

**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
April 1, 2026
6:30 PM**

1. Call to Order / Roll Call

Chairman Bodenhamer called the meeting to order at 6:30 p.m.

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

Absent: Rebecca Patterson

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

Speakers/Applicants Present: Leigh Anne Blades (Applicant), Wanda Hostick (Applicant)

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

Commissioner Patterson arrived at 6:31 p.m.

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, motion unanimously approved 5-0. Motion carried.

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.

Ms. Chanelle Campbell presented this agenda item. This is a land use permit application submitted by Leigh Anne Blades, who resides at 2970 Bancroft Glen. The applicant is seeking approval for a home occupation to create jewelry, accessories, handbags, and home decor. The property is currently zoned Planned Unit Development - Residential (PUD-R) with a future land use designation of Planned Unit Development.

This application is related to item B on the agenda. The two land use cases on the agenda are from a mother-daughter team that will be conducting business from two separate locations within Legacy Park. Because the operations will have two separate business licenses, the cases are separate land use permit applications on the agenda.

The applicant for 2970 Bancroft Glen intends to utilize designated areas in her home for her work space, as highlighted on the floor plan in the agenda packet. Staff believes the use is very low in commercial intensity as the use will be contained within an enclosed building space. Staff recommends approval of the application with the following conditions:

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

Ms. Campbell explained that the ordinance update completed last year meant that the application would not need to repeat the public hearing process to renew the land use permit. Instead, the renewal would be administrative. She stated that staff is still researching additional updates that could be made to the home occupation. Ms. Campbell stated that the land use application was advertised in the Mareitta Daily Journal and a public notice sign was placed on the property.

Ms. Campbell announced that both the applicant and her mother are present and available to answer questions. The applicant's mother, Mrs. Wanda Hostick, submitted the application for agenda item B. Ms. Campbell announced that she would also be available to answer questions.

Chairman Bodenhamer invited the applicant to speak, noting that the applicant did not have to speak if they did not want to. Ms. Leigh Anne Blades declined.

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

comment. Hearing no Commissioner comments, he closed the floor to Commissioner comment.

Chairman Bodenhamer asked if the applications needed to be voted on together or separately. Ms. Campbell responded that separate votes would need to be taken for the two applications.

Chairman Bodenhamer called for a motion

Motion by Commissioner Butler to approve with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or 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.

Seconded by Commissioner Greenall

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 5-0. Motion carried.

- 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.

Ms. Chanelle Campbell presented this agenda item. This is a land use application located at 3154 Hartness Way, as submitted by Wanda Hostick. The request is for a home occupation to create home decor, jewelry, accessories, and handbags.

Staff recommends approval of the application with the following conditions:

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

Signage has been placed on the property and public notice has been advertised in the Marietta Daily Journal. Ms. Campbell announced that staff was available for any additional questions.

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

Chairman Bodenhamer called for a motion

Motion by Commissioner Trim to approve with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or 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.

Seconded by Vice Chair Vande Zande

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 5-0. Motion carried.

5. Staff Comment

Ms. Chanelle Campbell introduced Ms. Priscilla Coley as the new Assistant Zoning Administrator and Planner.

Ms. Campbell also shared that staff would be going before Mayor and Council for approval of a resolution for the City's Comprehensive Plan. She explained that staff found a consulting firm that they would like to move forward with to complete the Comprehensive Plan updates. Ms. Campbell expressed that the Comprehensive Plan would be one of Planning and Zoning's larger tasks of the year leading into April 2027. She stated that the City's Comprehensive Plan was due to the Department of Community Affairs in June 2027, and noted that staff would bring updates and additional information to the Planning Commission. Ms. Campbell requested that the Planning Commission assist staff in getting the word out to the community for the engagement.

Chairman Bodenhamer asked if the filled position had previously been held by Ms. Campbell. Ms. Campbell responded in the affirmative. Chairman Bodenhamer welcomed Ms. Coley. Ms. Coley stated that she looked forward to working with the Commissioners.

6. Adjourn

Chairman Bodenhamer called for a motion to adjourn. Motion to adjourn by Vice Chair Vande Zande

Seconded by Commissioner Greenall

Chairman Bodenhamer adjourned the meeting at 6:38 p.m.