS  
 KENNESAW GA 30144

Postmark Here: MAR 12 2026

0257 35

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Sent To: Tax Parcel - 20008802430  
 Street an: BEDDAW JUDY  
 City, State: 2972 BANCROFT GLN NW  
 KENNESAW GA 30144-5774

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Sent To: Tax Parcel - 20008802760  
 Street an: COOPER JAMIE LYNN  
 City, State: 2977 BANCROFT GLN  
 KENNESAW GA 30144

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Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.78

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Sent To: Tax Parcel - 20008802780  
 Street an: BROWN RICHARD J & DARLENE M  
 City, State: 2973 BANCROFT GLN  
 KENNESAW GA 30144-0000

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0200 04

03/10/2026

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Adult Signature Required \$ \$0.00

Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To: Tax Parcel - 20008802420  
 Street an: CASEY USA R & MATTHEW T  
 City, State: 2974 BANCROFT GLEN  
 KENNESAW GA 30144-0000

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Adult Signature Required \$ \$0.00

Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To: Tax Parcel - 20008802410  
 Street an: BELL STEPHEN R & BELL LESLIE M  
 City, State: 2976 BANCROFT GLEN  
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FUSARO MICHAEL J & PAMELA J  
3833 PRINCETON OAKS NW  
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FAINE BARBARA & MICHELINE  
3694 IROQUIS NW  
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FRASER SHANNON N  
3776 KIRKWOOD RUN NW  
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DUFFEY GRETTCHEN & JORDAN  
3887 COLLIER TRACE  
KENNESAW GA 30144

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FERNANDEZ NIDIA  
2969 BANCROFT GLEN  
KENNESAW GA 30144

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 Adult Signature Restricted Delivery \$0.00  
Postage \$0.78  
Total Postage and Fees \$10.43

Sent To  
Street and  
City, State, ZIP+4®  
Tax Parcel - 20008802470  
CRASE LEE ALAN & JENNIFER H  
2964 BANCROFT GLEN  
KENNESAW GA 30144

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**KENNESAW GA 30144**

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Tax Parcel - 20008800480

Street at JOHN & DIANE MORRIS REVOCABLE TRUST

City, State 3886 COLLIER TRACE

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



7E 94EE 9E92 0225 0720 6856

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**KENNESAW GA 30144**

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Tax Parcel - 20008800450

Street at HAWKINS III LEONARD

City, State 3889 COLLIER TRACE NW

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



6E 94EE 9E92 0225 0720 6856

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**SCOTTSDALE AZ 85261**

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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 \$10.47

Sent To Tax Parcel - 20008803820

Street at IH6 PROPERTY GEORGIA LP C/O RYAN LLC

City, State PO BOX 4900

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



9E92 0225 0720 6856

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**KENNESAW GA 30144**

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Tax Parcel - 20008800470

Street at GOLDBACH JENNIFER & TANYA

City, State 3885 COLLIER TRCE NW

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



9E92 0225 0720 6856

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**CHICAGO IL 60606**

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$4.40

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Tax Parcel - 20008803540

Street at HPA JV BORROWER 2019-1 ML LLC

City, State 120 S RIVERSIDE PLZ STE 2000

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



4E 55EE 9E92 0225 0720 6856

**U.S. Postal Service™**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**KENNESAW GA 30144**

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$4.40

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Tax Parcel - 20008802490

Street at GLEASON JAMES M

City, State 2967 BANCROFT GLEN NW

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



9E92 0225 0720 6856

U.S. Postal Service™  
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Capital Heights, MD 20747

Certified Mail Fee \$5.30  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$4.40  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.78  
Total Postage and Fees \$10.48



Sent To Tax Parcel - 20008802400  
Street a TBR SFR ATL OWNER 1 LP  
City, St 9200 E HAMPTON DR  
CAPITAL HEIGHTS MD 20743  
PS Form 3800, January 2023 PSN 7530-010-900-9-01T See Reverse for Instructions

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Kennesaw, GA 30144

Certified Mail Fee \$5.30  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$4.40  
 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



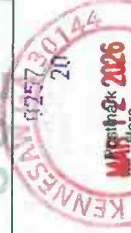
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Street a SOTTO MITCHELL & BUDGE SOTTO SHERI  
City, St LIANNE  
2971 BANCROFT GLEN NW  
KENNESAW GA 30144  
PS Form 3800, January 2023 PSN 7530-010-900-9-01T See Reverse for Instructions

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Kennesaw, GA 30144

Certified Mail Fee \$5.30  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$4.40  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.78  
Total Postage and Fees \$10.48



Sent To Tax Parcel - 20008802200  
Street a SIMINGTON KEITH C  
City, St 3829 PRINCETON OAKS NW  
KENNESAW GA 30144  
PS Form 3800, January 2023 PSN 7530-010-900-9-01T See Reverse for Instructions

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Kennesaw, GA 30144

Certified Mail Fee \$5.30  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$4.40  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.78  
Total Postage and Fees \$10.48



Sent To Tax Parcel - 20008802790  
Street a ROSALES DANIEL E & ELENA  
City, St 3779 KIRKWOOD RUN NW  
KENNESAW GA 30144  
PS Form 3800, January 2023 PSN 7530-010-900-9-01T See Reverse for Instructions

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Kennesaw, GA 30144

Certified Mail Fee \$5.30  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$4.40  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.78  
Total Postage and Fees \$10.48



Sent To Tax Parcel - 20008802770  
Street a PINEDA EDGARDO  
City, St 2975 BANCROFT GLEN  
KENNESAW GA 30144  
PS Form 3800, January 2023 PSN 7530-010-900-9-01T See Reverse for Instructions

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Kennesaw, GA 30144

Certified Mail Fee \$5.30  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$4.40  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.78  
Total Postage and Fees \$10.48



Sent To Tax Parcel - 20008803380  
Street a NOBLIT CHAD D & JESSICA M  
City, St 2918 NEWBERRY WAY  
KENNESAW GA 30144  
PS Form 3800, January 2023 PSN 7530-010-900-9-01T See Reverse for Instructions

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Kennesaw, GA 30144

0200  
04  
03/10/2026

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee) \$11.48

Return Receipt (hardcopy) \$3.00

Return Receipt (electronic) \$4.00

Certified Mail Restricted Delivery \$8.00

Adult Signature Required \$7.00

Adult Signature Restricted Delivery \$

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Tax Parcel - 20008802450

Street at WALTHRUST CARLTON

City, State 2968 BANCROFT GLEN NW

KENNESAW GA 30144

PS Form 3800, January 2020

Instructions



USPS TRACKING #



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



Zoning Case #: LU2026-01

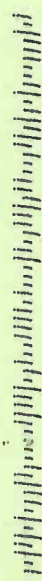
9590 9402 9514 5069 5A41 06

United States  
Postal Service

REC'D  
MAR 10 2026  
CITY OF KENNESAW

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

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



USPS TRACKING #



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



Zoning Case #: LU2026-01

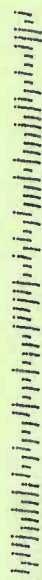
9590 9402 9514 5069 5A41 06

United States  
Postal Service

REC'D  
MAR 10 2026  
CITY OF KENNESAW

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

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



USPS TRACKING #



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



Zoning Case #: LU2026-01

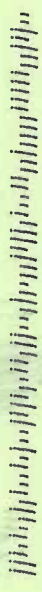
9590 9402 9514 5069 5A41 06

United States  
Postal Service

REC'D  
MAR 10 2026  
CITY OF KENNESAW

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

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



USPS TRACKING #



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



Zoning Case #: LU2026-01

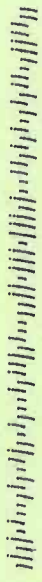
9590 9402 9514 5069 5A41 06

United States  
Postal Service

REC'D  
MAR 10 2026  
CITY OF KENNESAW

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

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



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008802760  
 COOPER JAMIE LYNN  
 2977 BANCROFT GLN  
 KENNESAW GA 30144



2. Article Number (Transfer from service label)

9589 0710 5270 2636 3347 30

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Adult Signature  Agent  Addressee
- B. Received by (Printed Name) *J. Cooper* C. Date of Delivery *7/14/2026*

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

- 3. Service Type  Priority Mail Express®  Registered Mail™  Adult Signature Restricted Delivery  Certified Mail®  Signature Confirmation™  Collect on Delivery  Collect on Delivery Restricted Delivery

Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008802510  
 SOTTO MITCHELL & BUDGE SOTTO SHERI  
 LIANNE  
 2971 BANCROFT GLEN NW  
 KENNESAW GA 30144



2. Article Number (Transfer from service label)

9589 0710 5270 2636 3346 48

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

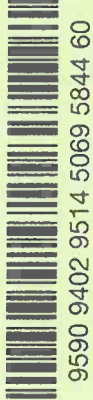
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008800460  
 DUFFEY GRETCHEN & JORDAN  
 3887 COLLIER TRACE  
 KENNESAW GA 30144



2. Article Number (Transfer from service label)

9589 0710 5270 2636 3346 62

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Adult Signature  Agent  Addressee
- B. Received by (Printed Name) *Gretchen Duffey* C. Date of Delivery *3/14/26*

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

- 3. Service Type  Priority Mail Express®  Registered Mail™  Adult Signature Restricted Delivery  Certified Mail®  Signature Confirmation™  Collect on Delivery  Collect on Delivery Restricted Delivery

Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Adult Signature  Agent  Addressee
- B. Received by (Printed Name) *Stephen R. Bell* C. Date of Delivery *3/14/26*

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

- 3. Service Type  Priority Mail Express®  Registered Mail™  Adult Signature Restricted Delivery  Certified Mail®  Signature Confirmation™  Collect on Delivery  Collect on Delivery Restricted Delivery

Restricted Delivery

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

Domestic Return Receipt

USPS TRACKING#



9590 9402 9524 5019 5475 41

Zoning Case #: LU2026-01

United States Postal Service

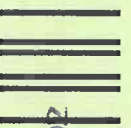
• Sender: Please print your name, address, and ZIP+4® in this box\*

MAR 16 2020

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

CITY OF KENNESAW

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



USPS TRACKING#



9590 9402 9524 5019 5475 41

Zoning Case #: LU2026-01

United States Postal Service

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

MAR 16 2020

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

CITY OF KENNESAW

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



USPS TRACKING#



9590 9402 9524 5019 5475 41

Zoning Case #: LU2026-01

United States Postal Service

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

MAR 16 2020

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

CITY OF KENNESAW

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



USPS TRACKING#



9590 9402 9524 5019 5475 41

Zoning Case #: LU2026-01

United States Postal Service

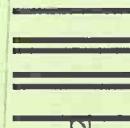
• Sender: Please print your name, address, and ZIP+4® in this box\*

MAR 16 2020

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

CITY OF KENNESAW

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



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008802520  
FRASER SHANNON N  
3776 KIRKWOOD RUN NW  
KENNESAW GA 30144



9590 9402 9514 5069 5843 92

2. Article Number (Transfer from service label)  
9589 0710 5270 2636 3345 32

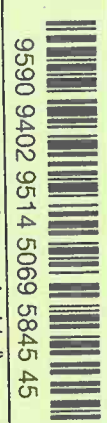
PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008802480  
IH6 PROPERTY GEORGIA LP C/O RYAN LLC  
PO BOX 4900  
SCOTTSDALE AZ 85261



9590 9402 9514 5069 5845 45

2. Article Number (Transfer from service label)  
9589 0710 5270 2636 3345 87

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

COMPLETE THIS SECTION ON DELIVERY

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

*Shannon Fraser*  
3/13/2020

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

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

*DEC 585*

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008800470  
GOLDBACH JENNIFER & TANYA  
3885 COLLIER TRCE NW  
KENNESAW GA 30144-5736



9590 9402 9514 5069 5843 85

2. Article Number (Transfer from service label)  
9589 0710 5270 2636 3345 49

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008802450  
WALTRUST CARLTON  
2968 BANCROFT GLEN NW  
KENNESAW GA 30144



9590 9402 9514 5069 5845 52

2. Article Number (Transfer from service label)  
9589 0710 5270 2636 3345 70

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

COMPLETE THIS SECTION ON DELIVERY

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

*Parcel of note*

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

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

*Parcel of note*

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 9514 5069 5844 39

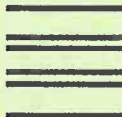
United States  
Postal Service

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

CITY OF KENNESAW  
2529 J O Stephenson Avenue  
Kennesaw, GA 30144

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

Zoning Case #: LU2026-01



USPS TRACKING #



9590 9402 9514 5069 5843 74

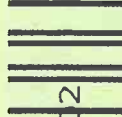
United States  
Postal Service

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

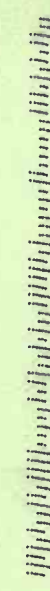
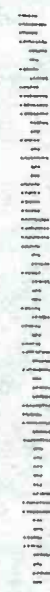
CITY OF KENNESAW  
2529 J O Stephenson Avenue  
Kennesaw, GA 30144

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

Zoning Case #: LU2026-01



03/15



SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery

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

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery  Yes  No

1. Article Addressed to:

Tax Parcel - 20008802470  
 CRASE LEE ALAN & JENNIFER H  
 2964 BANCROFT GLEN  
 KENNESAW GA 30144

1. Article Addressed to:

Tax Parcel - 20008803380  
 NOBLIT CHAD D & JESSICA M  
 2918 NEWBERRY WAY  
 KENNESAW GA 30144



9590 9402 9514 5069 5843 78



9590 9402 9514 5069 5844 39

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)

9589 0710 5270 2636 3345 56

Article Number (Transfer from service label)

9589 0710 5270 2636 3345 56

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

Domestic Return Receipt

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

Domestic Return Receipt

USPS TRACKING #



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

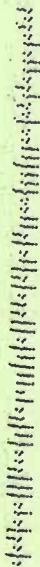
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Zoning Case #: LU2026-01

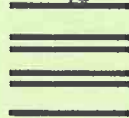
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Postal Service

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City of Kennesaw Planning & Zoning  
2529 J O Stephenson Avenue  
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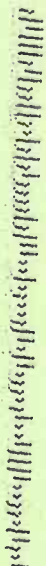
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Zoning Case #: LU2026-01

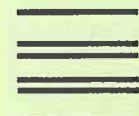
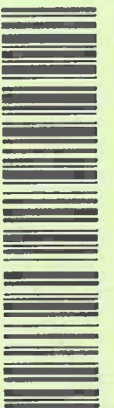
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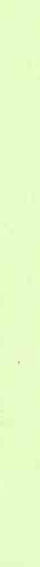
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Zoning Case #: LU2026-01

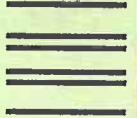
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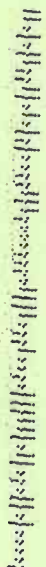
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Zoning Case #: LU2026-01

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Kennesaw, GA 30144



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1. Article Addressed to:

Tax Parcel - 20008802180

FUSARO MICHAEL J & PAMELA J  
3833 PRINCETON OAKS NW  
KENNESAW GA 30144



9590 9402 9514 5069 5846 13

2. Article Number (Transfer from service label)  
9589 0710 5270 2636 3347 1b

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery

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

3. Service Type

Adult Signature Restricted Delivery

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery

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

3. Service Type

Adult Signature Restricted Delivery

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)  
9589 0710 5270 2636 3355 4b

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

Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008802780

BROWN RICHARD J & DARLENE M  
2973 BANCRAFT CLN  
KENNESAW GA 30144-0000



9590 9402 9514 5069 5845 38

2. Article Number (Transfer from service label)  
9589 0710 5270 2636 3345 94

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery

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

3. Service Type

Adult Signature Restricted Delivery

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery

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

3. Service Type

Adult Signature Restricted Delivery

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)  
9589 0710 5270 2636 3346 93

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

Domestic Return Receipt

USPS TRACKING #

ATLANTA GA RPDC 302



9590 95869 5844 9J

United States Postal Service

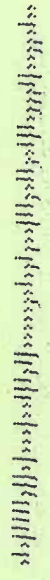
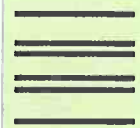
Mail

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

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Kennesaw Planning & Zoning  
2529 J O Stephenson Avenue  
Kennesaw, GA 30144

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Permit No. G-10

Zoning Case #: LU2026-01



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**1. Article Addressed to:**

Tax Parcel - 20008800480  
 JOHN & DIANE MORRIS REVOCABLE TRUST  
 3886 COLLIER TRACE  
 KENNESAW GA 30144



9590 9402 9514 5069 5844 91

2 Article Number (Transfer from service label)

9589 0710 5270 2636 3346 31

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

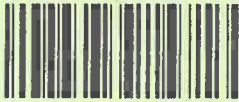
**COMPLETE THIS SECTION ON DELIVERY**

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

3. Service Type
- Priority Mail Express®
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Collect on Delivery
  - Delivery Restricted Delivery
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



ATLANTA GA RPDC 302

17 MAR 2026 PM 4 L

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Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 9514 9067 5745 14

Zoning Case #: LU2026-01

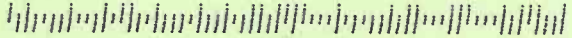
United States  
Postal Service

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

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MAR 15 2026  
CITY OF KENNESAW

City of Kennesaw Planning & Zoning  
4529 J O Stephenson Avenue  
Kennesaw, GA 30144

30144-279799



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- Print your name and address on the reverse so that we can return the card to you.
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**1. Article Addressed to:**

Tax Parcel - 20008802190

COLENBAUGH ROBERT B & LOWE  
 COLENBAUGH KE LLEY TRUSTEES  
 COLENBAUGH FAMILY TRUST  
 3831 PRINCETON OAKS  
 KENNESAW, GA 30144



9590 9402 9514 5069 5845 69

**2. Article Number (Transfer from service label)**

9589 0710 5270 2636 3347 47

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



## Item Report

**TO:** The Planning Commission  
**FROM:** Chanelle Campbell, Planning and Zoning Director  
**DATE:** April 1, 2026  
**TITLE:** **LU2026-02** - Consideration of approval of a land use request submitted by Wanda Hostick for the property located at 3154 Hartness Way (20008803530). Said request is to obtain a home occupational business license to create jewelry, accessories, handbags, and home decor. Property is zoned Planned Unit Development - Residential (PUD-R), consists of 0.17 +/- acres, and lies in land lot 88, tax parcel 353.

---

**Summary:**

**Recommendation:**

**Fiscal Impact:**

**Attachments:**

1. LU2026-02\_3154 Hartness Way\_ Staff Analysis
2. LU2026-02\_3154 Hartness Way\_ Application Packet

**PLANNING AND ZONING DIRECTOR**  
CHANELLE CAMPBELL

**ASSISTANT ZONING  
ADMINISTRATOR/PLANNER**  
PRISCILLA COLEY

**CONTACT US**

**OFFICE:** (770) 590-8268  
**WEBSITE:** [www.kennesaw-ga.gov](http://www.kennesaw-ga.gov)  
**EMAIL:** [zoningdept@kennesaw-ga.gov](mailto:zoningdept@kennesaw-ga.gov)



2529 J.O. Stephenson Avenue  
Kennesaw, GA 30144

**MAYOR AND COUNCIL**  
APRIL 20, 2026

**PLANNING COMMISSION**  
APRIL 1, 2026

**LEGAL ADVERTISEMENTS**  
MARCH 13, 2026

**PUBLIC NOTICE SIGN**  
MARCH 13, 2026

**APPLICATION SUBMITTED**  
JANUARY 23, 2026

# STAFF ANALYSIS REPORT

## ZONING CASE #: LU2026-02

**Property Addresses**

3154 Hartness Way

**Applicant**

Wanda Hostick (Three Generations Custom Creation, LLC)

**Representative**

N/A

**Property Owner**

Same as Applicant

**Current Zoning**

Planned Unit Development - Residential (PUD-R)

**Future Land Use Category**

Planned Unit Development (PUD)

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

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



**Aerial Map of subject property**

### PROPERTY DETAILS

**Within 1/2 mi from Unincorporated Cobb Co:** Yes  
**Historic District:** No  
**Cemetery:** No    **Floodplain:** No    **Stream:** No  
**Parcel ID #:** 20008803530  
**Land Lot #:** 88    **Tax Parcel #:** 353  
**Land Area:** 7,288 sq. ft. or 0.17 +/- acre  
**Proposed Building SQFT:** N/A  
**Proposed Streets:** N/A

### RECOMMENDATION

**Staff Recommendation**

**Approval with conditions**

**Planning Commission Recommendation**

**To be determined on April 1, 2026**

[Please see page 13 for basis for recommendation.](#)

### ADJACENT PROPERTY DETAILS

**Surrounding Zoning Dist. and Future Land Use**

**North:** No Street

**Zoning:** Planned Unit Development - Residential

**Future Land Use:** Planned Unit Development

**South:** Hartness Way

**Zoning:** Planned Unit Development - Residential

**Future Land Use:** Planned Unit Development

**East:** No Street

**Zoning:** Planned Unit Development - Residential

**Future Land Use:** Planned Unit Development

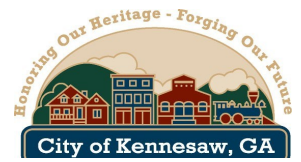
**West:** Madison Bnd

**Zoning:** Planned Unit Development - Residential

**Future Land Use:** Planned Unit Development

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

# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-02

### DESCRIPTION OF ZONING REQUEST

This is a land use permit request for a home occupational business license. The applicant is requesting to obtain a home business license to create jewelry, accessories, handbags and home décor.

[Please see page 8 for photos of the equipment used](#)

[Please see page 9 for examples of products](#)

- **Pre-Application Meeting:** October 13, 2025
- **Application Submitted:** January 23, 2026
- **Fees Paid:** \$250.00
- **Certified Letters Mailed:** March 13, 2026

### 4.04.05 HOME OCCUPATION

- Home Occupation are allowed in dwelling units on the basis that such uses are incidental to the use of the premises as a residence. They have special regulations that apply to ensure that home occupations will not be a detriment to the character and livability of the surrounding neighborhood.
- There are two (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.
  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.
  2. In Type B home occupations resident(s) use their home for work, home office, sales, deliveries, or business mailing address results in one (1) additional employee, consultant, agent, subcontractor, customer, or delivery personnel coming to the residence. Type B home occupation are also required for any activity that involves the physical production or creation of a product at subject residential property. Type B home occupations must obtain a land use permit from the 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.

**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

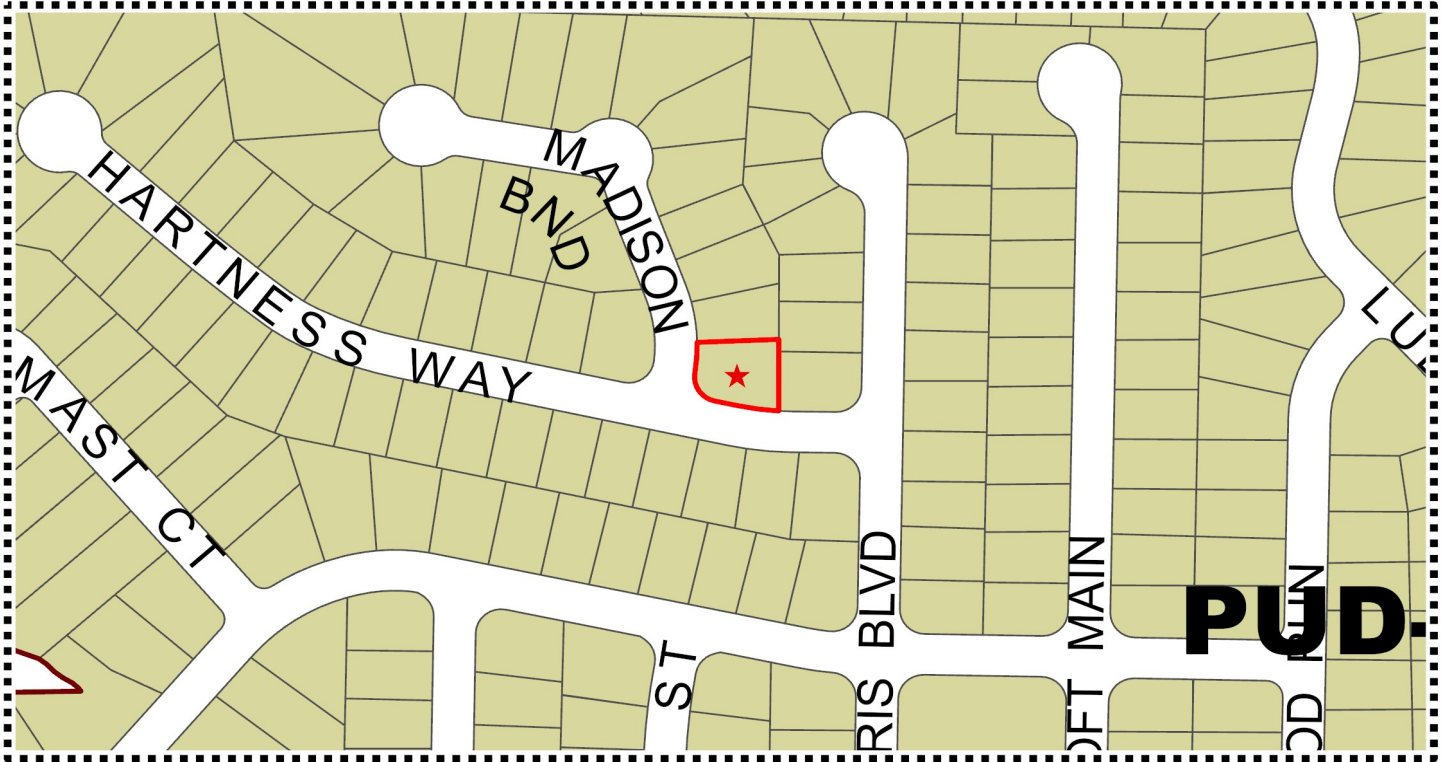
### GOOGLE STREET VIEW OF THE RESIDENCE



# STAFF ANALYSIS REPORT

ZONING CASE #: LU2026-02

ZONING MAP



## LEGEND

### Zoning Districts

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

### Form Based Code

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

### Zoning Overlays

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

## BACKGROUND

The site is currently zoned Planned Unit Development – Residential (PUD-R) and is surrounded by the same residential zoning district. The property is located on Lot 275 within the subdivision and contains a detached single-family home situated on approximately 0.17 +/- acres ( 7,288 sq. ft.). The lot was recorded in 1999 as part of Legacy Park (Lullwater).

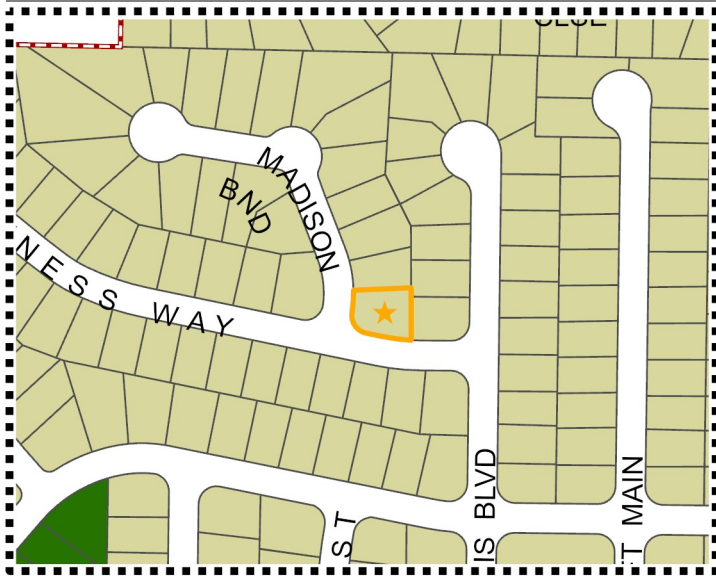
The property was built according to the outlined development standards:

- Minimum Lot Area: 6,000 sq. ft.
- Setbacks:
  - Front: 25'
  - Rear: 25'
  - Side: 5'












# STAFF ANALYSIS REPORT

## ZONING CASE #: LU2026-02

### 2022 COMPREHENSIVE PLAN UPDATE



#### LEGEND

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

### Planned Unit Development (PUD)

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

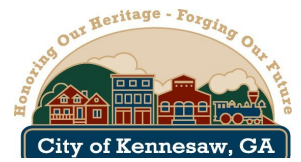
#### Recommendations:

- Internal amenities
  - Walkable; connectivity to adjacent parcels
  - Conservation of natural resource
  - Percentage of housing dedicated to being affordable\*
- \*Affordable based on the definitions and standards provided by the United States Housing and Urban Development.

## FUTURE LAND USE ANALYSIS

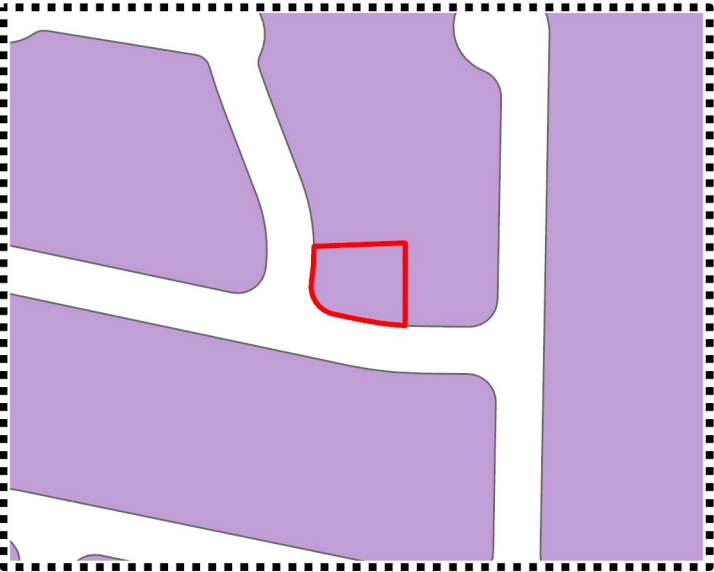
The Comprehensive Plan designates the future land use for the property as Planned Unit Development (PUD). The intent of the PUD is to encourage efficient land use by integrating various land uses into a cohesive plan, reducing sprawl, and preserving green spaces while fostering a sense of community cohesion.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

# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-02

### COMPREHENSIVE PLAN - AREAS



#### LEGEND

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

### COMPATIBLE FUTURE LAND USE

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

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

Furthermore, please refer to the Policy Matrix which should be used for new development within each of the described areas.

### JILES AND BAKER

The Jiles and Baker area is a unique blend of older and newer housing developments mixed with neighborhood-compatible retail. This is the largest of the residential character areas in land area and in population. Located in the northwest quadrant of the City, the area spans from Moon Station Road west to near the Acworth city limits and from Main Street north to Baker Road. Single-family detached residential is the predominant land use. Most of the homes are part of a neighborhood or planned unit developments. Notable public features of the area include the Kennesaw Community Trail and being adjacent to Swift-Cantrell Park.

# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-01

### ENVIRONMENTAL FEMA FLOOD ZONE MAP

**Floodplain:**

- Yes
- No
- Not Verified

**Wetlands:**

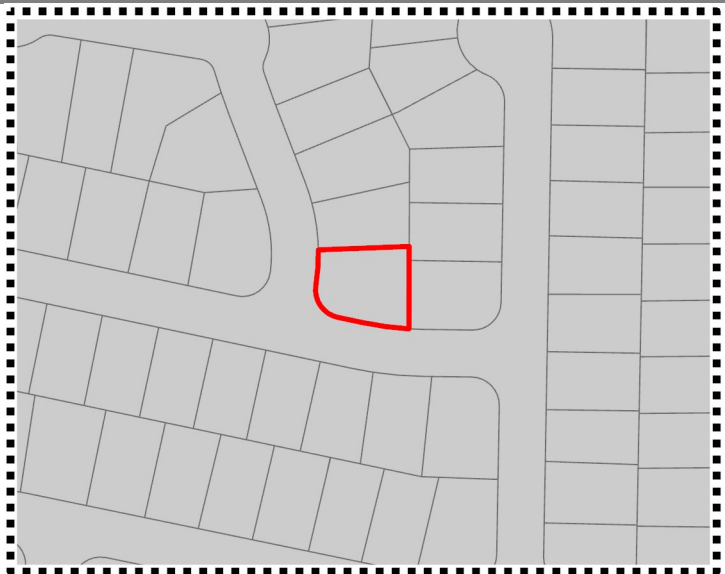
- Yes
- No
- Not Verified

**Drainage Basin:**

- None
- FEMA 100-year floodplain area
- Flood Damage Prevention Ordinance<sup>1</sup>
- Project subject to Cobb County Damage Prevention Requirements
- Dam Breach Zone (Upstream)<sup>2</sup>
- Owner/Developer is responsible for obtaining any required wetland permits from the United States Army Corps of Engineers

**Streams and Creeks:**

- Metropolitan River Protection Area<sup>3</sup>
- Chattahoochee River Corridor Tributary Area<sup>4</sup>
- Georgia Erosion-Sediment Control Law and County Ordinance<sup>5</sup>
- Georgia DNR Variance for work being done in 25-foot stream bank buffers (may be required)
- City Stream Buffer Required
- No Stream Buffer Required



**LEGEND**

**Special Flood Hazard Areas**

2018 Flood Zones

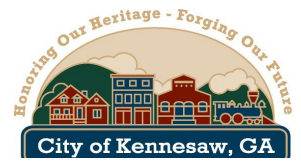
- A
- AE
- AE, Floodway
- X, 0.2 Pct Annual Chance
- Subject Property
- Land Lots
- Kennesaw City Limits

1. Designated flood hazard
2. Need to keep residential buildings out of hazard.
3. Within 2000-feet of the Chattahoochee River. ARC review 35-foot undisturbed buffer each side of waterway.
4. Cobb County review ( \_\_\_-feet undisturbed buffer on each side)
5. State of Georgia and Cobb County review.

### ADDITIONAL COMMENTS REGARDING PROJECT:

Applicant will be responsible to meet all City of Kennesaw Development & Zoning Ordinance Standards, State, County and applicable Federal regulations as part of the plan review approval process. All conceptual representations submitted with the application and acted on by Mayor and Council does not relieve applicant and property owners from meeting all development standards.

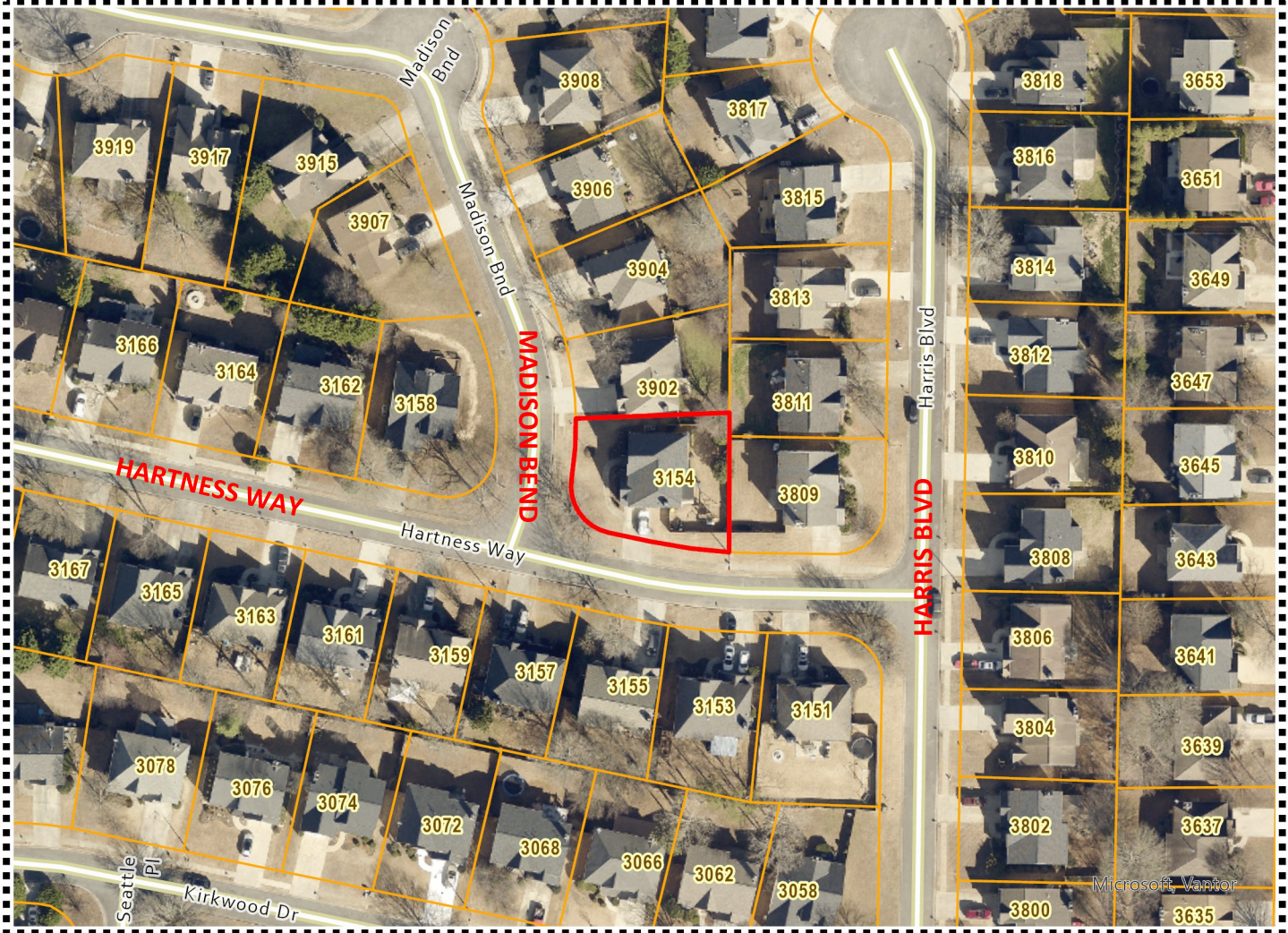
# STAFF ANALYSIS REPORT



ZONING CASE #: LU2026-02

TRANSPORTATION DATA

AERIAL OF ROAD #1



**Roadway Name**

Hartness Way, Madison Bend, Harris Blvd

**Roadway Classification**

Local

**Speed Limit**

25-MPH

**Minimum Right-of-Way Requirement**

50-foot minimum

# STAFF ANALYSIS REPORT

ZONING CASE #: LU2026-02

TYPE OF EQUIPMENT USED - PHOTOS PROVIDED BY THE APPLICANT



Embroidery Machine



Quilting Machine



Sewing Machine



Supply Closet

# STAFF ANALYSIS REPORT

## ZONING CASE #: LU2026-02

### PRODUCT EXAMPLES- PHOTOS PROVIDED BY THE APPLICANT



Christmas Countdown



Zippered Bag



Cherry Blossom Purse



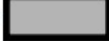
Bowl Cozy

# STAFF ANALYSIS REPORT

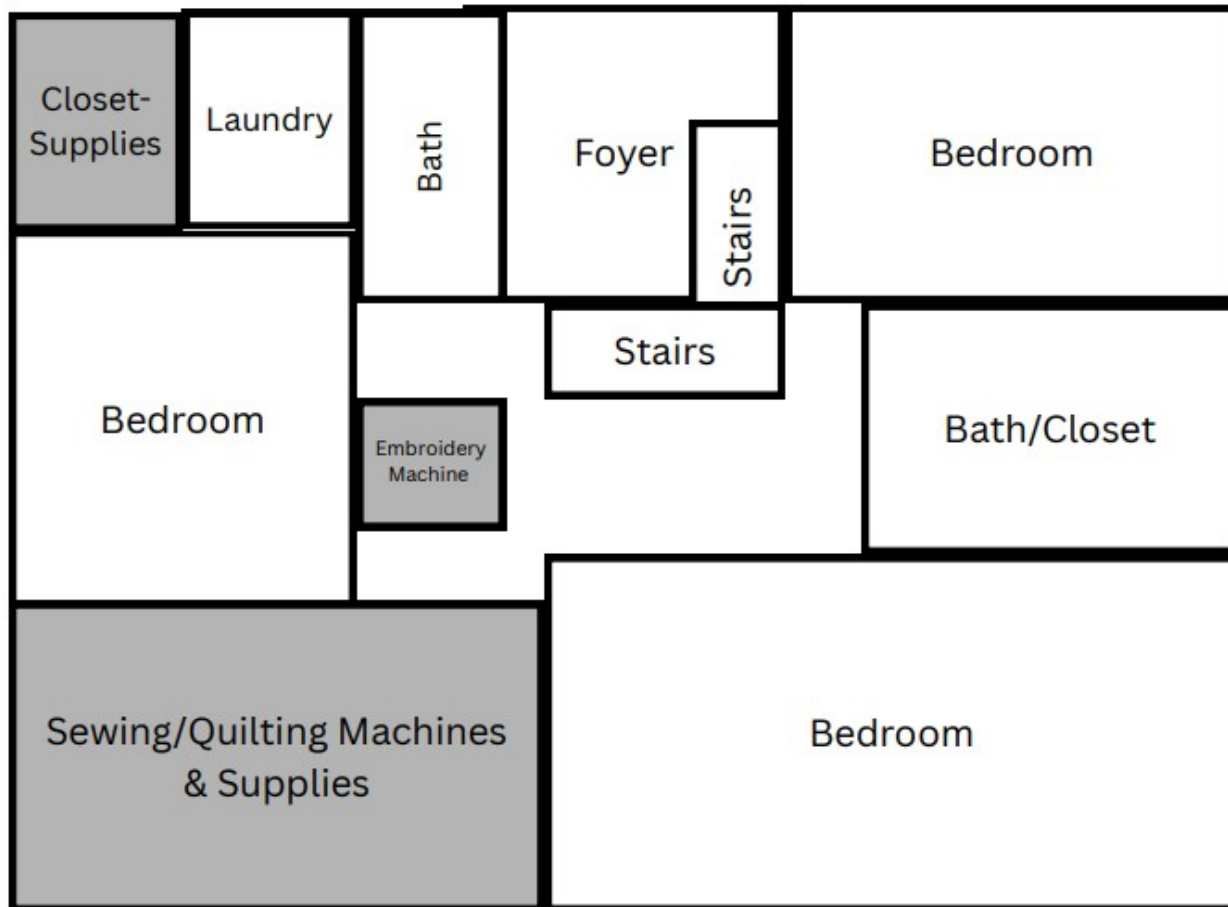


## ZONING CASE #: LU2026-02

### PROPOSED FLOOR PLAN OF WORKSPACE LOCATED IN THE KITCHEN

Areas with business equipment/supplies = 

Front



Please note: Drawing not to scale

# STAFF ANALYSIS REPORT



ZONING CASE #: LU2026-02

HOA MANAGEMENT APPROVAL LETTER



October 15, 2025

Leigh Ann Blades  
2970 Bancroft Glen  
Kennesaw, Georgia 30144

Wanda Hostick  
3154 Hartness Way  
Kennesaw, GA 30144

**Re: 3154 Hartness Way**

Dear Ms. Blades:

We understand that you are starting a business (Three Generations Custom Creations LLC) and will be using the residence at 3154 Hartness Way as a home office. Legacy Park is a covenant-guided community, and Exhibit C paragraph 2(r) of the Declaration provides:

Any business, trade, or similar activity, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (i) the existence or operation of the business activity is *not apparent* or detectable by sight, sound, or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Properties; (iii) the business activity does not involve regular visitation of the Unit by clients, customers, suppliers, or other business invitees or door-to-door solicitation of residents of the Properties; and (iv) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

We appreciate your commitment to ensuring that your business operates within the guidelines outlined above. As always, any violation of the Covenants would result in a notice and appropriate action from the HOA.

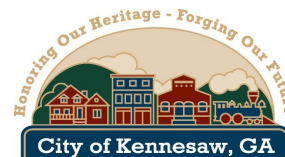
Best of luck with your new endeavor! Please don't hesitate to reach out to the HOA office if you need any further information or assistance.

Sincerely,

Candace Cole  
Property Manager

4201 Legacy Park Circle, Kennesaw, Georgia 30144  
770-919-2556 \* Fax 770-919-0066\* [www.legacypark.org](http://www.legacypark.org)

# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-02

### STAFF ANALYSIS:

The applicant, Wanda Hostick of Three Generations Customs Creations, LLC, is requesting a Land Use Permit for the operations of a home occupation at the property located at 3154 Hartness Way zoned Planned Unit Development - Residential (PUD - R). The applicant has applied for a Land Use Permit to create jewelry, accessories, handbags and home décor.

Under current regulation, [section 4.04.05](#) Standards for Home Occupation, home occupations are permitted with the approval of a Land Use Permit by Mayor and Council. "*Home occupation*" is defined as being those occupations which can ordinarily be carried on out of a residence or other structure without having any significant effect on the neighborhood or area from which such home occupation is carried on.

Staff has analyzed the request based on the standards for decision outlined in [section 4.04.05](#) with the following observations :

- 1. Safety, health, welfare, and moral concerns involving the surrounding neighborhood**

The proposed use will not generate excessive noise, nor will it emit smoke, odor, dust or vibrations detectable to the normal senses outside the dwelling unit that will affect the safety, health, welfare and moral concerns of the surrounding property owners.
- 2. Parking and traffic consideration**

No additional traffic shall be generated by the home occupation other than would normally be expected in a residential neighborhood, products will be sold online or at craft markets.
- 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**

There will be minimal delivery through the USPS.
- 5. The city's general presumption that residential neighborhoods should not allow non-compatible business uses**

Staff finds that the residential nature of the community will not be affected as there will be no clients visiting the property or external indication that a business exist.
- 6. Compatibility of the business use to the neighborhood**

Staff finds that if granted the land use permit, the business will not be detrimental to the character or livability of the surrounding homes and the residential viability of the dwelling is maintained with the home occupation being minor to the use of the premises as a residence. There will be no exterior indication of the home occupation or variation from the residential character of the principal use or foot traffic that would indicate the presence of a business.
- 7. Hours of operation**

The applicant plans to operate the business from Monday-Friday between the hours of 9 a.m. - 5 p.m.
- 8. Existing business uses in the vicinity**

The property is zoned Planned Unit Development – Residential (PUD-R) and is surrounded exclusively by single-family residential homes.

# STAFF ANALYSIS REPORT



## ZONING CASE #: LU2026-02

### STAFF ANALYSIS:

#### 9. Effect on property values of surrounding property

The home occupation will not affect the property value of the surrounding properties as there will be no significant alteration to the exterior of the dwelling unit nor will the designated zone be adjusted from residential.

#### 10. Circumstances surrounding neighborhood complaints

Staff has not identified any negative impacts that could be cause for complaints from surrounding property owners. To ensure compliance with the standards listed in the Unified Development Code, staff has included proposed conditions of approval that are listed in the recommendation body of this report.

#### 11. Intensity of the proposed business use

The intensity of the proposed use is very low and would be compatible to the surrounding zoning districts of Planned Unit Development - Residential.

#### 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 basement and designated office space of the principal residential structure and will not be bleed into other areas of the subdivision.

Staff finds that approval of the request for a land use permit will not affect the current zoning and will continue to align with the goal outlined in the Comprehensive Plan. The property will maintain its residential nature and the character of the neighborhood and surrounding properties will go unchanged.

### ZONING ADMINISTRATOR'S RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Based on the analysis completed by Staff, the Zoning Administrator, recommends **approval with the following conditions** for case #LU2026-02.

#### **Conditions:**

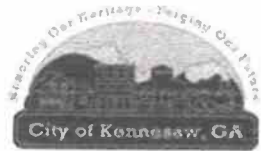
1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or employees at this location. Nor shall there be any evidence of a home based business visible from the public right-of-way 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 approval.

### PLANNING COMMISSION RECOMMENDATION:

**To be determined on April 1, 2026**

### MAYOR AND COUNCIL DECISION:

**To be determined on April 20, 2026**



**LAND USE & SPECIAL LAND USE APPLICATION**

Required Fee \$250.00

Date Received 01/23/26

Staff's Initials CMC

**LAND USE APPLICATION**

**SPECIAL LAND USE APPLICATION**

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

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

(Applicant or agent must be present at all public hearings)

Date of Consultation \_\_\_\_\_ Staff's Initials \_\_\_\_\_

**PURPOSE OF LAND USE REQUEST** create jewelry, accessories, handbags, and home decor using purchased supplies & various equipment (embroidery & sewing machine, 3D printer, laser cutter)

**LAND USE PROPERTY ADDRESS** 3154 Hartness Way NW, Kennesaw, Ga 30144

Land Lot 88 Tax Parcel 353 Lot Size 0.17 +/- acres Current Zoning PUD-R

**APPLICANT** Wanda Hostick/Three Generations Custom Creations LLC

**APPLICANT EMAIL** [REDACTED]

Applicant address 3154 Hartness Way NW, Kennesaw Ga 30144

(Home#) \_\_\_\_\_ (Fax#) \_\_\_\_\_ (Work#) \_\_\_\_\_

(Cell#) [REDACTED]

→ Applicant Signature Wanda Hostick

Signed, sealed and delivered in presence of: [Signature] Notary [Signature] Date 1/14/26

**REPRESENTATIVE** \_\_\_\_\_

(Fax #) \_\_\_\_\_ (Work#) \_\_\_\_\_ (Cell#) \_\_\_\_\_

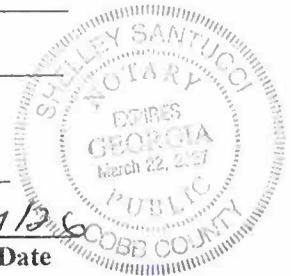
Representative Signature \_\_\_\_\_

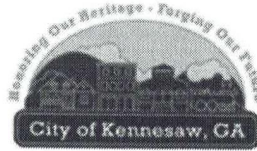
Signed, sealed and delivered in presence of: \_\_\_\_\_ Notary \_\_\_\_\_ Date \_\_\_\_\_

**TITLEHOLDER:** Wanda Hostick Telephone: [REDACTED]

Signature: Wanda Hostick Address: [REDACTED]

Signed, sealed and delivered in presence of: [Signature] Notary \_\_\_\_\_ Date 01/23/26





**CAMPAIGN DISCLOSURE REPORT<sup>1</sup> BY APPLICANT<sup>2</sup>**

**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 14 day of Jan, 2026

  
\_\_\_\_\_  
Applicant's Signature

<sup>1</sup> 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.

<sup>2</sup> 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 3-12-26 in accordance with the application requirements.

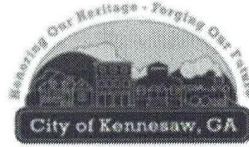
3-19-26  
Date

Wanda Hunt  
Applicant or Authorized Agent

Sworn and subscribed before me this 19th day of March 2026

India E. Aldred  
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.                         | equipment contained in the home, poses no risk to neighbors                                       |
| (2) Parking and traffic considerations.  | no customers will be visiting location, so no parking or traffic issues                           |
| (3) Number of non-related employees.   | There will be no non-related employees  |
| (4) Number of commercial and business deliveries.  | 1-2 deliveries per week   |
| (5) The City's general presumption that residential neighborhoods should not allow non-compatible business uses. | All work is done in the home, sold online or at craft markets, so not visible in the neighborhood |
| (6) Compatibility of the business use to the neighborhood.   | All work is done in the home, sold online or at craft markets, so not visible in the neighborhood |
| (7) Hours of operation.  | Hours will be 9-5 M-F   |
| (8) Existing business uses in the vicinity.  |   |
| (9) Effect on property valued of surrounding property.   | I don't anticipate any impact to property value   |
| (10) Circumstances surrounding neighborhood complaints.  | I don't anticipate any complaints. Most of my neighbors are excited about my business.            |
| (11) Intensity of the proposed business use; and   |   |
| (12) Location of use within the neighborhood.  | Inside my home  |

After Recording Return To:  
McMichael & Gray, P.C.  
5780 Windward Parkway, Suite 300  
Alpharetta, GA 30005

Order No.: OFP-220211-PUR

Property Appraiser's Parcel I.D. Number:  
20008803530

THIS DOCUMENT HAS BEEN  
E-RECORDED AT  
Deed BOOK 16049 PAGE 3386  
COUNTY Cobb STATE GA  
DATE: 4/21/22 TIME: 4:47 A.M./P.M.

### LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 11th day of April, 2022, between

**OP SPE TPA1, LLC, a Delaware Limited Liability Company**

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

**Wanda Hostick**

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 And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 88 of the 20th District, 2nd Section, Cobb County Georgia, being Lot 275, of Lullwater at Legacy Park Subdivision, Phase VI-B, as per plat recorded in Plat Book 180, Pages 43-45, Cobb County, Georgia records, said plat is referred to for a more complete description.

Property known as 3154 Hartness Way NW, Kennesaw, GA, 30144  
Parcel ID: 20008803530

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

**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 of all persons owning, holding or claiming by, through or under the said Grantor.

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

Signed, sealed and delivered in the presence of:

OP SPE TPA1, LLC, a Delaware limited liability company

[Signature]  
Unofficial Witness

By: Rebecca McLean  
Rebecca McLean (Authorized Signer)  
(Corporate Seal)

[Signature]  
Notary Public

My Commission Expires: 2/20/25  
[Notary Seal]





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

# 2025 Property Tax Bill

|                                     |                          |               |
|-------------------------------------|--------------------------|---------------|
| Parcel ID                           | Tax District             | Bill #        |
| 20008803530                         | 3/3-BOND - KENNESAW CITY | 290014        |
| Property Owner/Location/Description |                          | Taxable Value |
| HOSTICK WANDA<br>3154 HARTNESS WAY  |                          | 181,852       |

| Levies           | Taxable Value | - | Exemptions | = | Net Assessment | X | Tax Rate     | = | Net Tax |
|------------------|---------------|---|------------|---|----------------|---|--------------|---|---------|
| CITY OF KENNESAW | 181,852       |   | 181,852    |   | 0              |   | 7.7500000000 |   | \$0.00  |
| BOND             | 181,852       |   | 181,852    |   | 0              |   | 1.4000000000 |   | \$0.00  |

**Exemptions:**  
 413 - Age 65

Printed January 2026 | Settled Value Bill: You are receiving this bill due to the finalization of your appeal.

For properties under appeal with Cobb County, an initial temporary bill was issued based on 85% of the estimated tax value due 12/1/2025. Now that your appeal has been finalized, this bill reflects the full amount due for 2025.

If your taxes are paid through escrow, please forward the attached bill to your mortgage company for prompt processing.

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](mailto:taxoffice@kennesaw-ga.gov).

|                   |               |
|-------------------|---------------|
| Current Year Tax  | \$0.00        |
| Interest          | \$0.00        |
| Penalty           | \$0.00        |
| Other Fees        | \$0.00        |
| Payments Received | \$0.00        |
| Other Amounts Due | \$0.00        |
| <b>Total Due</b>  | <b>\$0.00</b> |
| Due Date          | 12/01/2025    |



**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: 20008803530  
 Amount Due: \$0.00  
 Bill#: 290014  
 Due Date: 12/01/2025

|             |
|-------------|
| AMOUNT PAID |
|             |

HOSTICK WANDA  
 3154 HARTNESS WAY NW  
 KENNESAW, GA 30144

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



Printed: 1/23/2026

# 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:  
 VALON MORTGAGE INC

**HOSTICK WANDA**

**Payment Date: 10/7/2025**

| Tax Year | Parcel ID   | Due Date   | Appeal Amount |        | Taxes Due |
|----------|-------------|------------|---------------|--------|-----------|
| 2025     | 20008803530 | 10/15/2025 | Pay:          | N/A or | \$0.00    |

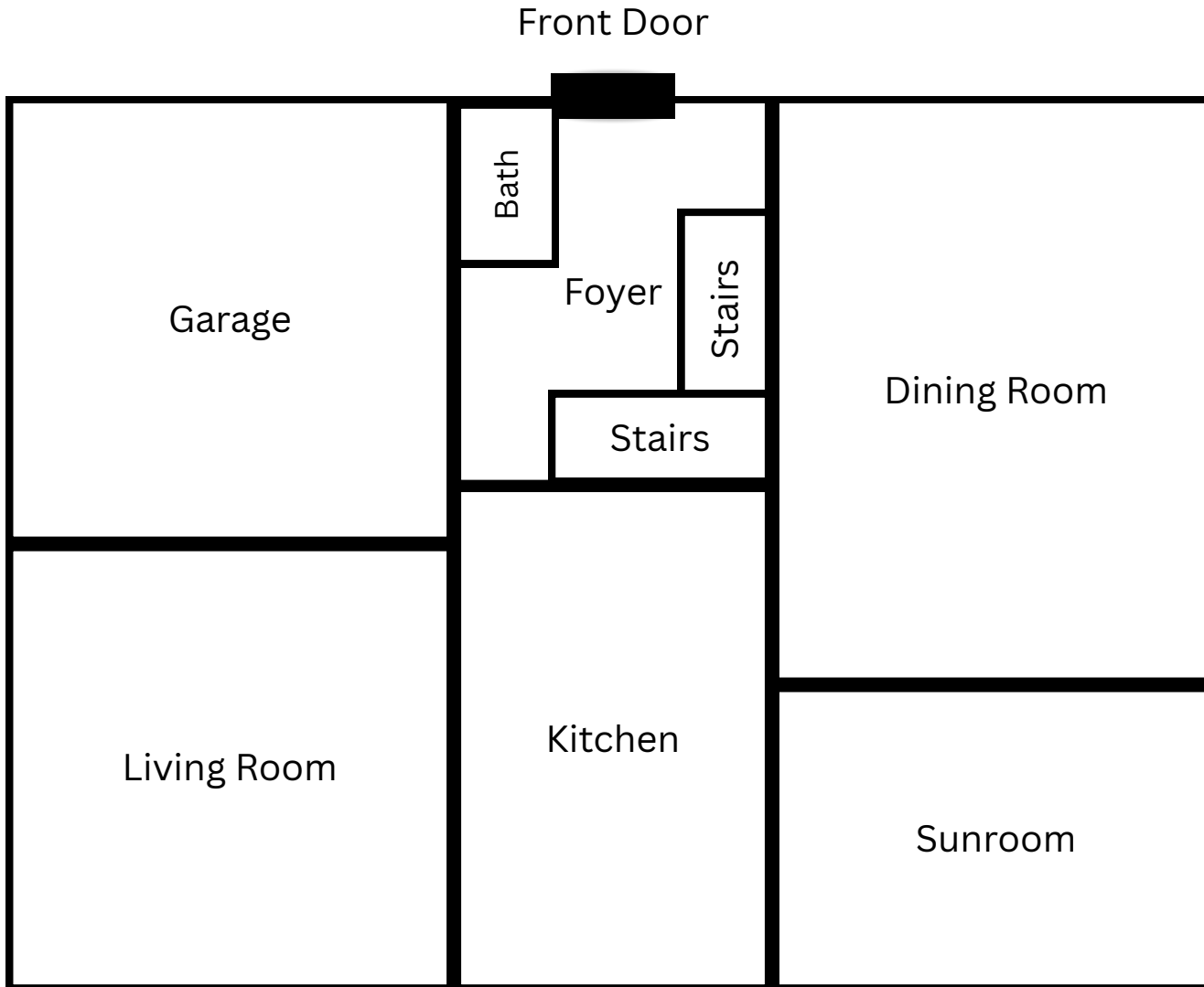
| Interest | Penalty | Fees   | Total Due | Amount Paid | Balance       |
|----------|---------|--------|-----------|-------------|---------------|
| \$0.00   | \$0.00  | \$0.00 | \$0.00    | \$1,771.17  | <b>\$0.00</b> |



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

# Main Floor - 3154 Hartness Way NW, Kennesaw Ga 30144

Areas with business equipment/supplies = 

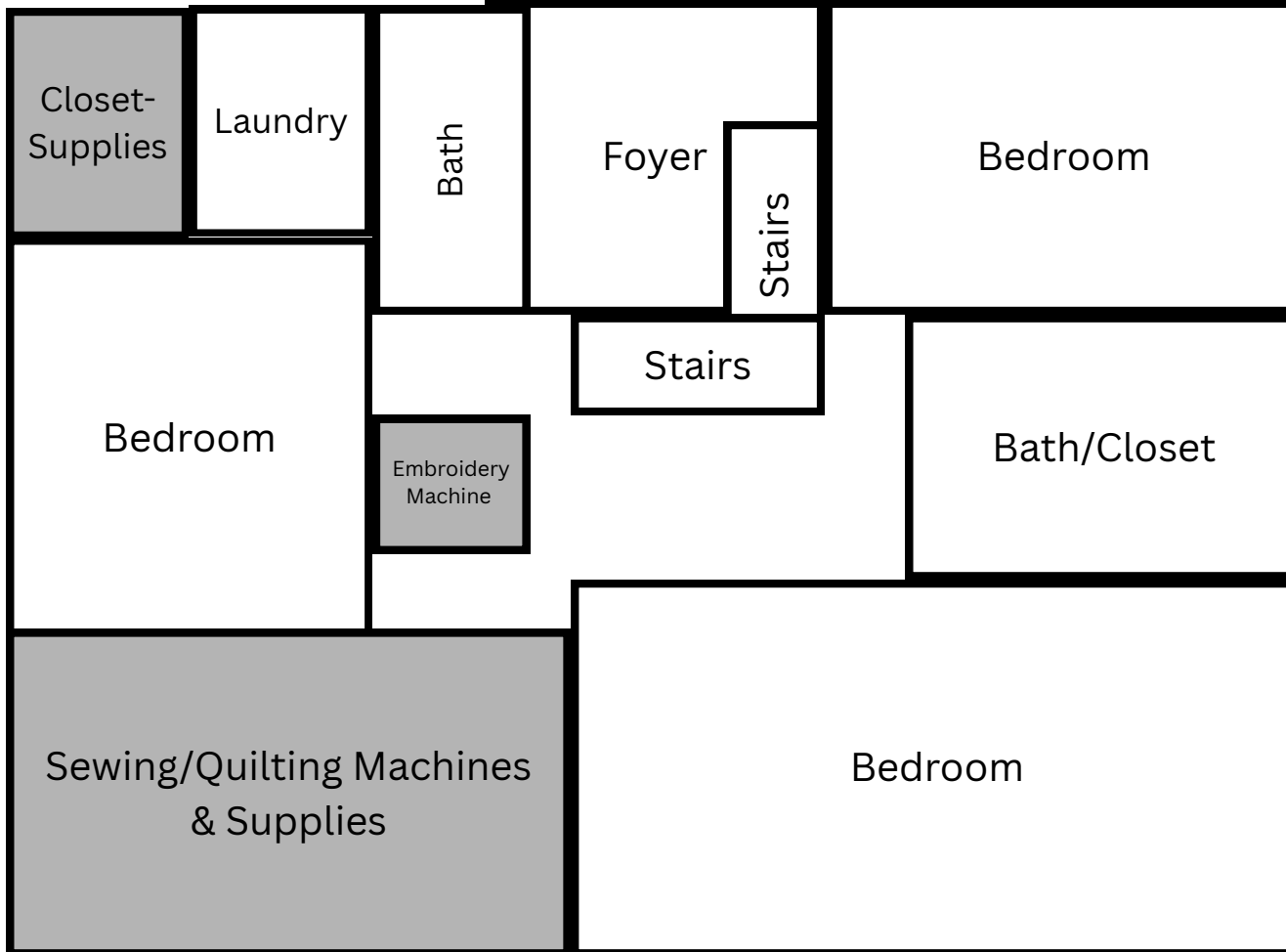


Please note: Drawing not to scale

# Upper Floor - 3154 Hartness Way NW, Kennesaw Ga 30144

Areas with business equipment/supplies = 

Front



Please note: Drawing not to scale





1 2 3 4 5

6 7 8 9 10

11 12 13 14 15

16 17 18 19 20

21 22 23 24 25











**BERNINA**  
SWISS ENGINEERING

BERNINA

Snow



CHOICE

CHOICE  
White  
Herringbone  
Kitchen Towels  
100% Cotton  
24 oz. (per dozen)

Clear  
Storage  
60 QT

CHOICE

UP

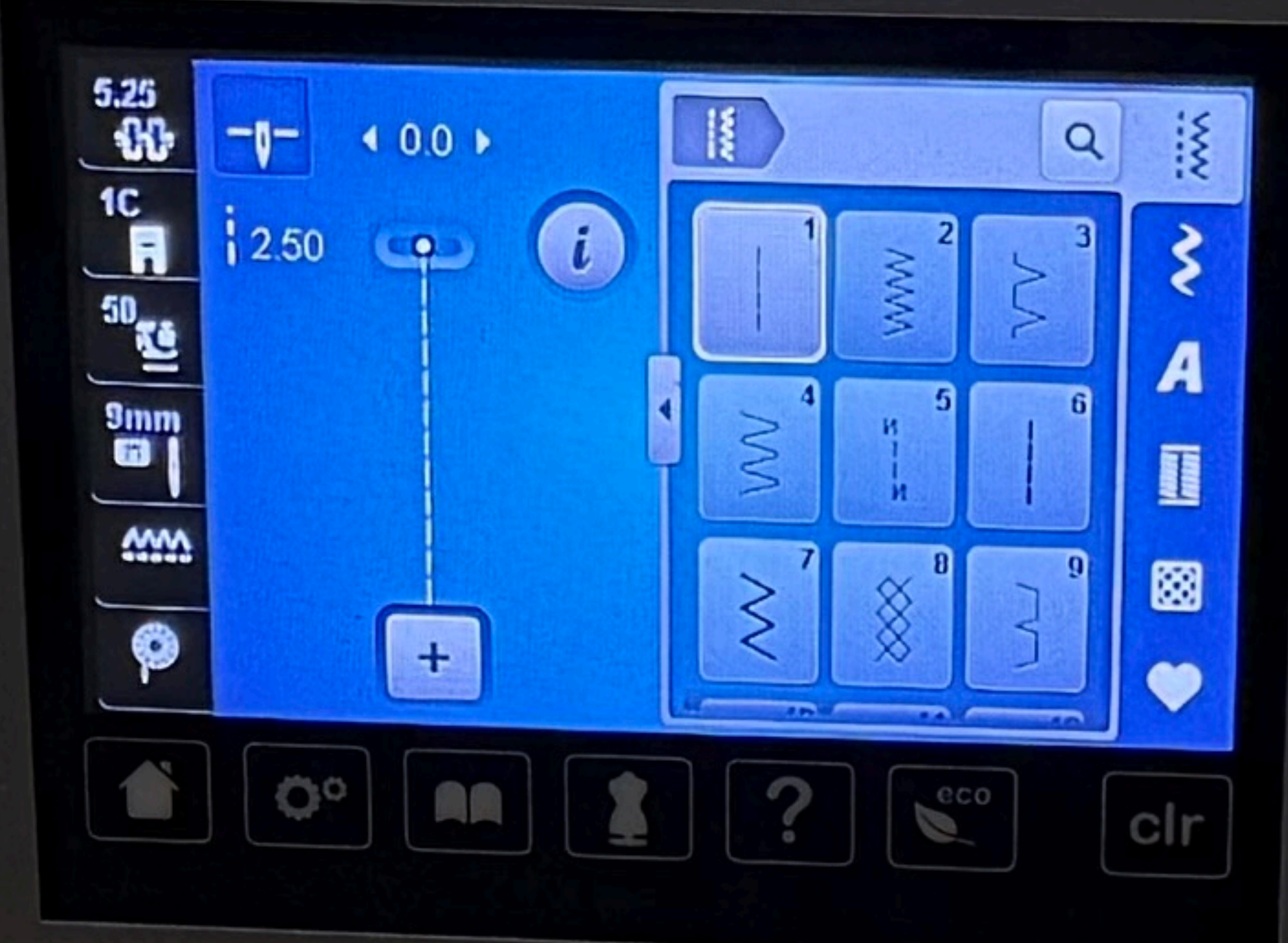
BAC

TOP  
TOP



B 740

**BERNINA**  
SWISS ENGINEERING





Pre cuts

Blanks

PRIORITY MAIL  
FIRST CLASS SERVICE

CRAFTER'S

DON'T FORGET  
BUBBLE  
WRAP

Sterilite  
Ultra

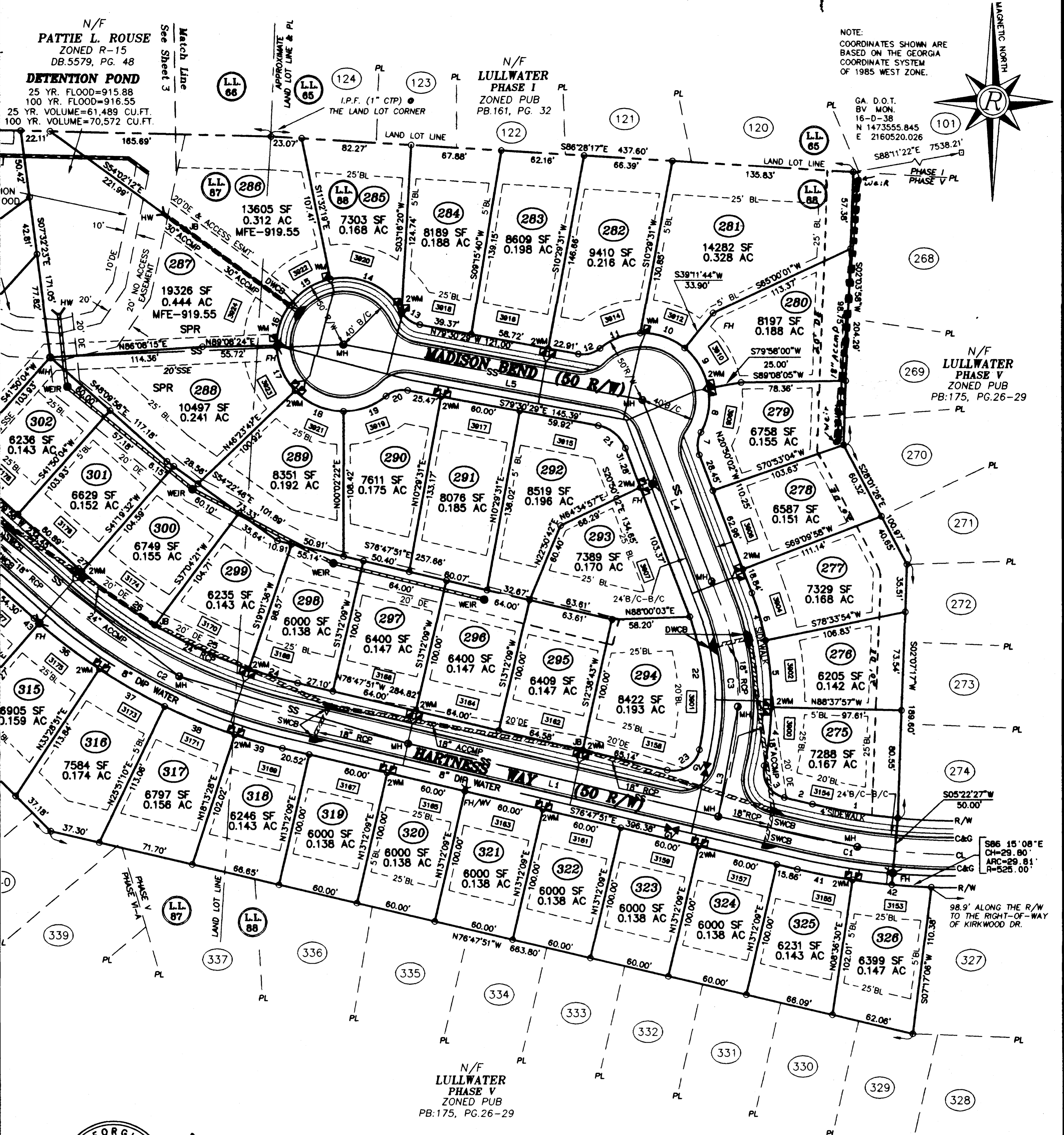
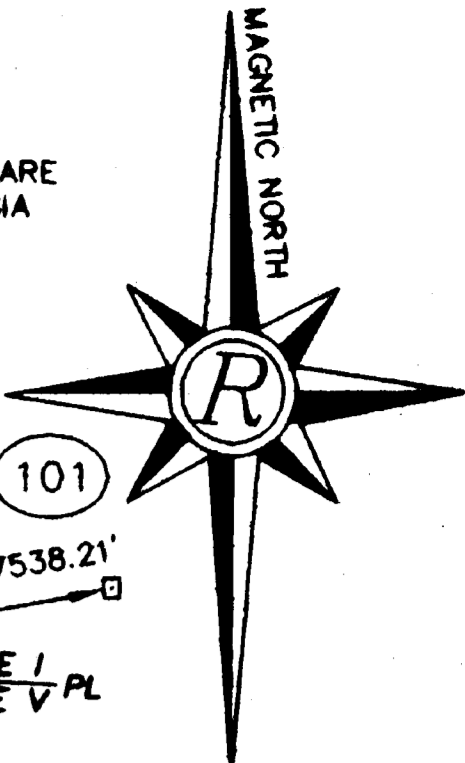
UNDER USE



N/F  
**PATTIE L. ROUSE**  
 ZONED R-15  
 DB.5579, PG. 48  
**DETENTION POND**  
 25 YR. FLOOD=915.88  
 100 YR. FLOOD=916.55  
 25 YR. VOLUME=61,489 CU.FT.  
 100 YR. VOLUME=70,572 CU.FT.

N/F  
**LULLWATER**  
**PHASE I**  
 ZONED PUB  
 PB.161, PG. 32

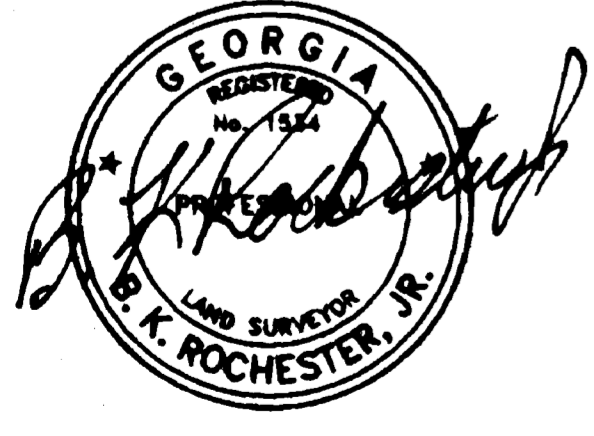
NOTE:  
 COORDINATES SHOWN ARE  
 BASED ON THE GEORGIA  
 COORDINATE SYSTEM  
 OF 1985 WEST ZONE.



GA. D.O.T.  
 BV MON.  
 16-D-38  
 N 1473555.845  
 E 2160520.026

N/F  
**LULLWATER**  
**PHASE V**  
 ZONED PUB  
 PB:175, PG.26-29

N/F  
**LULLWATER**  
**PHASE V**  
 ZONED PUB  
 PB:175, PG.26-29



THIS FINAL SUBDIVISION PLAT IS FOR THE EXCLUSIVE USE OF THE OWNER/DEVELOPER SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF .02 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 318,209 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS.

Plat Book 180 Pg 44  
 Filed and Recorded May-05-1999 08:54am  
 1999-0074663

J.C. Stephenson  
 Jay C. Stephenson  
 Clerk of Superior Court Cobb Cty, Ga.  
 CLERK, 1

JOB No. G195228.071.00-2241

SHEET 2 OF 3  
 DATE 4/15/99  
 SCALE 1"=50'  
 JOB NO. G195228.071  
 DRAWN BY: KCS  
 FILE NO. S-002087

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.  
 GRAPHIC SCALE  
 0' 25' 50' 100'

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

FINAL SUBDIVISION PLAT FOR  
**LULLWATER**  
**PHASE VI-B**  
 AT  
**LEGACY PARK**  
 LOCATED IN  
 LAND LOT 87 & 88, 20th DISTRICT, 2nd SECTION  
 CITY OF KENNESAW, COBB COUNTY, GEORGIA

**rochester**  
 Rochester & Associates, Inc.  
 425 Oak Street N.W.  
 Gainesville, Georgia 30501  
 Atlanta (770)718-0800-Gainesville (770)534-5108  
 Blairsville (706)745-3916

MAY 0 1999



October 15, 2025

Leigh Ann Blades  
2970 Bancroft Glen  
Kennesaw, Georgia 30144

Wanda Hostick  
3154 Hartness Way  
Kennesaw, GA 30144

**Re: 3154 Hartness Way**

Dear Ms. Blades:

We understand that you are starting a business (Three Generations Custom Creations LLC) and will be using the residence at 3154 Hartness Way as a home office. Legacy Park is a covenant-guided community, and Exhibit C paragraph 2(r) of the Declaration provides:

Any business, trade, or similar activity, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (i) the existence or operation of the business activity is ***not apparent*** or detectable by sight, sound, or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Properties; (iii) the business activity does not involve regular visitation of the Unit by clients, customers, suppliers, or other business invitees or door-to-door solicitation of residents of the Properties; and (iv) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

We appreciate your commitment to ensuring that your business operates within the guidelines outlined above. As always, any violation of the Covenants would result in a notice and appropriate action from the HOA.

Best of luck with your new endeavor! Please don't hesitate to reach out to the HOA office if you need any further information or assistance.

Sincerely,

Candace Cole  
Property Manager

March 13, 2026

**Subject: Please Take Notice - Notification of Nearby Zoning Application**  
3154 Hartness Way, Kennesaw, GA, 30144 – 20008803530

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:** Wanda Hostick

**Property Address:** 3154 Hartness Way

**Parcel Identification Number:** 20008803530

**Description of Proposal:** Consideration for approval of a land use request to obtain a home occupation business license to create jewelry, accessories, handbags, and home décor.

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: 4/1/26

Time: 6:30 p.m.

**Mayor & Council Meeting**

Date: 4/20/26







Time: 6:30 p.m.

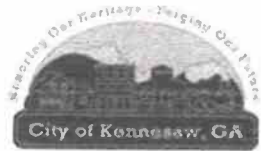
Both meetings occur in the City Hall Council Chambers located at 2529 J. O. Stephenson Avenue, Kennesaw, GA 30144. You may appear in person or be represented by an attorney to present any objections you may have. The application is enclosed for your review. This notice is being sent to you by order of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

Applicant Signature Wanda Hostick Date 3-19-26



Microsoft, Vantor

|                    |                              |  |   |   |
|--------------------|------------------------------|--|---|---|
| <b>CASE NUMBER</b> | LAND USE OR ZONING           |  | <b>3154 Hartness Way</b><br><b>Land Lot 88, Tax Parcels 353</b><br> Subject Property |    |
|                    | FROM                         | TO   |   |   |
| AV                 | <b>LU 2026-002</b>           | <b>PUD-R</b>   | Home Based Business   | <b>CITY OF KENNESAW</b><br>PLANNING & ZONING DEPT.<br>770-590-8268<br><i>Derek Eastenberg</i><br><small>MAJOR</small><br><i>Lisa Alvarez</i><br><small>CITY CLERK</small> |
| 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                |  |   | Scale: 1" = 54'<br>Print Date: 1/28/2026<br>LU2026_002  |
|                    | RZ – Re-zoning               |  |   |   |
|                    | SLUP – Special Land Use      |  |   |   |
|                    | ZV – Variance                |  |   |   |



**LAND USE & SPECIAL LAND USE APPLICATION**

Required Fee \$250.00

Date Received 01/23/26

Staff's Initials CMC

**LAND USE APPLICATION**

**SPECIAL LAND USE APPLICATION**

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

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

(Applicant or agent must be present at all public hearings)

Date of Consultation \_\_\_\_\_ Staff's Initials \_\_\_\_\_

**PURPOSE OF LAND USE REQUEST** create jewelry, accessories, handbags, and home decor using purchased supplies & various equipment (embroidery & sewing machine, 3D printer, laser cutter)

**LAND USE PROPERTY ADDRESS** 3154 Hartness Way NW, Kennesaw, Ga 30144

Land Lot 88 Tax Parcel 353 Lot Size 0.17 +/- acres Current Zoning PUD-R

**APPLICANT** Wanda Hostick/Three Generations Custom Creations LLC

**APPLICANT EMAIL** [REDACTED]

Applicant address 3154 Hartness Way NW, Kennesaw Ga 30144

(Home#) \_\_\_\_\_ (Fax#) \_\_\_\_\_ (Work#) \_\_\_\_\_

(Cell#) [REDACTED]

→ Applicant Signature Wanda Hostick

Signed, sealed and delivered in presence of: [Signature] Notary [Signature] Date 1/14/26

**REPRESENTATIVE** \_\_\_\_\_

(Fax #) \_\_\_\_\_ (Work#) \_\_\_\_\_ (Cell#) \_\_\_\_\_

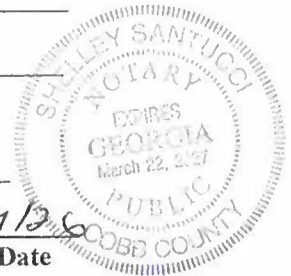
Representative Signature \_\_\_\_\_

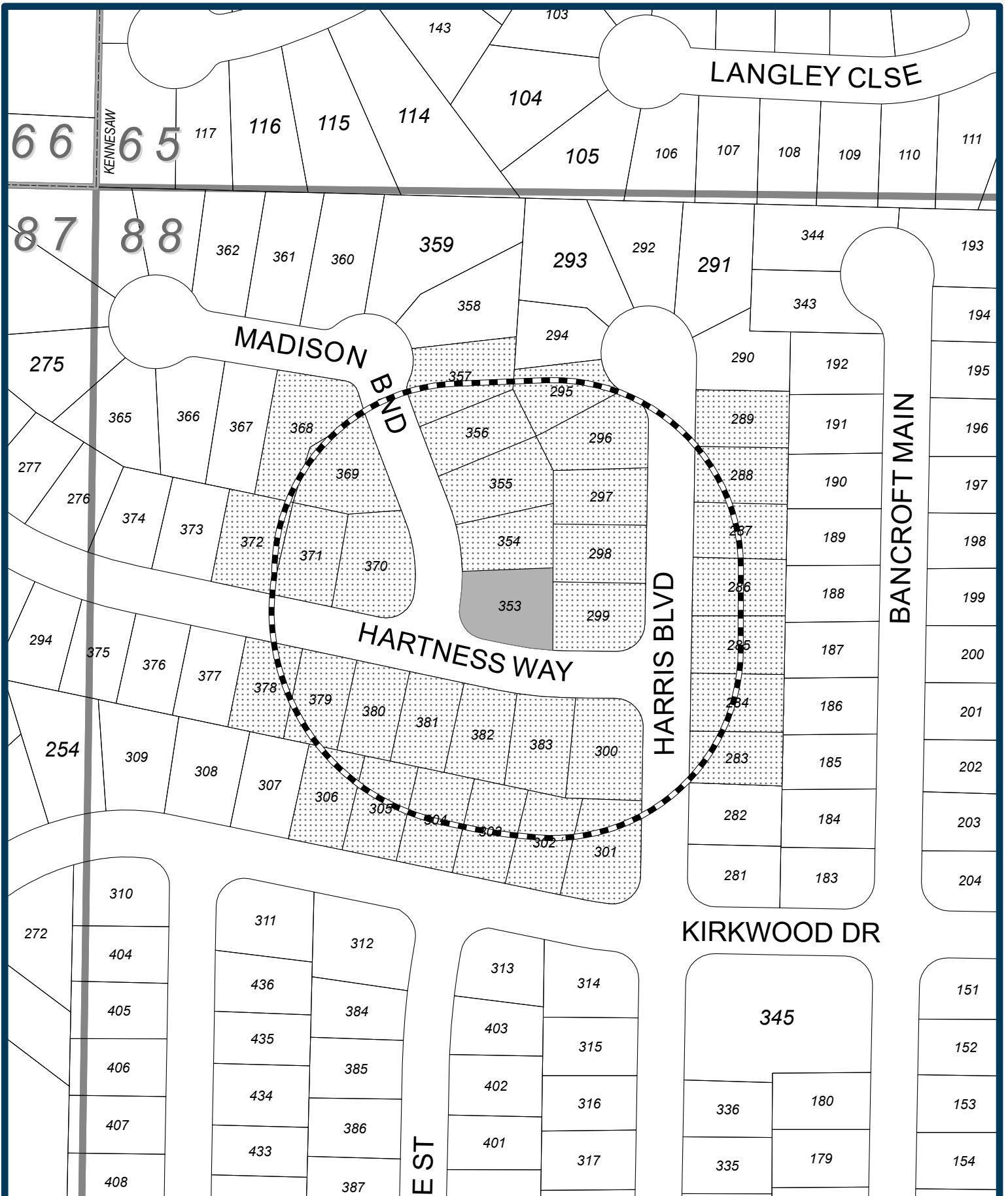
Signed, sealed and delivered in presence of: \_\_\_\_\_ Notary \_\_\_\_\_ Date \_\_\_\_\_




**TITLEHOLDER:** Wanda Hostick Telephone: [REDACTED]

Signature: Wanda Hostick Address: [REDACTED]

Signed, sealed and delivered in presence of: [Signature] Notary \_\_\_\_\_ Date 01/23/26





-  Subject Parcel
-  200' Radius
-  Properties Notified

**3154 Hartness Way**  
**Land Lot 88,**  
**Tax Parcel 353**

**LU2026-002**  
**200' PROPERTY NOTIFICATION**



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

*Derek Easton*  
 MANOR  
 City Clerk

Date: 1/28/2026  
 LU2026-002



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(770)795-3050

ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 03/11/26 14:38 by rmill-tj

Acct #: 110016

Ad #: 542629

Status: New WHOLD

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

Start: 03/13/2026 Stop: 03/13/2026

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-1536 3154 HARTNESS WAY

Descr Cont: MDJ-1536 GPN-16 CITY OF K

Given by: REBECCA GOLDSTEIN

P.O. #: 3154 HARTNESS WAY

Created: rmill 03/11/26 14:36

Last Changed: rmill 03/11/26 14:38

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

PUB ZONE EDT TP RUN DATES  
MDJ A 95 S 03/13

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-1536  
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 Wanda Hostick for property located at 3154 Hartness Way. Said request is to obtain a home occupational business license to create jewelry, accessories, handbags, and home decor. Property consists of 0.17 +/- acres, lies in Land Lot 88, Tax Parcel 353 and is zoned Planned Unit Development-Residential (PUD-R).  
Said meetings shall be held before the Planning Commission on April 1, 2026 at 6:30 p.m. and the Mayor and Council will hold a public hearing on April 20, 2026 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 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/>  
3:13-2026

**CITY OF KENNESAW  
LAND USE NOTICE**

APPLICATION # LU2026-01

PURPOSE Home based business license to create jewelry, accessories, handbags, and home decor

DATE OF PUBLIC MEETING: 4/1/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 4/20/2026 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](http://www.kennesaw-ga.gov)

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

03.13.2026 09:56

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Sent To: Tax Parcel - 20008802980  
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 City/State: KENNESAW GA 30144  
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**Total Postage and Fees \$16.08**

Sent To: Tax Parcel - 20008803570  
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 Street: ARNOLD MICHELLE L & HAVENS AUSTIN E  
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Sent To: Tax Parcel - 20008802960  
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Sent To: Tax Parcel - 20008803780  
 Street: CORNELL KYLE & WHITNEY  
 City, State: 3163 HARTNESS WAY NW KENNESAW GA 30144

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 Street: FELDER JOE & PEGGY  
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Sent To: Tax Parcel - 20008803720  
 Street: EVANS BRIDGET & STEPHEN  
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 Street: FKH SFR PROPCO I LP  
 City, State: 1850 PARKWAY PL SUITE 900 MARIETTA GA 30067

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 Street: EWALD HANS  
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Sent To: Tax Parcel - 20008803000  
 Street: FLORENTINO NICHOLAS D  
 City, State: 3151 HARTNESS WAY NW KENNESAW GA 30144

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Postage \$0.78

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Postage \$0.78

Total Postage and Fees \$10.48

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 Street and HERRON DANA  
 City, State 3074 KIRKWOOD DR NW  
 KENNESAW GA 30144

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Postage \$0.78

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Sent To Tax Parcel - 20008803790  
 Street and HEIM MATTHEW CHRISTIAN & AMY FRANCES  
 City, State 3161 HARTNESS WAY  
 KENNESAW GA 30144

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9589 0720 5270 0225 9636 3347 92



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**Kennesaw, GA 30144**

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Adult Signature Restricted Delivery \$0.00

Postage \$0.78

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Sent To Tax Parcel - 20008803830

Street and PUCKETT REVOCABLE TRUST

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 KENNESAW GA 30144-7305

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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Tax Parcel - 20008803040

Street and PETERS TIMOTHY

City, State 1114 VININGS GROVE WAY  
 SMYRNA GA 30082

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Adult Signature Restricted Delivery \$0.00

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Street and PEDERSEN NILS ERIK M & LYNN COWELL

City, State 3157 HARTNESS WAY  
 KENNESAW GA 30144

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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Tax Parcel - 20008802970

Street and O REILLY CORBIN & O REILLY BRANDI

City, State 3813 HARRIS BLVD  
 KENNESAW GA 30144-0000

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



**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**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

Sent To Tax Parcel - 20008802870

Street and MELTZER ALEX & LINDSAY

City, State 3812 HARRIS BLVD  
 KENNESAW GA 30144

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



**U.S. Postal Service™**  
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*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**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

Sent To Tax Parcel - 20008802840

Street and LILLY RANSOM

City, State 3806 HARRIS BLVD  
 KENNESAW GA 30144

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



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For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
**Kennesaw, GA 30144**

Certified Mail Fee \$5.30  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$4.40  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$40.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
 Postage \$11.78  
 Total Postage and Fees \$11.78  
 Sent To Tax Parcel - 20008803560  
 Street and City/State REYES ROBERTO GUZMAN & GUZMAN ASHLEY KENNESAW GA 30144  
 PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
**Greenwich, CT 06830**

Certified Mail Fee \$5.30  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$4.40  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$40.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
 Postage \$10.48  
 Total Postage and Fees \$10.48  
 Sent To Tax Parcel - 20008803700  
 Street and City/State STAR BORROWER SFR6 LP GREENWICH, CT 06830  
 PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
**Kennesaw, GA 30144**

Certified Mail Fee \$5.30  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$4.40  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$40.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
 Postage \$0.78  
 Total Postage and Fees \$10.48  
 Sent To Tax Parcel - 20008802890  
 Street and City/State SALISBURY WILLIAM & HENDERSON ALEXIS KENNESAW GA 30144-6095  
 PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



**U.S. Postal Service™**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
**Kennesaw, GA 30144**

Certified Mail Fee \$5.30  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$4.40  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$40.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
 Postage \$0.78  
 Total Postage and Fees \$10.48  
 Sent To Tax Parcel - 20008803030  
 Street and City/State THOMPSON THEODORE L & TAMMY L KENNESAW GA 30144  
 PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



USPS TRACKING #



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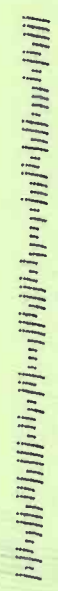
First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

Zoning Case #: LU2026-02

United States Postal Service  
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MAR 16 2026

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



USPS TRACKING #



9590 9402 9514 5069 5843 04

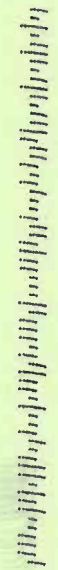
First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

Zoning Case #: LU2026-02

United States Postal Service  
Please print your name, address, and ZIP+4® in this box\*

MAR 16 2026

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



USPS TRACKING #



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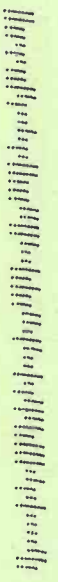
First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

Zoning Case #: LU2026-02

United States Postal Service  
Please print your name, address, and ZIP+4® in this box\*

MAR 16 2026

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



USPS TRACKING #



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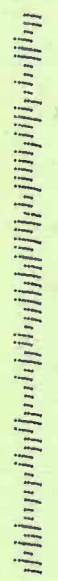
First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

Zoning Case #: LU2026-02

United States Postal Service  
Please print your name, address, and ZIP+4® in this box\*

MAR 16 2026

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



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008802970

O REILLY CORBIN & O REILLY BRANDI  
3813 HARRIS BLVD  
KENNESAW GA 30144-0000



9590 9402 9514 5069 5843 09

2. Article Number (Transfer from service label)

9589 0710 5270 2636 3354 30

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  Addressee
- B. Received by (Printed Name)  Date of Delivery
- Brandi O'Reilly
- D. Is delivery address different from item 1?  Yes  No
- If YES, enter delivery address below:

3. Service Type

- Priority Mail Express®
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Insured Mail
- Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008802840

LILLY RANSOM  
3806 HARRIS BLVD  
KENNESAW GA 30144



9590 9402 9514 5069 5842 55

2. Article Number (Transfer from service label)

9589 0710 5270 2636 3353 86

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

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type

- Priority Mail Express®
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Insured Mail
- Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008802830

ARNOLD MICHELLE L & HAVENS AUSTIN E  
3804 HARRIS BLVD NW  
KENNESAW GA 30144



9590 9402 9514 5069 5841 49

2. Article Number (Transfer from service label)

9589 0710 5270 2636 3355 22

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  Addressee
- B. Received by (Printed Name)  Date of Delivery
- Michelle Havens
- D. Is delivery address different from item 1?  Yes  No
- If YES, enter delivery address below:

3. Service Type

- Priority Mail Express®
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Insured Mail
- Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008803830

PUCKETT REVOCABLE TRUST  
3153 HARTNESS WAY NW  
KENNESAW GA 30144-7305



9590 9402 9514 5069 5840 71

2. Article Number (Transfer from service label)

9589 0710 5270 2636 3353 79

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

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type

- Priority Mail Express®
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Insured Mail
- Mail Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 9514 5069 5842 24

United States Postal Service

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

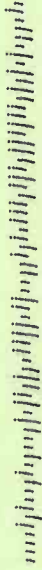
MAR 16 2026

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

CITY OF KENNESAW

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

Zoning Case #: LU2026-02



USPS TRACKING #



9590 9402 9514 5069 5842 24

United States Postal Service

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

MAR 16 2026

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

CITY OF KENNESAW

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

Zoning Case #: LU2026-02

USPS TRACKING #



9590 9402 9514 5069 5842 24

United States Postal Service

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

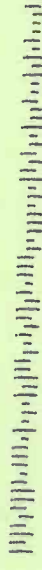
RECEIVED

MAR 16 2026  
City of Kennesaw Planning & Zoning  
2529 J O Stephenson Avenue  
Kennesaw, GA 30144

CITY OF KENNESAW

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

Zoning Case #: LU2026-02



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

2. Article Number (Transfer from service label)  
 9589 0710 5270 2636 3354

Tax Parcel - 20008803030  
 THOMPSON THEODORE L & TAMMY L  
 3066 KIRKWOOD DR NW  
 KENNESAW GA 30144

1. Article Addressed to:  
 ■ Complete items 1, 2, and 3.  
 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY  
 A. Signature  Agent  
 B. Received by (Printed Name) *OC SSS*  
 C. Date of Delivery

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

3. Service Type  
 Priority Mail Express®  
 Registered Mail™  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Signature Confirmation™  
 Collect on Delivery Restricted Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail (all Restricted Delivery)

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

2. Article Number (Transfer from service label)  
 9589 0710 5270 2636 3347

Tax Parcel - 20008803010  
 IH6 PROPERTY GEORGIA LP C/O RYAN LLC  
 PO BOX 4900  
 SCOTTSDALE AZ 85261

1. Article Addressed to:  
 ■ Complete items 1, 2, and 3.  
 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY  
 A. Signature  Agent  
 B. Received by (Printed Name) *Tammy Thompson*  
 C. Date of Delivery *8/19/20*  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type  
 Priority Mail Express®  
 Registered Mail™  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Signature Confirmation™  
 Collect on Delivery Restricted Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail (all Restricted Delivery)

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

2. Article Number (Transfer from service label)  
 9589 0710 5270 2636 3353

Tax Parcel - 20008803810  
 PEDERSEN NILS ERIK M & LYNN COWELL  
 3157 HARTNESS WAY  
 KENNESAW GA 30144

1. Article Addressed to:  
 ■ Complete items 1, 2, and 3.  
 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY  
 A. Signature  Agent  
 B. Received by (Printed Name) *Lynn Pedersen*  
 C. Date of Delivery

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

3. Service Type  
 Priority Mail Express®  
 Registered Mail™  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Signature Confirmation™  
 Collect on Delivery Restricted Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail (all Restricted Delivery)

USPS TRACKING #



9590 9402 9514 5069 5841 32

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

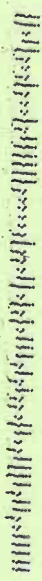
Zoning Case #: LU2026-02

United States  
Postal Service

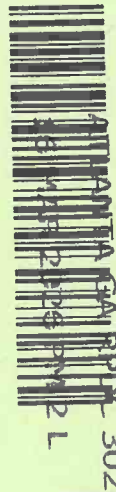
Sender: Please print your name, address, and ZIP+4® in this box•

MAR 18 2020

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



USPS TRACKING #



9590 9402 9514 5069 5841 32

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

Zoning Case #: LU2026-02

United States  
Postal Service

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

City of Kennesaw Planning & Zoning  
2529 J O Stephenson Avenue  
KENNESAW, GA 30144  
CITY OF KENNESAW



USPS TRACKING #



9590 9402 9514 5069 5841 32

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

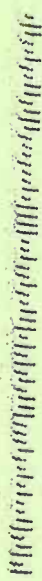
Zoning Case #: LU2026-02

United States  
Postal Service

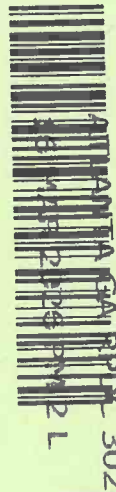
Sender: Please print your name, address, and ZIP+4® in this box•

MAR 18 2020

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



USPS TRACKING #



9590 9402 9514 5069 5841 32

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

Zoning Case #: LU2026-02

United States  
Postal Service

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

City of Kennesaw Planning & Zoning  
2529 J O Stephenson Avenue  
KENNESAW, GA 30144  
CITY OF KENNESAW



SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008803710  
 BHUGRA SHIVDEEPAK & LOOMBA NIDHI  
 3162 HARTNESS WAY  
 KENNESAW GA 30144



9590 9402 9514 5069 5844 15

2. Article Number (Transfer from service label)

9589 0710 5270 2636 3353 24  
 PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008802870  
 MELTZER ALEX & LINDSAY  
 3812 HARRIS BLVD  
 KENNESAW GA 30144



9590 9402 9514 5069 5841 32

2. Article Number (Transfer from service label)

9589 0710 5270 2636 3355 39  
 PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

A. Signature  Agent  Addressee

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

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

3. Service Type

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

A. Signature  Agent  Addressee

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

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

3. Service Type

Adult Signature  Registered Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Insured Mail  Insured Mail Restricted Delivery

A. Signature  Agent  Addressee

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

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

3. Service Type

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

A. Signature  Agent  Addressee

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

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

3. Service Type

Adult Signature  Registered Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Insured Mail  Insured Mail Restricted Delivery

USPS TRACKING #



9590 9402 9514 5069 5843 25

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

Zoning Case #: LU2026-02

United States Postal Service  
Sender: Please print your name, address, and ZIP+4® in this box\*

MAR 19 2026

City of Kennesaw Planning & Zoning  
2529 J O Stephenson Avenue  
KENNESAW, GA 30144

CITY OF KENNESAW



USPS TRACKING #



9590 9402 9514 5069 5843 25

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

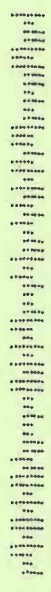
Zoning Case #: LU2026-02

United States Postal Service  
Sender: Please print your name, address, and ZIP+4® in this box\*

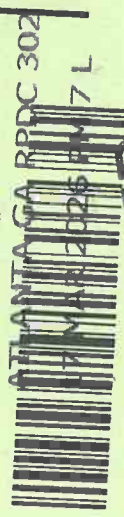
MAR 19 2026

City of Kennesaw Planning & Zoning  
2529 J O Stephenson Avenue  
KENNESAW, GA 30144

CITY OF KENNESAW



USPS TRACKING #



9590 9402 9514 5069 5843 25

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

Zoning Case #: LU2026-02

United States Postal Service  
Sender: Please print your name, address, and ZIP+4® in this box\*

MAR 19 2026

City of Kennesaw Planning & Zoning  
2529 J O Stephenson Avenue  
KENNESAW, GA 30144

CITY OF KENNESAW



USPS TRACKING #



9590 9402 9514 5069 5843 25

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

Zoning Case #: LU2026-02

United States Postal Service  
Sender: Please print your name, address, and ZIP+4® in this box\*

MAR 19 2026

City of Kennesaw Planning & Zoning  
2529 J O Stephenson Avenue  
KENNESAW, GA 30144

CITY OF KENNESAW

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Tax Parcel - 20008802890

SALISBURY WILLIAM & HENDERSON ALEXIS  
3816 HARRIS BLVD NW  
KENNESAW GA 30144-6095



9590 9402 9514 5069 5843 47

Article Number (Transfer from service label)

9589 0710 5270 2636 3354 85

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

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
B. Received by (Printed Name)  Addressee  
C. Date of Delivery

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

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery

Mail Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Tax Parcel - 20008803780

CORNELL KYLE & WHITNEY  
3163 HARTNESS WAY NW  
KENNESAW GA 30144



9590 9402 9514 5069 5841 70

Article Number (Transfer from service label)

9589 0710 5270 2636 3355 77

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

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
B. Received by (Printed Name)  Addressee  
C. Date of Delivery

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

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery

Mail Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Tax Parcel - 20008803050

FELDER JOE & PEGGY  
3072 KIRKWOOD DR  
KENNESAW GA 30144



9590 9402 9514 5069 5841 25

Article Number (Transfer from service label)

9589 0710 5270 2636 3355 08

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

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
B. Received by (Printed Name)  Addressee  
C. Date of Delivery

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

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery

Mail Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
B. Received by (Printed Name)  Addressee  
C. Date of Delivery

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

3. Service Type  
 Priority Mail Express®  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery

Mail Restricted Delivery

9589 0710 5270 2636 3354 47

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

Domestic Return Receipt

USPS TRACKING #



9590 9488 1574 9014 4530

United States  
Postal Service

MAR 19 2020

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

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

CITY OF KENNESAW

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

Zoning Case #: LU2026-02

USPS TRACKING #



9590 9188 1574 9014 4530

United States  
Postal Service

MAR 19 2020

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

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

CITY OF KENNESAW

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

Zoning Case #: LU2026-02

-279799

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008802950  
 KLOCK CHRISTOPHER & KIMBERLY L  
 3817 HARRIS BLVD  
 KENNESAW GA 30144

Page 139



9590 9402 9514 5069 5843 30

2. Article Number (Transfer from service label)

9589 0710 5270 2636 3354 61

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
- B. Received by (Printed Name)  Addressee
- C. Date of Delivery

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

If YES, enter delivery address below:

- 3. Service Type
- Adult Signature
- Certified Mail®
- Collect on Delivery
- Insured Mail
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery

(9)

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tax Parcel - 20008803700  
 STAR BORROWER SFR6 LP  
 591 PUTNAM AVE  
 GREENWICH, CT 06830



9590 9402 9514 5069 5841 87

2. Article Number (Transfer from service label)

9589 0710 5270 2636 3355 60

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
- B. Received by (Printed Name)  Addressee
- C. Date of Delivery 3/16/26

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

If YES, enter delivery address below:

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

Mail Restricted Delivery

(10)